

RESOLUTION 2018-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA ADOPTING A NEW UNIVERSITY
INNOVATION DISTRICT SECTIONAL PLANNING AREA
PLAN, AND ASSOCIATED REGULATORY DOCUMENTS

I. RECITALS

A. Project Site

WHEREAS, the area of land that is the subject of this Resolution is diagrammatically represented in Exhibit A, attached hereto and incorporated herein by this reference, and commonly known as the University Innovation District Sectional Planning Area (SPA) Plan, and for the purpose of general description consists of two distinct sites totally approximately 383 acres. The Main Campus site is approximately 353 acres and is located south of the intersection of Eastlake Parkway and Hunte Parkway and north of the Otay River Valley. The approximately 30 acre Lake Parcel is located south of the Chula Vista Elite Athlete Training Center, west of Lower Otay Lake and east of Salt Creek (Project Site); and

B. Project; Application for Discretionary Approvals

WHEREAS, the City began processing the request for adoption of the University Innovation District SPA Plan and Planned Community District Regulations in 2015 (the "Project"); and

C. Planning Commission Record of Application

WHEREAS, the Director of Development Services set the time and place for a Planning Commission hearing on the Project, and notice of the 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 boundary of the Project Site at least ten (10) days prior to the hearing; and

WHEREAS, the Planning Commission held an advertised public hearing on the Project and voted **xxxx** to forward a recommendation to the City Council on the Project; and

WHEREAS, the proceedings and all evidence introduced before the Planning Commission at the public hearing on the Project and the minutes and resolution resulting therefrom, are incorporated into the record of these proceedings; and

D. City Council Record of Application

WHEREAS, the City Clerk set the time and place for the hearing on the Project application and notices of said hearing, together with its purposes 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 boundary of the Project Site at least ten (10) days prior to the hearing; and

WHEREAS, the duly called and noticed public hearing on the Project was held before the City Council in the Council Chambers located at Chula Vista Civic Center, 276 Fourth Avenue, at 91910 to receive the recommendations of the Planning Commission, and to hear public testimony with regard to the same.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista that it hereby finds and determines as follows:

II. CERTIFICATION OF COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

That the Director of Development Services has reviewed the proposed Project for compliance with the California Environmental Quality Act (CEQA) and has determined that, in light of the whole record, the Project may have a significant effect on the environment; therefore, the Development Services Director has caused the preparation of an Environmental Impact Report, EIR 14-001.

That the City Council of the City of Chula Vista reviewed, analyzed, considered, approved and certified Final EIR 14-001 (FEIR 14-001), made certain Findings of Fact, adopted a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the Project pursuant to CEQA.

III. SPA FINDINGS/ APPROVAL

A. THE SECTIONAL PLANNING AREA PLAN IS IN CONFORMITY WITH THE OTAY RANCH GENERAL DEVELOPMENT PLAN, AS AMENDED, AND THE CHULA VISTA GENERAL PLAN.

The University Innovation District SPA Plan is in conformance with the Chula Vista General Plan and the Otay Ranch General Development Plan, as amended, in that the SPA Plan sets forth: the vision; land use mix and character; design criteria; pedestrian, bicycle and vehicular circulation systems; and the infrastructure requirements for a University and Innovation District as identified in both documents. The General Plan designates the site as Public/Quasi Public and Regional Technology Park, while the Otay Ranch General Development Plan designates the site as University and Regional Technology Park.

B. THE SPA PLAN WILL PROMOTE THE ORDERLY SEQUENTIAL DEVELOPMENT OF THE INVOLVED SECTIONAL PLANNING AREAS.

Through the required implementation of the Public Facility Finance Plan prepared for the University Innovation District SPA Plan, the City will ensure that infrastructure and services necessary for the University and Innovation District are provided as needed for the development and surrounding areas. This will promote the orderly sequential development of the planning area.

C. THE UNIVERSITY INNOVATION DISTRICT SPA WILL NOT ADVERSELY AFFECT ADJACENT LAND USE, RESIDENTIAL ENJOYMENT, CIRCULATION OR ENVIRONMENTAL QUALITY.

The University Innovation District SPA Plan has been reviewed and has been determined to be consistent with the overall land use pattern and circulation system envisioned in the Otay Ranch General Development Plan. Environmental Impact Report FEIR 14-001 and its associated Mitigation Monitoring and Reporting Program have been prepared and any impacts associated with the proposed SPA Plan would be mitigated to the extent feasible. Thus, the proposed SPA Plan will not adversely affect the adjacent land uses, residential enjoyment, circulation or environmental quality of the surrounding uses.

IV. APPROVAL OF SPA PLAN

BE IT FURTHER RESOLVED, that based on the findings above, the City Council hereby adopts the new University Innovation District SPA Plan shown in Attachment (SPA Document) on file in the office of the City Clerk.

Presented by:

Approved as to form by:

Kelly Broughton, FSALA
Director of Development Services

Glen R. Googins
City Attorney

EXHIBIT A – SITE LOCATION MAP

