

ORDINANCE NO. 2709

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA APPROVING AN AMENDMENT TO THE OTAY
RANCH SECTIONAL PLANNING AREA (SPA) ONE PLANNED
COMMUNITY DISTRICT REGULATIONS

WHEREAS, an application for an amendment to the Otay Ranch Sectional Planning Area (SPA) One Plan, was filed with the City of Chula Vista Planning Department on April 10, 1997 ("Project") by the McMillin Companies ("Applicant"); and

WHEREAS, these Planned Community District Regulations are established pursuant to Title 19 of the Chula Vista Municipal Code, specifically Chapter 19.48 PC Planned Community Zone, and are applicable to the Otay Ranch SPA One Land Use Plan of the SPA Plan, and;

WHEREAS, the Planning Commission set the time and place for hearings on said Project and notice of said hearings, together with its purpose, was given by its publication in a newspaper of general circulation in the City and its mailing to Property Owners and tenants within 1,000 feet of the exterior boundaries of the property at least 10 days prior to the hearing; and

WHEREAS, the hearing was held at the time and place as advertised on May 21, 1997 in the Council Chambers, 276 Fourth Avenue, before the Planning Commission; and

WHEREAS, a Second-tier Draft Environmental Impact Report (EIR) EIR 95-01, a Recirculated Second-tier Draft EIR and Addendum, and Findings of Fact and a Mitigation Monitoring and Reporting Program have been issued to address environmental impacts associated with the implementation of the SPA One Plan and the Project Documents; and

WHEREAS, the Second-tier EIR 95-01, the Recirculated EIR and Addendum incorporates, by reference, two prior EIRs: the Otay Ranch General Development Plan/Subregional Plan (GDP/SRP) EIR 90-01 and the Chula Vista Sphere of Influence Update EIR 94-03 as well as their associated Findings of Fact and Mitigation Monitoring and Reporting Program. Program EIR 90-01 was certified by the Chula Vista City Council and San Diego County Board of Supervisors on October 28, 1993, and the Sphere of Influence Update EIR 94-03 was certified by the Chula Vista City Council on March 21, 1995; and

WHEREAS, the City Environmental Review Coordinator has reviewed the Project and determined that the Project is in substantial conformance with the original SPA One Plan and the Project Documents and the related environmental documents which would not result in any new environmental effects that were not previously identified, nor would the Project result in a substantial increase in severity in any environmental effects previously identified, therefore only an Addendum to FEIR 95-01 is required in accordance with CEQA; and

WHEREAS, the City Council of Chula Vista held a duly noticed public hearing on June 3, 1997 regarding the Project.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL of the City of Chula Vista does hereby ordain as follows:

I. ACTION

The City Council hereby approves the amendment to the ordinance adopting the Planned Community District Regulations for the Otay Ranch SPA One Plan finding that they are consistent with the City of Chula Vista General Plan and that the public necessity, convenience, general welfare and good zoning practice supports their approval and implementation as follows:

A minimum of 30% of the garages on housing located on lots at least 60 feet wide by 110 deep (pads) shall be set back a minimum of 30 feet and incorporate a "Hollywood" driveway (See Village Design Plan). However, for Neighborhood R-11, the model homes shall include at least one model with the option of being sited and constructed with the "Hollywood" driveway concept and the minimum percentage to be constructed in Neighborhood R-11 shall be determined by market conditions.

II. CERTIFICATION OF COMPLIANCE WITH CEQA

That the City Council does hereby find that FEIR 95-01 and Addendum, the Findings of Fact, the Mitigation Monitoring and Reporting Program and the Statement of Overriding Considerations are prepared in accordance with the requirements of the CEQA, the State EIR Guidelines and the Environmental Review Procedures of the City of Chula Vista.

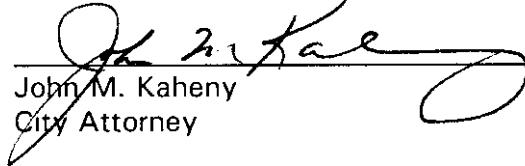
III. This ordinance shall take effect and be in full force the thirtieth day from its adoption.

Presented by



Robert A. Leiter
Planning Director

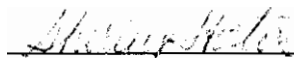
Approved as to form by



John M. Kaheny
City Attorney

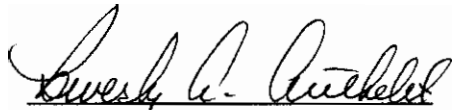
PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 24th day of June, 1997, by the following vote:

AYES:	Councilmembers:	Moot, Padilla, Rindone, Salas, and Horton
NAYS:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None



Shirley Horton, Mayor

ATTEST:




Beverly A. Authelet, City Clerk

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

I, Beverly A. Authelet, City Clerk of the City of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 2709 had its first reading at a regular meeting held on the 17th day of June, 1997 and its second reading and adoption at a regular meeting of said City Council held on the 24th day of June, 1997.

Executed this 24th day of June, 1997.



Beverly A. Authelet, City Clerk