

ORDINANCE NO. 3238

ORDINANCE OF THE CITY OF CHULA VISTA ADOPTING THE CALIFORNIA COASTAL COMMISSION'S AUGUST 9, 2012 ACTIONS ON THE CITY OF CHULA VISTA LOCAL COASTAL PLAN AMENDMENT 1-11 AND ACCEPTING AND INCORPORATING MODIFICATIONS TO THE SPECIFIC PLAN, APPROVING THE AMENDED SPECIFIC PLAN OF THE CHULA VISTA LOCAL COASTAL PROGRAM AND AMENDING CHULA VISTA MUNICIPAL CODE CHAPTERS 19.81 THROUGH 19.87

WHEREAS, the City of Chula Vista (City) and the San Diego Unified Port District (Port District), in a collaborative effort with the community began working on a comprehensive Chula Vista Bayfront Master Plan in 2002; and

WHEREAS, the area of land, which is the subject of this Ordinance, is diagrammatically represented in Exhibit A attached hereto and incorporated herein by this reference, and for the purpose of general description is the Chula Vista Bayfront generally located west of Interstate 5, south of the Sweetwater Marsh, east of the San Diego Bay, and north of Palomar Street, including two territory islands one generally located south of State Route 54 between Broadway and Fifth Avenue, and the other generally located on the west end of Faivre Street; and

WHEREAS, California State law requires that coastal cities adopt a Local Coastal Program (LCP) and said LCP must be certified by the California Coastal Commission before the LCP can become effective and implemented by the local jurisdiction; and

WHEREAS, the LCP is composed of a Land Use Plan (LUP) and a Specific Plan; and

WHEREAS, the LCP was certified by the California Coastal Commission on January 15, 1993 and amended by City Resolution No. 17036 and Ordinance No. 2546 on March 23, 1993; and

WHEREAS, in 2005 the City and the Port District embarked on a process to amend the LCP and Port Master Plan (PMP) in conjunction with the creation of the Chula Vista Bayfront Master Plan (CVBMP) and proposed land exchange between the Port District and a private land owner; and

WHEREAS, the amendments to the LCP and PMP resulted in changes to 1) the Port District's and City's jurisdictional boundaries, 2) proposed development projects, 3) land use designations, and 4) circulation/public access system within the Bayfront area; and

WHEREAS, the Proposed LCP Amendment is contained in a document known as Local Coastal Program Amendment 1-11 on file in the Office of the City Clerk; and

WHEREAS, the Planning Commission set the time and place for a hearing on the LCP Amendment 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 1,000 feet of the exterior boundary of the CVBMP, at least ten (10) days prior to the hearing; and

WHEREAS, a hearing at the time and place as advertised, namely May 18, 2010, at 1:00 p.m. in the Council Chambers, 276 Fourth Avenue, was held before the Planning Commission and said hearing was thereafter closed; and

WHEREAS, the Planning Commission reviewed and considered the Proposed LCP Amendment; and

WHEREAS, the Planning Commission after considering all evidence and testimony presented recommended that the City Council approve the LCP Amendment, including the Specific Plan; and

WHEREAS, a hearing time and place was set by the Chula Vista Redevelopment Corporation for consideration of the LCP Amendment and notice of said 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 and residents within 1,000 feet of the exterior boundary of the CVBMP, at least ten (10) days prior to the hearing; and

WHEREAS, the Chula Vista Redevelopment Corporation held a duly noticed public hearing to consider said amendment at the time and place as advertised, namely May 18, 2010 at 1:00 p.m. in the Council Chambers, 276 Fourth Avenue, said hearing was thereafter closed; and

WHEREAS, the Chula Vista Redevelopment Corporation reviewed and considered the Proposed LCP Amendment; and

WHEREAS, the Chula Vista Redevelopment Corporation after considering all evidence and testimony presented recommended that the City Council approve the LCP Amendment, including the Specific Plan; and

WHEREAS, the City Council set the time and place for the hearing on the LCP Amendment, including the Specific Plan, and notices 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 1,000 feet of the exterior boundary of the CVBMP at least ten (10) days prior to the hearing; and

WHEREAS, the duly called and noticed public hearing on the LCP Amendment, including the Specific Plan, was held before the City Council on May 18, 2010, in the Council Chambers in the City Hall, City of Chula Vista Civic Center, 276 Fourth Avenue, at 1:00 p.m. to receive the recommendations of the Planning Commission and Chula Vista Redevelopment Corporation and to hear public testimony with regard to the same; and

WHEREAS, the City Council did thereby approve the LCP Amendment, including the Specific Plan in accordance with a first reading of the subject ordinance, i.e., the Specific Plan; and

WHEREAS, the City Council thereby certified that the LCP is intended to be carried out in a manner fully conforming with the California Coastal Act of 1976 (Public Resources Code Section 30510(a)); and

WHEREAS, the City Council found that the LCP complied with the guidelines established by the Coastal Commission and contained materials sufficient for a thorough and complete review (Public Resources Code Section 30510(b)); and

WHEREAS, after the duly called and noticed public hearing the City Council thereby directed the City Manager or his designee to submit the adopted resolution and the LCP, consisting of both the LUP and the Specific Plan, to the Coastal Commission and that the Coastal Commission certify the same (Public Resources Code Section 30514); and

WHEREAS, the City Manager subsequently submitted the adopted resolution and the LCP, consisting of both the LUP and the Specific Plan, to the California Coastal Commission for review, public hearing and certification; and

WHEREAS, on August 9, 2012, the California Coastal Commission after a duly noticed public hearing, reviewed and approved the LCP with suggested modifications to the Specific Plan, attached hereto as Exhibit C; and

WHEREAS, the California Coastal Commission subsequently forwarded a copy of its resolution of certification, including all of the suggested modification to the Specific Plan, to the City Council; and

WHEREAS, the City Council acknowledges receipt of the California Coastal Commission resolution of certification, including all of the suggested modifications to the Specific Plan; and

WHEREAS, the City Council has reviewed the California Coastal Commission's suggested modifications to the Specific Plan and determined that they are acceptable.

I. NOW, THEREFORE, BE IT ORDAINED that the City Council of the City of Chula Vista does hereby find and determine as follows:

A. ENVIRONMENTAL DETERMINATION

In accordance with the requirements of the California Environmental Quality Act (CEQA), the proposed LCP amendments were the subject of the *Final Environmental Impact Report (EIR) prepared for the Bayfront Master Plan and Port Master Plan Amendment (dated April 2010) (UPD #83356-EIR-658; SCH No. 2005081077)* (Final EIR) which was certified on May 18, 2010 and whereby, the requisite CEQA Findings of Fact pursuant to Section 15096(h) of the CEQA Guidelines and a Mitigation Monitoring and Reporting Program (MMRP) were adopted.

B. CONSISTENCY WITH GENERAL PLAN AND CALIFORNIA COASTAL ACT

The City Council finds that the amendment to the Local Coastal Program Specific Plan, including the Coastal Commission suggested modifications thereto, are consistent with the City of Chula Vista General Plan and the California Coastal Act Policies. The proposed amendment and suggested modifications are based on sound planning principles and practices that will provide for the protection and conservation of sensitive natural resources. The amendment allows the transfer of development from the Sweetwater District to the Harbor District, which is a previously developed and less sensitive area of the Bayfront, leading to the development of a project that will minimize potential negative impacts. The amendment will also contribute to provide and conserve bay views and provide more direct access to the Bayfront creating better connection to the rest of the city and the region. This will open up the Bayfront for the enjoyment of residents and visitors. The proposed amendment will be conducive to the development of the Bayfront and the creation of a world-class destination for residents and visitors.

C. ACKNOWLEDGEMENT AND ACCEPTANCE OF RESOLUTION

The City Council does hereby acknowledge receipt of the California Coastal Commission resolution of certification, as referenced in the California Coastal Commission's Staff Report of August 9, 2012, including all of the suggested modifications to the Local Coastal Plan Specific Plan, and accept the same.

II. BE IT FURTHER ORDAINED, that the City Council does hereby adopt this ordinance approving the California Coastal Commission's August 9, 2012 actions on the City of Chula Vista Local Coastal Plan Amendment 1-11 and accepting and incorporating modifications to the Specific Plan, approving the amended Specific Plan of the Chula Vista Local Coastal Program, attached hereto as Exhibit B and Exhibit C, respectively, and incorporated herein by this reference, and thereby amending Chula Vista Municipal Code Chapters 19.81 thru 19.87.

III. EFFECTIVE DATE


This Ordinance shall take effect thirty (30) days after the second reading of the ordinance by the City Council.

Presented by



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

Approved as to form by



Glen R. Gogins
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 2nd day of October 2012, by the following vote:

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

NAYS: Councilmembers: None

ABSENT: Councilmembers: None



Cheryl Cox, Mayor

ATTEST:

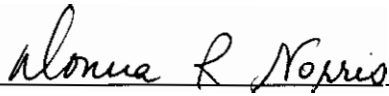


Donna R. Norris, CMC, City Clerk

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. 3238 had its first reading at a regular meeting held on the 25th day of September 2012 and its second reading and adoption at a regular meeting of said City Council held on the 2nd day of October 2012; and was duly published in summary form in accordance with the requirements of state law and the City Charter.

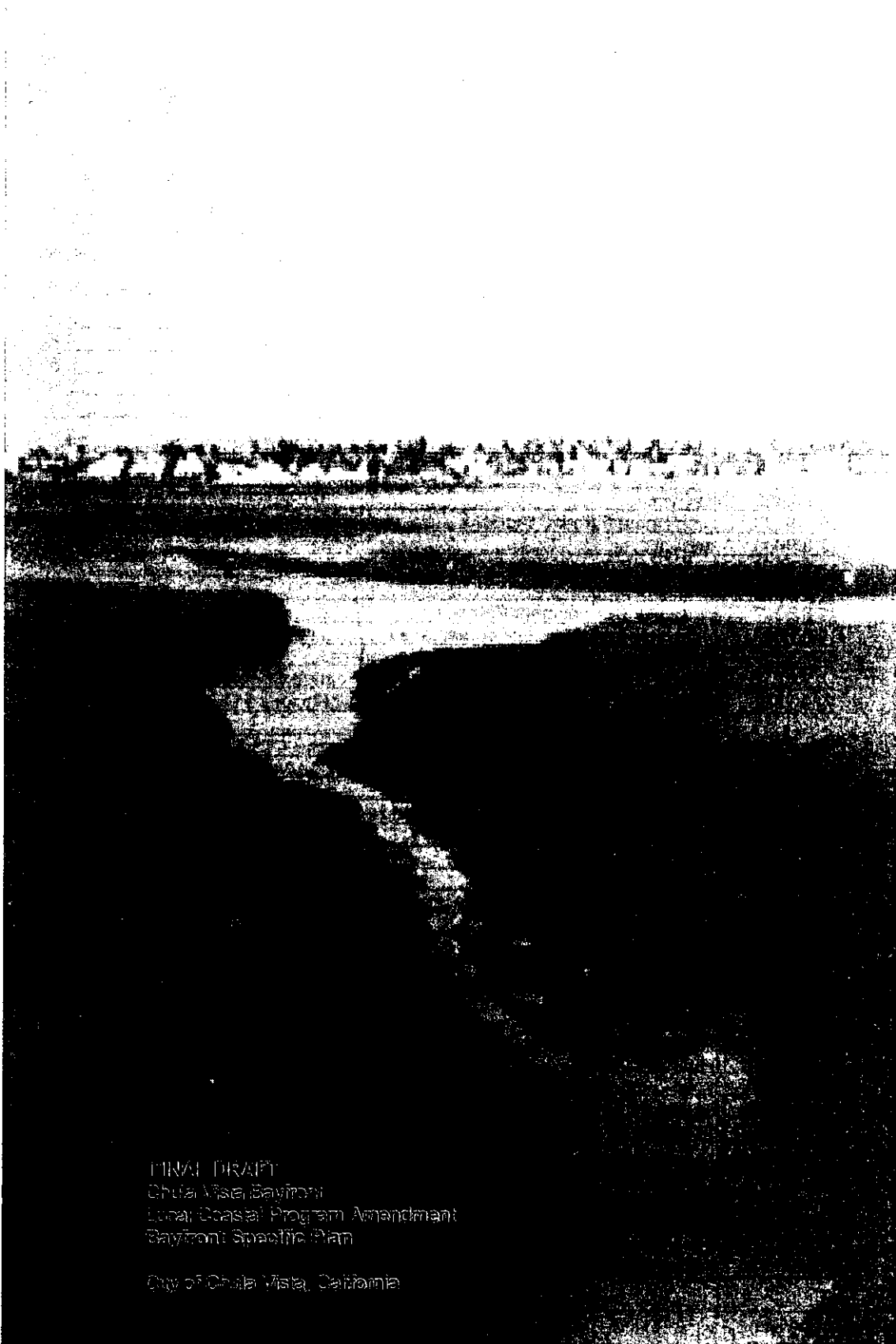
October 11, 2012
Dated



Donna R. Norris, CMC, City Clerk

LCP Planning Area





FINAL DRAFT
Chula Vista Bayfront
Local Coastal Program Amendment
Bayfront Specific Plan

