

RESOLUTION NO. IS20-0003

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA RECOMMENDING THE CITY COUNCIL CONSIDER AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT (FEIR 13-01/SCH 2013071077) FOR THE OTAY RANCH VILLAGE 3 AND A PORTION OF VILLAGE 4 SECTIONAL PLANNING AREA PLAN AND TENTATIVE MAP

WHEREAS, HomeFed Village III Master, LLC/FlatRock Land Company, LLC (the “Applicant” or “Owner”), submitted applications requesting approvals for a Sectional Planning Area (SPA) Plan Amendment, and new Tentative Maps (TMs), for Otay Ranch Village 3 and a Portion of Village 4 (the “Project”); and

WHEREAS, the Director of Development Services has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and determined that the Project is substantially covered in the previously certified Final Environmental Impact Report for the University Villages EIR (FEIR 13-01) (SCH #2013071077) and that the FlatRock parcel is substantially covered in the Otay Ranch Village 2, 3 and a Portion of 4 EIR (FEIR02-02) (SCH #2003091012), that only minor technical changes or additions to FEIR 13-01 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 Director of Development Services has caused the preparation of an Addendum to FEIR 13-01 (IS20-0003) for consideration; and

WHEREAS, the Director of Development Services set the time and place for a hearing on the Project, and notice of the hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the City and the mailing to property owners within 500 feet of the exterior boundaries of the property, at least 10 days prior to the hearing; and

WHEREAS, pursuant to the California Governor’s Executive Order N-29-20 and the City of Chula Vista Director of Emergency Services’ Emergency Order 002-B-2020, in the interest of the public health and safety, members of the Planning Commission and staff held a hearing via teleconference. In accordance with the orders, the public was able to view and participate in the meeting online and not at the Council Chambers, 276 Fourth Avenue, and said hearing was thereafter closed.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission hereby recommends that the City Council adopt the attached City Council Resolution considering the Addendum to the Project in accordance with the Findings as set forth in the subject City Council Resolution.

Resolution IS20-0003

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BE IT FURTHER RESOLVED THAT a copy of this Planning Commission Resolution be transmitted to the City Council.

PASSED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA, CALIFORNIA, this 26th day of May 2021, by the following vote, to-wit:

AYES: Burroughs, De La Rosa, Gutierrez, Milburn, Torres

NOES: Nava, Zaker

ABSENT: 0

ABSTAIN: 0

DocuSigned by:

Gabe Gutierrez

8C1E954BD1E64F4...

Gabe Gutierrez, Chair

ATTEST

DocuSigned by:

Patricia Salvacion

D543A79F44B0494...

Patricia Salvacion, Secretary

Presented by:

DocuSigned by:

Tiffany Allen

AA76F15D450845D...

Tiffany Allen

Director of Development Services

Approved as to form by:

DocuSigned by:

Glen R. Googins

CF40650850444BF...

Glen R. Googins

City Attorney

RESOLUTION NO. MPA20-0018, MPA20-0019

RESOLUTION OF THE CITY OF CHULA VISTA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE AMENDMENTS TO THE CITY'S GENERAL PLAN AND THE OTAY RANCH GENERAL DEVELOPMENT PLAN TO REFLECT LAND USE AND POLICY CHANGES FOR APPROXIMATELY 484.6 ACRES WITHIN THE OTAY RANCH VILLAGE 3 AND A PORTION OF VILLAGE 4 PLANNED COMMUNITY, INCLUDING ASSOCIATED TEXT, MAPS AND TABLES

WHEREAS, the area of land which is the subject of this Resolution is represented in Exhibit A, attached hereto and incorporated herein by this reference, and commonly known as Village 3 and a Portion of Village 4 and for the purpose of general description consists of 484.6 acres within the Otay Ranch Planned Community (the "Project Site"); and

WHEREAS, an application to consider amendments to the City of Chula Vista General Plan and the Otay Ranch General Development Plan was filed with the City of Chula Vista Development Services Department on May 29, 2020 by HomeFed Village III Master, LLC/FlatRock Land Company, LLC (the "Applicant" or "Owner"); and

