



CITY COUNCIL AGENDA STATEMENT



June 18, 2019

File ID: 19-0283

TITLE

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA CONSIDERING A LAND USE AMENDMENT AND REZONING INITIATION REQUEST (IR19-0026), AND PROVIDING INPUT TO STAFF REGARDING PROCESSING A GENERAL PLAN AMENDMENT AND REZONE FOR APPROXIMATELY 50-ACRES LOCATED WEST OF I-5 AND EAST AND SOUTH OF THE MAIN OFFICE AND DISTRIBUTION BUILDINGS ON THE COLLINS AEROSPACE/UNITED TECHNOLOGY COMPANY CAMPUS

RECOMMENDED ACTION

Council adopt the resolution.

SUMMARY

City Staff is recommending a Land Use Amendment and Rezoning Initiation Request be considered by City Council to get an early indication from the City Council regarding a proposed General Plan Amendment and Rezone to change the land use designation for 50-acres of Collins Aerospace/United Technologies Company (UTC) property from its current Limited Industrial (IL) and General Industrial (IG) designations to Mixed-Use Commercial (MUC) and Mixed-Use Transit Focus Area (TFA) land use designations. The proposed rezone initiation of the parcels is also proposed for General Plan consistency.

ENVIRONMENTAL REVIEW

The activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required. In addition, notwithstanding the foregoing, the activity qualifies for an Exemption pursuant to Section 15061(b)(3) of the California Environmental Quality Act State Guidelines.

Because this activity will not result in any approval or denial of said proposed potential land use plan amendments or rezoning actions and because City Council will conduct a complete review of said amendments or rezoning actions, including any required environmental analysis, along with the merits of an accompanying proposed project, the Director of Development Services has determined that the activity is not a "Project" as defined under Section 15378 of the California Environmental Quality Act (CEQA) Guidelines because it will not result in a physical change in the environment; therefore, pursuant to Section 15060(c)(3) of the CEQA Guidelines, the activity is not subject to CEQA. In addition, notwithstanding the foregoing, the Director of Development Services has also determined that the activity qualifies for an Exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines; no environmental review is required.

BOARD/COMMISSION/COMMITTEE RECOMMENDATION

Not Applicable

DISCUSSION

In 1999 the City of Chula Vista, the Port of San Diego and the Redevelopment Agency of the City of Chula Vista entered into a relocation agreement that contemplated the consolidation of the BF Goodrich Aerospace Aerostructures to their real estate holdings located North of H Street. The purpose of the agreement was for the parties to work together on the creation of a “New Campus.” However, after almost thirty years, and with the sale of BF Goodrich Aerospace to United Technologies Aerospace Systems and recent conversion to Collins Aerospace, the manufacturing operations at the facility are scheduled to terminate in 2020. Collins Aerospace currently, however, proposes to maintain their administration, engineering, research and development, and spare parts distribution center, which employees over 1,800 professionals. The wind down of the manufacturing operations is projected to eliminate 34 of 37 registered emissions sources, reduce greenhouse gas emissions by 25-percent and have a significant reduction in noise.

As part of the closure of manufacturing operations at the facility, Collins Aerospace placed approximately 50 acres of their property on the market for sale. The property for sale has approximately 41,000 square feet of office and almost a million square feet of old industrial buildings that sit atop environmentally impacted soil and groundwater. With the decision to cease all industrial manufacturing operations at the site and sell the property, it is appropriate to reevaluate the long-term vision for this special property that will be surrounded by Residential, Hotel and other visitor serving uses. Staff has worked closely with Collins Aerospace and their proposed buyers to discuss the potential redevelopment opportunities of this property.

Staff recently met with Collins Aerospace and their selected buyer, Penwood Wohl, and they have expressed an interest in working with staff on the proposed general plan amendment and rezone. Staff believes there is a higher and better use for this property and that the redevelopment of the property solely for an industrial user would not be conducive to the high quality, regional visitor serving environment the Port and City are striving to achieve for the Chula Vista Bayfront.

Existing Site Characteristics

The site is comprised of approximately 50-acres located east and south of the main office and distribution buildings on the Collins Aerospace/United Technology Company campus. As shown on the Locator Map (Attachment 1), Parcel A is approximately 20-acres and encompasses the properties located along Bay Boulevard between F Street/Lagoon Drive and H Street. Parcel B is approximately 30-acres and encompasses the property located between the remaining Collins Aerospace/United Technology Company campus north of G Street and immediately adjacent to the Port District properties adjacent the proposed RIDA hotel and convention center.

