

**NOTICE OF PUBLIC HEARING BY THE
CITY COUNCIL OF THE CITY OF CHULA VISTA, CALIFORNIA**

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL of the City of Chula Vista, CA, has received an application for a General Plan (GP) and Otay Ranch General Development Plan (GDP) Amendments, and Development Agreement summarized as follows:

CONSIDERATION DATE: May 12, 2015
LOCATION/TIME: 276 Fourth Ave, Chula Vista Council Chambers/ 5:00 p.m.
CASE NUMBER: GPA-12-03, GDPA/PCM-12-15
APPLICANT: Baldwin and Sons, LLC
SITE ADDRESS: The vacant site is located south of Olympic Parkway between SR-125 and EastLake Parkway within the Freeway Commercial North Portion of Otay Ranch Planning Area 12.

PROJECT DESCRIPTION: The applicant is proposing amendments to the GP; Otay Ranch GDP to change 26.7 acres of Commercial Retail to Mixed Use, and 2 acres of Commercial Retail to Parks & Recreation/Park on an approximate 35-acre site to accommodate a mixed use development consisting 600 multifamily units, a 2-acre urban park, 15,000 square feet of commercial; and assurance of 2 hotels. A Development Agreement is also part of the project approvals. An Addendum to FEIR 02-04 must be considered.

ENVIRONMENTAL STATUS: The Development Services Director has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project was covered in the previously adopted *Final Environmental Impact Report for the Otay Ranch Freeway Commercial Sectional Planning Area (SPA) Plan - Planning Area 12* ("FEIR 02-04") (SCH#1989010154). The Development Services Director has determined 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 Development Service Director has prepared an addendum to FEIR 02-04.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission voted 0-4-2-1 recommending that the City Council deny the project.

Any written comments or petitions to be submitted to the City Council must be received in the Development Services Department, no later than 5 p.m. the day before consideration. Please direct any questions or comments to Project Manager **Stan Donn (619) 409-5953**, sdonn@chulavistaca.gov in the Development Services Department, Public Services Building, Chula Vista Civic Center, 276 Fourth Avenue, Chula Vista, CA 91910, or by calling. Please include the case numbers noted above in all correspondence.

If you wish to challenge the City's action on this application in court, you may be limited to raising only those issues you or someone else raised in response to this notice prior to the City Council's action on the application or at the hearing. A copy of the application and the accompanying documentation and plans are on file and available for inspection and review at the City Planning Department.

COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA)

The City of Chula Vista, in complying with the American With Disabilities Act, requests individuals who require special accommodation to access, attend and/or participate in a City meeting, activity or service request such accommodation at least 48 hours in advance, for meetings, and 5 days for scheduled services and activities. Please contact Diana Vargas for specific information at (619) 691-5101. Service for the hearing impaired is available at (619) 585-5647 (TDD).