City of Chula Vista, California

**Chula Vista Bayfront
Local Coastal Program Amendment
Bayfront Specific Plan**

Table of Contents

| | |
|---|-----------|
| Chapter 19.81 Bayfront Specific Plan – Scope and Purpose | 1 |
| 19.81.001 Purpose | 1 |
| 19.81.002 Scope | 1 |
| 19.81.003 Authority | 6 |
| Chapter 19.82 Bayfront Specific Plan – General Provisions | 8 |
| 19.82.001 Zoning | 8 |
| 19.82.002 Conflicts, Interpretation, and Applicability of Provisions | 8 |
| 19.82.003 Plan Amendment | 8 |
| 19.82.004 Incorporation by Reference | 8 |
| 19.82.005 Issues Not Covered | 9 |
| Chapter 19.83 Bayfront Specific Plan – Coastal Development Permit Procedures | 10 |
| 19.83.001 Purposes | 10 |
| 19.83.002 Definitions | 10 |
| 19.83.003 Development Permit Conditions | 12 |
| 19.83.004 Applicability | 13 |
| 19.83.005 De Minimis Development | 13 |
| 19.83.006 Exemptions | 14 |
| 19.83.007 Emergency Development Permit | 15 |
| 19.83.008 Notice of Appealable Developments | 15 |
| 19.83.009 Public Hearing on Appealable Developments | 16 |
| 19.83.010 Notice of Local Government Action Where Hearing Continued | 16 |
| 19.83.011 Notice of Nonappealable Developments that Require a Public Hearing – Conditional Uses | 16 |
| 19.83.012 Public Hearing on Nonappealable Developments – Conditional Uses | 17 |
| 19.83.013 Notice of Nonappealable Developments That Do Not Require a Public Hearing – Permitted Uses | 17 |
| 19.83.014 Determination of Applicable Notice and Hearing Procedures | 17 |
| 19.83.015 Finality of City Action | 18 |
| 19.83.016 Final City Action – Notice | 18 |
| 19.83.017 Failure to Act – Notice | 18 |
| 19.83.018 Local Government Action – Effective Date | 19 |
| 19.83.019 Exhaustion of Local Appeals | 19 |
| 19.83.020 Appeal Fee | 19 |
| Chapter 19.84 Bayfront Specific Plan – Land Use Zones | 21 |
| 19.84.001 Purpose and Scope | 21 |
| 19.84.002 Commercial Zones | 21 |
| 19.84.003 Industrial Zones | 27 |
| 19.84.004 Public/Quasi-Public and Open Space Zones | 29 |
| 19.84.005 Residential Zones | 31 |
| 19.84.006 Circulation and Other Designations | 32 |
| Chapter 19.85 Bayfront Specific Plan – Development Criteria | 49 |
| 19.85.001 Purpose and Scope | 49 |
| 19.85.002 Permitted Uses | 49 |
| 19.85.003 Development Intensity | 49 |
| 19.85.004 Height Regulations | 50 |

| | | |
|---|--|------------|
| 19.85.005 | Sign Regulations | 54 |
| 19.85.006 | Form and Appearance | 58 |
| 19.85.007 | Infrastructure | 63 |
| 19.85.008 | Parking Requirements | 65 |
| 19.85.009 | Usable Open Space Standards | 71 |
| 19.85.010 | Site Development Standards | 72 |
| 19.85.011 | Grading and Drainage | 74 |
| 19.85.012 | Special Conditions | 88 |
| Chapter 19.86 Bayfront Specific Plan – Environmental Management Program | | 91 |
| 19.86.001 | Purpose and Scope | 91 |
| 19.86.002 | Resource Elements | 91 |
| 19.86.003 | Environmental Management Requirements | 92 |
| 19.86.004 | Environmental Management of Delineated Resources | 98 |
| 19.86.005 | Environmental Management of Delineated Resources | 99 |
| 19.86.006 | Additional Diking, Dredging, or Filling of Wetland Areas | 99 |
| 19.86.007 | Water Quality Requirements | 100 |
| Chapter 19.87 Bayfront Specific Plan – Infrastructure Financing and Funding Mechanisms | | 102 |
| 19.87.001 | Redevelopment Funds | 120 |
| 19.87.002 | Community Development Block Grants (CDBG) | 121 |
| 19.87.003 | Business Improvement Districts | 121 |
| 19.87.004 | Development Impact Fees | 122 |
| 19.87.005 | TransNet | 122 |
| 19.87.006 | Grant Funding | 123 |
| 19.87.007 | General Fund | 123 |
| 19.87.008 | Other Funding Sources | 123 |
| 19.87.009 | Relation of Funding to Other Bayfront Specific Plan Provisions | 123 |

List of Tables

Table 1: Building Height Limits by Parcel Area 54

List of Figures

Exhibit 1: Regional Location Map 3
Exhibit 2: Coastal Zone Map 4
Exhibit 3: Jurisdictional Boundaries 5
Exhibit 4: LCP Planning Area 7
Exhibit 5: Zoning Map 23
Exhibit 6: Form and Appearance Map 60
Exhibit 7a: Circulation Map – Roads and Public Transportation Network 66
Exhibit 7b: Circulation Map - Pedestrian Network 67
Exhibit 7c: Circulation Map – Bicycle Network 68
Exhibit 8: Utilities Systems Map 69

**CHAPTER 19.81
BAYFRONT SPECIFIC PLAN – SCOPE
AND PURPOSE**

Sections:

- 19.81.001 Purpose.
- 19.81.002 Scope.
- 19.81.003 Authority.

19.81.001 Purpose.

The Chula Vista local coastal program (LCP) implementation program (hereinafter referred to as the Bayfront Specific Plan) is adopted by City Council Ordinance No. XXXXX, to protect and promote the health, safety, morals, peace, comfort, convenience, prosperity and general welfare. It is intended to implement the Chula Vista general plan and the Chula Vista local coastal program land use plan, which are also being implemented by the Chula Vista redevelopment plan.(Ord. 2523,1992; Res. 11903, 1985)–The Bayfront Specific Plan is intended to implement the Chula Vista General Plan and the Chula Vista LCP Land Use Plan (LUP) and their goals, objectives, and policies, which are also being implemented by the Bayfront Redevelopment Plan prepared by the Redevelopment Agency of the City of Chula Vista, California (Agency) pursuant to the California Community Redevelopment Law (Health and Safety Code Section 33000, et seq.), the California Constitution, and all applicable laws and ordinances, and last amended on June 23, 1998 by City Council Ordinance No. 2734.

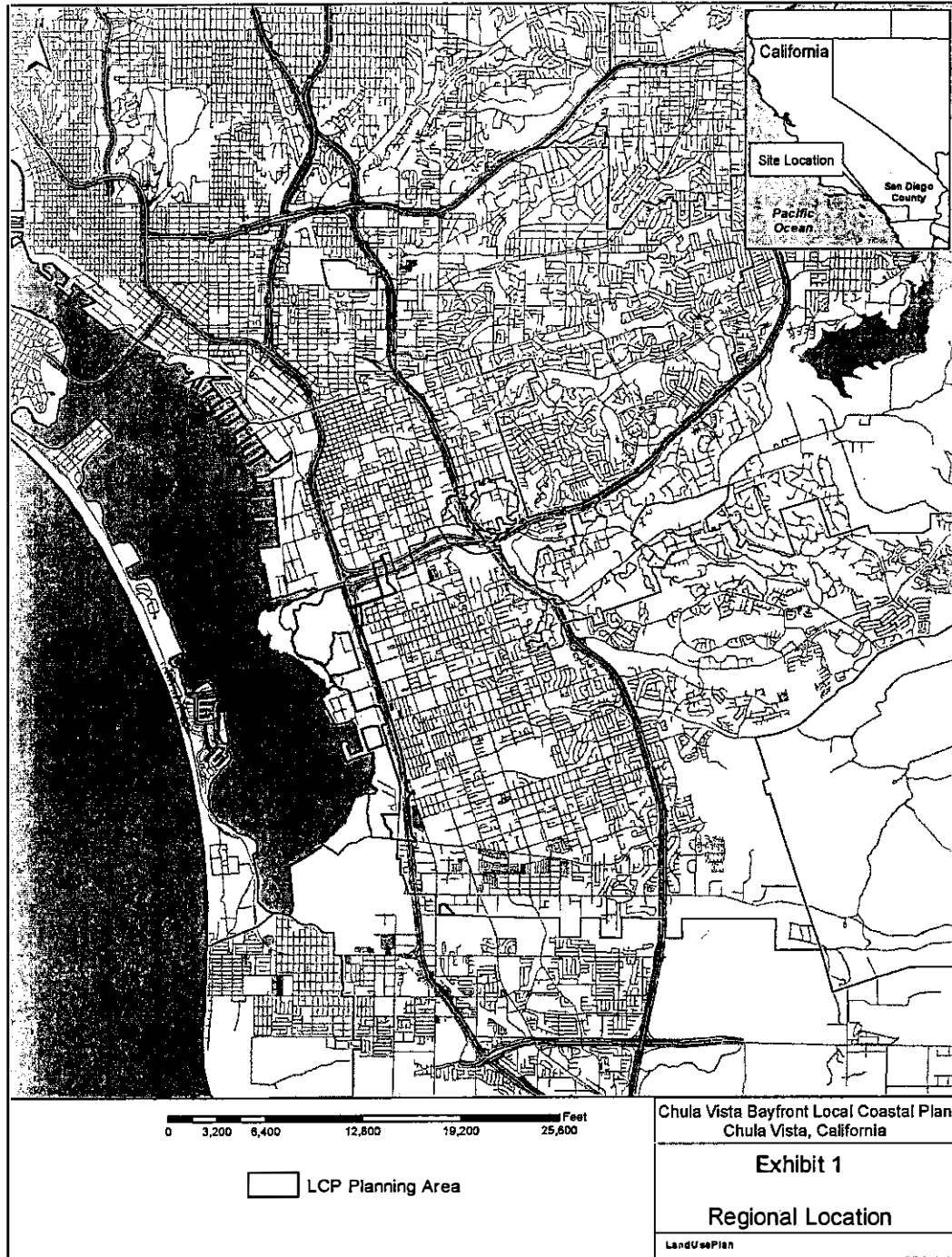
19.81.002 Scope.

~~The Chula Vista local coastal program implementation program shall govern and regulate all development within the Chula Vista local coastal program boundary as depicted on Exhibit 2, entitled “Coastal Zone with Subareas,” herein.~~

The Chula Vista Coastal Zone (Coastal Zone) is located in the City of Chula Vista (City) in San Diego County, California (Exhibit 1). The City is bounded by the Cities of National City to the north and San Diego and Imperial Beach to the south. The Chula Vista Bayfront coastal area (Bayfront) is located within the Coastal Zone and encompasses the coastal lands from the City’s northern boundary south to Palomar Street and west of and including Interstate 5. The Bayfront area also includes two inland parcels of land located east of I-5, one located on the south of the west end of Faivre Street and the other located in the northern part of the City. The portion of the Coastal Zone located south of Palomar Street, known as the West Fairfield Planning Area, is not included in the Bayfront area (Exhibit 2).

The Bayfront area consists of lands under the jurisdiction of the San Diego Unified Port District (Port) and lands under the jurisdiction of the City (Exhibit 3). The subject of the LCP Amendment (Chula Vista LCP Planning Area) is non-Port parcels under the jurisdiction of the City, including privately owned lands and City-owned lands, within the Bayfront area. A large block of land located in the northern portion of the Bayfront area near the Sweetwater Marsh National Wildlife Refuge (LUP Subarea 1, Sweetwater District), owned by a private entity, was part of a land exchange with the Port for more developable parcels located in the central portion of the Bayfront area (LUP Subarea 2, Harbor District) and southern portion of the Bayfront area (LUP Subarea 3, Otay District). The land exchange included the transfer, after approval of the land exchange by the California State Lands Commission, of six parcels in the Sweetwater District from the private

owner to the Port in exchange for four parcels in the Harbor District from the Port to the private owner. This land transfer shifted the jurisdiction of the four parcels in the Harbor from the Port to the City.





11-336



11-337

The Bayfront Specific Plan shall govern and regulate all development within the Chula Vista LCP Planning Area boundary as depicted in Exhibit 4, herein. (Ord. xxxx, 200X).

19.81.003 Authority.

~~The Chula Vista Bayfront Local Coastal Program Implementation Program. The Bayfront Specific Plan~~ is adopted pursuant to Section 30500(a) of the California Public Resources Code, relating to the requirements of a city to implement the provisions and policies of the California Coastal Act. ~~The Implementation Program. This Bayfront Specific Plan~~ is further adopted pursuant to Sections 65450 through 66507 65457 of the California Government Code, and ~~Chula Vista Municipal Code~~ Title 19, Chapter 19.07, Chapter 19.07 Chula Vista Municipal Code (CVMC), relating to specific plans. (~~Ord. 2532, 1992~~) (Ord. xxxx, 200X).



**CHAPTER 19.82
BAYFRONT SPECIFIC PLAN –
GENERAL PROVISIONS**

Sections:

- 19.82.001 Zoning.
- 19.82.002 Conflicts, interpretation, and applicability of provisions.
- 19.82.003 Plan amendment.
- 19.82.004 Incorporation by reference.
- 19.82.005 Issues not covered.

