

ORDINANCE NO. 3225

ORDINANCE OF THE CITY OF CHULA VISTA APPROVING
AMENDMENTS TO THE OTAY RANCH VILLAGE 2 PLANNED
COMMUNITY DISTRICT REGULATIONS AND LAND USE
DISTRICTS MAP FOR NEIGHBORHOODS R-4B, R-6, R-8B,
AND R-9B

I. RECITALS

A. Project Site

WHEREAS, the area of land which is the subject of this Ordinance is diagrammatically represented in “Exhibit A” attached to and incorporated into this Ordinance, and commonly known as Village 2 Unit Transfer (“Project”), and for the general purpose of general description herein consists of approximately 111.6 acres located south of Olympic Parkway and west of La Media Road within the Otay Ranch Village 2 Planned Community (“Project Site”); and

B. Project; Application for Discretionary Approvals

WHEREAS, a duly verified application was filed with the City of Chula Vista Development Services Department on April 5, 2011 by Baldwin and Sons, LLC (“Applicant, Owner, and Developer”), requesting approval of amendments to the Otay Ranch Village 2 Planned Community District (PC) Regulations and Land Use Districts Map; and

C. Prior Discretionary Approvals

WHEREAS, development of the Project Site has been the subject matter of various entitlements and agreements, including: 1) a General Development Plan and SPA Plan and associated Design Guidelines, PFFP, WCP and AQIP and Comprehensive Affordable Housing Plan previously approved by City Council Resolution No. 2006-156 on May 23, 2006; 2) Planned Community District Regulations and Land Use Districts Map approved by City Council Ordinance No. 3036 on June 6, 2006; and 3) Tentative Subdivision Map approved by City Council Resolution 2006-157 on May 23, 2006; and

D. Planning Commission Record of Application

WHEREAS, the Planning Commission set the time and place for a hearing on the Project, and notice of the 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 boundary of the Project at least ten (10) days prior to the hearing; and

WHEREAS, the Planning Commission held a public hearing on the Project on the date and time on which it was noticed, namely January 11, 2012, and voted 6-0-1 to forward a recommendation to the City Council on the Project; and

WHEREAS, the proceedings and all evidence introduced before the Planning Commission at the public hearing on this project held on January 11, 2012, and the resulting minutes and resolution, are hereby incorporated into the record of this proceeding; and

E. City Council Record of Application

WHEREAS, the City Clerk set the time and place for the hearing on the Project application and notice of the 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 Project at least ten (10) days prior to the hearing; and

WHEREAS, the duly called and noticed public hearing on the Project was held before the City Council of the City of Chula Vista on January 24, 2012, in the Council Chambers in the City Hall, City of Chula Vista Civic Center, 276 Fourth Avenue, at 4:00 p.m. to receive the recommendations of the Planning Commission and to hear public testimony with regard to the same; and

F. Discretionary Approvals Resolution and Ordinance

WHEREAS, at the same City Council hearing at which this Ordinance was introduced for first reading on January 24, 2012, the City Council of the City of Chula Vista approved Resolution No. 2012-009, by which it approved amendments to the Otay Ranch Village 2 GDP, SPA Plan, Design Guidelines, the Supplemental Public Facilities Financing Plan, the Air Quality Improvement Plan and the Water Conservation Plan, and four Tentative Maps; and

G. Environmental Determination

WHEREAS, the Development Services Director has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project was covered in previously adopted Final Second Tier Environmental Impact Report, Otay Ranch Villages Two, Three, and a Portion of Village Four Sectional Planning Area (SPA) Plan (FEIR 02-02). The Development Services Director has determined that only minor technical changes or additions to this document are necessary and that none of the conditions described in Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent document have occurred; therefore, the Development Service Director has prepared an addendum to this document, Final Second Tier Environmental Impact Report, Otay Ranch Villages Two, Three, and a Portion of Village Four Sectional Planning Area (SPA) Plan, FEIR 02-02.

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

A. CONSISTENCY WITH GENERAL PLAN

The City Council finds that the proposed amendments to the Otay Ranch Village 2 Planned Community District Regulations and Land Use District Map are consistent with the City of Chula Vista General Plan. The residential nature of the proposed use would be consistent with the adopted low medium-density residential designation for this project site and compatible with the surrounding residential and open space land uses of the Otay Ranch area.

B. APPROVAL OF PROPOSED AMENDMENTS


The City Council approves the amendments to the Otay Ranch Village 2 Planned Community District Regulations and Land Use District Map as represented in "Exhibit B" attached hereto and "Attachment 6" on file in the Office of the City Clerk.

