

ORDINANCE NO. 2546

ORDINANCE OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA AMENDING ORDINANCE NUMBER 2532 OF THE CITY OF CHULA VISTA BY ADOPTING CALIFORNIA COASTAL COMMISSION'S JANUARY 15, 1993 ACTIONS ON THE CITY OF CHULA VISTA LOCAL COASTAL PROGRAM RESUBMITTAL NUMBER B AND ACCEPTING AND INCORPORATING MODIFICATIONS TO THE SPECIFIC PLAN

WHEREAS, the City staff and consultants prepared Local Coastal Program Resubmittal Number 8, comprising the Land Use Plan and Specific Plan, for submittal to the City Council and California Coastal Commission for consideration; and,

WHEREAS, the Council adopted Ordinance Number 2532 on October 27, 1993 Adopting, on Conditions, the Bayfront Specific Plan, recertifying the Final Environmental Impact Report on the Midbayfront Local Coastal Program Resubmittal Number 8 Amendment and Addendum thereto, Re-adopting the Mitigation Monitoring Program and Statement of Overriding Considerations for the Specific Plan; and,

WHEREAS, the Local Coastal Program Resubmittal Number 8 was subsequently submitted to the California Coastal Commission ("Coastal Commission") for review, public hearing, and action; and,

WHEREAS, on January 15, 1993 the Coastal Commission reviewed Local Coastal Program Resubmittal Number 8, held the public hearing, and approved Local Coastal Program Resubmittal Number 8 with minor modifications thereto, attached hereto as Exhibit A; and,

WHEREAS, City of Chula Vista staff have reviewed the Coastal Commission modifications and determined that they are minor in content and acceptable; and,

WHEREAS, acceptance of minor modifications does not create the potential for significant environmental impacts, and a California Environmental Quality Act exemption will be filed upon the City's acceptance of modifications.

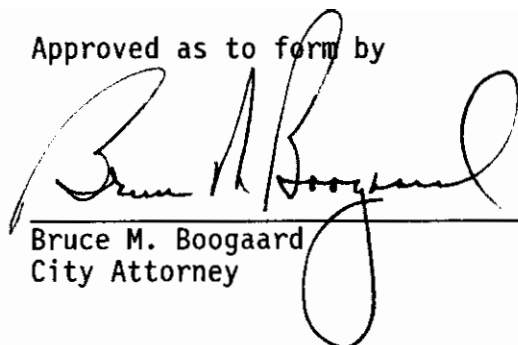
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHULA VISTA does hereby ordain that City of Chula Vista Ordinance Number 2532 is hereby amended by incorporating into the Bayfront Specific Plan thereby adopted the proposed modifications thereto made by the California Coastal Commission in their actions of their meeting of January 15, 1993 on the City of Chula Vista Local Coastal Program Resubmittal Number 8. Said modifications attached hereto as Exhibit A, as though fully incorporated herein.

Presented by



Chris Salomone  
Community Development Director

Approved as to form by



Bruce M. Boogaard  
City Attorney

**CITY OF CHULA VISTA**

**REVISED FINDINGS: LOCAL COASTAL PROGRAM AMENDMENT NO. 2-92**

**Suggested Modifications**  
approved by the California Coastal Commission  
January 15, 1993  
(March 1, 1993)

**MODIFICATIONS TO THE SPECIFIC PLAN**

1. **Parking.** Section H(4) shall be revised to read as follows: **[Chapter V. Development Criteria; H. Parking Requirements; 4. Shared Parking, page V-20]**

Where uses have predictable time cycle parking demands and where supported by appropriate traffic/parking studies, shared parking may be utilized as a means to reduce total parking lot area. The criteria and standards provided in Shared Parking published by the Urban Land Institute (ULI) should be utilized to assess parking needs and formulate shared parking agreements. Any use which intends to meet its parking requirements using shared parking shall be subject to the approval of a Conditional Use Permit as provided for in Chapter 19.14 of the Chula Vista Zoning Ordinance, Title 19 of the Chula Vista Municipal Code, and shall be further guaranteed through the execution of a deed restriction and a long-term, binding agreement. The approval of the Conditional Use Permit may, among other requirements, require a use, business or activity to only operate within restricted hours.