19.82.001 Zoning.

~~The Chula Vista coastal program implementation program is adopted as a specific plan by ordinance, in accordance with Chapter 19.07 CVMC, Specific Plans, and therefore serves as the zoning for all property within the scope of the plan area. The Bayfront Specific Plan is adopted, pursuant to Government Code Section 65451(b), as a specific plan by ordinance to implement applicable provisions of the General Plan, in accordance with Chapter 19.07 CVMC, Specific Plans, and therefore serves as the zoning for all property within the scope of the plan area. (Ord. XXXX, 200X).~~

19.82.002 Conflicts, Interpretation, and Applicability of Provisions.

~~Whenever the provisions of this Bayfront Specific Plan conflict with the provisions of the Chula Vista zoning provisions (CVMC Title 19, Zoning and Specific Plans, hereinafter referred to as the "Chula Vista Zoning Code") or whenever the provisions reflect an internal conflict, the following rules shall apply: The Bayfront Specific Plan provisions shall supersede those of the Chula Vista Zoning ordinance Code and the subarea provisions shall supersede areawide provisions, as set forth in Sections IV and III, respectively, of the LUP (adopted by City Council Ordinance No. XXXXX on XXXXXX, 200X). In the event that a map specification or illustration is found to be infeasible, then the nearest to the original that is deemed feasible and practicable shall apply. In all cases, whenever provisions require interpretation, the Chula Vista Bayfront Land Use Plan LUP shall provide clarification or amplification. (Ord. 2532, 1992; Res. 11903, 1985).~~

19.82.003 Plan Amendment.

~~Amendments to this Bayfront Specific Plan shall require an amendment to the Chula Vista zoning ordinance Zoning Code and shall be subject to the applicable sections of the California Coastal Act relating to amendments to Local Coastal Programs LCPs. (Ord. 2532, 1992; Res. 11903, 1985). (Ord. xxxx, 200X).~~

19.82.004 Incorporation by Reference.

~~Whenever this Bayfront Specific Plan refers to another article, section, or subsection of the Chula Vista zoning ordinance, Title 19 of the Municipal Code, Zoning Code, such reference shall be deemed incorporated herein, by reference. Such Article, Section, or Subsection of the Chula Vista zoning code is in force as of the date of the adoption if this Implementation Program. Subsequent Amendments to the Chula Vista Zoning Code shall also be applicable, but only to the extent that such amendments are not in conflict with the Chula Vista Coastal Program Land use Plan and Bayfront Specific Plan adopted after the effective date of this Specific Plan shall apply to properties within the LCP Planning Area in accordance with the provisions of Section 19.82.002,~~

above. A subsequent amendment to the Chula Vista Zoning Code that is in conflict with this Bayfront Specific Plan shall not be applicable without an amendment to this plan. ~~The applicability of provisions incorporated by reference may also be affected by development agreements which may also be entered into by the City and property owners within the plan area (Ord. 2532, 1992; Res. 11903, 1985).~~ No provisions of the Chula Vista Zoning Code shall be incorporated by reference to the extent prohibited by development agreements entered into by the City and property owners within the LCP Planning Area. (Ord. xxxx, 200X).

19.82.005 Issues Not Covered.

In the event that an issue is not covered by any provisions or regulations provided for herein, then the issue shall be governed by the applicable regulations of the Chula Vista Zoning ordinance Code. ~~(Ord. 2523, 1992)~~ (Ord. xxxx, 200X).

**CHAPTER 19.83
BAYFRONT SPECIFIC PLAN – COASTAL DEVELOPMENT PERMIT PROCEDURES**

Sections:

- 19.83.001 Purposes.
- 19.83.002 Definitions.
- 19.83.003 Development permit conditions.
- 19.83.004 Applicability.
- 19.83.005 De minimis development.
- 19.83.006 Exemptions.
- 19.83.007 Emergency development permit.
- 19.83.008 Notice of appealable developments.
- 19.83.009 Public hearing on appealable developments.
- 19.83.010 Notice of local government action where hearing continued.
- 19.83.011 Notice of nonappealable developments that require a public hearing – Conditional uses.
- 19.83.012 Public hearing on nonappealable developments – Conditional uses.
- 19.83.013 Notice of nonappealable developments that do not require a public hearing – Permitted uses.
- 19.83.014 Determination of applicable notice and hearing procedures.
- 19.83.015 Finality of City action.
- 19.83.016 Final City action – Notice.
- 19.83.017 Failure to act – Notice.
- 19.83.018 Local government action – Effective date.
- 19.83.019 Exhaustion of local appeals.
- 19.83.020 Appeal fee.

19.83.001 Purposes.

This ~~part section~~ establishes the permit procedures for developments located in the coastal zone as defined in Section 30150 of the Public Resources Code. This ~~article chapter~~ is based on the LCP implementation regulations adopted by the California Coastal Commission pursuant to Public Resources Code Sections 30333 and 30501, and as such shall constitute the procedural requirements for review of developments in the coastal zone pursuant to Public Resources Code Section 30600(d). (~~Ord. 2523, 1992~~) (Ord. xxxx, 200X).

19.83.002 Definitions.

“Aggrieved person” means any person who, in person or through a representative, appeared at a public hearing of the City in connection with the decision or action appealed, or who, by other appropriate means prior to a hearing, informed the City of the nature of his concerns, or who for good cause was unable to do either.

“Allowable use” means any use allowed by right that does not require a public hearing or any discretionary or nondiscretionary permit of the approving authority.

“Appealable development” means, in accordance with Public Resources Code Section 30603(a), any of the following:

- A. Developments approved by the local government between the sea and the first public road, or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, whichever is the greater distance.
- B. Developments approved by the local government, not included within paragraph (A) above of this definition, located on tidelands, submerged lands, or public trust lands; within 100 feet of any wetland, estuary, or stream; or within 300 feet of the top of the seaward face of any coastal bluff
- C. Any development that constitutes a major energy facility. The phrase "major public works project or a major energy facility" is as used in Public Resources Code Section 30603(a)(5), or "energy facility," as defined by Public Resources Code Section 30107, with a value exceeding \$100,000, as adjusted from the 1982 base year per the Engineering News Record Construction Cost Index.
- D. Developments approved by the local government not included within paragraph (A) or (B) that are located in a sensitive coastal resource area.

"Appellant" means any person who may file an appeal and includes an applicant, any aggrieved person, or any two members of the Coastal Commission.

"Applicant" means the person, partnership, corporation, or state or local government agency applying for a coastal development permit.

"Approving authority" means the City officer, planning commission, or council approving a coastal development permit.

"Categorically excluded development" means a development (upon request of the City, public agency, or other person) that the Coastal Commission has determined, pursuant to Section 30610(e) of the Public Resources Code, to have no potential for significant adverse environmental effects and therefore has been issued an exclusion from the coastal development permit requirements in accordance with the applicable regulations.

"Coastal Commission" means the California Coastal Commission.

"Coastal development permit" means a letter or certificate issued by the City, in accordance with the provisions of this chapter, after the applicant has submitted all necessary supplementary documentation required to satisfy the conditions precedent in the notice to issue a coastal development permit.

"Conditional use" means any use that requires a public hearing.

"Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code); and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, and kelp harvesting.

"Structure," as used in this chapter, includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

"Development permit procedures" means access, open space, and conservation requirements.

Wherever reservation of an interest in land for public access, open space, or conservation is required by the LCP, it shall be a condition of the coastal development permit.

"Emergency" means a sudden, unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services.

"Emergency development" means work undertaken to resolve problems resulting from a situation falling within the definition of "emergency."

"Local coastal program" means the City's land use plan, zoning ordinances, zoning maps, and other implementing actions certified by the Coastal Commission as meeting the requirements of the California Coastal Act of 1976.

"Notice to issue coastal development permit" means a letter or certificate issued by the City, in accordance with the provisions of this chapter, approving a development, subject to fulfillment of conditions prior to issuance of a coastal development permit, but if such conditions are fulfilled, as being in conformance with and adequate to carry out the LCP.

"Permitted use" means any use allowed by right that does not require a public hearing, but does require a discretionary or nondiscretionary permit (e.g., building permit) to be issued by the approving authority.

"Other permits and approvals" means permits and approvals, other than a coastal development permit, required to be issued by the approving authority before a development may proceed. (~~Ord. 2532, 1992; Ord. 2168-51 (part) Res. 11903, 1985~~). (Ord. XXXX, 200X).

19.83.003 Development Permit Conditions.

Wherever reservation of an interest in land for public access, open space, or conservation is required by the LCP, it shall be a condition of the coastal development permit.

1. Legal Instruments Required. Prior to issuance of a coastal development permit, where a public access way or open space or conservation restriction on land is required by this ~~Local Coastal Program~~ LCP, each applicant shall record one of the following legal documents as specified in the conditions of approval:
 - a. Irrevocable Offer of Dedication. The applicant shall submit a preliminary title report and record an irrevocable offer to dedicate the access way, open space, or conservation easement or to convey such interest in property in fee ~~the access way~~, as described in the permit conditions, free of prior liens or encumbrances, except for tax liens. This offer can be accepted within 21 years by a nonprofit organization or governmental agency subject to approval by the Executive Director of the Coastal Commission. Until this offer is accepted or until the landowner allows, the public has no right to use the access way, provided that the landowner shall not interfere with established existing public use.
 - b. Outright Grant of Fee Interest or Easement. If the project is important in and of itself for public access, open space, or conservation needs, and the size and scope of the

11-344

proposed development is such that an outright conveyance interest is appropriate, or there is an accepting agency approved by the Executive Director of the Coastal Commission available to accept the easement or fee interest, it can be required prior to issuance of the Coastal Development Permit. Until such a grant is accepted or until the landowner allows, the public has no right to use the access way, provided that the landowner shall not interfere with established existing public use.

- c. Required Information. As a condition of the issuance of a Coastal Development Permit, title information and all necessary subordination agreements shall be required. Title insurance may also be required when extensive interests inland are being granted. (~~Ord. 2532, 1992; Ord. 2168-51 (part) Res. 11903, 1985~~). (Ord. xxxx, 200X).

19.83.004 Applicability.

Except as provided in CVMC 19.83.005 and 19.83.006, any person wishing to undertake a development in the coastal zone shall obtain a coastal development permit in accordance with the provisions of this ~~article~~ chapter, in addition to any other permit required by law. Development undertaken pursuant to a coastal development permit shall conform to the plans, specifications, terms, and conditions approved in granting the permit. The procedures prescribed herein may be used in conjunction with other procedural requirements of the City, provided that the minimum requirements as specified herein are met. (~~Ord. 2643, 1994; Ord. 2532, 1992; Res. 13957, 1989; Res. 11903, 1985~~). (Ord. xxxx, 200X).

19.83.005 De Minimis Development.

The Director of Planning and Building may issue a written waiver from the coastal development permit requirements of this chapter for any development that is de minimis. A proposed development is de minimis if the Director of Planning and Building determines, based on a review of an application for a coastal development permit, that the development involves no potential for any adverse effect, either individually or cumulatively, on coastal resources and that it will be consistent with all applicable objectives, policies, and standards of the certified LCP. The determination shall be made in writing and based upon factual evidence.

1. De minimis waivers shall be permitted only in the nonappealable area of the City's coastal development permitting jurisdiction when no local public hearing is required.
2. The Director of Planning and Building may consider the following types of projects for possible permit waivers:
 - a. Projects that would have been placed on the consent calendar of the City Council agenda without special conditions;
 - b. Projects fully consistent with the certified ~~Local Coastal Program~~ LCP and for which all applicable policies of the LCP are objective in nature, such that staff does not have to exercise its judgment as to satisfaction of subjective criteria; and
 - c. Projects located in areas where similar projects have been approved as a routine matter without conditions or opposition.
3. The following projects will not be considered for possible waivers:
 - a. Projects that involve questions as to conformity with the certified LCP, or that may result in potential impacts on coastal resources and public access;

- b. Projects with known opposition or probable public controversy; and
 - c. Projects that involve divisions of land including condominiums.
4. If, upon review of the coastal development permit application, the Director of Planning and Building determines that the development is de minimis, the applicant shall post public notice of the de minimis waiver on the property for at least 7 calendar days prior to the final decision granting the waiver. Notice of intent to issue a de minimis waiver shall also be made to the Coastal Commission and to persons known to be interested in the proposed development in the following manner:
- Within ~~ten~~ 10 calendar days of accepting an application for a de minimis waiver or at least ~~seven~~ 7 calendar days prior to the decision on the application, the Director of Planning and Building shall provide notice, by first class mail, of pending waiver of permit requirements. This notice shall be provided to all persons who have requested to be on the mailing list for that development project or site or for coastal decisions within the local jurisdiction, to all property owners and residents within ~~400~~ 300 feet of the perimeters of the parcel on which the development is proposed, and to the Coastal Commission.
5. The notice shall contain the following information:
- a. A general description of the proposed project and location;
 - b. A statement that the development is within the coastal zone;
 - c. The date of filing of the application and the name of the applicant;
 - d. The number assigned to the application;
 - e. The date at which the waiver may become effective;
 - f. The general procedure concerning the submission of public comments either in writing or orally prior to the decision; and
 - g. A statement that a public comment period of sufficient time to allow for the submission of comments by mail will be held prior to the decision.

