

ORDINANCE NO. _____

ORDINANCE OF THE CITY OF CHULA APPROVING
AMENDMENTS TO THE OTAY RANCH VILLAGE 2 PLANNED
COMMUNITY DISTRICT REGULATIONS AND LAND USE
DISTRICTS MAP FOR 26 NEIGHBORHOODS AND 10
PLANNING AREAS

I. RECITALS

A. Project Site

WHEREAS, the area of land which is the subject of this Ordinance is diagrammatically represented in “Exhibit A” attached to and incorporated into this Ordinance, and commonly known as Village 2 SPA Amendment (“Project”), and for the general purpose of general description herein consists of approximately 325.7 acres located south of Olympic Parkway and west of La Media Road within the Otay Ranch Village 2 Planned Community (“Project Site”); and,

B. Project; Application for Discretionary Approvals

WHEREAS, a duly verified application was filed with the City of Chula Vista Development Services Department on July 9, 2012 by Baldwin & Sons (“Applicant, Owner, and Developer”), requesting approval of amendments to the Otay Ranch Village 2 Planned Community District (PC) Regulations and Land Use Districts Map; and,

C. Prior Discretionary Approvals

WHEREAS, development of the Project Site has been the subject matter of various entitlements and agreements, including: 1) a General Development Plan, SPA Plan and associated Design Guidelines, PFFP, WCP, AQIP and Comprehensive Affordable Housing Plan previously approved by City Council Resolution No. 2006-156 on May 23, 2006, amended City Council Resolution No. 2012-009 on January 24, 2012, and City Council Resolution No. 2012-056 on April 3, 2012; 2) Planned Community District Regulations and Land Use Districts Map approved by City Council Ordinance No. 3036 on June 6, 2006, amended by City Council Ordinance No. 3225 on February 14, 2012, and amended by City Council Ordinance No. 3228 on April 17, 2012; 3) Tentative Subdivision Map (CVT 06-05) approved by City Council Resolution 2006-157 on May 23, 2006; Tentative Subdivision Map (CVT 11-02) approved by City Council Resolution 2012-10; Tentative Subdivision Map (CVT 11-03) approved by City Council Resolution 2012-11; Tentative Subdivision Map (CVT 11-04) approved by City Council Resolution 2012-12; and Tentative Subdivision Map (CVT 11-05) approved by City Council Resolution 2012-13 on January 24, 2012; and Tentative Subdivision Map (CVT 11-01) approved by City Council Resolution 2012-057 on April 3, 2012; and

D. Planning Commission Record of Application

WHEREAS, the Planning Commission set the time and place for a 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, at least ten (10) days prior to the hearing; and

WHEREAS, the Planning Commission held an advertised public hearing on the Project on October 8, 2014, and the Planning Commission did not act on the resolution since the Planning made a motion that the City Council reject the project by not making certain findings of fact; not adopt a Statement of Overriding Considerations; not adopt a Mitigation Monitoring and Reporting Program and not Certify the Final Supplemental Environmental Impact Report (FSEIR 12-01/SCH 2003091012) for amendments to the General Plan, Otay Ranch General Development Plan, Otay Ranch Villages Two, Three and a portion of Four Sectional Planning Area Plan, four associated Tentative Maps pursuant to the California Environmental Quality Act. This motion carried 5-1-0-1; and

WHEREAS, the proceedings and all evidence introduced before the Planning Commission at the public hearing on this project held on September 24, 2014, and the minutes and resolution resulting therefrom, are hereby incorporated into the record of this proceeding; and

E. City Council Record of Application

WHEREAS, the City Clerk set the time and place for the hearing on the Project application and notices 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 boundaries of the Project 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 of the City of Chula Vista on November 4, 2014, in the Council Chambers in the City Hall, City of Chula Vista Civic Center, 276 Fourth Avenue, at 4:00 p.m. to receive the recommendations of the Planning Commission, and to hear public testimony with regard to the same; and

F. Discretionary Approvals Resolution and Ordinance

WHEREAS, at the same City Council hearing at which this Ordinance was introduced for first reading on November 4, 2014 the City Council of the City of Chula Vista approved Resolution _____, by which it approved amendments to the Otay Ranch Village 2 GDP, SPA Plan, Design Guidelines, the Supplemental Public Facilities Financing Plan, the Air Quality Improvement Plan and the Water Conservation Plan, and Tentative Map; and

G. Environmental Determination

WHEREAS, The Development Services Director has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project may have a significant effect on the environment as identified in previous FEIR

02-02; therefore, the City of Chula Vista has prepared a Supplemental Environmental Impact Report, SEIR-12-01/SCH 2003091012 pursuant to CEQA 15163; and

NOW THEREFORE, the City Council of the City of Chula Vista does hereby find, determine and ordain as follows:

A. CONSISTENCY WITH GENERAL PLAN

The City Council finds that the proposed amendments to the Otay Ranch Village 2 Planned Community District Regulations and Land Use District Map are consistent with the City of Chula Vista General Plan. The residential nature of the proposed use would be consistent with the adopted residential designations for this project site and compatible with the surrounding residential and village-related land uses of the Otay Ranch area.

B. APPROVAL OF PROPOSED AMENDMENTS

The City Council approves the amendments to the Otay Ranch Village 2 Planned Community District Regulations and Land Use District Map as represented in Exhibit B and Attachment 6, on file in the office of the City Clerk.

III. EFFECTIVE DATE

This ordinance shall take effect and be in full force on the thirtieth day from and after its adoption.

Presented by

Approved as to form by

Kelly Broughton, FSALA
Development Services Director

Glen R. Googins
City Attorney