

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA RECOMMENDING CERTIFICATION OF A FOURTH ADDENDUM (IS22-0002) TO THE FINAL SECOND TIER ENVIRONMENTAL IMPACT REPORT (FEIR 02-04) AND APPROVING AMENDMENTS TO THE CITY OF CHULA VISTA GENERAL PLAN (GPA22-0001); THE OTAY RANCH GENERAL DEVELOPMENT PLAN (GDPA22-0001); THE OTAY RANCH FREEWAY COMMERCIAL SECTIONAL PLANNING AREA PLAN AND OTHER ASSOCIATED REGULATORY DOCUMENTS (SPA22-0001); A ZONE CHANGE (ZC22-0001); THE TENTATIVE MAP (TM22-0002); AND DEVELOPMENT AGREEMENT

WHEREAS, the areas of land, that is the subject matter of this Ordinance and for the purpose of general description is located east of State Route 125 (“SR-125”), south of Olympic Parkway, west of Eastlake Parkway, and north of Birch Road (“Project Site”); and

WHEREAS, on March 24, 2022, a duly verified application was filed with the City of Chula Vista Development Services Department by General Growth Properties (GGP)-Otay Ranch L.P. requesting approval of amendments to the City of Chula Vista General Plan (GPA22-0001), the Otay Ranch General Development Plan (GDPA22-0001), and the Otay Ranch Freeway Commercial Sectional Planning Area (“SPA”) Plan (SPA22-0001), including the Planned Community District Regulations, to reflect the change in zoning from commercial to mixed-use to allow up to 840 residential units on the subject property (“Project”); 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 was substantially covered in the previously adopted Final Environmental Impact Report (“FEIR”) for the Otay Ranch Freeway Commercial SPA Plan (FEIR 02-04; SCH #1989010154; adopted by City Council Resolution No. 2003-131 on April 1, 2003). Minor technical changes or additions to this document are necessary to account for the expected Project impacts; however, none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent document exist. A Fourth Addendum to FEIR 02-04 (IS22-0002) was prepared for the Project; and

WHEREAS, the Director of Development Services set the time and place for a hearing before the Planning Commission, 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 ten (10) days prior to the hearing; and

WHEREAS, City staff recommended that the City Planning Commission take action on the approval and certification of the Fourth Addendum to FEIR 02-04, approval and process amendments to the General Plan, Otay Ranch GDP, and Otay Ranch Freeway Commercial SPA

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Plan relating to the Project, and approval and process of a Zone Change, Tentative Map, and Development Agreement; and

WHEREAS, after review and consideration of the Staff Report and related materials for the Project, the hearing was held at the time and place as advertised in the Council Chambers, 276 Fourth Avenue.

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 consider a Resolution approving and certifying the Fourth Addendum to FEIR 02-04 (IS22-0002); and amending the General Plan (GPA22-0001), Otay Ranch GDP (GDPA22-0001), and Otay Ranch Freeway Commercial SPA Plan (SPA22-0001); approving the Tentative Map (TM22-0002); approving the Development Agreement; adopting an Ordinance amending the Otay Ranch Freeway Commercial Planned Community District Regulations; and adopting an Ordinance approving the proposed Zone Change.

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

Presented by

Approved as to form by

Laura C. Black, AICP
Director of Development Services

Marco A. Verdugo
City Attorney