The Director of Planning and Building shall report to the City Council at its next available public meeting those projects for which waivers are proposed, with sufficient description to give notice of the proposed development to the City Council. A list of waivers issued by the Director of Planning and Building shall be available for public inspection at the public counter of the community development department and at the City Council meeting during which any waivers are reported. A waiver shall not take effect until after the Director of Planning and Building makes his/her report to the City Council. If one-third of the City Council (two members) so request, such issuance shall not be effective and, instead, the application for a coastal development permit shall be processed in accordance with the provisions of this chapter. (~~Ord. 2532, 1992; Res. 13957, 1989; Res. 11903, 1985~~)-(Ord. XXXX, 200X).

19.83.006 Exemptions.

1. The following shall be considered exemptions from a Coastal Development Permit:

- a. Repair and maintenance activities that do not result in an addition to or enlargement or expansion of the object of such activities, except as otherwise specified by the Coastal Commission in Subchapter 7, Title 14, California Administrative Code, and any amendments thereafter adopted.
 - b. Activities of public utilities as specified in the repair, maintenance, and utility hook-up exclusion adopted by the Coastal Commission on September 5, 1978.
 - c. Occupancy permits.
 - d. Improvements to single-family residences, except as otherwise specified by the Coastal Commission in Subchapter 6, Title 14, California Administrative Code, and any amendments thereafter adopted.
 - e. Improvements to any structure other than a single-family residence or a public works facility, except as otherwise specified by the Coastal Commission in Subchapter 7.5, Title 14, California Administrative Code, and any amendments thereafter adopted.
2. Notice of exempt development shall be as follows: A permit issued by the City for a development that is exempt from the coastal development permit requirements shall be exempt from the notice and hearing requirements of this chapter. The City shall maintain a record for all permits issued for exempt developments that shall be made available to the Coastal Commission or any interested person upon request. This record may be in the form of any record of permits issued currently maintained by the City, provided that such record includes the applicant's name, the location of the project, and a brief description of the project. (~~Ord. 2532, 1992; Ord. 2168 5 1 (part), 1986; Res. 11903, 1985~~)-(Ord. xxxx, 200X).

19.83.007 Emergency Development Permit.

Application for and issuance of an emergency development permit shall comply with requirements set forth in Article 2, Sections 13329, 13329.1, 13329.2, 13329.3, and 13329.4 of the California Administrative Code (California Code of Federal Regulations Title 14). An application and permit form prepared in compliance with said article shall be adopted by the City. (~~Ord. 2532, 1992; Ord. 2168 5 1 (part), 1986; Res. 11903, 1985~~)-(Ord. XXXX, 200X).

19.83.008 Notice of Appealable Developments.

Within ten 10 calendar days of accepting an application for an appealable coastal development permit or at least seven ~~(7)~~ 10 calendar days prior to the first public hearing on a development proposal, the City shall provide notice by first class mail of pending application for appealable development. This notice shall be provided to each applicant, to all persons who have requested to be on the mailing list for that development project or for coastal decisions within the City, to all property owners and residents within 300 feet of the perimeter of the parcel on which the development is proposed, and to the Coastal Commission. The notice shall contain the following information:

1. A statement that the development is within the coastal zone;
2. The date of filing of the application and the name of the applicant;
3. The number assigned to the application;
4. A general description of the development and its proposed location;

5. The date, time, and place at which the application will be heard by the local governing body or hearing officer;
6. A brief description of the general procedure of local government concerning the conduct of hearings and local actions; and
7. The system for local and Coastal Commission appeals, including any local fees required.
8. Costs of the notice that are not reimbursed to local governments through grants or SB90 reimbursement pursuant to Public Resources Code Section 30353. (~~Ord. 2532, 1992; Res. 11903, 1985~~)-(Ord. xxxx, 200X).

19.83.009 Public Hearing on Appealable Developments.

At least one public hearing shall be held on application for an appealable development, thereby affording any persons the opportunity to appear at the hearing and inform the City of the nature of his or her concerns regarding the project. Such hearing shall occur no earlier than seven (~~7~~)-10 calendar days following the mailing of the notice required in CVMC 19.83.008 and shall normally be conducted by the planning director or his/her designee. The public hearing may be conducted in accordance with existing local procedures or in any other manner reasonably calculated to give interested persons, including the applicant, an opportunity to appear and present their viewpoints, either orally or in writing.

The hearing officer's decision may be appealed to the City Council within 10 days following the hearing officer's decision. Said appeal shall be processed by the City Council in the same manner as a public hearing on appealable development described in this section. The fee for filing said appeal shall be in accordance with CVMC 19.83.020. (~~Ord. 2613, 1994; Ord. 2532, 1992; Res. 13957, 1989 11903, 1985~~). (Ord. xxxx, 200X).

19.83.010 Notice of Local Government Action Where Hearing Continued.

If a decision on a coastal development permit is continued by the City to a time that is neither (a) previously stated in the notice provided pursuant to CVMC 19.83.008 nor (b) announced at the hearing as being continued to a time certain, the City shall provide notice of the further hearings (or action on the proposed development) in the same manner, and within the same time limits, as established in CVMC 19.83.009. (~~Ord. 2613, 1994; Ord. 2532, 1992; Res. 11903, 1985~~). (Ord. xxxx, 200X).

19.83.011 Notice of Non-appealable Developments that Require a Public Hearing – Conditional Uses.

Notice of nonappealable developments that require a public hearing involving conditional uses shall be given at least ~~ten~~ 10 calendar days before a hearing in the following manner:

1. Notice in the manner prescribed in CVMC 19.83.008; or
2. Notice as prescribed herein:
 - a. If the matter is heard by the planning commission, notice shall be published in a newspaper of general circulation or (if there is none) posted in at least three public places in the local jurisdiction;

- b. Notice by first class mail to any person who has filed a written request therefor;
- c. Notice by first class mail to property owners within 300 feet of the proposed project;
- d. Notice by first class mail to residents within ~~400~~ 300 feet of the proposed project;
- e. Notice by first class mail to the Coastal Commission; and
- f. The notice shall contain a statement that the proposed development is within the coastal zone. (~~Ord. 2532, 1992; Res. 11903, 1985~~)(Ord. xxxx, 200X).

19.83.012 Public Hearing on Nonappealable Developments – Conditional Uses.

At least one public hearing shall be held on each application for a nonappealable development involving a conditional use, thereby affording any persons the opportunity to appear at the hearing and inform the City of the nature of his or her concerns regarding the project. Such hearing shall occur no earlier than ~~ten~~ 10 calendar days following the mailing of the notice required in CVMC 19.83.008 and shall be conducted in accordance with local procedures or in any other manner reasonably calculated to give interested persons, including the applicant, an opportunity to appear and present their viewpoints, either orally or in writing. (~~Ord. 2643, 1994; Ord. 2532, 1992; Res. 13957, 1989~~)(Ord. XXXX, 200X).

19.83.013 Notice of Nonappealable Developments That Do Not Require a Public Hearing – Permitted Uses.

Notice of such nonappealable developments that do not require a public hearing involving permitted uses shall be provided in the manner prescribed in ~~Section 19.83.006 above in~~ in CVMC 19.83.005.6. (~~Ord. 2643, 1994; Ord. 2532, 1992; Res. 11903, 1985~~) (Ord. XXXX, 200X).

19.83.014 Determination of Applicable Notice and Hearing Procedures.

The determination of whether a development is categorically excluded or appealable for purposes of notice, hearing, and appeals shall be made by the City at the time the application for development is submitted. This determination shall be made with reference to the certified ~~Local Coastal Program-LCP~~, including maps, categorical exclusions, land use designations, and zoning ordinances adopted as a part of the certified ~~Local Coastal Program-LCP~~. Where an applicant, interested person, or the City has a question as to the appropriate procedures, the following procedures shall be followed:

1. The City shall make its determination as to what type of development is being proposed (i.e., exempt, categorically excluded, appealable, or nonappealable) and shall inform the applicant of the notice and hearing requirements for that particular development. The local determination may be made by the designated approving authority.
2. If the determination of the City is challenged by the applicant or an interested person, or if the City wishes to have a Coastal Commission determination as to the appropriate designation, the City shall notify the Coastal Commission by telephone of the dispute/question and shall request an executive director's opinion.
3. The executive director shall in writing, within ~~two~~ 2 working days of the City's request (or upon completion of a site inspection where such an inspection is warranted), transmit a

determination as to whether the development is exempt, categorically excluded, non-appealable, or appealable.

4. Where, after the executive director's investigation, the executive director's determination is not in accordance with the City determination, the Coastal Commission shall hold a hearing for the purpose of determining the appropriate designation for the next Coastal Commission meeting in the appropriate geographic region following the City's request. (~~Ord. 2532, 1992; Res. 11903, 1985~~)(Ord. xxxx, 200X).

19.83.015 Finality of City Action.

A local decision on an application for a development shall be deemed final when (1) the local decision on the application has been made and all required findings have been adopted, including specific factual findings supporting the legal conclusions that the proposed development is or is not in conformity with the certified LCP, and that the required conditions of approval adequate to carry out the certified LCP as required in the implementing ordinances have been imposed, and (2) all rights of appeal have been exhausted as defined in CVMC 19.83.019. (~~Ord. 2613, 1994; Ord. 2532, 1992; Res. 11903, 1985~~) (Ord. xxxx, 200X).

19.83.016 Final City Action – Notice.

Within ~~seven~~ 7 calendar days of a final decision on an application for any development (except categorically excluded or exempt developments), the City shall provide notice of its action by first class mail to the Coastal Commission and to any persons who specifically requested notice of such final action by submitting a self-addressed, stamped envelope to the City (or, where required, who paid a reasonable fee to receive such notice). Such notice shall include conditions of approval, written findings, and the procedures for appeal to the Coastal Commission. (~~Ord. 2532, 1992; Res. 11903, 1985~~) (Ord. XXXX, 200X).

19.83.017 Failure to Act – Notice.

1. Notification by Applicant. If the City has failed to act on an application within the time limits set forth in Government Code Sections 65950 through 65957.1, thereby approving the development by operation of law, the person claiming a right to proceed pursuant to Government Code Sections 65950 through 65957.1 shall notify, in writing, the City and the Coastal Commission of his or her claim that the development has been approved by operation of law. Such notice shall specify the application that is claimed to have been approved.
2. Notification by City. When the City determines that the time limits established pursuant to Government Code Sections 65950 through 65957.1 have expired, the City shall, within seven 7 calendar days of such determination, notify any person entitled to receive notice pursuant to CVMC section ~~19.83.016~~ that it has taken final action by operation of law pursuant to Government Code Sections 65950 through 65957.1.

The appeal period for projects approved by operation of law shall begin to run only upon the receipt of the City's notice in the Coastal Commission office. (This section shall apply equally to a City determination that the project has been approved by operation of law and to a judicial determination that the project has been approved by operation of law.) . (~~Ord. 2532, 1992; Res. 11903, 1985~~) (Ord. XXXX, 200X).

19.83.018 Local Government Action – Effective Date.

A final decision of the City on an application for an appealable development shall become effective after the ~~ten~~ 10-working-day appeal period to the Coastal Commission has expired or after the ~~(21st)~~ twenty-first calendar day following the final local action unless any of the following occur:

1. An appeal is filed in accordance with the Coastal Commission's regulations; or
2. The notice of final local government action does not meet the requirements of CVMC 19.83.016 and 19.83.017.

Where either of the circumstances above occurs, the Commission shall, within ~~five~~ 5 calendar days of receiving notice of that circumstance, notify the City and the applicant that the effective date of the City action has been suspended. (~~Ord. 2532, 1992; Res. 11903, 1985~~) (Ord. XXXX, 200X).

19.83.019 Exhaustion of Local Appeals.

1. An appellant shall be deemed to have exhausted local appeals for purposes of filing an appeal under the Coastal Commission's regulations and be an aggrieved person where the appellant has pursued his appeal to the local appellate body as required by the City's appeal procedures; except, that exhaustion of all local appeals shall not be required if anyone of the following occurs:
 - a. The City requires an appellant to appeal to more local appellate bodies for permits in the coastal zone in the implementation section of the LCP;
 - b. An appellant is denied the right of the initial local appeal by a local ordinance that restricts the class of persons who may appeal a local decision;
 - c. An appellant is denied the right of local appeal because local notice and hearing procedures for the development did not comply with the provisions of this chapter; or
 - d. The City charges an appeal fee for the filing or processing of appeals.

Where the local government would ordinarily require a fee for the processing of appeals within the appealable areas of the coastal zone, the City may apply to the Coastal Commission for a reimbursement of that fee through an SB90 claim or similar reimbursement process.

