



# City of Chula Vista

## Legislation Details (With Text)

---

<b>File #:</b>	19-0293	<b>Name:</b>	Freeway Commercial GDP/SPA Amendment
<b>Type:</b>	Public Hearing	<b>Status:</b>	Passed
		<b>In control:</b>	City Council
<b>On agenda:</b>	6/18/2019	<b>Final action:</b>	6/18/2019
<b>Title:</b>	A. RESOLUTION NO. 2019-122 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA CONSIDERING THE THIRD ADDENDUM (IS-17-0005) TO FEIR 02-04; APPROVING AN AMENDMENT TO THE OTAY RANCH GENERAL DEVELOPMENT PLAN TO REFLECT LAND USE CHANGES FOR APPROXIMATELY 36 ACRES WITHIN THE OTAY RANCH FREEWAY COMMERCIAL PLANNING AREA 12 PLANNED COMMUNITY, INCLUDING ASSOCIATED TEXT, MAPS AND TABLES		
	B. RESOLUTION NO. 2019-123 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AN AMENDMENT TO THE OTAY RANCH FREEWAY COMMERCIAL SECTIONAL PLANNING AREA (SPA) PLAN, DESIGN PLAN, AND ASSOCIATED REGULATORY DOCUMENTS; AND APPROVING AN AMENDMENT TO THE OTAY RANCH FREEWAY COMMERCIAL NORTH MASTER PRECISE PLAN		
	C. ORDINANCE OF THE CITY OF CHULA VISTA APPROVING AMENDMENTS TO OTAY RANCH FREEWAY COMMERCIAL SECTIONAL PLANNING AREA (SPA) PLANNED COMMUNITY DISTRICT REGULATIONS FOR THE NORTHERLY FC-2 PORTION (FIRST READING)		
	D. ORDINANCE OF THE CITY OF CHULA VISTA APPROVING A DEVELOPMENT AGREEMENT AMENDMENT BETWEEN THE CITY OF CHULA VISTA, VILLAGE II TOWN CENTER, LLC AND SUNRANCH CAPITAL PARTNERS, LLC FOR THE FREEWAY COMMERCIAL NORTH PORTION OF OTAY RANCH PLANNING AREA 12 (FIRST READING)		
	E. RESOLUTION NO. 2019-124 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A FIRST AMENDMENT TO THE AGREEMENT FOR THE PROVISION OF COMMUNITY PURPOSE FACILITY ACREAGE FOR OTAY RANCH VILLAGE TWO BETWEEN THE CITY OF CHULA VISTA AND OTAY PROJECT, L.P		
	F. RESOLUTION NO. 2019-125 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING TENTATIVE SUBDIVISION MAP CVT 19-0001 FOR OTAY RANCH PLANNING AREA 12 FREEWAY COMMERCIAL NORTH		
	G. RESOLUTION NO. 2019-126 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A DESIGN REVIEW PERMIT DR17-0037 TO CONSTRUCT A MIXED-USE PROJECT CONSISTING OF A 578-UNIT APARTMENT COMPLEX, 15,000 SQUARE FEET OF RETAIL USE, TWO INTEGRATED PARKING STRUCTURES ON TWO LOTS CONSISTING OF 10.4 ACRES LOCATED IN THE OTAY RANCH FREEWAY COMMERCIAL NORTH, NEIGHBORHOOD PA-12		

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Agenda Statement, 2. Resolution A, 3. Resolution B, 4. Ordinance C, 5. Ordinance D, 6. Resolution E, 7. Resolution F, 8. Resolution G, 9. Attachment 1 - Locator Map, 10. Attachment 2 - Planning Commission Resolution, 11. Attachment 3 - Disclosure Statement, 12. Attachment 4 - Development Agreement, 13. Attachment 5 - CPF Agreement, 14. Attachment 6 - Issues and Responses Matrix, 15. Attachment 7 - Response letter - Lozeau Drury, 16. Attachment 8 - GDP and SPA Amendments, 17. Attachment 9 - Tentative Map, 18. Attachment 10 - Design Review, 19. Attachment 11 - Third EIR

Addendum, 20. Attachment 12 - Technical Reports, 21. Written Communications, 22. Written Communications - Chermak, 23. Written Communications - Various, 24. Presentation (staff), 25. Presentation (applicant), 26. Item 10 - Written Communications - Montano, 27. Item 10 - Written Communications - YMCA

Date	Ver.	Action By	Action	Result
6/18/2019	1	City Council	adopt	Pass

- A. RESOLUTION NO. 2019-122 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA CONSIDERING THE THIRD ADDENDUM (IS-17-0005) TO FEIR 02-04; APPROVING AN AMENDMENT TO THE OTAY RANCH GENERAL DEVELOPMENT PLAN TO REFLECT LAND USE CHANGES FOR APPROXIMATELY 36 ACRES WITHIN THE OTAY RANCH FREEWAY COMMERCIAL PLANNING AREA 12 PLANNED COMMUNITY, INCLUDING ASSOCIATED TEXT, MAPS AND TABLES
- B. RESOLUTION NO. 2019-123 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING AN AMENDMENT TO THE OTAY RANCH FREEWAY COMMERCIAL SECTIONAL PLANNING AREA (SPA) PLAN, DESIGN PLAN, AND ASSOCIATED REGULATORY DOCUMENTS; AND APPROVING AN AMENDMENT TO THE OTAY RANCH FREEWAY COMMERCIAL NORTH MASTER PRECISE PLAN
- C. ORDINANCE OF THE CITY OF CHULA VISTA APPROVING AMENDMENTS TO OTAY RANCH FREEWAY COMMERCIAL SECTIONAL PLANNING AREA (SPA) PLANNED COMMUNITY DISTRICT REGULATIONS FOR THE NORTHERLY FC-2 PORTION (FIRST READING)
- D. ORDINANCE OF THE CITY OF CHULA VISTA APPROVING A DEVELOPMENT AGREEMENT AMENDMENT BETWEEN THE CITY OF CHULA VISTA, VILLAGE II TOWN CENTER, LLC AND SUNRANCH CAPITAL PARTNERS, LLC FOR THE FREEWAY COMMERCIAL NORTH PORTION OF OTAY RANCH PLANNING AREA 12 (FIRST READING)
- E. RESOLUTION NO. 2019-124 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A FIRST AMENDMENT TO THE AGREEMENT FOR THE PROVISION OF COMMUNITY PURPOSE FACILITY ACREAGE FOR OTAY RANCH VILLAGE TWO BETWEEN THE CITY OF CHULA VISTA AND OTAY PROJECT, L.P
- F. RESOLUTION NO. 2019-125 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING TENTATIVE SUBDIVISION MAP CVT 19-0001 FOR OTAY RANCH PLANNING AREA 12 FREEWAY COMMERCIAL NORTH
- G. RESOLUTION NO. 2019-126 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING A DESIGN REVIEW PERMIT DR17-0037 TO CONSTRUCT A MIXED-USE PROJECT CONSISTING OF A 578-UNIT APARTMENT COMPLEX, 15,000 SQUARE FEET OF RETAIL USE, TWO INTEGRATED PARKING STRUCTURES ON TWO LOTS CONSISTING OF 10.4 ACRES LOCATED IN THE OTAY RANCH FREEWAY COMMERCIAL NORTH, NEIGHBORHOOD PA-12

**RECOMMENDED ACTION**

Council conduct the public hearing, adopt the resolutions and place the ordinances on first reading.

**ENVIRONMENTAL NOTICE**

The Project was adequately covered in 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) and only minor technical changes or additions to this document were necessary; therefore, a Third Addendum to FEIR 02-04 has been prepared.