

RESOLUTION NO. 2024-16

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA RECOMMENDING CERTIFICATION OF A FIRST ADDENDUM (IS23-0001) TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE OTAY RANCH VILLAGE SEVEN SECTIONAL PLANNING AREA PLAN (FEIR 04-06) AND APPROVAL OF AMENDMENTS TO THE CITY OF CHULA VISTA GENERAL PLAN (GPA23-0005); THE OTAY RANCH GENERAL DEVELOPMENT PLAN (GDP23-0001); THE OTAY RANCH VILLAGE SEVEN SECTIONAL PLANNING AREA PLAN AND ASSOCIATED REGULATORY DOCUMENTS (SPA23-0002); AND A TENTATIVE MAP FOR OTAY RANCH VILLAGE SEVEN (TM23-0001)

WHEREAS, the area of land that is the subject of this Resolution, 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”) 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 a 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 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 10 days prior to the hearing; and

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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,

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 approve and certify a First Addendum (IS23-0001) to the FEIR for the Otay Ranch Village Seven SPA Plan (FEIR 04-06) and approve amendments to the City Of Chula Vista General Plan (GPA23-0005); the Otay Ranch General Development Plan (GDP23-0001); the Otay Ranch Village Seven SPA Plan and associated regulatory documents (SPA23-0002); and a Tentative Map (TM23-0001) for Otay Ranch Village Seven, including placing an Ordinance on first reading to amend the Otay Ranch Village Seven Planned Community District Regulations.

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

[SIGNATURES ON THE FOLLOWING PAGE]

Presented by

Approved as to form by

DocuSigned by:  
[Redacted Signature]

68970191600C4C4  
Laura C. Black, AICP  
Director of Development Services

Signed by:  
[Redacted Signature]

D7B148BEC15F411  
for Marco A. Verdugo  
City Attorney

PASSED, APPROVED and ADOPTED by the Planning Commission of the City of Chula Vista, California, this 11th day of December 2024, by the following vote:

AYES: Commissioners: Burroughs, Felber, Leal, Sanfilippo, Torres, and De La Rosa

NOES: Commissioners: Combs

ABSENT: Commissioners: None

DocuSigned by:  
[Redacted Signature]

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Michael De La Rosa, Chair

ATTEST:

DocuSigned by:  
[Redacted Signature]

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Mariluz Zepeda, Deputy City Clerk

STATE OF CALIFORNIA     )  
COUNTY OF SAN DIEGO    )  
CITY OF CHULA VISTA     )

I, Mariluz Zepeda, Deputy City Clerk of Chula Vista, California, do hereby certify that the foregoing Resolution No. 2024-16 was duly passed, approved, and adopted by the Planning Commission at a regular meeting of the Planning Commission held on the 11th day of December 2024.

Executed this 11th day of December 2024.

DocuSigned by:  
[Redacted Signature]

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Mariluz Zepeda, Deputy City Clerk