2. Where a project is appealed by any two{2} members of the Coastal Commission, there shall be no requirement of exhaustion of local appeals provided, however, that notice of Coastal Commission appeals shall be transmitted to the local appellate body (which considers appeals from the local body that rendered the final decision), and the appeal to the Coastal Commission shall be suspended pending a decision on the merits by that local appellate body. If the decision of the local appellate body modifies or reverses the previous decision, the commissioners shall be required to file a new appeal from that decision. (Ord. xxxx, 200X). (~~Ord. 2532, 1992; Res. 11903, 1985~~)

19.83.020 Appeal Fee.

The fee for filing and processing an appeal within the city Of Chula Vista shall be \$125. (~~Ord. 2532, 1992; Res. 11903, 1985~~)

The fee for filing and processing an appeal to the California Coastal Commission within the City shall be in accordance with the City of Chula Vista Fee Schedule. (Ord. XXXX, 200X).

CHAPTER 19.84
LAND USE CLASSIFICATIONS BAYFRONT SPECIFIC PLAN – LAND USE ZONES

Sections:

- 19.84.001 Purpose and scope.
- 19.84.002 Commercial land use districts designations.
- 19.84.003 Industrial land use districts designations.
- 19.84.004 Public and open space districts designations.
- 19.84.005 Residential districts designations.
- ~~19.84.006 Central Resort District~~
- ~~19.84.007~~ 19.84.006 Circulation and other districts designations.

19.84.001 Purpose and Scope.

The ~~Chula Vista Bayfront~~ Specific Plan provides for the classification of land use and the regulation of development by ~~land use district~~ land use zoning and parcel. These classifications, "districts", zones are depicted in Exhibit 3-5, herein. Each ~~land use district~~ zone contains a set of regulations setting forth the allowable uses and standards for development within that district. This chapter provides the development standards relating to land use activities for each ~~district~~ zone. ~~Additional specific use regulations are included in Chapter 19.87 CVMC, Subarea Specific Development Standards (Ord. 2613, 1994; Ord. 2532, 1992)~~

19.84.002 Commercial Land Use Districts Commercial Zones.

~~1. Visitor Commercial: This use is permitted only in the Midbayfront, Subarea 1. Referto 19.87, Subarea Specific Development Standards for Subarea 1.~~

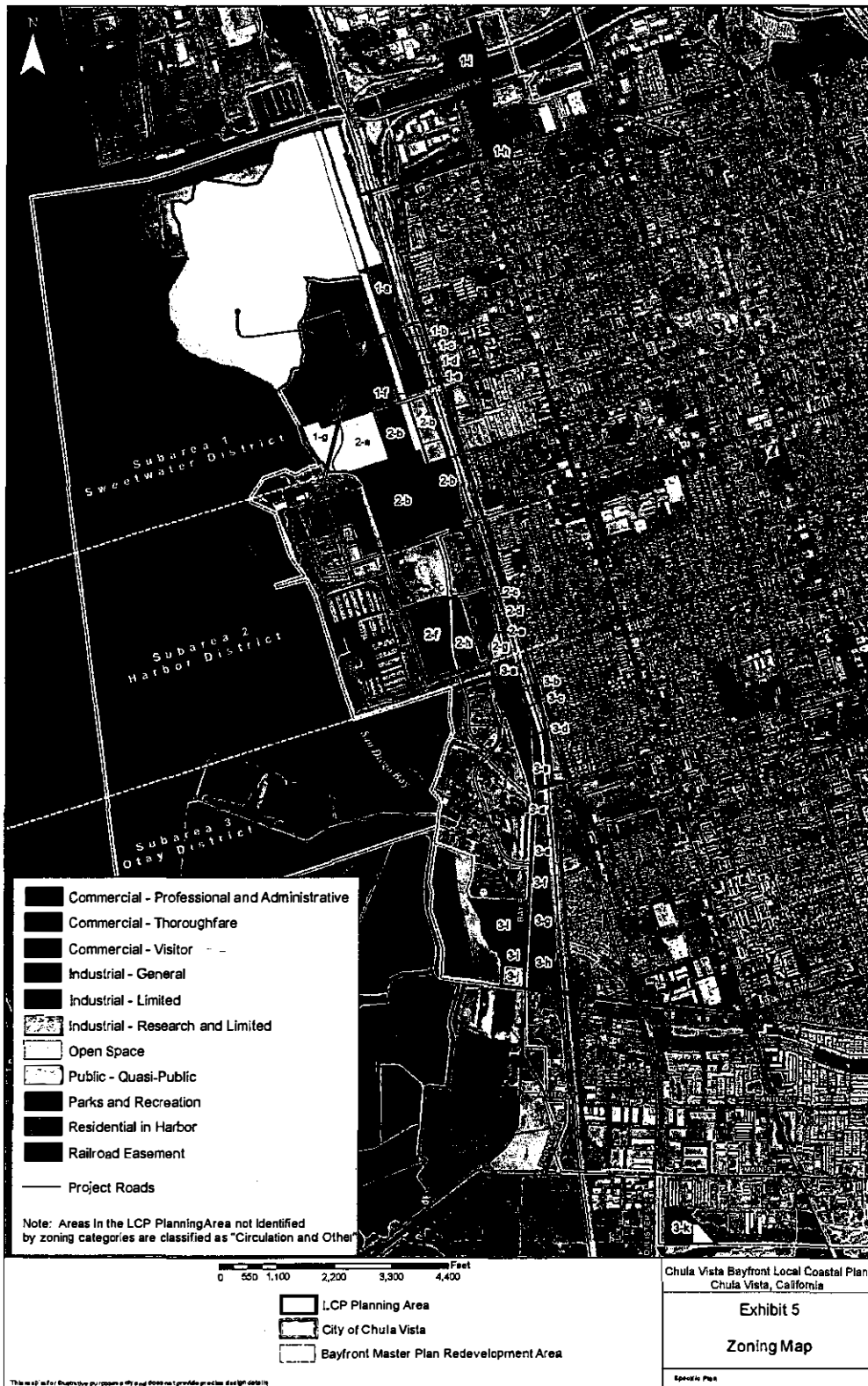
1. Commercial – Visitor (C-V).

- a. Purpose and Intent. The purpose of the Commercial – Visitor ~~category zone~~ is to provide regulations of uses serving the needs of tourists, travelers, and local residents. The regulations of this zone are designed to encourage the provision of transient housing facilities, restaurants, service stations, and other activities providing for the convenience, welfare, or entertainment of the traveler.
- b. Permitted Uses. The following uses are permitted within the following sub-categories designated on an approved Master Plan:
 - 1) ~~Hotel High Rise: Buildings designated as Hotel High Rise are permitted to include:~~
 - (a) ~~Hotels; and~~
 - (b) ~~Incidental business within the hotel complex to serve the patrons including restaurants, cocktail lounges, meeting areas, recreation facilities, retail shops, conferencing facilities, communication center, parking structures, and other similar buisensses or facilities determined to be of the same general character of the above primary permitted use.~~
 - 2) ~~Hotel: Buildings designated as Hotel are permitted the same uses as Hotel High Rise.~~

1) Hotels and inns

~~3)2) Retail: building areas designated as retail are permitted to include, including:~~

- (a) Restaurants with a cocktail lounge as an integral part;
- ~~(b) Theaters~~
- ~~(c)(b) Art galleries;~~
- ~~(d)(c) Stores and retail shops;~~
- ~~(e)(d) Parking garages;~~
- ~~(f)(e) Bonafide Antique shops;~~
- ~~(g)(f) Markets;~~
- (g) Restaurants and snack bars;
- ~~(h) Ticket sales;~~
- ~~(i) Meeting halls;~~
- ~~(j) Service businesses; and~~
- ~~(k) Any other establishment serving visitors determined to be of the same general character of the above permitted uses.~~



h) Customer serving offices; and

(hi) Any other establishment serving visitors determined to be of the same general character of the above-permitted uses.

3) Commercial recreation, including:

~~(l)~~ Ice Rink

~~(m)~~ (a) Tennis clubs and facilities;

~~(n)~~ (b) Health clubs;

~~(o)~~ (c) Sports and health classes and clinics;

~~(p)~~ (d) Professional sports facilities;

~~(q)~~ (e) Sports medicine facilities;

~~(r)~~ (f) Sports training facilities;

~~(s)~~ (g) Swimming and diving facilities; and

(h) Any other business or facility determined to be of the same general character of the above-permitted uses.

4) ~~Conference/ Convention: Buildings designated as conference/convention are permitted to include:~~

~~a) Conference and Convention facilities; and;~~

~~b) Incidental businesses within the conference and convention facilities intended to serve the uses of the facility~~

~~c) Conditionally Permitted Uses: the following Commercial Visitor uses are permitted subject to the approval of a Conditional User Permit:~~

~~(i) Any establishment whose parking requirement will be met by a shared parking agreement~~

~~(ii) Any business or activity that produces noise beyond outside of the establishment and is within 250 feet of a residential dwelling and is open between the hours of 10:00pm and 6:00am;~~

~~(iii) Outdoor uses including amphitheaters, vending cards, kiosks, and outdoor sales and displays;~~

~~(iv) Nightclubs, except within hotels~~

~~(v) Video arcades; and~~

(vi) ~~Special events and tournaments that will exceed the parking requirement of the primary permitted use.~~

Public quasi-public, including:

Public parks, recreation, open space, trails, and other similar uses;

Places of worship;

Day nurseries and child care facilities;

Transit and other public transportation facilities; and

Electrical substations and gas regulators.

~~e. Site Development Standards: As indicated on the approved Master Plan~~

~~d. Sign Regulations: as provided for in this LCP and as may be supplemented by the approved Master Plan~~

~~e. Height Regulations: As indicated on the Height Regulations Exhibit #4 and Chapter 19.85.004 herein.~~

~~f. Off-Street Parking: Off-street parking is required in the Commercial-Visitor category for all uses as provided in Chapter 19.85.008, herein.~~

c. Conditionally Permitted Uses: Any of the above-permitted uses whose parking requirement will can only be met by shared parking may be permitted subject to approval of a conditional use permit.

d. Prohibited Uses: Any of the above-permitted or conditionally-permitted business or activity that produces noise above 60 CNEL at the exterior boundaries of this zone.

~~2. Commercial – Thoroughfare (C-T). All lands on Exhibit #3, Land Use Districts, designated as Thoroughfare-Commercial shall be permitted to accommodate the following uses:~~

~~a. For Subarea 1 – Midbayfront Subarea~~

~~————— Refer to Chapter 19.87~~

a. Purpose and Intent. The purpose and intent of the Commercial – Thoroughfare zone is to provide regulations for areas adjacent to major public roadways where activities dependent upon or catering to thoroughfare traffic may be established and maintained. The regulations of this zone are designed to encourage the centers for retail, commercial entertainment, automotive, and other appropriate highway-related activities.

~~b. a. For Subarea 2 – Industrial Subarea Permitted Uses. The following uses are permitted:~~

~~1) Food sales commercial;~~

~~2) Convenience sales and service commercial;~~

- 3) Transient habitation commercial;
- 4) Automotive servicing commercial;
- 5) Automotive repair and cleaning commercial;
- 6) Automotive fee parking commercial;
- 7) Group assembly commercial;
- 8) Parking services civic;
- 9) Community assembly civic;
- 10) Administrative civic; and
- 11) Utility and vehicular civic.

~~12) Special Signs~~

~~13) Development Signs~~

~~14) Realty Signs~~

~~15) Civic Signs~~

~~Business Signs~~

~~For other subareas refer to Section 19.87, Subarea Development Standards~~

~~3. Commercial – Professional and Administrative (C-P). All lands on Exhibit #3, Land Use Districts, designated on Professional and Administrative (including portions within the Central Resort District), shall be permitted to accommodate the following uses~~

~~For subarea 1 – Midbayfront subarea refer to Chapter 19.87, Subarea Specific Development Standards~~

~~a) Purpose and Intent. The purpose and intent of the Commercial – Professional and Administrative zone is to provide regulations for development of professional and administrative office uses. The regulations of this zone are designed to promote a suitable environment for business administration, and professional and government activities.~~

~~b. For subarea 2 – Industrial Subarea b)~~

~~Permitted Uses. The following uses are permitted:~~

- ~~1) Administrative and executive offices;~~
- ~~2) Professional offices;~~
- ~~3) Financial offices, including banks, real estate, and other general business offices;~~

~~4) Medical care facilities.~~

~~3)5) Research offices;~~

~~4)6) General business offices; and~~

~~7) Fire Stations; and~~

7) Any other office use determined to be of the same general character of the above-permitted uses. (~~Ord. 2613, 1994; Ord. 2532, 1992~~) (Ord. xxxx, 200X).