WHEREAS, amendments to the City of Chula Vista General Plan and the Otay Ranch General Development Plan reflect land use and policy changes for approximately 484.6 acres within the Otay Ranch Village 3 and a Portion of Village 4 Planned Community, including associated text, maps and tables (the "Project"); and

WHEREAS, the subject General Plan Amendment (GPA) and Otay Ranch General Development Plan Amendments (GDPA) as presented in the Project are necessary to accommodate the land uses anticipated in the Village 3 and a Portion of Village 4 Sectional Planning Area (SPA) Plan; and

WHEREAS, the City's Director of Development Services has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and determined that the Project is substantially covered in the previously certified Final Environmental Impact Report for the University Villages EIR (FEIR 13-01) (SCH #2013071077) and that the FlatRock parcel is substantially covered in the Otay Ranch Village 2, 3 and a Portion of 4 EIR (FEIR02-02) (SCH #2003091012), that only minor technical changes or additions to FEIR 13-01 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 Director of Development Services has caused the preparation of an Addendum to FEIR 13-01 (IS20-0003) for consideration; and

Resolution MPA20-0018, MPA20-00019

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WHEREAS, the Director of Development Services set the time and place for a 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 the mailing to property owners within 500 feet of the exterior boundaries of the property, at least 10 days prior to the hearing; and

WHEREAS, pursuant to the California Governor's Executive Order N-29-20 and the City of Chula Vista Director of Emergency Services' Emergency Order 002-B-2020, in the interest of the public health and safety, members of the Planning Commission and staff held a hearing via teleconference. In accordance with the orders, the public was able to view and participate in the meeting online and not at the Council Chambers, 276 Fourth Avenue, and said hearing was thereafter closed.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission hereby recommends that the City Council adopt the attached City Council Resolution approving the Project in accordance with the Findings as set forth in the subject City Council Resolution.

BE IT FURTHER RESOLVED THAT a copy of this Planning Commission Resolution be transmitted to the City Council.


PASSED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA, CALIFORNIA, this 26th day of May 2021, by the following vote, to-wit:


AYES: Burroughs, De La Rosa, Gutierrez, Milburn, Torres

NOES: Nava, Zaker

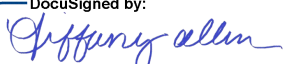
ABSENT: 0

ABSTAIN: 0


DocuSigned by:

8C1E954BD1F64E4
Gabe Gutierrez, Chair

ATTEST
DocuSigned by:

D543A79F44B0494...
Patricia Salvacion, Secretary

Presented by

DocuSigned by:

AA76F15D450845D...
Tiffany Allen
Director of Development Services

Approved as to form by

DocuSigned by:

CF40650850444BF...
Glen R. Googins
City Attorney

RESOLUTION NO. MPA20-0017

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA RECOMMENDING THAT THE CITY COUNCIL APPROVE AMENDMENTS TO THE VILLAGE 3 AND A PORTION OF VILLAGE 4 SECTIONAL PLANNING AREA PLAN AND AN AMENDMENT TO THE VILLAGE 9 SECTIONAL PLANNING AREA PLAN TO MOVE 41 RESIDENTIAL DWELLING UNITS FROM VILLAGE 9 TO VILLAGE 3

WHEREAS, on May 29, 2020, a duly verified application requesting approval of Sectional Planning Area (SPA) Plan Amendments (MPA20-0017) was filed with the City of Chula Vista Development Services Department by HomeFed Village III Master, LLC/FlatRock Land Company, LLC (the “Applicant” or “Owner”); and

WHEREAS, the Applicant requests approval of an amendment to the Village 3 and a Portion of Village 4 SPA Plan to expand the SPA boundary to include the FlatRock parcel, approximately 48.6-acre area, south of Main Street (Village 3 South) which results in a 484.6-acre SPA Plan area, and further change the land use designations on three parcels: 1) Parcel R-19 from Professional & Office to 224 units High Residential (APN # 644-061-10-00 and 644-061-11-00); 2) Parcel R-6 from Medium Residential to 78 units Medium-High Residential (APN # 644-062-01-00 through 644-062-47-00); and 3) Parcel R-20 from Limited Industrial to 116 units Medium-High Residential (APN # 644-060-13-00) and to amend the Village 9 SPA Plan (APN # 644-070-10 and 646-010-05) in order to update the Site Utilization Table to reduce the total number of authorized residential units from 4,000 to 3,959 dwelling units (the “Project”); and

