

RESOLUTION NO.

RESOLUTION OF THE CITY OF CHULA VISTA PLANNING
COMMISSION APPROVING A TENTATIVE MAP CVT# 15-03
TIME EXTENSION LOCATED WITHIN OTAY RANCH
VILLAGE FOUR

WHEREAS, Otay Valley Quarry, LLC (the “Owner”) Owner of a residential development project for a total of three-hundred and fifty (350) single-family and multi-family residential dwelling units located within Otay Ranch Village Four (the “Project”) within the City of Chula Vista received approval from the City for Tentative Map [(CVT-15-03)] (“Tentative Map”), on May 25, 2018; and

WHEREAS, the approved Tentative Map was originally due to expire on May 25, 2021; and

WHEREAS, under Assembly Bill (“AB”) 1561, an automatic 18-month time extension was granted to housing entitlements that fall within the subject timeframes. Housing entitlements are defined as approvals, permits, or other entitlements, including vesting tentative maps issued by a local agency for a housing development project, consistent with Government Code Section 65914.5(d); and

WHEREAS, AB 1561 extended the life of "housing entitlements" that were (a) issued and in effect prior to March 4, 2020, and (b) set to expire prior to December 31, 2021, consistent with Government Code Section 65914.5(b); and

WHEREAS, the Tentative Map qualified for the definition of a housing entitlement issued and in effect prior to March 4, 2020, and was set to expire prior to December 31, 2021; and

WHEREAS, the Tentative Map was therefore automatically extended under AB 1561 for an additional 18 months commencing from the original expiration date of May 25, 2021, to November 25, 2022; and

WHEREAS, the Owner requested and was granted approval of a time extension of approved Tentative Map CVT# 15-03 for an additional two years commencing from November 25, 2022, to November 25, 2024; pursuant to Resolution No. 2022-008; and

WHEREAS, on August 1, 2024, the owner submitted a written request and explanation for approval of a time extension of the approved Tentative Map CVT# 15-03 for an additional two years commencing from November 25, 2024, pursuant to Chula Vista Municipal Code (“CVMC”) Section 18.12.190; and

WHEREAS, the Tentative Map remains consistent with the City’s General Plan, Zoning Ordinance, and the policies, and standards that were in place at the time of the Tentative Map’s original approval, and there have been no changes to the Tentative Map; and

WHEREAS, the Director of Development Services has determined under CVMC Section 18.12.190 that a public hearing is not required because there have been no changes to the Tentative Map CVT# 15-03 and there have been no changes in conditions in the area around the Project; and

WHEREAS, the Director of Development Services has reviewed the proposed activity for compliance with the California Environmental Quality Act (“CEQA”) and has determined that the Tentative Map was adequately covered in previously certified Final Environmental Impact Report (EIR17-0001/Sch No. 2016041080) for the Otay Ranch Village Four Sectional Planning Area (SPA) Plan. Thus, no further environmental review is required.

WHEREAS, City staff recommends approval and adoption of the time extension request for Tentative Map CVT# 15-03; and

WHEREAS, the Director of Development Services set the time and place for a meeting before the Planning Commission to consider the time extension request for Tentative Map CVT# 15-03, and notice of the meeting, together with its purpose, was properly given and provided as required by law; and

WHEREAS, the Chula Vista Planning Commission has reviewed and considered the Staff Report and all materials for the time extension request for Tentative Map CVT# 15-03; and

WHEREAS, the meeting was held at the time and place as advertised in the Council Chambers, 276 Fourth Avenue, before the Planning Commission, and the matter was considered.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby adopts the Resolution approving the Tentative Map CVT# 15-03 time extension from November 25, 2024, until November 25, 2026.

Presented by:

Approved as to form by:

Laura C. Black, AICP
Director of Development Services

Marco Verdugo
City Attorney