

ORDINANCE NO. 2863

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA APPROVING AMENDMENTS TO THE
EASTLAKE II PLANNED COMMUNITY DISTRICT
REGULATIONS AND LAND USE DISTRICTS MAP

I. RECITALS

A. Project Site

WHEREAS, the areas of land which are the subject of this Ordinance Amendment are diagrammatically represented in Exhibit A and hereto incorporated herein as Exhibit A; and for the purpose of general description herein consist of 68.1 acres at the northwest and northeast corners of Otay Lakes Road (Project Site); and

B. Project; Application for Discretionary Approval

WHEREAS, on February 23, 2001, The Eastlake Company ("Developer") filed an application requesting approval of amendments to the EastLake II Planned Community District Regulation and Land Use District Map; and

C. Prior Discretionary Approvals

WHEREAS, prior discretionary action of the development of the EastLake I portion of the Project Site has been the subject matter of prior General Development Plan and Sectional Planning Area (SPA) plan, EastLake II General Development Plan, Planned Community District Regulation and Land Use District Map Amendments, resulting in the current land use designations, all previously approved by City Council Resolution No. 16702 and Ordinance No. 2522 on June 30, 1992; 2) a prior Development Agreement between the City of Chula Vista and the Kaiser Foundation Hospitals previously approved by City Council Ordinance 2522 on July 6, 1992 ; and

D. Planning Commission Record on Applications

WHEREAS, the Planning Commission held an advertised public hearing on said project on July 10, 2002, and voted to recommend that the City Council approve the amendments to the EastLake II Planned Community District Regulations and Land Use Districts Map 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 July 10, 2002, 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 July 23, 2002, 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 on July 23, 2002, the City Council of the City of Chula Vista approved Resolution No. 2002-264 by which it adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (IS-01-042) and imposed amendments on EastLake II General Development Plan, and adopted a new Supplemental Sectional Planning Area (SPA) for 68.1 acres to be known as the Village Center North Supplemental SPA, including Design Guidelines, Public Facilities Financing Plan, Supplemental Public Facilities Finance Plan, Air Quality and Water Conservation Plans.

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

A. FINDINGS FOR APPROVAL OF P-C PLANNED COMMUNITY ZONE

The City Council hereby finds that the proposed Amendments to the Planned Community District Regulation and Land Use District Map are consistent with the City of Chula Vista General Plan, as amended, and public necessity, convenience, the general welfare and good zoning practice support the amendments.

B. APPROVAL OF PLANNED COMMUNITY ZONE

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

II. 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.

III. EFFECTIVE DATE

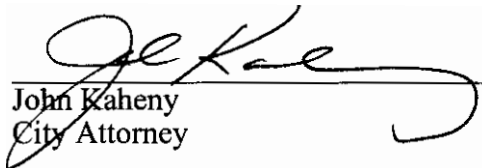
This ordinance shall take effect and be in full force on the thirtieth day from and after its adoption.

Presented by

Approved as to form by



Robert A. Leiter
Planning Director



John Kaheny
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 6th day of August, 2002, by the following vote:

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



Shirley Horton, Mayor

ATTEST:



