

ORDINANCE NO.2765

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA APPROVING AMENDMENTS TO THE EASTLAKE
II (EASTLAKE I EXPANSION) PLANNED COMMUNITY DISTRICT
REGULATIONS

I. RECITALS

A. Project Site

WHEREAS, the areas of land which are the subject of this Ordinance are diagrammatically represented in Exhibit "A" and hereto incorporated herein as Exhibit "A;" and for the purpose of general description herein consist of a) 108.8 acres located north of Olympic Parkway between SR-125 and the existing EastLake Greens SPA boundaries (Southern "Land Swap" parcel); b) 24.7 acres located on the south side of Otay Lakes Road west of the future SR-125 freeway alignment (Northern "Land Swap" parcel); and 3) 322.2 acres located east of Hunte Parkway between Otay Lakes Road and Olympic Parkway ("Project Site"); and

B. Project; Application for Discretionary Approval

WHEREAS, on March 12, 1997, The EastLake Company ("Developer") filed an application requesting amendments to the EastLake II (EastLake I Expansion) Planned Community District Regulations and Land Use District Map and Land Use District designations of certain areas within the EastLake Greens and EastLake Trails neighborhoods, and areas outside the EastLake planned community known as the Northern and Southern "Land Swap" parcels ("Project"); and

C. Prior Discretionary Approvals

WHEREAS, the EastLake Greens have been in part the subject matter of a Sectional Planning Area (SPA) Plan previously approved by City Council Resolution No. 15199 ("EastLake Greens (SPA) plan") and Planned Community District Regulations previously approved by City Council Ordinance No. 2317 (EastLake II-EastLake I Expansion-Planned Community District Regulations) on July 18, 1989.

D. Planning Commission Record on Applications

WHEREAS, the Planning Commission held an advertised public hearing on said project on November 11, 1998, and voted to recommend that the City Council approve the Planned Community District Regulations text and Land Use Districts Map amendment in accordance with the findings listed below.

The proceedings and all evidence introduced before the Planning Commission at their public hearing on this Project held on November 11, 1998, and the minutes and resolutions resulting therefrom, are hereby incorporated into the record of this proceeding.

E. City Council Record on Applications

WHEREAS, a duly called and noticed public hearing was held before the City Council of the City of Chula Vista on November 24, 1998, on the Discretionary Approval Application, and to receive the recommendations of the Planning Commission, and to hear public testimony with regard to same; and

F. Discretionary Approvals Resolution and Ordinance

WHEREAS, at the same City Council meeting at which this Ordinance was introduced for first reading (November 24, 1998), the City Council of the City of Chula Vista approved Resolution No. 19275 by which it imposed amendments on the City General Plan, EastLake II General Development Plan, EastLake Greens Sectional Planning Area SPA Plan, EastLake Greens Design Guidelines, EastLake Greens Air Quality Improvement Plan, EastLake Greens Water Conservation Plan, and EastLake Greens Public Facilities Financing Plan; and adopted a Sectional Planning Area(SPA)plan, Design Guidelines, Public Facilities Financing Plan, Air Quality Improvement Plan, Water Conservation Plan and Comprehensive Affordable Housing Program for the EastLake Trails neighborhood.

II. NOW, THEREFORE, the City of Chula Vista does hereby find, determine and ordain as follows:

A. CERTIFICATION OF COMPLIANCE WITH CEQA

The City Council does hereby find that the Supplemental Environmental Impact Report SEIR-97-04 has been prepared in accordance with requirements of the California Environmental Quality Act, the State EIR Guidelines and the Environmental Review Procedures of the City of Chula Vista, and hereby certifies the SEIR 97-04.

B. INDEPENDENT JUDGEMENT OF CITY COUNCIL

The City Council does hereby find that in the exercise of their independent review and judgement, the Supplemental Environmental Impact Report (SEIR 97-04) in the form presented has been prepared in accordance with requirements of the California Environmental Quality Act, the State EIR Guidelines and the Environmental Review Procedures of the City of Chula Vista and hereby adopt same.

C. FINDINGS FOR P-C PLANNED COMMUNITY ZONE AMENDMENTS

The City Council hereby finds that the proposed amendments to the EastLake II (EastLake I Expansion) Planned Community District Regulations Land Use Districts Map are consistent with the City of Chula Vista General Plan, and public necessity, convenience, the general welfare and good zoning practice support the amendments.

