

RESOLUTION NO. 2020-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AMENDMENTS TO THE CHULA VISTA GENERAL PLAN AND THE OTAY RANCH GENERAL DEVELOPMENT PLAN TO REFLECT LAND USE CHANGES FOR APPROXIMATELY 300 ACRES WITHIN THE OTAY RANCH VILLAGE EIGHT WEST PLANNED COMMUNITY, INCLUDING ASSOCIATED TEXT, MAPS AND TABLES

WHEREAS, the area of land that is the subject of this Resolution is depicted in Exhibit A attached hereto and incorporated herein by this reference, and commonly known as Otay Ranch Village 8 West, and for the purpose of general description consists of approximately 300.7 acres generally located south of the existing terminus of La Media Road, and southwest of the intersection of Magdalena Avenue and Main Street (Project Site); and

WHEREAS, on May 13, 2019, a duly verified application requesting an amendment to the Village 8 West Sectional Planning Area Plan (MPA19-0011), was filed with the City of Chula Vista Development Services Department by HomeFed Village 8, LLC (“Applicant” and “Owner”); and

WHEREAS, the Applicant filed an associated request to initiate a General Plan Amendment (GPA) and an Otay Ranch General Development Plan Amendment (GDPA) (Project); and

WHEREAS, the proposed GPA is contained in a document entitled, “Otay Ranch Village 8 West - Chula Vista General Plan Amendment Report (October 2019)” as represented in Exhibit B attached hereto; and

WHEREAS, the proposed GDPA is contained in a document entitled “Otay Ranch Village 8 West - Chula Vista General Development Plan Amendment Report (October 2019)” as represented in Exhibit C attached hereto; and

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 June 18, 2019; and

WHEREAS, the GPA and GDPA as presented are necessary to accommodate the land uses anticipated in the Village 8 West Sectional Planning Area (SPA) Plan Amendment; and

WHEREAS, the approval of the proposed amendments is the first step in carrying out the development contemplated by these Amendments. The next step in the process would require the approval of the SPA Amendment, Tentative Map and Master Precise Plan for Village 8 West; and

WHEREAS, the City's Development Services Director has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and determined that the Project is substantially covered in the previously certified Final Environmental Impact Report for Village 8 West (FEIR 10-03/SCH #2010062093), that only minor technical changes or additions to this document are necessary, and that none of the conditions described in Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent document have occurred; therefore, the Director of Development Services has caused the preparation of an Addendum to FEIR 10-03 (IS19-0002) for consideration; and

WHEREAS, pursuant to California Government Code section 65090, the Planning Commission held a duly noticed public hearing on the Project and recommended that the City Council adopt the Resolution approving the GPA and GDPA; and

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

WHEREAS, the City Clerk set the time and place for the hearing on the Project and notice of said hearing, 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 the Project.

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

II. COMPLIANCE WITH CEQA

The City Council of the City of Chula Vista finds that, in the exercise of their independent review and judgment, immediately prior to this action, considered the Addendum to FEIR 10-03 (IS19-0002) which is attached to this resolution as Exhibit D.

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 amendments 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 amendments 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 B and C attached hereto and on file in the City Clerk's Office.

Presented by:

Approved as to form by:

Kelly G. Broughton
Development Services Director

Glen R. Googins
City Attorney