Susan Bigelow, City Clerk

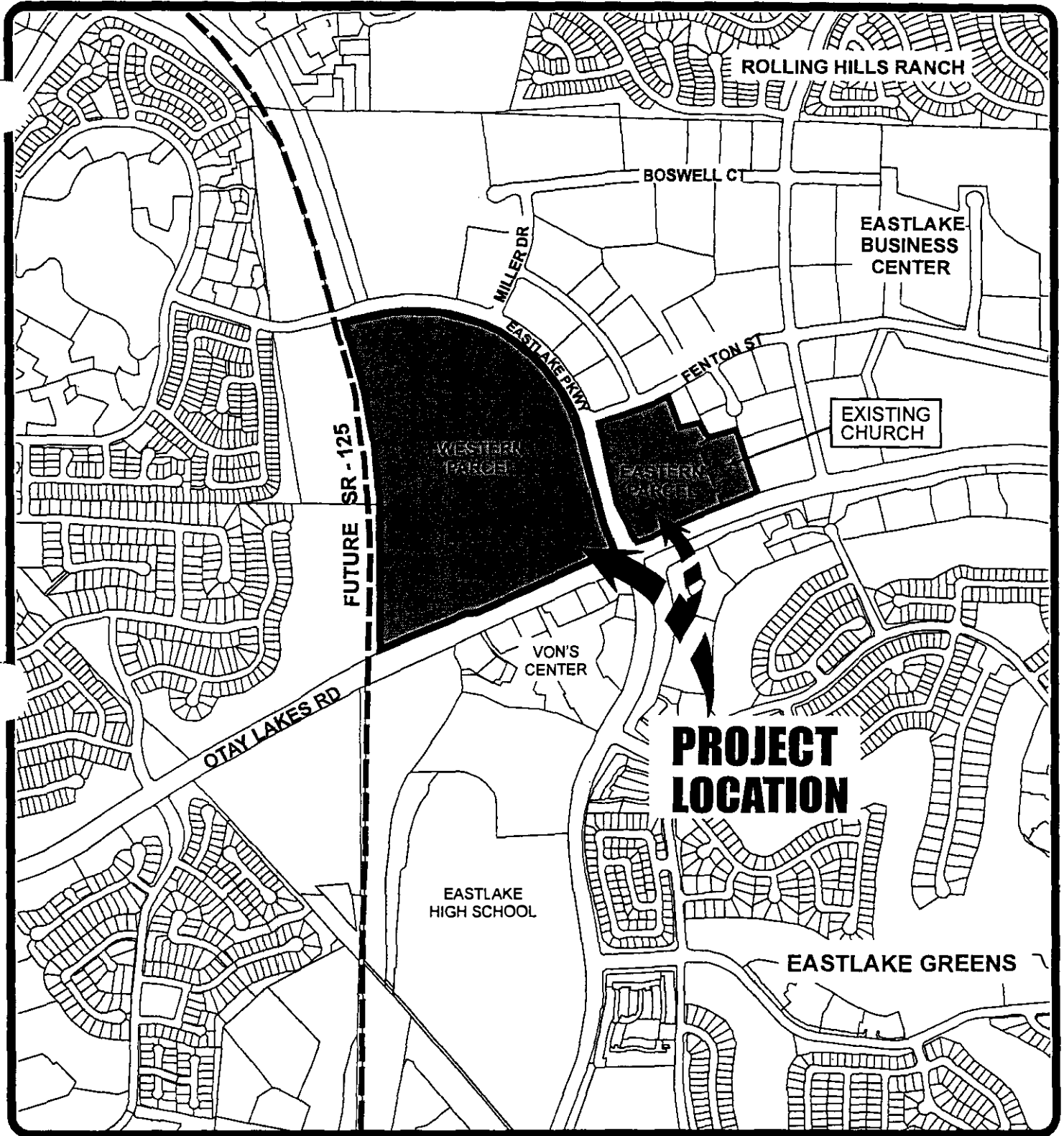
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)
CITY OF CHULA VISTA)

I, Susan Bigelow, City Clerk of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 2863 had its first reading at a regular meeting held on the 23rd day of July, 2002 and its second reading and adoption at a regular meeting of said City Council held on the 6th day of August, 2002.

Executed this 6th day of August, 2002.

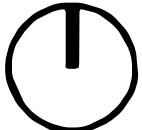


Susan Bigelow, City Clerk



CHULA VISTA PLANNING AND BUILDING DEPARTMENT

LOCATOR



NORTH

PROJECT APPLICANT: EASTLAKE DEVELOPMENT CO.

PROJECT ADDRESS: Northeast and Northwest Corner of Otay Lakes Road and Eastlake Parkway