D. APPROVAL OF ZONE AMENDMENTS

The City Council does hereby approve the amendments to Planned Community District Regulation and Land Use District Map as represented in Exhibit "B."

III. INVALIDITY; AUTOMATIC REVOCATION

It is the intention of the City Council that its adoption of this Ordinance is dependent upon the enforceability of each and every term, provision and condition herein stated; and that in the event that any one or more terms, provisions or conditions are determined by a Court of competent jurisdiction to be invalid, illegal or unenforceable, this resolution shall be deemed to be automatically revoked and of no further force and effect ab initio.

IV. EFFECTIVE DATE

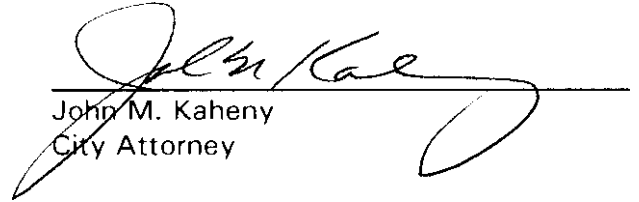
This ordinance shall take effect and be in full force on the thirtieth day from and after its adoption.

Presented by

Approved as to form by



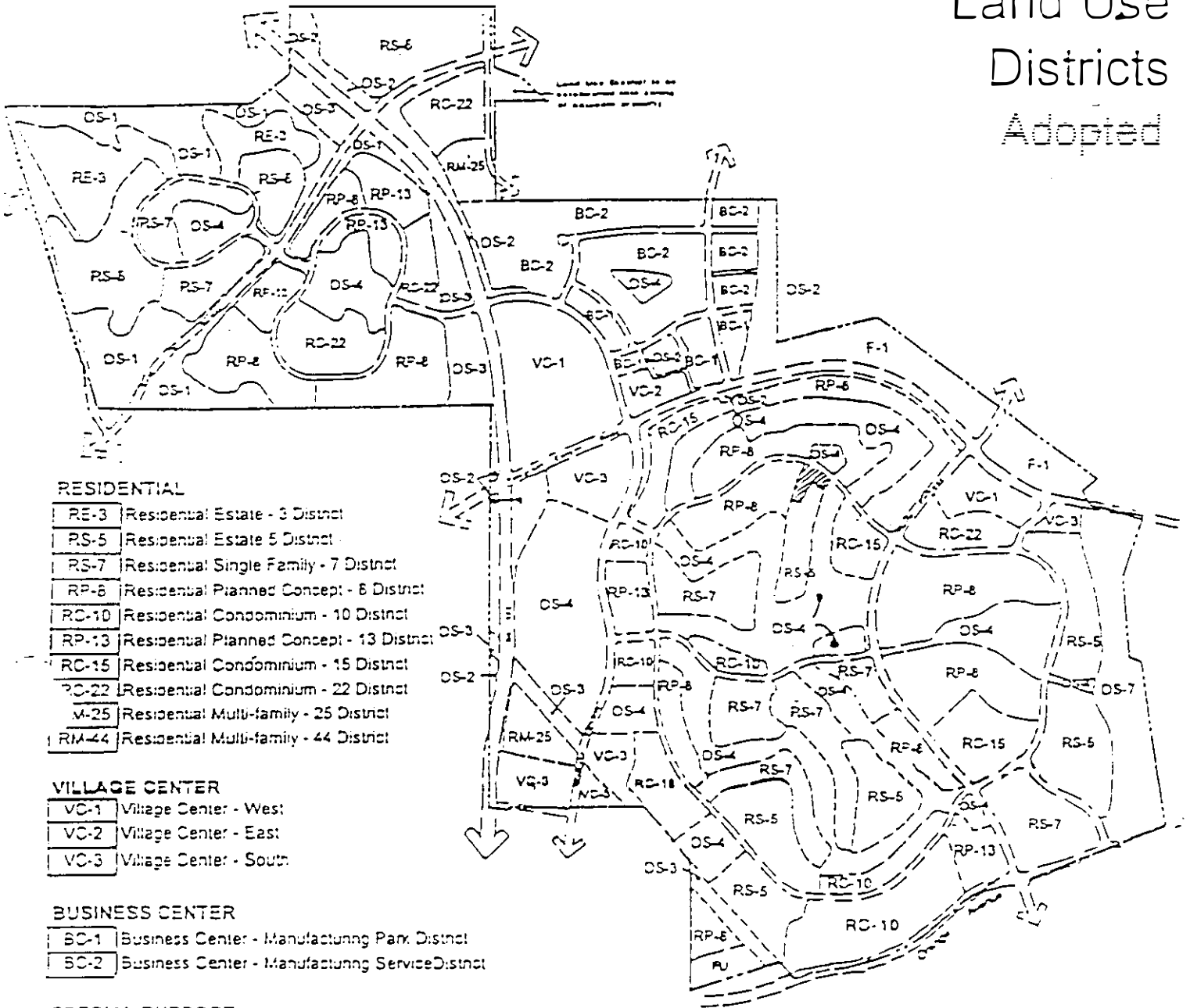
Robert A. Leiter
Planning Director



John M. Kaheny
City Attorney

EXHIBIT A

Land Use Districts
Adopted



RESIDENTIAL

RE-3	Residential Estate - 3 District
RS-5	Residential Estate 5 District
RS-7	Residential Single Family - 7 District
RP-8	Residential Planned Concept - 8 District
RC-10	Residential Condominium - 10 District
RP-13	Residential Planned Concept - 13 District
RC-15	Residential Condominium - 15 District
RC-22	Residential Condominium - 22 District
RM-25	Residential Multi-family - 25 District
RM-44	Residential Multi-family - 44 District

VILLAGE CENTER

VC-1	Village Center - West
VC-2	Village Center - East
VC-3	Village Center - South

BUSINESS CENTER

BC-1	Business Center - Manufacturing Park District
BC-2	Business Center - Manufacturing Service District

