

RESOLUTION NO. 2016-254

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING SECTIONAL PLANNING AREA AMENDMENT (MPA16-0008) FOR THE OTAY RANCH VILLAGE 3 NORTH AND A PORTION OF VILLAGE 4 PROJECT, SUBJECT TO THE CONDITIONS CONTAINED HEREIN

I. RECITALS

WHEREAS, the parcels of land which are the subject matter of this Resolution are depicted in Exhibit A attached hereto and incorporated herein by this reference and for the purpose of general description are located in the northern portion of Otay Ranch Village 3 (Project Site); and

WHEREAS, on December 2, 2014, the Otay Ranch Village 3 North and a Portion of Village 4 Sectional Planning Area (Village 3 SPA) plan was approved (Resolution No. 2014-234), establishing policies to guide the development of the Project Site, a pattern of land uses and circulation, and zoning for the property. Additionally, City Council, in the environmental evaluation of the Village 3 SPA, reviewed, considered and certified the Final EIR (FEIR 13-01) and adopted the Findings of Fact, Statement of Overriding Considerations, and Mitigation, Monitoring and Reporting Program, for the Village 3 project; and

WHEREAS, in early 2016, duly verified concurrent applications were filed with the City of Chula Vista by HomeFed Village III Master, LLC (Applicant) requesting amendments to the Chula Vista General Plan (CVGP), the Otay Ranch General Development Plan (GDP); a new Tentative Subdivision Map, and an Addendum to FEIR 13-01 for the Village 3 project; and

WHEREAS, on June 23, 2016, a duly verified application was filed with the City of Chula Vista by the Applicant requesting an amendment to the Village 3 SPA Plan (MPA16-0008), updating policies to guide development, shifting the pattern of land uses and circulation, and revising the zoning for Village 3 (the "Project"); and

WHEREAS, the Applicant held a duly noticed Community Meeting at 6 p.m. on October 5, 2016, in the Public Works Lunch Room at 1600 Maxwell Road, Chula Vista; and

WHEREAS, the City's Development Services Director has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and determined that the Project is substantially covered in previously adopted FEIR 13-01 (SCH #2013071077), 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 Services Director has caused the preparation of an Addendum to FEIR 13-01 (PER16-0001) for consideration; and

WHEREAS, the Development Services Director set the time and place for a Planning Commission hearing on the Project, and notice of said 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 and residents within 500 feet of the exterior boundaries of the property, at least ten (10) days prior to the hearing; and

WHEREAS, the Planning Commission held an advertised public hearing at 6:00 p.m. on November 9, 2016, in Council Chambers, 276 Fourth Avenue, adopting Resolution MPA16-0008, MPA16-0015, MPA16-0016, PCS16-0002, PER16-0001, recommending that the City Council consider the Addendum to FEIR 13-01; amend the General Plan, General Development Plan and Village 3 SPA, and approve the Tentative Map; and

WHEREAS, the proceedings and all evidence introduced before the Planning Commission at the public hearing on the Project and the minutes and resolution resulting therefrom, are incorporated in the record of this proceeding; and

WHEREAS, the City Clerk set the time and place for the hearing on the Project application and notice of said 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 10 days prior to the hearing; and

WHEREAS, the duly called and noticed public hearing on the Project was held before the City Council to receive the recommendations of the Planning Commission, and to hear public testimony with regard to the same.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chula Vista does hereby find and determine as follows:

II. FINDINGS

- A. THE SPA PLAN, AS AMENDED, IS IN CONFORMITY WITH THE OTAY RANCH GENERAL DEVELOPMENT PLAN AND THE CHULA VISTA GENERAL PLAN AND ITS SEVERAL ELEMENTS.

The City Council finds that the proposed amendment to the Village 3 SPA Plan is in conformance with the GP and GDP.

General Plan	General Dev Plan	SPA Plan
Residential Medium	Medium Density Residential	Single Family 4 (SF-4) – permits densities < 11 units/acre; Residential Multi-Family One (RM-1) – permits densities of 11-18 units/acre including small lot SF, alley homes, duplexes, townhouses, rowhouses, courtyard/clusters, and stacked flats

Residential Medium High	Medium High Density Residential	Residential Multi-Family Two (RM-2) – permits densities >18 units/acre
Mixed Use Residential	Mixed Use	Mixed Use/Residential (MU-1) – neighborhood commercial with residential above
Professional & Office Commercial	Office	Office (O) – office and flexible use buildings
Industrial	Research & Limited Industrial	Industrial (I) – industrial, light manufacturing, warehousing, flexible use buildings, public utilities, limited restaurant/retail/office oriented use
Open Space	Open Space	Open Space 1 (OS-1) permits developed or usable open space and park uses, may include naturalized open space; Open Space 2 (OS-2) permits natural, undisturbed and/or restored open space which is part of the Otay Ranch Preserve
Parks & Recreation	Parks & Recreation	Parks (P) permits allowable open space and park uses including community parks, neighborhood parks, pedestrian parks, town squares and private parks
Public & Quasi Public	Public & Quasi Public	Community Purpose Facility (CPF)

The proposed zones in the Village 3 Planned Community District Regulations comply with the GP and GDP land use designations.