WHEREAS, the actions would increase the authorized units in the Village 3 and a Portion of Village 4 SPA Plan by transferring 41 multi-family units from Village 9 to Village 3, and allocating the 377 unallocated and unused Village 3 units to the three multi-family parcels within Village 3, increasing the authorized residential units within Village 3 from 1,597 to 1,638 dwellings; and

WHEREAS, all other terms and conditions associated with the Village 9 SPA Plan shall remain in effect; and

Resolution MPA20-0017

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WHEREAS, the City's Director of Development Services has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and determined that the Project is substantially covered in the previously certified Final Environmental Impact Report for the University Villages EIR (FEIR 13-01) (SCH #2013071077) and that the FlatRock parcel is substantially covered in the Otay Ranch Village 2, 3 and a Portion of 4 EIR (FEIR02-02) (SCH #2003091012), that only minor technical changes or additions to FEIR 13-01 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 Director of Development Services has caused the preparation of an Addendum to FEIR 13-01 (IS20-0003) for consideration; and

WHEREAS, the Director of Development Services set the time and place for a 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 the mailing to property owners within 500 feet of the exterior boundaries of the property, at least 10 days prior to the hearing; and

WHEREAS, pursuant to the California Governor's Executive Order N-29-20 and the City of Chula Vista Director of Emergency Services' Emergency Order 002-B-2020, in the interest of the public health and safety, members of the Planning Commission and staff held a hearing via teleconference. In accordance with the orders, the public was able to view and participate in the meeting online and not at the Council Chambers, 276 Fourth Avenue, and said hearing was thereafter closed.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission hereby recommends that the City Council adopt the attached City Council Resolution approving the Project in accordance with the Findings as set forth in the subject City Council Resolution and Ordinance.

BE IT FURTHER RESOLVED THAT a copy of this Planning Commission Resolution be transmitted to the City Council.

PC Resolution MPA20-0017

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PASSED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA, CALIFORNIA, this 26th day of May 2021, by the following vote, to-wit:

AYES: Burroughs, De La Rosa, Gutierrez, Milburn, Torres

NOES: Nava, Zaker

ABSENT: 0

ABSTAIN: 0

DocuSigned by:

Gabe Gutierrez

8C1E954BD1E64F4

Gabe Gutierrez, Chair

ATTEST:

DocuSigned by:

Patricia Salvacion

D543A79F44B0494

Patricia Salvacion, Secretary

Presented by:

DocuSigned by:

Tiffany Allen

AA76F15D450845D

Tiffany Allen

Director of Development Services

Approved as to form by:

DocuSigned by:

Glen R. Googins

CF40650850444BF

Glen R. Googins

City Attorney

RESOLUTION NO. PCS20-0004

**RESOLUTION OF THE CITY OF CHULA VISTA PLANNING
COMMISSION RECOMMENDING THAT THE CITY COUNCIL
APPROVE TENTATIVE SUBDIVISION MAP CVT20-0004 (PCS20-0004)
FOR THE OTAY RANCH VILLAGE 3 AND A PORTION OF VILLAGE 4
PROJECT IN RELATION TO PARCEL R-19**

WHEREAS, the area of land which is the subject of this Resolution is represented in Exhibit A which is incorporated into the resolution by this reference, and for the purpose of general description consists of approximately 8.5 acres (APN # 644-061-10-00 and 644-061-11-00) generally located at the southeast corner of Heritage Road and Paseo Cultura (the "Project Site"); and

WHEREAS, on May 29, 2020, a duly verified application requesting approval of a Tentative Subdivision Map (Tentative Map), Chula Vista Tract No. 20-0004 (PCS20-0004), was filed with the City of Chula Vista Development Services Department by HomeFed Village III Master, LLC/FlatRock Land Company, LLC (the "Applicant" or "Owner"); and

WHEREAS, the Applicant requests approval of a Tentative Map to divide approximately 8.5 acres into parcels for the development of 224 residential units (the "Project") on said Project Site; and

