

RESOLUTION NO. 2014-

RESOLUTION OF THE CITY OF CHULA VISTA CITY COUNCIL APPROVING AMENDMENTS TO THE CITY'S GENERAL PLAN AND THE OTAY RANCH GENERAL DEVELOPMENT PLAN TO REFLECT LAND USE, CIRCULATION AND POLICY CHANGES FOR APPROXIMATELY 1,375 ACRES WITHIN THE OTAY RANCH PLANNED COMMUNITY, INCLUDING ASSOCIATED TEXT, MAPS AND TABLES

I RECITALS

A. Project Site

WHEREAS, the areas of land which are the subject of this Resolution contain all lands within the boundaries of Exhibit 1 attached hereto and incorporated into this Resolution by this reference, and includes approximately 1,375 acres of land generally located north south of Main Street, west of Salt Creek Canyon and north of the Otay River Valley within the Otay Ranch Planned Community; and

B. Project; Application for Discretionary Approvals

WHEREAS, in March, 2012, the City of Chula Vista deemed the SSBT, LCRE V, LLC (the "Applicant") application complete and initiated a General Plan Amendment (GPA) and Otay Ranch General Development Plan Amendment (GDPA) (the "Project"); and

WHEREAS, the proposed GPA involve amending portions of the Land Use and Transportation; Economic Development; Public Facilities and Services; and Environmental Elements, including associated text, maps and tables of the City's General Plan; and

WHEREAS, the proposed GDPA involves amending portions of Part II of said GDP, including associated text, maps and tables; and

WHEREAS, the proposed GPA is contained in a document entitled "University Villages, Otay Ranch Villages Three North and a Portion of Four, Eight East, and Ten, General Plan Amendment, July 2014" as represented in Exhibit 2 attached hereto and incorporated herein by this reference; and

WHEREAS, the proposed GDPA is contained in a document entitled "University Villages, Otay Ranch Villages Three North and a Portion of Four, Eight East, and Ten, General Development Plan Amendment, July 2014" as represented in Exhibit 3 attached hereto and incorporated herein by this reference; and

C. Prior Discretionary Approvals

WHEREAS, the City of Chula Vista's current General Plan was last comprehensively updated in December 2005; and

WHEREAS, the Otay Ranch General Development Plan was approved on October 23, 1993, and most recently updated on February 26, 2013; and

WHEREAS, the GPA and GDPA as presented are necessary to accommodate the land uses anticipated in the 2014 Land Offer Agreement (LOA) between the City of Chula Vista and SSBT LCVE V, LLC; and

WHEREAS, the GPA and GDPA were designed to complement and facilitate development of a University and Regional Technology Park in conjunction with the development of Villages Three North and a Portion of Four, Eight East, and Ten, in which the City's ownership of land for a University and its related uses is an essential element; and

WHEREAS, the approval of the proposed amendments is the first step in carrying out the development contemplated by the LOA; and

WHEREAS, the next step in the process would require the approval of the Sectional Planning Area (SPA) Plan's, and Tentative Maps (TMs) for Villages Three North and a Portion of Four, Eight East, and Ten; and

D. Planning Commission Record of Application

WHEREAS, pursuant to California Government Code section 65090, the Planning Commission held a duly noticed public hearing on the GPA and GDPA on November 19, 2014; and

WHEREAS, the proceedings and all evidence introduced before the Planning Commission at the public hearing on this Project held on November 19, 2014, and the minutes and resolution resulting there from, are hereby incorporated into the record subsequent to these proceedings; and

E. City Council Record of Application

WHEREAS, the City Clerk set the time and place for the hearing on the GPA and GDPA and notices of said hearings, together with its purposes given by its publication in a newspaper of general circulation in the City, at least ten days prior to the hearing; and

WHEREAS, pursuant to California Government Code section 65090, the City Council held a duly noticed public hearing on December 2, 2014, on the subject GPA and GDPA.

NOW, THEREFORE BE IT RESOLVED, the City Council hereby finds and determines as follows:

II. COMPLIANCE WITH CEQA

That the Development Services Director has reviewed the proposed project for compliance with the California Environmental Quality Act and has determined that there is substantial evidence, in light of the whole record before the City, that the Project may have a significant effect on the environment; therefore, an Environmental Impact Report (EIR-13-01; SCH #2013071077) has been prepared. Certification of the EIR (EIR-13-01) for this Project was considered by the City Council as a separate item before City Council took any action on this Resolution.

The City Council of the City of Chula Vista reviewed, analyzed, considered, approved and certified a Final EIR, made certain Findings of Fact, adopted a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the GPA and GDPA, pursuant to CEQA, by Resolution No.2014-_____.

III. GENERAL PLAN INTERNAL CONSISTENCY

The City Council hereby finds and determines that the General Plan, as amended, is internally consistent and shall remain internally consistent following amendment thereof by this Resolution.

IV. GENERAL DEVELOPMENT PLAN CONSISTENCY

The City Council hereby finds and determines that the General Development Plan, as amended, is internally consistent and shall remain internally consistent following amendment thereof by this Resolution.

V. ADOPTION OF GENERAL PLAN AND GENERAL DEVELOPMENT PLAN AMENDMENTS

In light of the findings above, the General Plan and General Development Plan Amendment provisions are hereby approved and adopted in the form as presented in Exhibits 2 and 3 attached hereto and incorporated herein by this reference and on file in the City Clerk's Office.

Presented by:

Approved as to form by:

Kelly Broughton, FASLA
Development Services Director

Glen R. Googins
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 2nd day of December, 2014, by the following vote:

AYES: Councilmembers:

NAYS: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Cheryl Cox, Mayor

ATTEST:

Donna Norris, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Donna Norris, City Clerk of Chula Vista, California, do hereby certify that the foregoing Resolution No. _____ was duly passed, approved, and adopted by the City Council at a regular meeting of the Chula Vista City Council held on the 2nd day of December, 2014.

Executed this 2nd day of December, 2014.

Donna Norris, City Clerk