19.84.003 Industrial Land Use Districts-Industrial Zones.

1. Industrial – Research and Limited Industrial (I-R). ~~All lands on Exhibit #3, Land Use Districts, designated as Research and Limited General Industrial shall be permitted to accommodate to following permitted uses:~~

~~a. For Subarea 2- Industrial Subarea~~

a Purpose and Intent. The purpose and intent of the Industrial – Research and Limited Industrial zone is to provide regulations for the development and protection of modern, large-scale research and specialized manufacturing organizations of a non-nuisance type. These regulations are also designed to provide for the creation of areas for limited industrial development by providing an environment free from nuisances created by some industrial uses.

a.b. Permitted Uses. The following uses are permitted:

- 1) Administrative commercial;
- 2) Food service commercial;
- 3) Convenience sales and service commercial;
- 4) Business and communication service commercial;
- 5) Retail business supply commercial;
- 6) Research development commercial;
- 7) Automotive fee parking commercial;
- 8) Custom industrial;
- 9) Essential service civic;
- 10) Parking service civic; and
- 11) Community assembly civic.
- ~~12) Special Signs~~
- ~~13) Development Signs~~

~~14) Reality Signs~~

~~15) Civic Signs~~

~~Business Signs~~

~~For other subareas: refer to Chapter 19.87 Subarea Specific Development Standards, herein.~~

2. Industrial – General (I-G). All lands on Exhibit #3, Land Use Districts, designated as General – Industrial shall be permitted to accommodate uses as follows:

a. Purpose and Intent. The purpose and intent of the Industrial – General Zone is to provide regulations for areas designated for the exclusive use of industrial development. This development will be subject to the necessary regulations to ensure the purity of the airs and waters in Chula Vista and San Diego County, and the protection of nearby residential, commercial, and industrial uses of the land from hazards noise and other disturbances.

a-b. Permitted Uses. The following uses are permitted:

- 1) Food service commercial;
- 2) Convenience sales and service commercial;
- 3) Business and communication service commercial;
- 4) Retail business supply commercial;
- 5) Research and development commercial;
- 6) General wholesale sales commercial;
- 7) Transportation and warehousing commercial;
- 8) Automotive fee parking commercial;
- 9) Custom industrial;
- 10) Light industrial;
- 11) General industrial; and
- 12) Essential service civic.

~~13) Special Signs~~

~~14) Development Signs~~

~~15) Realty Signs~~

~~16) Civic Signs~~

Business Signs

b.c. Conditionally Permitted Uses. The following uses may be allowed subject to the approval of a conditional use permit:

- 1) Automotive sales (new), rental and delivery, and accessory commercial activities;
- 2) Automotive servicing commercial activities;
- 3) Automotive repair and cleaning commercial activities;
- 4) Boat sales or rental commercial activities;
- 5) Boat servicing commercial activities;
- 6) Educational services commercial activities; and
- 7) Child-care activities.

~~The following are conditionally permitted uses only within the Inland Parcel, Subarea 5:~~

~~Commercial – group assembly~~

~~Commercial – sport and recreation enterprise~~

~~Gold driving range~~

3. Limited Industrial (I – L)

e.a. For Parcel Area 3-k refer to the Chula Vista Zoning Code, CVMC 19.44.080.

19.84.004 Public/Quasi-Public and Open Space Districts Zones.**1. Public and Quasi-Public (P-Q)**

~~a. All lands on Exhibit #3, Land Use Districts, designated as Public and Quasi-public shall be permitted to accommodate the following uses:~~

~~b. Purpose and Intent. The purpose and intent of the Public and Open Space – Public and Quasi-Public zone is to provide regulations for uses in appropriate locations that are maintained by public or publicly controlled agencies such as municipal and/or county agencies, school districts, or utility companies (e.g., water, gas, electricity, fire station etc.).~~

a. Purpose and Intent. The purpose and intent of the Public and Open Space – Public and Quasi-Public zone is to provide regulations for uses in appropriate locations that are maintained by public or publicly controlled agencies such as municipal and/or county agencies, school districts, or utility companies (e.g., water, gas, electricity, fire station etc.).

~~For Subarea 1 – Midbayfront Subarea: Refer to Chapter 19.87 Subarea Specific Development Standards, herein~~

~~e. b. For all Subareas with a Landscaped Parking Overlay Designation. Permitted Uses. The following uses are permitted:~~

- ~~1) Parking services civic;~~
- ~~2) Fire station;~~
- ~~3.) Special Signs~~
- ~~4.) Civic Signs~~
- 3) Automotive fee parking commercial; and
- 4) Utility transmission systems.

~~3.2. Parks and Recreation (P-R) All lands on Exhibit #3, Land Use Districts, designated as Parks and Recreation, shall be permitted to accommodate the following permitted uses:~~

- ~~a. For Subarea 1 – Midbayfront Subarea: refer to Chapter 19.87 – Subarea Specific Development Standards, herein Purpose and Intent. The purpose and intent of the Public and Open Space – Parks and Recreation category is to provide regulations for public spaces for recreational activities open air meeting places, and other outdoor activities.~~
- b. ~~For all other Subareas: Permitted Uses. The following uses are permitted:~~
 - 1) Public parks and facilities to serve park users; and
 - 2) Public parking.

~~3. Water: Refer to Chapter 19.87 – Subarea Specific Development Standards for Subarea 1 – Midbayfront Subarea for permitted uses.~~

~~4.3. Open Space (O-S).~~

~~All lands on Exhibit #3, Land Use Districts, designated as Open Space, shall be permitted to accommodate. All parcels designated as open space shall be permitted to accommodate the restoration or enhancement of wetlands and other existing natural conditions, with development or construction limited to the existing Chula Vista Nature Center or its expansion, within the Sweetwater Marsh National Wildlife Refuge. All other uses or activities within this zone shall be to preserve natural resources and habitat value.~~

~~5. Circulation/Other: All lands on Exhibit #3, Land Use Districts, designated as Circulation/Other is to be used for major circulation facilities, their adjacent right of ways, and landscaped areas adjacent thereto.~~

~~(Ord. 2532, 1992).~~

19.84.005 Residential Districts Zones.

~~Refer to Chapter 19.87—Subarea Specific Development Standards for Subarea 4—Midbayfront Subarea for permitted uses~~

1. Residential – Mixed Harbor District (R-MH).

a. Purpose and Intent. The purpose and intent of the Residential – Mixed Harbor zone is to provide appropriate locations for a mix of mid-rise and high-rise residential towers in the Harbor District. Mid-rise development is defined as four to seven-story buildings. High-rise development is defined as eight-story and above buildings. All mid- and high-rise buildings include multiple-family condominium style residences and central garage structures. Residential uses include multiple-family dwellings in clusters of varying size and configuration to provide a range of housing types. Retail uses shall be located at the street level to create a village atmosphere and pedestrian orientation.

b. Permitted Uses. The following uses are permitted:

- 1) Dwellings, multiple, mid-rise;
- 2) Dwellings multiple, high-rise;
- 3) Short-term vacation rentals;
- 4) Retail commercial uses at street level;
- 5) Incidental services, such as restaurants, retail sales, fitness clubs, and other such services, provided such activities are conducted in spaces that are integral parts of a main building;
- 6) Private, noncommercial recreational facilities, such as swimming pools, tennis courts and clubhouses (for additional provisions, see CVMC 19.58.100 and 19.58.270);
- 7) Day care/nursery facilities; and
- 8) Accessory uses and buildings including:
 - (a) Customary incidental home occupations, subject to the provisions of CVMC 19.14.490;
 - (b) Other accessory uses and accessory buildings customarily appurtenant to a permitted use, subject to the provisions of CVMC 19.58.020;
 - (c) Full-time foster homes as defined in CVMC 19.04.098;
 - (d) Satellite dish antennas per the provisions of CVMC 19.22.030(F).

c. Conditionally Permitted Uses. The following uses may be allowed subject to the approval of a conditional use permit:

d. Commercial parking garages and offstreet parking lots, in accordance with the provisions of CVMC 19.62.010 through 19.62.130;

e. Unclassified uses, see Chapter 19.54 CVMC; and

a.f. Small family day care homes as defined in CVMC 19.04.095.

~~19.84.006 Central Resort District~~

~~Refer to Chapter 19.87 CVMV, Subarea Specific Development Standards, for Subarea 1 – Midbayfront Subarea for permitted uses (Ord. 2532, 1992)~~

19.84.007-19.84.006 Circulation and Other District Designations.

~~All lands in exhibit 3, Land Use Districts, indicated as circulation and other are for those uses associated with major circulation elements including Interstate 5, State Route 54, SDG&E Railroad line, Marina Parkway, Lagoon Drive, H Street, and the rights of ways/adjacent open space associated with these circulation elements. (Ord. 2532, 1992).~~

All lands in Exhibit 5, Zoning Map, indicated as "Circulation and Other" are for those uses associated with major circulation elements, including Interstate 5, Bay Boulevard, and the Railroad easement (Ord. xxxx, 200X).

Table IV-1

~~TABLE OF LAND USE STATISTICS~~

~~The following statistics are provided as a general reference for the overall Chula Vista LCP. The acreages indicated are approximate gross acreages based on the planimeter calculations from Exhibit 3, Land Use Districts. These statistics are not intended to indicate an allowance nor a restriction of permitted development.~~

~~Land Use _____ Approximate Gross Acres~~

| | |
|--|-------------------|
| Residential High _____ | 18 ac. |
| Commercial Visitor _____ | 11 |
| Commercial Thoroughfare _____ | 12* |
| Commercial Professional _____ | 12 |
| Industrial Research & Limited _____ | 84 |
| Industrial General _____ | 289 |
| Public & Quasi Public _____ | 18 |
| Parks & Recreation _____ | 37 |
| Water _____ | 8 |
| Open Space _____ | 301 |
| Circulation/Other _____ | 186 |
| Central Resort District _____ | 40 |

~~TOTAL _____ 1,013 ac.~~

~~*Use also included in Central Resort District~~

APPENDIX A

USE CLASSIFICATION SYSTEM ADMINISTRATIVE GUIDELINES

The following listing is presented as an illustrative guide to the application of the use classifications. However, these are for administrative guidance only, and in the event that there is a conflict between an appropriate application of the use classification description in the text of this specific plan and the strict application of a common name, the former shall apply.

RESIDENTIAL**Family**

Dwellings, Multiple
Dwellings, Single-Family
Dwellings, Two-Family

Group

Apartment Hotels
Dwellings, Multiple
Dwellings, Single-Family
Dwellings, Two Family

Group Care

Children, Boarding of (not greater than eight)
Convalescent Homes (intermediate care only)
Dwellings, Multiple
Dwellings, Single Family
Dwellings, Two-Family
Family Care Homes (not greater than eight)
Foster Homes (not greater than eights)
Group Homes (not greater than eight)
Nurseries (not greater than eight)
Nursing Homes (intermediate care only)
Orphanages
Resident Care facilities (not greater than eight)
Rest homes (intermediate care only)

COMMERCIAL**Food Sales**

Bakeries
Butcher Shops
Candy Stores
Cheese Shops
Diary Stores
Delicatessens
Donut Shops
Fish and Seafood Markets
Food Catering (retail)
Fruit and Vegetable Markets
Grocery Stores
Health Food Stores

Ice, Sales
Liquor Stores
Markets, Retail

Food Service

Bars
Cabarets
Coffee Shops
Delicatessens
Nightclubs
Parlors, Frozen Custard/Ice Cream
Refreshment Stands
Restaurants
Short-order eating places
Snack Bars
Take-out Restaurants
Taverns

Convenience Sales and Service

~~Uses permitted by food sales, food service, general personal service and general retail sales, provided it is administratively determined that they meet the convenience description set forth in Section 19.87.002~~

Medical Service

Acupuncture Services
Blood Banks
Chiropractor Offices
Chiropractor Office
Dental Offices, Clinics or Laboratories
Dietician and Nutritionist Offices and Clinics
Group Medical Centers
Health Maintenance Organizations
Home Health and Nursing Agencies
Laboratories, Biochemical, Dental, Medical, Optometric and X-Ray
Medical Offices, Clinics or Laboratories
Medical Testing and Analysis Services
Optometric Offices, Clinics and Centers
Podiatrist Offices
Psychiatrist Offices and Clinics
Psychologist Offices and Clinics
Psychotherapist Offices and Clinics

General Retail Sales

Air Conditioning (auto)
Aircraft Equipment, parts and Supplies
Antique Stores
Apparel and Accessories Stores
Appliance Stores
Art Equipment and Supplies
Art Galleries, Commercial
Athletic Good Stores
Auction Rooms, Public

Auto Parts (tools)
Auto Upholstery
Bait and Tackle (live)
Bicycle Stores
Bookstores
Camera and Photographic Supplies
Candles Shops
China or Glassware Shops
Cigars and Cigarettes
Cosmetics Shops
Costume Shop, including Repair, Limited as to Floor Area
Department Stores
Discount Department Stores
Drapery and Curtain Shops
Drugstores
Dry Goods (yarn, fabrics, etc.)
Fixtures
Floor coverings (carpet, rug, linoleum, etc)
Flower Stores and Plant Shops
Furniture and Home Appliances
Furriers and Fur Apparel
Gifts, Novelties, Souvenirs
Gourmet Shops
Greeting Cards shops
Hardware stores
Hearing aid supply shops
Hobby Supplies
Interior Decorating
Jewelry Stores
Landscape Supplies and Equipment
Lawn Care Products and Garden Supplies
Leather Goods
Linen Shops
Luggage Stores
Magazine Stores or Stands
Mail Order Houses
Marine Crafts and Accessories
Medical Appliances Metal ware Shops
Millinery Shops
Monuments,
Mufflers
Newsstands
Novelty Shops
Nursery Retail
Optical Goods
Orthopedic Stores
Paint Stores
Parts for Motorcycles, Campers and Trailers
Pet Supply Stores
Piano Stores
Picture Frames
Plant Shops
Plumbing
Radios
Record and Sheet Music
Shops

