

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA APPROVING A GENERAL PLAN
AMENDMENT INITIATION REQUEST (MPA20-0020) AND
DIRECTING STAFF TO PROCEED WITH THE PROCESSING
OF A GENERAL PLAN AMENDMENT ONCE FORMALLY
SUBMITTED BY THE APPLICANT FOR A 73.35-ACRE
PORTION OF THE OTAY RANCH TOWN CENTER
SHOPPING MALL

WHEREAS, the parcel of land which is the subject matter of this Resolution is depicted in Exhibit “A,” attached hereto and incorporated herein by this reference, and for purpose of general description consists of a 73.35-acre portion of the 84.65-acre site located adjacent to the SR-125 Tollway between Birch Road, Eastlake Parkway, and the Bus Rapid Transit (BRT) guideway, consisting of APN 643-061-02,-04,-05,-08,-11-00, (Project Site); and

WHEREAS, on November 25, 2020, a duly verified application requesting approval of a Land Use Amendment Initiation Request was filed with the City of Chula Vista Development Services Department by Brookfield Properties (Applicant); and

WHEREAS, the Applicant requests approval of a Land Use Amendment Initiation Request to receive early input from the City Council regarding a future proposed General Plan Amendment to allow for the future development of approximately 900 multi-family condominium apartments on the Project Site (the “Project”); and

WHEREAS, this activity will not result in any approval or denial of a proposed potential land use plan amendment or rezoning action and because City Council will conduct a complete review of said proposed potential land use plan amendment and rezoning action, including any required environmental analysis, along with the merits of an accompanying proposed Project, the Director of Development Services has determined that the activity is not a “Project” as defined under Section 15378 of the California Environmental Quality Act (CEQA) Guidelines because it will not result in a physical change in the environment; therefore, pursuant to Section 15060(c)(3) of the CEQA Guidelines, the activity is not subject to CEQA. In addition, notwithstanding the foregoing, the Director of Development Services has also determined that the activity qualifies for an Exemption pursuant to Section 15061(b)(3) of the CEQA Guidelines. Thus, no environmental review is required; and

WHEREAS, the City Clerk set the time and place for the public hearing and notice of said hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the City, its mailing to property owners within 500-feet of the exterior boundary of the Project Site at least 10 days prior to the hearing; and

WHEREAS, the Chula Vista City Council held a duly noticed public hearing to consider the Land Use Amendment Initiation Request at the time and place as advertised in the Council Chambers, 276 Fourth Avenue.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that it does hereby find and determine as follows in accordance with Chula Vista Municipal Code (CVMC) Section 19.14.840:

1. That the proposed Land Use Plan Amendment is consistent with the goals and policies of the General Plan.

The proposed General Plan Land Use Amendment to a Mixed-Use Transit Focus Area would allow for multi-family residential development to occur adjacent to a commercial shopping center and near a Bus Rapid Transit (BRT) station. General Plan Land Use Transportation (LUT) Objective 2 states that the highest intensities and densities should be in key urban activity centers that are well served by transit. Specifically, LUT Policy 2.1 states that Mixed-Use Transit Focus Areas should be located where major transit stations exist.

2. That the proposed Land Use Amendment provides equal or greater public benefit to the community as compared to the existing land use designation, density/intensity range, or plan policy.

The Fiscal Impact Analysis (FIA) submitted by the Applicant indicates a net annual positive impact to the City's General Fund as a result of the proposed Project at buildout. If approved in the future, an updated analysis employing the City's FIA will be required, along with a comparison of the proposed Project and a buildout scenario for the existing land uses, to ensure the Project provides equal or greater public benefit to the community as compared to the existing land use designation, density/intensity range, or plan policy.

3. Public facilities are available to serve the proposed change in land use designation or density/intensity, or their provision will be addressed as a component of the Land Use Plan Amendment.

Fire Station 10 is located nearby in the Millenia/Eastern Urban Center. Other required residential public services and facilities such as a neighborhood park, a community purpose facility (CPF), and access to nearby schools, and the need for more affordable housing will be addressed during the entitlement process.

BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista, that the subject Land Use Amendment Initiation Request (MPA20-0020) is hereby approved and that City Council hereby directs staff to proceed with processing a General Plan Amendment once formally submitted by the Applicant for a 73.35-acre portion of the Otay Ranch Town Center Shopping Center.

Presented by:

Approved as to form by:

Tiffany Allen
Development Services Director

Glen R. Googins
City Attorney