The Project is consistent with and implements the CVGP and GDP by establishing developable parcels, public improvements and public facilities that will create a mixed-use urban pedestrian village with a village core that contains complementary land uses, including community purpose facilities, a public school and parks, and residential neighborhoods that offer a variety of housing types and densities. The Mixed-Use Village Core is comprised of integrated commercial, residential and office uses, encouraging residents to utilize alternative modes of transportation such as pedestrian sidewalks and trails, and bicycle lanes.

- B. THE SPA PLAN, AS AMENDED, WILL PROMOTE THE ORDERLY SEQUENTIALIZED DEVELOPMENT OF THE INVOLVED SECTIONAL PLANNING AREAS.

The Village 3 SPA Plan, as amended, will maintain existing provisions and requirements to ensure the orderly, phased development of the Project prior to or concurrent with the need for said public facilities.

- C. THE OTAY RANCH VILLAGE 3 SPA PLAN, AS AMENDED, WILL NOT ADVERSELY AFFECT ADJACENT LAND USES, RESIDENTIAL ENJOYMENT, CIRCULATION OR ENVIRONMENTAL QUALITY.

The proposed modifications to land use and development standard provisions within the Project Site have been fully analyzed and will not adversely affect the circulation system and overall land uses as previously envisioned in the Otay Ranch GDP and Otay Ranch Village 3 SPA Plan. The existing infrastructure (sewer, water, public services and facilities) has been determined to be adequate to serve the proposed Project, as described in the Supplemental Public Facilities Financing Plan (PFFP). Additionally, an amended Tentative Map (TM) Drainage Study (Hunsaker - February 2016), Otay Ranch Village 3 Trip Generation Review (Chen-Ryan – July 2016), Village 3 Amendment Water Evaluation (Dexter Wilson – June 2016), Village 3 Amendment Sewer Evaluation (Dexter Wilson – June 2016), and Village 3 Fiscal Impact Analysis Update (DPFG – August 2016) have been prepared, reviewed and approved by the City. These technical analyses supplement the technical reports associated with the original Project approvals and 2014 PFFP and demonstrate that none of the proposed changes to the Project result in changes to Mitigation Measures, Conditions of Approval or Thresholds established in the 2014 PFFP.

BE IT FURTHER RESOLVED, based on the findings above, the City Council hereby approves the Village 3 SPA Plan as amended, on file in the Office of the City Clerk, and incorporated into this Resolution subject to the conditions set forth below:

III. APPROVAL OF PROPOSED AMENDMENTS

- A. Prior to the 30th day after the accompanying Ordinance becomes effective, the Applicant shall prepare a clean copy of the SPA Plan document by deleting all strike out/underlines and shading. Where the document contains an existing and proposed exhibit, the previous existing exhibit shall be removed and substituted. In addition, the revised text, document format, maps and statistical changes within the Village 3 SPA Plan shall be approved by the Director of Development Services for printing prior to incorporating said revisions into the final document.
- B. Prior to the 30th day after the accompanying Ordinance becomes effective, the Applicant shall submit to the Development Services Department 10 copies and a CD of the approved amendment to the Village 3 SPA Plan and Planned Community (PC) District Regulations.

C. The Applicant shall comply with all the Conditions of Approval of the amended Village 3 SPA Plan and the adopted SPA Plan.

Presented by

[Redacted signature]

Kelly G. Broughton, FASLA
Director of Development Services

Approved as to form by

[Redacted signature]

Glen R. Googins
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 6th day of December 2016 by the following vote:

AYES: Councilmembers: Aguilar, Bensoussan, McCann, and Salas

NAYS: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: Miesen

[Redacted signature]

Mary Salas, Mayor

ATTEST:

[Redacted signature]

Donna R. Norris, CMC, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Donna R. Norris, City Clerk of Chula Vista, California, do hereby certify that the foregoing Resolution No. 2016-254 was duly passed, approved, and adopted by the City Council at a regular meeting of the Chula Vista City Council held on the 6th day of December 2016.

Executed this 6th day of December 2016.

[Redacted signature]

Donna R. Norris, CMC, City Clerk

EXHIBIT A – SITE LOCATION MAP