Rubber Stamp Stores
Sewing Machines
Shoes Stores
Spice Shops
Sporting Good Stores
Stamp and Coin Collectors
Stationery and Supplies
Stereos
Sundries
Super Drug Stores with Variety Goods
Surgical Supplies
Television
Tires and Tubes
Tobacco Stores
Toiletry Stores
Trophy Stores
Toy Stores
Uniforms
Upholstery Shops
Variety Stores
Watch or Clock Stores
Wigs
Wind Shades, Awnings

General Personal Service

Apparel Laundering and Drycleaning
Art Studios
Babysitting Services
Barber Shops
Beauty Shops
Body-Building studios
Correspondence Schools
Dance Studios
Dog Grooming
Drama Studios
Driving Schools
Drycleaning, pick-up stations
Income tax services
Maid and butler services
Photo-finishing
Photography studios
Weight clinics
Reducing salons
Schools
Service organizations
Shoeshine stands
Tailors (alterations and restyling)
Theatrical Agencies
Ticket Sales Offices
Travel Bureaus

Consultative/Financial

Advertising Consulting
Architectural Services

Attorneys
Banks
Business Consulting and Research
Check-Cashing Agencies
Clearinghouses
Commodity Brokerages
Consultants
Credit Institutions
Currency Exchanges
Designers
Economic Consulting and Research
Education Consulting and Research
Engineering and Surveying
Escrow Services
Farm Management Offices
Holding and Investment Services
Hospital Insurance Organizations
Insurance Companies
Landscape Architects
Lending Institutions
Management Consultants
Medical Insurance Organizations
Mortgage Loan Offices
Property Management Offices
Real Estate Office
Safety Deposit Companies
Savings and Loan Associations
Securities Brokerages
Security and Commodity Exchanges
Stock and Bond Brokerage Offices
Title Abstracting Services

Consumer Laundry & Repair Service

Apparel Repairs
Bicycles Repairs
Camera Repairs
Carpet Cleaning Firms
Diaper Service
Drape Cleaning
Drycleaners
Drying Establishments
Electrical Appliance Repairs
Fix-It Shops
Furniture Repairs and Cleaning
Fur Repairs and Storage
Hat Repairs
Institutional and Commercial Linen Supply Firms
Jewelry Repairs
Laundries and Laundromats
Laundry Services
Lawnmower and Tool Sharpening and Repairs
Leather Item Repairs
Laundries and Laundromats
Lawnmower and Tool Sharpening Repairs
Piano Tuning and Repairs

Plating (small household items only)
Radio and Television Repairs
Rug Cleaning Establishments
Saw, Knife, Lawnmower and Tool Sharpening and Repairs
Self-Service Laundries or Drycleaners
Shoe Repairs
Uniform Renting and Cleaning Establishments
Upholstery Shops
Watch and Clock Repairs
Welding (small articles)

Group Assembly

Amateur Baseball Field
Amphitheaters
Archery Ranges
Arena, Sports
Auditoriums
Ballrooms
Boat Rentals
Bowling Alleys
Clubs
Commercial Sport and Recreational Enterprises
Exhibition Halls
Fishing Areas
Gem Hunts
Golf Driving Ranges
Gun and Rifle Ranges
Health Clubs and Spas
Legitimate Theaters
Little League, Organized Baseball, Permanent Bleachers
Meeting Halls for Rent
Miniature Golf
Motion Picture Theaters
Nature Reserves
Nature Resorts
Picnicking Areas
Riding and Hunting Areas
Rodeo Arenas
Skating Rinks
Skating Rinks (with seating areas)
Skiing
Spectator Sports Facilities
Sport Fishing
Stadiums
Swimming Beaches
Swimming Pools
Table Tennis Halls
Tennis Courts
Tennis Courts (permanent bleachers)
Theaters (motion pictures, legitimate)
Trap and Skeet Ranges
Water Sports
Wildlife Areas
Yacht Basins

Administrative

Accounting and Auditing Services
Administrative Offices
Business Organizations, Offices
Contractors, Offices Only
Organizations, Civic, Labor, Political, Veterans, Welfare and Charitable Services (offices only)
Profession Organizations, Offices
Public Utility Corporation Offices
Telegraph Offices
Telephone Company Offices

Business and Communication Services

Addressing and Mailing Services
Advertising Services (outdoor or aerial)
Assaying Services
Bookkeeping Services
Clerical Services
Commercial Photography (aerial and map service)
Commercial Testing Laboratories
Common Carries
Data Processing
Drafting Studios
Employment Agencies
Inventory Services
Messenger Services
Microfilming Services
Minor Processing Services
Multi-copy and blueprint services
Protective agencies
Radio studios
Safe repair shops
Secretarial and stenographic services
Telecommunications services
Telegraph service centers
Telephone answering services
Telephone service enters
Television studios

Retail business supply

Barber equipment and supply firms
Dental equipment supply and service firms
Drafting supply firms
Engineering supply firms
Equipment and supplies for service establishments
Hospital equipment and service firms
Hotel or office equipment supply and service firms
Laboratory equipment supply firms
Nursery equipment supply firms
Office equipment and supply firms
Office Equipment Repair Shops
Optical equipment and supply firms
Professional equipment supply firms

Research instruments supply and service firms
Restaurant equipment and service firms
Shoe repair equipment Firms
Undertaker's equipment and supply firms

Research and Development

Applied research
Electronics research
Industrial research
Laboratory research, experimental or testing
Medical research laboratories
Oceanographic research
Pharmaceutical research
Scientific laboratories
Space research and development
Technical laboratories

General Wholesale Sales

Markets, wholesale
Wholesale distributors
Wholesale establishments
Wholesale offices or showrooms

Construction Sales and Services

Air conditioning equipment
Building contractors
Building maintenance materials
Building materials (tile, cement, fencing, roofing materials, etc.)
Burglar alarm systems
Carpenters
Concrete services
Contractors' equipment storage yard
Ditching services
Electrical contractors
Electrical supplies
Explosive contractors (not storage of explosives)
Fire fighting equipment and supplies
Fixture sales (wholesale)
Floor covering installations
Glass and glazing contractors
Glass sales
Hardware sales (wholesale)
Heating and air conditioning contractors
Heating equipment
House or building wreckers or movers
Janitorial supplies
Lumber (sales, yards, etc.)
Metal works contractors
Ornamental ironworks
Painting contractors
Paint sales (wholesale)
Paving contractors
Plumbing equipment

Remodeling contractors
Roofing contractors
Sheet metal contractors
Sprinkler and landscaping contractors
Swimming pool equipment and supplies
Swimming pool installation and services
Tools, rentals or sales
Wallpaper sales and services
Water well drilling

Transient Habitation

Boatels
Group camps (overnight)
Health resorts
Hotels
Motels
Motor lodges
Recreational vehicle parks
Resort hotels
Resort and recreation facilities
Retreat houses
Tourist cabins
Trailer round-ups
Travel trailer parks

Automotive Sales, Rental & Delivery

Agricultural equipment dealers
Bus sales
Camp trailers, sales or rentals
Construction material and delivery
Farm equipment dealers
Firewood or fuel delivery
Forklifts, sales or rentals
Garden supplies delivery
Heavy construction equipment, sales or rentals
Mail order houses
Mobilehomes, sales
Motor homes, sales or rentals
Tractors and equipment dealers
Trailers, sales or rentals
Trucks, sales or rentals
Water delivery

Automotive Servicing

Automotive service stations
Automotive supply stores
Tire stores

Automotive Repair and Cleaning

Aircraft service and maintenance
Auto air conditioning equipment, installation and services
Auto alignment services

Auto electrical services
Auto glass, installation and services
Auto laundries
Auto mufflers, installation and services
Auto repair garages
Auto tires, installation and services
Auto upholstery, installation and services
Body and paint shops
Car washes
Motor freight maintenance garages
Motorcycle-motor scooter repairs
Recreational vehicle repairs
Steam cleaning, automotive
Towing services (no storage)
Truck equipment and parts, installation and services
Truck, painting and lettering
Truck, repairs and services
Truck, washing

Automotive Fee Parking

Auto parking lots
Auto storage lots
Garages, parking
Off-street parking

Boat Sales or Rental

Boat sales
Boat rental
Ship chandleries

Boat Servicing

Boat repairs, servicing or cleaning
Boat works or yards
Drydocks
Maritime centers
Ship chandleries

Animal Sales

Animal auctions
Animal sales yards
Livestock auction yards
Stockyards

Animal Services

Animal hospitals (large animals)
Animal hospitals (small animals)
Boarding kennels
Dog bathing
Dog clipping
Dog training services
Dog and cat hospitals

Guard dog training
Horse training services
Pet clinics
Pet grooming
Pet motels
Public corrals
Public stables
Riding clubs
Veterinary hospitals (large animals)
Veterinary hospitals (small animals)

Transport and Warehousing

Auto storage garages
Distributing plants
Freight handling
Moving and storage firms
Parcel delivery truck fleets
Private storage
Public warehouses
Refrigerated warehouses
Storage yards
Storage, cold and food
Trucking terminals
Warehouses

Athletic and Recreational

Commercial sport and recreational enterprises
Golf driving ranges
Batting cages
Open space areas (of an active use)
Recreational centers

Building Maintenance Services

Disinfecting and/or exterminating services
Gardeners (landscape maintenance)
Janitorial services
Maintenance and custodial services
Sewer and drain cleaning
Sweeping services
Window cleaning services

Funeral and Interment Services

Cinerariums
Columbariums
Crematories
Crematoriums
Funeral parlors
Mausoleums
Mortuaries
Undertaking establishments

Educational Services

Colleges and universities
Trade, vocational and technical schools

AGRICULTURAL

Plant Nurseries

Floricultural stock
Flowers, commercial cut and decorative
Herb growing
Horticultural stock
Mushroom growing
Nurseries, wholesale or retail
Potted plant growing
Sod and grass

Crop Raising

Alfalfa
Berries
Citrus fruit trees or bushes, cotton
Field and seed crops
Fruit trees
Grain
Hay (includes alfalfa)
Melons
Nut trees
Tobacco
Truck crops
Vegetables
Vines (grapes, etc.)

Small Animal Raising

Chinchillas
Hamsters
Poultry
Rabbits
Turkeys

Large or Specialty Animal Raising

Amphibians
Apiaries
Aviaries
Bears
Beef cattle
Birds
Bovine animals
Buffalo
Cougars
Dairies
Feed lots
Fish
Foxes

Goats
Hog ranches
Horse ranches
Insects
Lions
Monkeys
Mountain lions
Ocelots
Pig farms
Sheep
Skunks
Snakes, venomous, or dangerous swine
Tigers
Wildcats
Worm farms
Zoos, private

Agricultural Packing and Processing

Contract sorting, grading and packaging
Egg processing
Fisheries
Flower packing
Grain cleaning
Milking
Nut shelling and cooking
Sheep shearing

Agricultural Supplies and Services

Crop dusting
Farm advisory
Feed and grain
Fertilizers
Harvesting services and equipment storage
Hay
Pesticides and herbicides
Tree services
Weed control

CIVIC

Essential Service

Electric distribution lines and poles
Gas distribution lines
Open space (of a passive use)
Parks, public (passive use only)
Sewer collection lines
Storm drainage collection lines
Telephone distribution lines and poles
Water distribution lines

Limited Child Care

Public day centers (for eight or fewer children)

Public nurseries (for eight or fewer children)

Child Care

Day/night child-care centers (for more than eight children)
Child nurseries (for more than eight children)

Community Assembly

Amusement parks
Aquariums
Auditoriums
Bandstands (public)
Birth control clinics
Botanical gardens
Camping areas (nonprofit)
Carnivals
Churches
Circuses
Community centers
Community health clinics
Convalescent hospitals
Exhibition halls
Extended care facilities
Fairgrounds
Golf courses
Historic sites
Hospitals
Marinas (public)
Meeting halls
Monument sites
Neighborhood centers
Nursing homes
Open space areas (of an active use)
Parks
Picnicking areas (public)
Places of worship
Playgrounds and playing fields (of an active outdoor use)
Public health services - -
Recreation centers
Refreshment buildings (in public parks, playgrounds or golf courses)
Religious assembly
Religious complexes
Religious reading rooms
Sport fishing (public)
Sports arenas (public)
Stadiums
Swimming beaches or pools (public)
Synagogues
Temples
Universities
Zoological gardens

Nonassembly, Cultural

Art galleries

Libraries (nonprofit)
Private museums

Community Education

Colleges
Correspondence schools (public)
Elementary schools
High schools (junior or senior)
Junior colleges
Junior high schools
Military academies
Schools (elementary, and junior and senior high)
Schools for the handicapped (including the blind)
Senior high schools

Nonassembly, Scientific

Observatories
Planetariums

Administrative

Civic centers
Government centers
Government office buildings

Parking

Public parking garages
Public parking lots

Utility and Vehicular

Airports
Bus stations (passenger or freight)
Cinerariums
Columbariums
Communication equipment installations and exchanges
Community antenna television systems
Corporation yards (public or public utility)
Electric transmission lines
Electrical substations
Fire stations
Funeral parlors
Gas substations
Heliports and helistops
Mail processing centers (major)
Mortuaries
Police stations
Post offices
Power plants (steam or fossil)
Pumping stations (sewage or water)
Radio transmission facilities (including booster and relay)
Rail stations (passenger or freight)
Reservoirs (water)

Service buildings (in public parks, playgrounds or golf courses)
Telephone exchange or switching facilities
Television transmission facilities (including booster and relay)
Transportation terminals
Undertaking establishments
Water tanks
Water treatment facilities

**CHAPTER 19.85
BAYFRONT SPECIFIC PLAN – DEVELOPMENT CRITERIA**

Sections:

- 19.85.001 Purpose and scope.
- 19.85.002 Permitted uses.
- 19.85.003 Development intensity.
- 19.85.004 Height regulations.
- 19.85.005 Sign regulations.
- 19.85.006 Form and appearance.
- 19.85.007 Infrastructure.
- 19.85.008 Parking requirements.
- 19.85.009 Usable Open Space Standards.
- ~~19.85.009~~-19.85.010 Site development standards.
- ~~19.85.010~~-19.85.011 Grading and drainage.
- 19.85.012 Special Conditions

19.85.001 Purpose and Scope.

This chapter of the Bayfront Specific Plan provides development criteria within the Bayfront planning area. ~~Additional development criteria are included in Chapter 19.87, Subarea Specific Development Standards. Special conditions are located at the end of the chapter in Section 19.85.012.~~

19.85.002 Permitted Uses.

Permitted uses for each land use district are listed in Chapter 19.84 CVMC, Land Use Classifications. (Ord. xxxx, 200X).

