

ORDINANCE NO. 2025-

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING THE
PLANNED COMMUNITY DISTRICT REGULATIONS FOR THE
OTAY RANCH VILLAGE SEVEN SECTIONAL PLANNING
AREA

WHEREAS, the area of land that is the subject of this Ordinance, for the purpose of general description, is located south of Birch Road, east of La Media Road, west of California State Route 125, and north of Otay Ranch Village Eight West (“Project Site”); and

WHEREAS, on April 10, 2023, a duly verified application was filed with the City of Chula Vista Development Services Department by Baldwin & Sons (“Applicant” or “Developer”) requesting approval of amendments to the City of Chula Vista General Plan (GPA23-0005), the Otay Ranch General Development Plan (“GDP”) (GDP23-0001), the Otay Ranch Village Seven Sectional Planning Area (“SPA”) Plan (SPA23-0002), including the Planned Community District Regulations, and the Tentative Map for Otay Ranch Village Seven to reclassify 287 previously approved single-family residential units to multifamily residential units on the Project Site (“Project”); and

WHEREAS, the Project is intended to ensure that the Otay Ranch Village Seven SPA Plan is prepared in accordance with the Otay Ranch GDP to implement the City of Chula Vista General Plan for Eastern Chula Vista and promote the orderly planning and long-term phased development of Otay Ranch and to establish conditions that will enable Otay Ranch Village Seven to exist in harmony within the community; 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 substantially covered in the previously certified Final Environmental Impact Report (“FEIR”) for the Otay Ranch Village Seven SPA Plan (FEIR 04-06; SCH #2003111050; certified by City Council Resolution No. 2004-330 on October 12, 2004) but that minor technical changes or additions are necessary to account for the expected Project impacts; and

WHEREAS, the Director of Development Services also determined that none of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent or supplemental environmental impact report exist; therefore, a First Addendum to FEIR 04-06 was prepared for the Project (IS23-0001); 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 Planning Commission recommend approval of the Project to the City Council; 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, and the Planning Commission voted 6-1-0 to recommend to the City Council approval of the subject amendments; and

WHEREAS, the City Clerk set the time and place for a hearing before the City Council 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 ten (10) days prior to the hearing; and

WHEREAS, a duly noticed public hearing was held before the City Council to consider adopting an Ordinance to amend the Planned Community District Regulations for the Otay Ranch Village Seven SPA,

NOW, THEREFORE, the City Council of the City of Chula Vista does ordain as follows:

I. PLANNING COMMISSION RECORD

The proceedings and all evidence introduced before the Planning Commission at its November 13, 2024, public hearing and the Minutes and Resolutions resulting therefrom are hereby incorporated into the record of this proceeding. These documents, along with any documents submitted to the decision-makers, shall comprise the entire record of the proceedings.

II. COMPLIANCE WITH CEQA

Immediately prior to this action, the City Council reviewed and considered the First Addendum to FEIR 04-06 (IS23-0001);

III. ACTION

The City Council hereby adopts an Ordinance amending the Otay Ranch Village Seven SPA Planned Community District Regulations on file at the office of the City Clerk, finding that they are consistent with the City of Chula Vista General Plan, the Otay Ranch GDP, and all other applicable plans as set forth in Resolution 2024-16 adopting the Village Seven SPA Plan Amendments and that the public necessity, convenience, and general welfare and good planning and zoning practice support their approval and implementation.

IV. SEVERABILITY

If any portion of this Ordinance, or its application to any person or circumstance, is for any reason held to be invalid, unenforceable, or unconstitutional by a court of competent jurisdiction, that portion shall be deemed severable, and such invalidity, unenforceability, or unconstitutionality shall not affect the validity or enforceability of the remaining portions of the Ordinance or its application to any other person or circumstance. The City Council of the City of Chula Vista hereby declares that it would have adopted each section, sentence, clause, or phrase of this Ordinance

irrespective of the fact that any one or more other sections, sentences, clauses, or phrases of the Ordinance are declared invalid, unenforceable, or unconstitutional.

V. CONSTRUCTION

The City Council of the City of Chula Vista intends this Ordinance to supplement, not to duplicate or contradict, applicable state and federal law, and this Ordinance shall be construed in light of that intent.

VI. EFFECTIVE DATE

This Ordinance shall take effect and be in full force on the thirtieth day from and after its adoption.

VII. PUBLICATION

The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted according to law.

Presented by:

Approved as to Form by:

Robert A. Vacchi
Interim Director of Development Services

Marco A. Verdugo
City Attorney