WHEREAS, the City's Director of Development Services has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and determined that the Project is substantially covered in the previously certified Final Environmental Impact Report for the University Villages EIR (FEIR 13-01) (SCH #2013071077) and that the FlatRock parcel is substantially covered in the Otay Ranch Village 2, 3 and a Portion of 4 EIR (FEIR02-02) (SCH #2003091012), that only minor technical changes or additions to FEIR 13-01 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 Director of Development Services has caused the preparation of an Addendum to FEIR 13-01 (IS20-0003) for consideration; and

WHEREAS, the Director of Development Services set the time and place for a hearing by the City of Chula Vista Planning Commission 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 within 500 feet of the exterior boundaries of the property, at least 10 days prior to the hearing; and

Resolution PCS20-0004

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WHEREAS, pursuant to the California Governor's Executive Order N-29-20 and the City of Chula Vista Director of Emergency Services' Emergency Order 002-B-2020, in the interest of the public health and safety, members of the Planning Commission and staff held a hearing via teleconference. In accordance with the orders, the public was able to view and participate in the meeting online and not at the Council Chambers, 276 Fourth Avenue, and said hearing was thereafter closed.

NOW THEREFORE BE IT RESOLVED THAT THE PLANNING COMMISSION hereby recommends that the City Council adopt, subject to the conditions and in accordance with the findings contained in the attached Draft City Council Resolution and Exhibit thereto, approving the Project and that a copy of this Planning Commission Resolution and Draft City Council Resolution and Exhibit thereto be transmitted to the City Council.

PASSED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA, CALIFORNIA, this 26th day of May 2021, by the following vote, to-wit:

AYES: Burroughs, De La Rosa, Gutierrez, Milburn, Torres

NOES: Nava, Zaker

ABSENT: 0

ABSTAIN: 0

DocuSigned by:

Gabe Gutierrez

8C1E954BD1E64F4...

Gabe Gutierrez, Chair

ATTEST

DocuSigned by:

Patricia Salvacion

D543A79F44B0494...

Patricia Salvacion, Secretary

Presented by:

DocuSigned by:

Tiffany Allen

AA76F15D450845D

Tiffany Allen

Director of Development Services

Approved as to form by:

DocuSigned by:

Glen R. Googins

CE40650850444BF

Glen R. Googins

City Attorney

RESOLUTION NO. PCS20-0005

RESOLUTION OF THE CITY OF CHULA VISTA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE TENTATIVE SUBDIVISION MAP CVT20-0005 (PCS20-0005) FOR THE OTAY RANCH VILLAGE 3 AND A PORTION OF VILLAGE 4 PROJECT IN RELATION TO PARCELS R-6 AND R-20

WHEREAS, the area of land which is the subject of this Resolution is represented in Exhibit A which is incorporated into the Resolution by this reference, and for the purpose of general description consists of approximately 57.32 acres on R-6 (APNs 644-062-01-00 through 644-062-47-00) and R-20 (APN 644-060-13-00), generally located at the southeast corner of Main Street and Heritage Road (the “Project Site”); and

WHEREAS, on May 29, 2020, a duly verified application requesting approval of a Tentative Subdivision Map (Tentative Map), Chula Vista Tract No. 20-0005 (PCS20-0005), was filed with the City of Chula Vista Development Services Department by HomeFed Village III Master, LLC/FlatRock Land Company, LLC (the “Applicant” or “Owner”); and

WHEREAS, the Applicant requests approval of a Tentative Map to divide approximately 57.32 acres into parcels for the development of 194 residential units on the Project Site (78 units on R-6 and 116 units on R-20), (the “Project”); and

WHEREAS, the City’s Director of Development Services has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and determined that the Project is substantially covered in the previously certified Final Environmental Impact Report for the University Villages EIR (FEIR 13-01) (SCH #2013071077) and that the FlatRock parcel is substantially covered in the Otay Ranch Village 2, 3 and a Portion of 4 EIR (FEIR02-02) (SCH #2003091012), that only minor technical changes or additions to FEIR 13-01 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 Director of Development Services has caused the preparation of an Addendum to FEIR 13-01 (IS20-0003) for consideration; and

WHEREAS, the Director of Development Services set the time and place for a hearing by the City of Chula Vista Planning Commission 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 within 500 feet of the exterior boundaries of the property, at least 10 days prior to the hearing; and

Resolution PCS20-0005

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WHEREAS, pursuant to the California Governor's Executive Order N-29-20 and the City of Chula Vista Director of Emergency Services' Emergency Order 002-B-2020, in the interest of the public health and safety, members of the Planning Commission and staff held a hearing via teleconference. In accordance with the orders, the public was able to view and participate in the meeting online and not at the Council Chambers, 276 Fourth Avenue, and said hearing was thereafter closed.