III. EFFECTIVE DATE

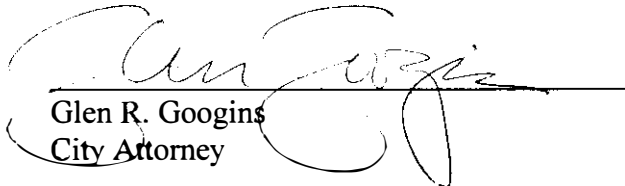
This ordinance shall take effect and be in full force on the thirtieth day from and after its adoption.

Presented by

Approved as to form by



Gary Halbert, P.E., AICP
Assistant City Manager/Director of
Development Services



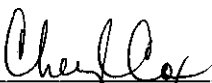
Glen R. Googins
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 14th day of February 2012, by the following vote:

AYES: Councilmembers: Aguilar, Bensoussan, Castaneda, Ramirez and Cox

NAYS: Councilmembers: None

ABSENT: Councilmembers: None



Cheryl Cox, Mayor

ATTEST:



Donna R. Norris, CMC, City Clerk

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

I, Donna R. Norris, City Clerk of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 3225 had its first reading at a regular meeting held on the 24th day of January 2012 and its second reading and adoption at a regular meeting of said City Council held on the 14th day of February 2012; and was duly published in summary form in accordance with the requirements of state law and the City Charter.