2. **Parking in Landscaped Right-of-Way.** Section H(6) shall be revised to read as follows: **[Chapter V. Development Criteria; H. Parking Requirements; 6. Landscaped parking in SDG&E Right-of-way, page V-20]**

Any landscaped parking in the SDG&E ROW north of Lagoon Drive shall be available on weekends and evenings for use by coastal visitors. The parking needed for visitors to the Nature Interpretive Center or for any park or public open space areas shall be provided in areas signed and exclusively reserved for such visitors. This restriction must be enforced during the operating hours of the Nature Interpretive Center and public parks. Public parks shall be open from dawn until 11 p.m. daily unless the operating hours are revised through the local coastal program amendment process. Parking for park and public open space uses shall be provided at the rate of one space per each 10,000 square feet of park or open space area, excluding the National Wildlife Refuge.

3. **Environmental Management Program.** Section D(1) shall be revised to read as follows: **[Chapter VI. Environmental Management Program; D. Midbayfront Subarea Requirements; 1. Habitat Restoration and Management Plan, page VI-2]**

Habitat Restoration and Management Plan.

To ensure an orderly and efficient implementation of various restoration and enhancement features and actions specified for the Midbayfront, a comprehensive Habitat Restoration and Management Plan shall be prepared and approved prior to the initiation of development within the Midbayfront.

Said Plan shall be the subject of a future Local Coastal Program amendment, which shall be certified by the Commission prior to the issuance of any coastal development permits for the proposed Midbayfront development.

(The remainder of the section is unchanged.)

4. Biological Resources Management Program. Section D(2) shall be revised to read as follows: [Chapter VI. Environmental Management Program; D. Midbayfront Subarea Requirements; 2. Biological Resources Management Plan, page VI-3]

#### Biological Resources Management Plan

Additional protection of the biological resources in the Wildlife Refuge shall be provided by the preparation and implementation of a comprehensive Biological Resources Management Plan for the Midbayfront development. Said Plan shall be the subject of a future Local Coastal Program amendment, which shall be certified by the Commission prior to the issuance of any coastal development permits for the proposed Midbayfront development. The plan will address the following matters:

(The remainder of the section is unchanged.)

5. Environmental Management Program. The following new Section "F" shall be included, as follows: [Chapter VI. Environmental Management Program; F. Additional Diking, Dredging or Filling of Wetland Areas, page VI-12]

Diking, dredging or filling of wetland areas consistent with the provisions of this environmental management plan shall be limited to the specific projects incorporated into this plan for the creation of new or enhanced wetlands areas. Mitigation for all disturbance of wetland areas shall be provided at the ratio of 4:1 of new wetland areas created to areas disturbed. No other diking, dredging or filling of wetlands or other wet environmentally sensitive habitat areas shall be permitted without prior Coastal Commission approval through the Local Coastal Program amendment process.

6. Environmental Management Program. The following Section "G" shall be included, as follows: [Chapter VI. Environmental Management Program; G. Interpretive Center Funding, page VI-12]

Interpretive Center Funding. Prior to the issuance of any coastal development permits for the proposed Midbayfront development, a funding mechanism for the maintenance, improvement and continued operation of the Nature Interpretive Center incorporating a benefit assessment district or other long-term method of funding shall be implemented.

7. Subarea Specific Development Standards. The following section shall be added as follows: [Chapter VII. Subarea Specific Development Standards; B. Midbayfront Subarea; 2. Residential-High District; b. Master Plan Process; 6), page VII-13]

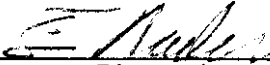
#### Section B(2)b(6)

Phasing Limitation on Residential Development. The construction phasing of residential dwelling units in the Residential-High District shall be limited to a maximum of 25% of the total number of

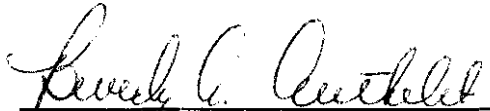
dwelling units permitted by an approved Residential Master Plan, until development within the Central Resort District has been substantially implemented, assuming the land is held by one owner. (If not held by one owner, then as directed by City per adopted phasing plan.) "Substantially implemented" shall be achieved when 50% of the building square footage permitted on an approved Central Resort District Master Plan has been constructed and the completion of the Master Plan has been assured to the satisfaction of the City of Chula Vista.

PASSED, APPROVED and ADOPTED by the City Council of the City of Chula Vista, California, this 23rd day of March, 1993, by the following vote:

AYES: Councilmembers: Fox, Horton, Moore, Rindone, Nader  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None  
ABSTAIN: Councilmembers: None

  
\_\_\_\_\_  
Tim Nader, 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. 2546 had its first reading on March 16, 1993, and its second reading and adoption at a regular meeting of said City Council held on the 23rd day of March, 1993.

Executed this 23rd day of March, 1993.

  
\_\_\_\_\_  
Beverly A. Authelet, City Clerk