

## RESOLUTION NO. 2024-07

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA RECOMMENDING CERTIFICATION OF A THIRD ADDENDUM TO FEIR 13-01 FOR THE OTAY RANCH UNIVERSITY VILLAGES (IS22-0003) AND APPROVAL OF AMENDMENTS TO THE CITY OF CHULA VISTA GENERAL PLAN (GPA22-0002), THE OTAY RANCH GENERAL DEVELOPMENT PLAN (GDP22-0002), AND THE OTAY RANCH VILLAGE EIGHT EAST SECTIONAL PLANNING AREA PLAN AND OTHER ASSOCIATED REGULATORY DOCUMENTS (SPA22-0006), AND APPROVING A ZONING CHANGE (ZC22-0003), THE TENTATIVE MAP FOR OTAY RANCH VILLAGE EIGHT EAST (TM22-0005), AND A COMMUNITY PURPOSE FACILITY AGREEMENT

WHEREAS the area of land that is the subject of this Resolution is, for the purpose of general description, located south of the eastern extension of Main Street, east of Otay Ranch Village Eight West, west of State Route 125 (“SR-125”), and north of the Otay River Valley known as Otay Ranch Village Eight East (“Project Site”); and

WHEREAS, on June 17, 2022, a duly verified application was filed with the City of Chula Vista Development Services Department by HomeFed Otay Land II, LLC (“Applicant” or “Developer”) requesting approval of amendments to the City of Chula Vista General Plan (GPA22-0002), the Otay Ranch General Development Plan (GDP22-0002), and the Otay Ranch Village Eight East Sectional Planning Area (“SPA”) Plan (SPA22-0006), including the Planned Community District Regulations, and approval of a Zoning Change (ZC22-0003) from single-family residential to multifamily residential, allowing for a redistribution of density throughout the Project Site, and a Tentative Map (TM22-0005), all to reflect a change in zoning from single-family residential to multifamily residential, allow for a redistribution of density throughout the Project Site and realignment of internal streets, and accommodate the SR-125 interchange design (“Project”); and

WHEREAS the Project Site has been the subject of amendments to the City’s General Plan and the Otay Ranch General Development Plan (“GDP”) (approved December 2, 2014, by City Council Resolution No. 2014-233), the Otay Ranch Village Eight East SPA Plan and associated regulatory documents (approved December 2, 2014, by City Council Resolution No. 2014-235 and amended February 18, 2020, by City Council Resolution No. 2020-036), Tentative Map CVT 13-03 (approved December 2, 2014, by City Council Resolution No. 2014-238 and amended February 18, 2020, by City Council Resolution No. 2020-037), and the Otay Ranch Village Eight East Planned Community District Regulations (approved December 16, 2014, by Ordinance No. 2014-3331); and

WHEREAS the Director of Development Services has reviewed the proposed Project for compliance with the California Environmental Quality Act (“CEQA”) and determined that the

Project is adequately covered in the previously adopted Final Environmental Impact Report (“FEIR”) for the Otay Ranch University Villages (FEIR 13-01; SCH #2013071077; and adopted by City Council Resolution No. 2014-232 on December 2, 2014, with an Addendum adopted by City Council Resolution No. 2016-254 on December 6, 2016; and a Second Addendum adopted by City Council Resolution No. 2021-120 on June 15, 2021), that only minor technical changes or additions to the document are necessary to account for the expected Project impacts, and that none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent document exist; therefore, a Third Addendum to FEIR 13-01 was prepared for the proposed Project; and

WHEREAS City Staff recommends that the Planning Commission recommend to the City Council that it approve and certify the Third Addendum to FEIR 13-01, approve and process amendments to the General Plan, Otay Ranch GDP, and Otay Ranch Village Eight East SPA Plan relating to the Project, and approve and process a Zoning Change, Community Purpose Facility Agreement, and Tentative Map (TM22-0005); and

WHEREAS the Director of Development Services set the time and place for a hearing before the City of Chula Vista Planning Commission to consider City Staff’s recommendation to recommend to the City Council that it approve and certify the Third Addendum to FEIR 13-01, approve and process amendments to the General Plan, Otay Ranch GDP, Otay Ranch Village Eight East SPA Plan (with associated regulatory documents, including the Planned Community District Regulations), and approve and process a Zoning Change, Community Purpose Facility Agreement, and Tentative Map (TM22-0005), and notice of said hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the City at least ten (10) days prior to the hearing; and

WHEREAS, after review and consideration of the Staff Report and related materials for this matter, the Planning Commission held a duly noticed public hearing to consider said recommendation to the City Council that it certify the Third Addendum to FEIR 13-01 and approve and process amendments to the General Plan, Otay Ranch GDP, Otay Ranch Village Eight East SPA Plan (with associated regulatory documents, including the Planned Community District Regulations), and approve and process a Zoning Change, Community Purpose Facility Agreement, and Tentative Map on April \_\_\_, 2024, at 6:00 P.M. in the City Council Chambers, 276 Fourth Avenue, before the Planning Commission and the hearing was thereafter closed,

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Chula Vista that it hereby recommends that the City Council of the City of Chula Vista adopt a Resolution (Attachment 10 to the Staff Report) approving and certifying the Third Addendum to FEIR 13-01 (Attachment 2 to the Staff Report); and amending the General Plan (Attachment 3 to the Staff Report), Otay Ranch GDP (Attachment 4 to the Staff Report), and Otay Ranch Village Eight East SPA Plan (Attachment 5, with associated regulatory documents, to the Staff Report); approving the Tentative Map (TM22-0005) (Attachment 7 to the Staff Report); approving the Community Purpose Facility Agreement (Attachment 8 to the Staff Report); adopting an Ordinance amending the Otay Ranch Village Eight East Planned Community District Regulations (Attachment 11 to the Staff Report); and adopting a second Ordinance approving the proposed zone changes within the village (Attachment 12 to the Staff Report).

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

Presented by

Approved as to form by

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Laura C. Black, AICP  
Director of Development Services

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*for* Jill D.S. Maland  
Lounsbury Ferguson Altona & Peak  
Acting City Attorney

PASSED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA, CALIFORNIA, this \_\_\_\_ day of April 2024, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

\_\_\_\_\_  
Michael De La Rosa, Chair

\_\_\_\_\_  
Mariluz Zepeda, Secretary