March 1, 2012
Dated



Donna R. Norris, CMC, City Clerk

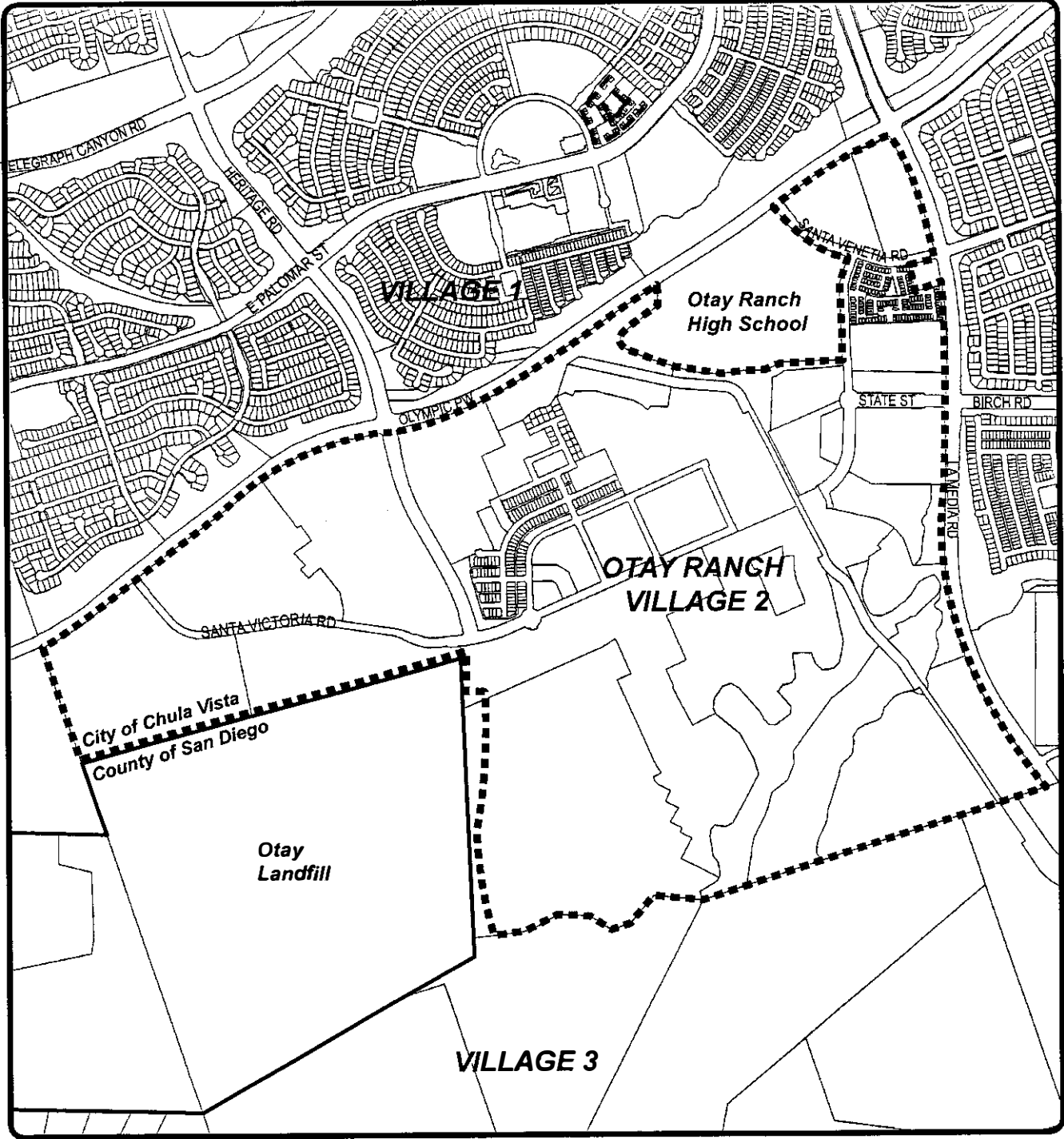
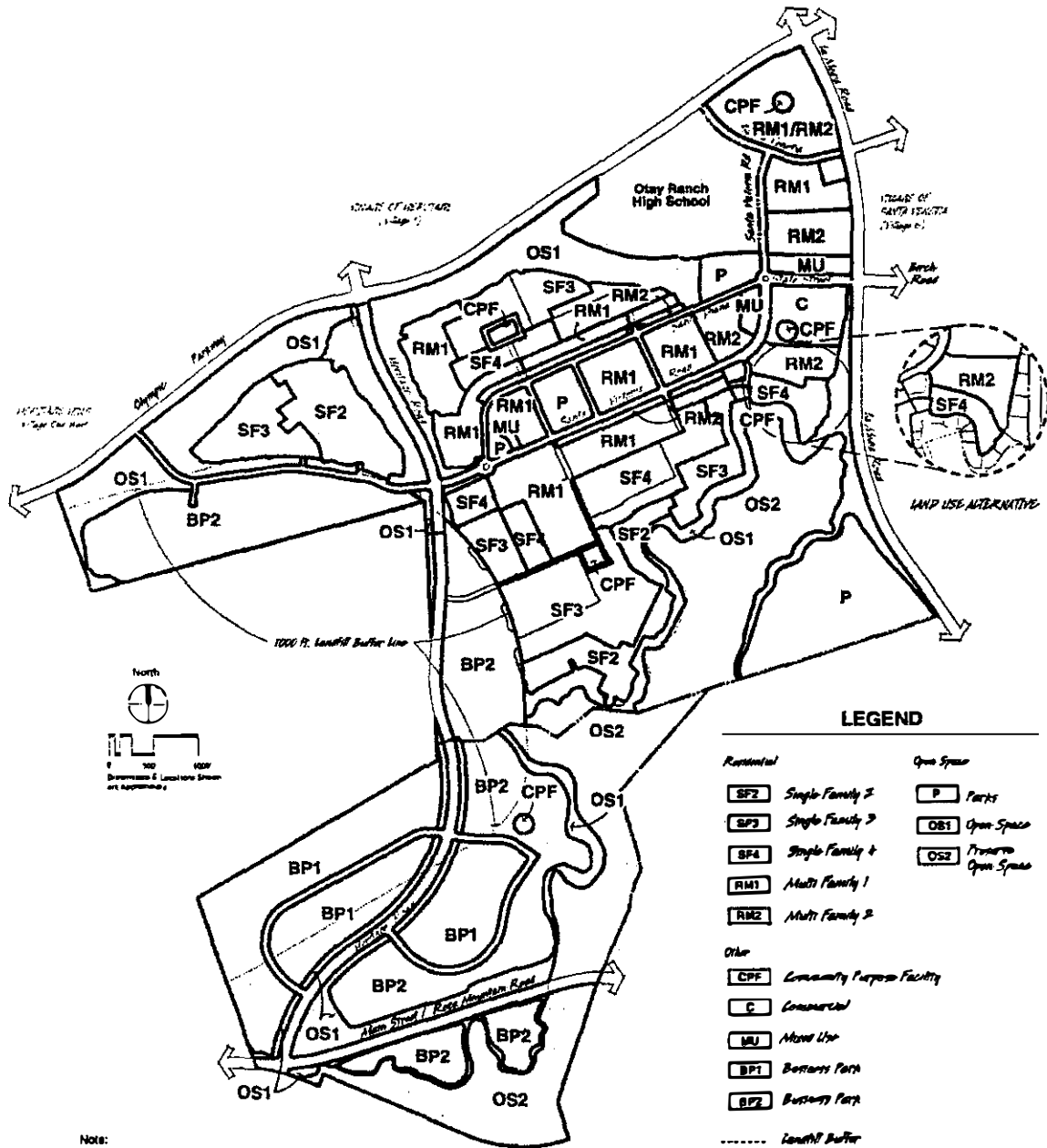


EXHIBIT A



Note:
For Land Use Alternative
R-14 changes to 8.8 acres and 145 DUs
and R15 changes to 5.2 acres and 37 lots.
Land Use remains the same.

Exhibit B

Exhibit I

Village of Montecito and Otay Ranch Business Park Zoning District Map