NOW THEREFORE BE IT RESOLVED THAT THE PLANNING COMMISSION hereby recommends that the City Council adopt, subject to the conditions and in accordance with the findings contained in the attached Draft City Council Resolution and Exhibit thereto, a Resolution approving the Project and that a copy of this Planning Commission Resolution and Draft City Council Resolution and Exhibit thereto be transmitted to the City Council.

PASSED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA, CALIFORNIA, this 26th day of May 2021, by the following vote, to-wit:

AYES: Burroughs, De La Rosa, Gutierrez, Milburn, Torres

NOES: Nava, Zaker

ABSENT: 0

ABSTAIN: 0

DocuSigned by:
Gabe Gutierrez
8C1E954BD1E64F4

Gabe Gutierrez, Chair

ATTEST
DocuSigned by:
Patricia Salvacion
D543A79F44B0494

Patricia Salvacion, Secretary

Presented by:
DocuSigned by:
Tiffany Allen
AA76F15D450845D

Tiffany Allen

Director of Development Services

Approved as to form by:
DocuSigned by:
Glen R. Googins
CF40650850444BF

Glen R. Googins

City Attorney

RESOLUTION NO. PCS20-0006

**RESOLUTION OF THE CITY OF CHULA VISTA PLANNING
COMMISSION RECOMMENDING THAT THE CITY COUNCIL
APPROVE TENTATIVE SUBDIVISION MAP AMENDMENT CVT20-0006
(PCS20-0006) FOR THE OTAY RANCH VILLAGE 9 PROJECT**

WHEREAS, the area of land which is the subject of this Resolution is represented in Exhibit A which is incorporated into the Resolution by this reference, and for the purpose of general description consists of approximately 323.1 acres (APNs 644-070-10 and 646-010-05), generally located east of SR-125 and south of Hunte Parkway (the “Project Site”); and

WHEREAS, on May 29, 2020, a duly verified application requesting approval of a Tentative Subdivision Map (Tentative Map), Chula Vista Tract No. 20-0006 (PCS20-0006), was filed with the City of Chula Vista Development Services Department by HomeFed Village III Master, LLC/FlatRock Land Company, LLC (the “Applicant” or “Owner”); and

WHEREAS, the Applicant requests amendment of a Tentative Map to update the lotting table to reduce the approved units on Lot D to 407, reducing the overall Village 9 approved units from 4,000 to 3,959 dwelling units (the “Project”) on said Project Site; and

WHEREAS, the City’s Director of Development Services has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and determined that the Project is substantially covered in the previously certified Final Environmental Impact Report for the University Villages EIR (FEIR 13-01) (SCH #2013071077) and that the FlatRock parcel is substantially covered in the Otay Ranch Village 2, 3 and a Portion of 4 EIR (FEIR02-02) (SCH #2003091012), that only minor technical changes or additions to FEIR 13-01 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 Director of Development Services has caused the preparation of an Addendum to FEIR 13-01 (IS20-0003) for consideration; and

WHEREAS, the Director of Development Services set the time and place for a hearing by the City of Chula Vista Planning Commission 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 within 500 feet of the exterior boundaries of the property, at least 10 days prior to the hearing; and

Resolution PCS20-0006

Page -2-

WHEREAS, pursuant to the California Governor's Executive Order N-29-20 and the City of Chula Vista Director of Emergency Services' Emergency Order 002-B-2020, in the interest of the public health and safety, members of the Planning Commission and staff held a hearing via teleconference. In accordance with the orders, the public was able to view and participate in the meeting online and not at the Council Chambers, 276 Fourth Avenue, and said hearing was thereafter closed.