Background

The General Plan Amendment Initiation Request process was approved by City Council on May 23, 2017. Chula Vista Municipal Code (CVMC) section 19.14.840 outlines criteria by which the Planning Commission or City Council may approve a General Plan Amendment Initiation Request prior to a formal submittal of a request to amend the General Plan, Sectional Planning Area Plans, General Development Plans, Specific Plans, Precise Plans, or a rezone of any property within the City of Chula Vista.

The City proposes a General Plan land use designation of Mixed-Use Transit Focus Area for Parcel A, which would allow for retail, commercial, industrial and high-density residential opportunities based on its location within the ¼ to ½ mile radius of the E Street and H Street MTS Trolley Transit Stations. The proposed General Plan land use designation for Parcel B is Mixed-Use Commercial, which prohibits residential, but allows for non-residential land uses including industrial, Professional and Office

Commercial and Visitor Commercial land uses such as hotels. During the Rezone Initiation Request staff will consider City zoning categories such as Central Commercial (CC) and Visitor Commercial (CV), specific plan zoning categories found within the Urban Core or Bayfront Specific Plan, or through the creation of a new Specific Plan for the site.

Entitlement Process

If the General Plan and Rezone Initiation Request is approved, staff will proceed to develop a work program and budget to process an amendment to the General Plan Land Use Designations for Parcels A and B and revise the General Plan objectives and policies applicable to this portion of the Bayfront Planning Area within the General Plan.

In addition, City staff will process a zone change for Parcels A and B. The zoning for Parcel A is currently Research and Limited Industrial (I-R) between F Street/Lagoon Drive and G Street, and Industrial General (I-G) between G Street and H Street. The zoning for Parcel B is Industrial General (I-G).

City staff will apply the most appropriate zoning categories to these parcels corresponding to the proposed Mixed-Use Transit Focus Area and Mixed-Use Commercial land use designations being suggested for the General Plan. Existing City zoning categories such as Central Commercial (CC) and Visitor Commercial (CV) could be considered, as well as the specific plan zoning categories found within the Bayfront Specific Plan.

Findings for Approval of an Initiation of Amendments to Land Use Plans

The initiation of an amendment to a Land Use Plan may be approved by the City Council if all the following criteria are met:

- (1) The proposed Land Use Amendment is consistent with the goals and polices of the General Plan;
- (2) The proposed Land Use Plan Amendment provides equal or greater public benefit to the community as compared to the existing land use designation, density/intensity range, or plan policy; and
- (3) Public Facilities are available to serve the proposed change in land use designation density/intensity, or their provision will be addressed as a component of the Land Use Plan.

The proposed General Plan amendment for Parcel A would enable the creation of a new Mixed-Use Transit Focus Area west of Interstate 5, allowing for a combination of certain industrial and more retail, visitor commercial opportunities, and high-density residential opportunities that are consistent with the Bayfront Master Plan and General Plan.

The proposed General Plan amendment for Parcel B to Mixed-Use Commercial would prohibit residential uses but would allow for a combination of certain industrial, professional and office commercial and visitor commercial land uses including hotels. Such uses would complement the planned RIDA hotel and convention center immediately adjacent to the west and south and are consistent with the Bayfront Master Plan and General Plan.

Public facilities are planned to be upgraded in the Bayfront area and would be available to serve these parcels. Bayfront infrastructure and fee programs will fund the upgraded public facilities. Planned facilities include a new fire station on Bay Boulevard.

DECISION-MAKER CONFLICT

Staff has reviewed the property holdings of the City Council members and has found no property holdings within 1000 feet of the boundaries of the property which is the subject of this action. Consequently, this item does not present a disqualifying real property-related financial conflict of interest under California

Code of Regulations Title 2, Section 18702.2(a) (7) or (8), for purposes of the Political Reform Act (Cal. Gov't Code §87100, *et seq.*).

Staff is not independently aware and has not been informed by any City Council member, of any other fact that may constitute a basis for a decision maker conflict of interest in this matter.

CURRENT-YEAR FISCAL IMPACT

All costs associated with the initiation process are included in the Development Services Department operating budget. No additional appropriations are required in the current fiscal year.

ONGOING FISCAL IMPACT

There is no ongoing fiscal impact as a result of considering a land use amendment initiation request. Should a General Plan amendment and rezone of the subject parcels be pursued in the future, all fiscal impacts with that land use change would be analyzed at that time.

ATTACHMENTS

1. Locator Map

Staff Contact: Harold Phelps, AICP Associate Planner