

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA APPROVING A PARK MASTER PLAN FOR
THE 2.0-ACRE PUBLIC PARK, LOCATED IN THE TOWN
CENTER AT OTAY RANCH (FREEWAY COMMERCIAL
NORTH, PORTION OF OTAY RANCH PLANNING AREA 12),
AND APPROVING THE PARK NAME, "CENTERPARK"

WHEREAS, the Sectional Planning Area (SPA) plan for the Freeway Commercial North development was adopted by City Council on April 1, 2003 (Resolution No. 2003-132 and Ordinance No. 2903) for freeway commercial land use and subsequently amended on September 20, 2016 (Resolution No. PCM-12-16 and Ordinance No. 2016-3376) converting the commercial use to mixed-use residential; and

WHEREAS, the SPA plan includes an overall master plan concept for the park, describing how the park obligations, in accordance with Chapter 17.10 of the Municipal Code, will be met, and the general character of the proposed improvements; and

WHEREAS, the park site is being offered for dedication to the City on the pending Final Subdivision Map for Otay Ranch Planning Area 12; and

WHEREAS, the Freeway Commercial North project meets its park obligations, as stated in Chapter 17.10 of the Municipal Code, through a combination of parkland dedication, parkland development improvements and in lieu fees; and

WHEREAS, park provisions to be made are documented in detail in the "Development Agreement between the City of Chula Vista, a California charter city and municipal corporation and Village II Town Center, LLC & Sunranch Capital Partners, LLC" (the "Park Agreement") approved by City Council on June 16, 2015, Ordinance 2015-3345; and

WHEREAS, the public park in Freeway Commercial North is to be provided through the "turnkey" method where the developer designs and constructs the park on behalf of the City in lieu of paying park development fees; and

WHEREAS, the Park Agreement makes provision for an increased level of park amenities, in accordance with a park master plan (the "Park Master Plan") prepared by the Developer and reviewed by staff, than are typically included in Chula Vista parks and the associated level of park credit given by the City for the parks is increased to reflect the increased level of amenities; and

WHEREAS, the master developer, Baldwin & Sons and their landscape architecture consultants, Spurlock Landscape Architects, have entered into a two-party agreement for the design of the park; and

WHEREAS, the Director of Development Services has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project was adequately covered in previously adopted/certified Final Environmental Impact Report (FEIR 02-04) (SCH#1989010154) for the Otay Ranch Freeway Commercial Sectional Planning Area (SPA) Plan and any and all addenda and amendments thereto. Thus, no further environmental review or documentation is required; and

WHEREAS, the Parks and Recreation Commission recommended approval of the Park Master Plan and park name, with a number of recommendations to be considered during the preparation of construction drawings, at its meeting on May 17, 2018.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that it hereby approves the Park Master Plan for the 2.0-acre public park, located in Town Center at Otay Ranch (Freeway Commercial North, portion of Otay Ranch Planning Area 12), and the name, "Centerpark."

Presented by:

Approved as to form by:

Kelly G. Broughton, FASLA
Director of Development Services

Glen R. Googins
City Attorney