NOW THEREFORE BE IT RESOLVED THAT THE PLANNING COMMISSION hereby recommends that the City Council adopt, subject to the conditions and in accordance with the findings contained in the attached Draft City Council Resolution and Exhibit thereto, a Resolution approving the Project and that a copy of this Planning Commission Resolution and Draft City Council Resolution and Exhibit thereto be transmitted to the City Council.

PASSED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA, CALIFORNIA, this 26th day of May 2021, by the following vote, to-wit:

AYES: Burroughs, De La Rosa, Gutierrez, Milburn, Torres

NOES: Nava, Zaker

ABSENT: 0

ABSTAIN: 0

DocuSigned by:

Gabe Gutierrez

8C1E954BD1E64F4...

Gabe Gutierrez, Chair

ATTEST

DocuSigned by:

Patricia Salvacion

D543A79F44B0494...

Patricia Salvacion, Secretary

Presented by:

DocuSigned by:

Tiffany Allen

AA76F15D450845D...

Tiffany Allen

Director of Development Services

Approved as to form by:

DocuSigned by:

Glen R. Googins

CF40650850444BF...

Glen R. Googins

City Attorney

RESOLUTION NO. MPA21-0008

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF CHULA VISTA RECOMMENDING THAT THE CITY COUNCIL
APPROVE AN AMENDMENT TO THE MASTER PRECISE PLAN
FOR OTAY RANCH VILLAGE 3 AND A PORTION OF VILLAGE 4**

WHEREAS, the area of land, which is the subject of this Resolution is represented in Exhibit A which is located in Otay Ranch Village 3 and a Portion of Village 4 and incorporated into the Resolution by this reference (the “Project Site”); and

WHEREAS, an application to consider a Master Precise Plan for the Village 3 and a Portion of Village 4 (the “Project”) was filed with the City of Chula Vista Development Services Department on May 29, 2020 by HomeFed Village III Master, LLC/FlatRock Land Company, LLC (the “Applicant” or “Owner”); and

WHEREAS, the Master Precise Plan (MPP) provides design guidelines that establish a framework for creating an urban, pedestrian-oriented area, designed within a “village” context, where core activities are centrally located in the community; and

WHEREAS, the City’s Director of Development Services has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and determined that the Project is substantially covered in the previously certified Final Environmental Impact Report for the University Villages EIR (FEIR 13-01) (SCH #2013071077) and that the FlatRock parcel is substantially covered in the Otay Ranch Village 2, 3 and a Portion of 4 EIR (FEIR02-02) (SCH #2003091012), that only minor technical changes or additions to FEIR 13-01 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 Director of Development Services has caused the preparation of an Addendum to FEIR 13-01 (IS20-0003) for consideration; and

WHEREAS, the Director of Development Services set the time and place for a 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 within 500 feet of the exterior boundaries of the property, at least 10 days prior to the hearing; and

WHEREAS, pursuant to the California Governor’s Executive Order N-29-20 and the City of Chula Vista Director of Emergency Services’ Emergency Order 002-B-2020, in the interest of the public health and safety, members of the Planning Commission and

PC Resolution MPA21-0014
Page 2

staff held a hearing via teleconference. In accordance with the orders, the public was able to view and participate in the meeting online and not at the Council Chambers, 276 Fourth Avenue, and said hearing was thereafter closed.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Chula Vista hereby recommends that the City Council adopt the attached Draft City Council Resolution approving the Project in accordance with the findings and subject to the conditions contained therein.

BE IT FURTHER RESOLVED by the Planning Commission of the City of Chula Vista that a copy of this Resolution and the Draft City Council Resolution be transmitted to the City Council.

PASSED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA, CALIFORNIA, this 26th day of May 2021, by the following vote, to-wit:

AYES: Burroughs, De La Rosa, Gutierrez, Milburn, Torres

NOES: Nava, Zaker

ABSENT: 0

ABSTAIN: 0

ATTEST

DocuSigned by:

Patricia Salvacion

D543A79F44B0494...

Patricia Salvacion, Secretary

DocuSigned by:

Gabe Gutierrez

8C1E954BD1E64F4...

Gabe Gutierrez, Chair

Presented by:

DocuSigned by:

Tiffany Allen

AA76F15D450845D...