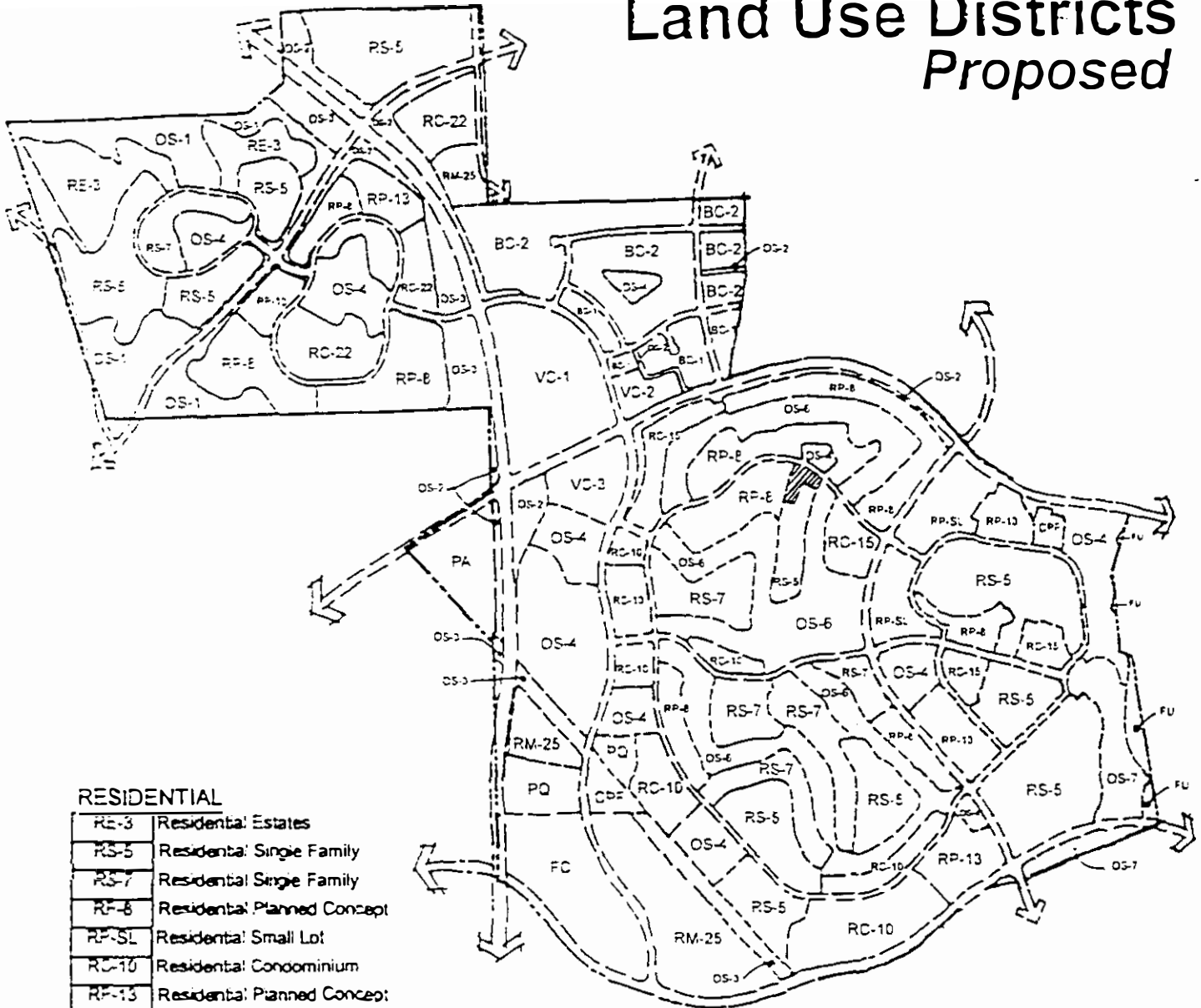
SPECIAL PURPOSE

OS-1	Open Space - 1 District
OS-2	Open Space - 2 District
OS-3	Open Space - 3 District
OS-4	Open Space - 4 District
OS-5	Open Space - 5 District
OS-6	Open Space - 6 District
OS-7	Open Space - 7 District
F-1	Future Urban District
(SH)	Guest House Land Use District Overlay

(Refers to Section 11.2.D in RC Dist. Rec.)

EXHIBIT B

Land Use Districts Proposed



RESIDENTIAL

RE-3	Residential Estates
RS-5	Residential Single Family
RS-7	Residential Single Family
RP-8	Residential Planned Concept
RP-SL	Residential Small Lot
RC-10	Residential Condominium
RP-13	Residential Planned Concept
RC-15	Residential Condominium
RC-22	Residential Condominium
RM-25	Residential Multi-Family
RM-44	Residential Multi-Family

VILLAGE CENTER & COMMERCIAL

VC-1	Village Center
VC-2	Village Center
VC-3	Village Center
FC	Freeway Commercial
PA	Professional & Administrative

BUSINESS CENTER

BC-1	Business Center - Manufacturing Park District
BC-2	Business Center - Manufacturing Service District

SPECIAL PURPOSE

OS-1	Open Space
OS-2	Open Space
OS-3	Open Space
OS-4	Open Space
OS-5	Open Space
OS-6	Open Space
OS-7	Open Space
FU	Future Urban District
PQ	Public Quasi-Public District
CP	Community Purpose Facility
(GH)	Guest House Land Use District Overlay (Refer to Section II.30 in PC Dist. Regs)

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 8th day of December, 1998, by the following vote:

AYES: Councilmembers: Davis, Moot, Padilla, Salas and Horton

NAYS: Councilmembers: None

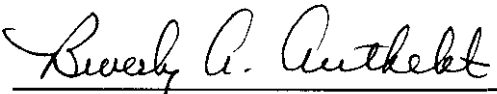
ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None



Shirley Horton, Mayor

ATTEST:

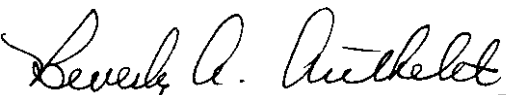


Beverly A. Authelet, City Clerk

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

I, Beverly A. Authelet, City Clerk of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 2765 had its first reading at a regular meeting held on the 24th day of November, 1998 and its second reading and adoption at a regular meeting of said City Council held on the 8th day of December, 1998.

Executed this 8th day of December, 1998.



Beverly A. Authelet, City Clerk