



# CITY COUNCIL STAFF REPORT



December 3, 2024

## ITEM TITLE

Otay Ranch: Adopt Ordinances to Approve Fourth Amendment to FEIR 02-04, Amendments to City General Plan, Otay Ranch General Development Plan, Otay Ranch Freeway Commercial Sectional Planning Area Plan, Zone Change, Tentative Map, and Development Agreement

**Location:** 2015 Birch Road

**Department:** Development Services

**G.C. § 84308:** Yes

**Environmental Notice:** The Project is substantially covered in the previously adopted Final Environmental Impact Report (“FEIR”) and Mitigation Monitoring and Reporting Program (“MMRP”) for the Otay Ranch Freeway Commercial Sectional Planning Area (“SPA”) Plan (FEIR 02-04; SCH #1989010154; adopted by City Council Resolution No. 2003-131 on April 1, 2003). Minor technical changes or additions are necessary, and none of the conditions described in Section 15162 of the California Environmental Quality Act (“CEQA”) Guidelines calling for the preparation of a subsequent or supplemental environmental impact report exist. Therefore, the Director of Development Services has called for the preparation of a Fourth Addendum to FEIR 02-04 for consideration.

## Recommended Action

Adopt the following Ordinances: A) Modifying the Otay Ranch Freeway Commercial Planned Community District Regulations for the Southerly Portion (FC-1) of the Otay Ranch Freeway Commercial SPA in accordance with the required findings and subject to the conditions contained therein **(Second Reading and Adoption)**; B) Changing zoning from commercial to mixed-use residential **(Second Reading and Adoption)**; and C) Approving a Development Agreement allowing for the Project to be constructed in phases, the Community Purpose Facility obligation, Parkland obligation, and a Public Benefit Contribution. **(Second Reading and Adoption)**

## Summary

These ordinances were placed on the first reading on November 12, 2024. The original staff report can be accessed at the following link:

<https://pub-chulavista.escribemeetings.com/filestream.ashx?DocumentId=47221>

Please note, the original staff report may include information beyond the scope of the ordinance proposed for adoption with this action.

For questions, please contact the staff indicated in the original staff report or [cityclerk@chulavistaca.gov](mailto:cityclerk@chulavistaca.gov).