Tiffany Allen

Director of Development Services

Approved as to form by:

DocuSigned by:

Glen Googins

CF40650850444BF...

Glen R. Googins

City Attorney

RESOLUTION NO. MPA21-0013

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF CHULA VISTA RECOMMENDING THAT THE CITY COUNCIL
APPROVE SECOND AMENDMENTS TO THE DEVELOPMENT
AGREEMENTS FOR VILLAGE 3**

WHEREAS, the area of land, which is the subject of this Resolution is represented in Exhibit A which is located in Otay Ranch Village 3 and a Portion of Village 4 and incorporated into the Resolution by this reference (the “Project Site”); and

WHEREAS, an application to consider amendments to the Village 3 and a Portion of Village 4 (the “Project”) was filed with the City of Chula Vista Development Services Department on May 29, 2020 by HomeFed Village III Master, LLC/FlatRock Land Company, LLC (the “Applicant” or “Owner”); and

WHEREAS, in March 1997 the City entered into a Development Agreement with HomeFed Village III Master, LLC and HomeFed Otay Land II, LLC by Ordinance No. 2700 (City Clerk Document No. C097-014) concerning the Project; and

WHEREAS, on January 14, 2015, the First Amendment to the subject Development Agreement was recorded as Document No. 2015-0015682 with the San Diego County Recorder’s Office; and

WHEREAS, in May 1997 the City entered into a Development Agreement with Otay Land Company, LLC and HomeFed Village 8, LLC recorded on May 12, 1997, as Document No. 1997-0219970 with the San Diego County Recorder's Office; and

WHEREAS, on October 15, 2014, the First Amendment to this Development Agreement was recorded as Document No. 2014-0446474 with the San Diego County Recorder’s Office; and

WHEREAS, updates to both Development Agreements in the form of Second Amendments are necessary to update the terms consistent with the amendments proposed to the Project; and

WHEREAS, the City’s Director of Development Services has reviewed the Project for compliance with the California Environmental Quality Act (CEQA) and determined that the Project is substantially covered in the previously certified Final Environmental Impact Report for the University Villages EIR (FEIR 13-01) (SCH #2013071077) and that the FlatRock parcel is substantially covered in the Otay Ranch Village 2, 3 and a Portion of 4 EIR (FEIR02-02) (SCH #2003091012), that only minor technical changes or additions to FEIR 13-01 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 Director of Development Services has caused the preparation of an Addendum to FEIR 13-01 (IS20-0003) for consideration; and

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WHEREAS, the Director of Development Services set the time and place for a 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 within 500 feet of the exterior boundaries of the property, at least 10 days prior to the hearing; and

WHEREAS, pursuant to the California Governor's Executive Order N-29-20 and the City of Chula Vista Director of Emergency Services' Emergency Order 002-B-2020, in the interest of the public health and safety, members of the Planning Commission and staff held a hearing via teleconference. In accordance with the orders, the public was able to view and participate in the meeting online and not at the Council Chambers, 276 Fourth Avenue, and said hearing was thereafter closed.

NOW, THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Chula Vista hereby recommends that the City Council adopt the attached Draft City Council Ordinance approving the Second Amendments to the two (2) Development Agreements for Village 3 in accordance with the findings and subject to the conditions contained therein.

BE IT FURTHER RESOLVED by the Planning Commission of the City of Chula Vista that a copy of this Resolution and the draft City Council Ordinance be transmitted to the City Council.

PASSED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA, CALIFORNIA, this 26th day of May 2021, by the following vote, to-wit:

AYES: Burroughs, De La Rosa, Gutierrez, Milburn, Torres

NOES: Nava, Zaker

ABSENT: 0

ABSTAIN: 0

ATTEST:

DocuSigned by:

Patricia Salvacion

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Patricia Salvacion, Secretary

DocuSigned by:

Gabe Gutierrez

8C1E954BD1E64F4...

Gabe Gutierrez, Chair

Presented by:

DocuSigned by:

Tiffany Allen

AA76F15D450845D...

Tiffany Allen

Director of Development Services

Approved as to form by:

DocuSigned by:

Glen R. Googins

CF40650850444BF...

Glen R. Googins

City Attorney