

**RESOLUTION NO. MPA18-00015; PCZ18-0001; PCS18-0006, DR18-0028/IS18-0004 and ZAV18-0001**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA CONSIDERING THE MITIGATED NEGATIVE DECLARATION AND MITIGATION, MONITORING AND REPORTING PROGRAM AND RECOMMENDING THAT THE CITY COUNCIL: 1) ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM; 2) APPROVE AMENDMENTS TO THE CITY'S GENERAL PLAN; 3) APPROVE A REZONE; 4) APPROVE A TENTATIVE MAP; 5) APPROVE A DESIGN REVIEW; AND 6) APPROVE A VARIANCE FOR THE PROJECT FOR A ONE-LOT 141-UNIT TOWNHOME PROJECT LOCATED AT 676 MOSS STREET**

WHEREAS, the property, that is the subject matter of this resolution, is represented in Exhibit A, attached hereto and incorporated herein by this reference, and for the purpose of general description is an approximately 6.94-acre property located at 676 Moss Street (Project Site); and

WHEREAS, on December 7, 2018, a duly verified multi-application requesting an amendment to the Chula Vista General Plan (MPA18-0015), a Rezone (PCZ 18-0001), a Tentative Map (PCS18-0006), a Design Review (DR18-00028), and a Variance (ZAV18-0001), including an Mitigated Negative Declaration (IS18-0004) were filed with the City of Chula Vista Development Services Department by Shopoff Realty Investments, LLC (Applicant); and

WHEREAS, duly verified applications were filed with the City of Chula Vista Development Services Department by the Applicant as noted above to allow for a 141-unit townhomes (Project) to be constructed on the Project Site; and

WHEREAS, the Development Services Director has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has conducted an Initial Study, IS18-0004. . Based upon the results of the Initial Study, the Director of Development Services has determined that the Project could result in significant effects on the environment. However, revisions to the Project made by or agreed to by the Applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; therefore, the Director of Development Services has caused the preparation of a Mitigated Negative Declaration, IS18-0004, and associated Mitigation, Monitoring and Reporting Program; and

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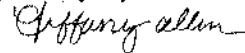
WHEREAS, the Development Services Director set the time and place for a hearing on the Project, and notice of said hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the City and its mailing to property owners within 500 feet of the exterior boundaries of the property, at least 10 days prior to the hearing; and

WHEREAS, pursuant to the California Governor's Executive Order N-29-20 and the City of Chula Vista Director of Emergency Services' Emergency Order 002-B-2020, in the interest of the public health and safety, members of the Planning Commission and Staff held a hearing via teleconference. In accordance with the orders, the public was able to view the meeting online and not at the Council Chambers, 276 Fourth Avenue, and said hearing was thereafter closed.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Chula Vista, after hearing public testimony, staff's presentation and after reviewing all of the subject documents, hereby considered the Mitigated Negative Declaration and associated Mitigation, Monitoring and Reporting Program and recommends that the City Council adopt the attached Draft City Council Resolutions and Ordinances approving the Project in accordance with the findings and subject to the conditions contained therein.

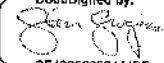
BE IT FURTHER RESOLVED by the Planning Commission of the City of Chula Vista that a copy of this Resolution and the Draft City Council Resolutions and Ordinances be transmitted to the City Council.

Presented by:

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Tiffany Allen  
Development Services Director

Approved as to form by:

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Glen R. Googins  
City Attorney