SCALE: No Scale

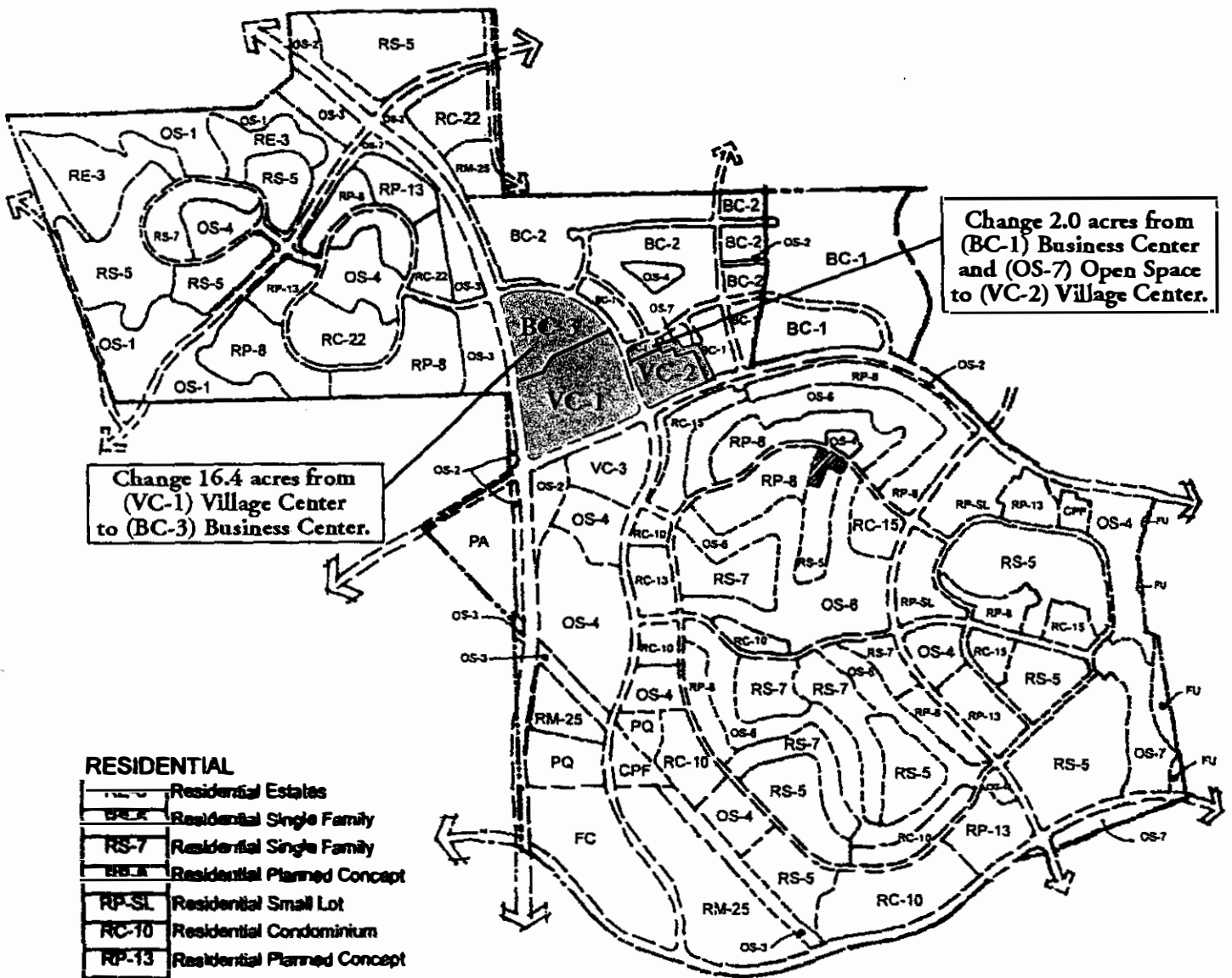
FILE NUMBER: GDP-02-07, PCM-01-15

PROJECT DESCRIPTION:

VILLAGE CENTER NORTH

Related Case: IS-01-042, DRC-02-47

EASTLAKE II LAND USE DISTRICTS MAP (PROPOSED)



RESIDENTIAL

RE-3	Residential Estates
RS-5	Residential Single Family
RS-7	Residential Single Family
RP-13	Residential Planned Concept
RP-SL	Residential Small Lot
RC-10	Residential Condominium
RP-13	Residential Planned Concept
CPF-42	Residential Condominium
RC-22	Residential Condominium
RM-25	Residential Multi-Family
RM-44	Residential Multi-Family

VILLAGE CENTER & COMMERCIAL

VC-1	Village Center (Retail)
VC-2	Village Center (Prof. Admin./Ltd. Retail)
VC-3	Village Center (Retail)
FC	Freeway Commercial
PA	Professional & Administrative

BUSINESS CENTER

BC-1	Business Center - Manufacturing Park District
BC-2	Business Center - Manufacturing Service District
BC-3	Business Center - Core 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
CPF	Community Purpose Facility
(GH)	Guest House Land Use District Overlay (Refer to Section II.3D in PC Dist. Regs)

FIGURE 4