19.85.003 Development Intensity.

The development intensity is established by using a floor area ratio (FAR) calculated as set forth in Section 19.04.097 of this code, a specific maximum square footage allowance, or through a combination of setback and height controls, depending on the ~~subarea~~ land use. Following are the applicable development intensities for each land use category ~~listed by subarea~~:

~~1. Subarea 1 – Midbayfront: the development intensity for the Midbayfront subarea is established by the specific square footage allowances described in Chapter 19.87 herein.~~

1. ~~Subarea 2 – Industrial Area~~ Industrial Land Use.

- a. Industrial-General (I-G)
 - 1) Maximum FAR 0.5.
- b. Industrial-Research and Limited Industrial (I-R)
 - 1) Maximum FAR 0.5.

c. Limited Industrial (I-L)

~~2)1) Refer to the Chula Vista Zoning Code, CVMC 19.44.080.~~

~~e. Public—Quasi-Public: Area designated for landscaped parking may be incorporated into the adjacent land use area for FAR calculations.~~

~~d. Parks and Recreation: Development intensity limited by minimally permitted uses.~~

~~e. Open Space: None.~~

~~f. Special Conditions "C" and "F" on Exhibit 4, Building Heights: See special standards in Chapter 19.87 CVMC for Subarea 2.~~

~~3. Subarea 3—Southern Parcel: The only land use in this subarea is industrial—general which is limited to an FAR of 0.5.~~

~~4. Subarea 4—Inland Parcel: For the industrial—general land use in this subarea, the maximum development intensity is established by the height regulations, CVMC 19.85.004, and site development standards, CVMC 19.85.009 and 19.87.005. For the commercial thoroughfare land use in this subarea, development is subject to the central commercial zone with precise plan modifying district as described in Chapters 19.36 and 19.56 CVMC except as modified by this specific plan.~~

~~5. Subarea 5—Faire Street Subarea: The only land use in this subarea is industrial—general. The maximum development intensity is established by the height regulations, CVMC 19.85.004, and site development standards, CVMC 19.85.009 and 19.87.005.~~

~~6. Subarea 6—Palomar/Bay Boulevard Subarea: The land use permitted in this subarea is industrial—research and limited. The maximum development intensity is established by the height regulations, CVMC 19.85.004, and site development standards, CVMC 19.85.009 and 19.87.005.~~

~~7. Subarea 7—Sweetwater Marsh National Wildlife Refuge: Development intensity is limited to the existing nature interpretative center facilities and other structures which are approved by the United States Fish and Wildlife Service. (Ord. 2613, 1994; Ord. 2532, 1992; Ord. 2168 § 1, 1986; Res. 11903, 1985).~~

2. Commercial Land Use

a. Commercial-Visitor (C-V)

- 1) See Section 19.85.012 for Special Condition B pertaining to Parcel Area 3-a, as depicted on Exhibit 5.

2) See Section 19.85.012 for Special Condition D pertaining to Parcel Area 2-h, as depicted on Exhibit 5.

b. Commercial-Thoroughfare (C-T)

1) Maximum development intensity is established by the height regulations listed in Table 1 of Section 19.85.004 and site development standards detailed in Section 19.85.009 of this Bayfront Specific Plan.

c. Commercial-Professional and Administrative (C-P)

1) See section 19.85.012 Special Conditions A and D for Commercial – Professional and Administrative land use special conditions.

2) Development intensity for Commercial- Professional and Administrative Parcel Area 1-a, as depicted on Exhibit 5, is determined by height regulations and site development standards.

3. Residential Land Use.

a. Residential – Mixed Harbor District (R-MH)

1) Residential development within the R-MH zoning shall consist of a mix of mid-rise and high-rise development with a maximum development intensity of 105 dwelling units per acre.

b. Building height within the R-MH zoning shall range from 4 to 19 stories and a maximum of 220 feet.

1) Retail use on Parcel Area 2-f, as depicted on Exhibit 5, shall not exceed 15,000 square feet.

19.85.004 Height Regulations. ~~The maximum building heights are as shown on Exhibit 4, Building Heights, herein. This exhibit also identifies certain specific locations for special height conditions for specific buildings. The location of the symbol for the special height condition is intended to provide an approximate, but not an exact, location of the building regulated by the special height condition. Following are the height regulations for these special height condition locations keyed to the building heights exhibit.~~

~~1. Special Condition "A": Three symbols are depicted. These three symbols represent hotel sites, two of which permit hotel buildings up to 229 feet in height, and the third permits a hotel building up to 100 feet in height.~~

~~2. Special Condition "B": This symbol permits a cultural arts facility up to 100 feet in height. The site west of Marina Parkway is the primary site; the site in the central resort district is the alternative site.~~

3. Special Condition "C": This symbol permits a commercial — professional and administrative use in a building up to 96 feet in height, subject to special conditions listed in Chapter 19.87 CVMC for Subarea 2.

4. Special Condition "D": This symbol permits a viewing tower in the nature interpretative center up to 45 feet in height.

5. Special Condition "E": These two symbols permit two residential buildings up to 229 feet each.

6. Special Condition "F": The two parcels identified by this symbol shall be subject to the special conditions listed in Chapter 19.87 CVMC for Subarea 2.

7. Wildlife Refuge Buffers — Midbayfront Subarea 1: Notwithstanding the height limits described above, the following height restrictions shall be enforced according to proximity to the USF&WS property line west of the SDG&E ROW:

a. Primary Zone — Within 100 feet of USF&WS property line: Limited public access (paths and overlooks only, no structures).

b. Park Land/Open Space Zone — Next 100 feet landward from primary zone: public access and limited structures permitted (e.g., park pavilions, pedestrian and bicycle paths); landscaping and structures over six feet (including signs, light standards, etc.) must be screened from view of the wetland to the satisfaction of USF&WS and California Department of Fish and Game; building height limit: 30 feet.

c. Limited Development Zone "A" — Next 100 feet landward from park land/open space zone: building height limit 35 feet, except the cultural arts facility site where structures to 100 feet in height are permitted as indicated in the building heights map, Exhibit 4.

d. Limited Development Zone "B" — Next 100 feet landward from limited development zone "A": building height limit 44 feet, except that portion of the central core sector which may be within 300 feet of the USF&WS boundary, where the height limit shall be 75 feet and a single high-rise hotel site (up to 229 feet) as indicated in the building heights map, Exhibit 4.

e. Development Zone — Property more than 400 feet from the national wildlife refuge property line shall be subject to the heights limits depicted on the building heights map, Exhibit 4.

U.S. Fish and Wildlife Service

1. The U.S. Fish and Wildlife Service (USFWS) parcel in the Sweetwater District is permitted a viewing tower in the Chula Vista Nature Center of up to 45 feet in height.

National Wildlife Refuge Buffers – Notwithstanding the height limits described in provision 1 above, the following height restrictions shall be enforced according to proximity to the USFWS property line west of the San Diego Gas & Electric (SDG&E) right-of-way (ROW):

~~(f) a. Notwithstanding the policy above~~The horizontal zones for the "F-G" Street Marsh shall be controlled by the provisions of the approved 404 Permit (Army Corps Permit No. 88-267 RH). (Ord. 2613, 1994; Ord. 2532, 1992; Res. 13957, 1989; Ord. 2168 § 1, 1986; Res. 11903, 1985 (Ord. xxxx, 200X).

Parcel Areas

Maximum building heights and associated parcel areas are summarized in Table 1 below.

TABLE 1: BUILDING HEIGHT LIMITS BY PARCEL AREA

| Parcel Area | Maximum Building Height from Pad (feet) |
|----------------------------|--|
| Sweetwater District | |
| 1-a | 125 |
| 1-b | 35 |
| 1-c | 35 |
| 1-d | 35 |
| 1-e | 35 |
| 1-f | 30 |
| 1-g | 0 |
| 1-h | 44 |
| 1-i | 44 |
| Harbor District | |
| 2-a | 0 |
| 2-b | 44-95 |
| 2-c | 44 |
| 2-d | 44 |
| 2-e | 44 |
| 2-f | 220 |
| 2-g | N/A 44-60 or 27 |
| 2-h | 130 |
| Otay District | |
| 3-a | N/A 45-60 |
| 3-b | 44 |
| 3-c | 44 |
| 3-d | 44 |
| 3-e | 44 |
| 3-f | 44 |
| 3-g | 44 |
| 3-h | 44 |
| 3-i | 44 |
| 3-j | 44 |
| 3-k | 45 |

TABLE 1: BUILDING HEIGHT LIMITS BY PARCEL AREA

| <u>Parcel Area</u> | <u>Maximum Building Height from Pad (feet)</u> | <u>Existing LCP Heights</u> |
|----------------------------|--|-----------------------------|
| Sweetwater District | | |
| 1-a | 125 | 44 |
| 1-b | 35 | 35 |
| 1-c | 35 | 35 |
| 1-d | 35 | 35 |
| 1-e | 35 | 35 |
| 1-f | 30 | 30 |
| 1-g | 0 | 30 |
| 1-h | 44 | 44 |
| 1-i | 44 | 44 |
| Harbor District | | |
| 2-a | 0 | 30 |
| 2-b ² | 44 | 44-95 |
| 2-c | 44 | 44 |
| 2-d | 44 | 44 |
| 2-e | 44 | 44 |
| 2-f | 220 | N/A |
| 2-g ³ | N/A44-60 or 27 | 45-60 |
| 2-h ⁴ | 130 | 44 |
| Otay District | | |
| 3-a ^{4,5} | N/A44-60 | 44-60 |
| 3-b | 44 | 44 |
| 3-c | 44 | 44 |
| 3-d | 44 | 44 |
| 3-e | 44 | 44 |
| 3-f | 44 | 44 |
| 3-g | 44 | 44 |
| 3-h | 44 | 44 |
| 3-i | 44 | 44 |
| 3-i | 44 | 44 |
| 3-k | 45 | 60 |

Notes:

1. Parcel Area 1-g is zoned Open Space; therefore the building height limit is 0 feet.

2. See Section 19.85.0124 Special Condition A.

3. See Section 19.85.0124 Special Condition B.

4. See Section 19.85.0124 Special Condition D.

N/A Not applicable

19.85.005 Sign Regulations.

The size, location, and design of all signs in the LCP Planning Area shall be subject to the following:

- For Subareas 1, 2, 3, 5, 6, and 7, no freestanding sign shall be greater than 10 feet in height and signs shall be subject to the regulations of Chapter 19.60 CVMC. Signs incorporated herein by reference, unless modified by provisions of this specific plan. No freestanding sign shall be greater than 408 feet in height and signs shall be subject to the regulations of

Chapter 19.60 CVMC, Signs, incorporated herein by reference, unless modified by the provisions of this Bayfront Specific Plan.

~~2. For the Inland Parcel, Subarea 4 — land designated as industrial-general, signs shall be subject to the industrial-general zone, Chapter 19.46 CVMC, and for land designated as commercial thoroughfare, signs shall be subject to the central commercial zone with precise plan-modifying district as described in Chapters 19.36 and 19.56 CVMC.~~

2. ~~3. For the midbayfront and industrial subareas, subareas 1 and e. The following regulations shall apply:~~

a. Public Signs.

- 1) Street Name Signs: Street name signs shall have special mountings and frames to identify streets as being a part of the new Bayfront community. The sign copy and construction shall reflect a unified style and colors.
- 2) Directional Signs: Directional signs at intersections will help establish gateways to the redevelopment area and may include such generic information as convention center, marina, special use park, wildlife refuge, etc., as necessary. Directional information for private developments may be included as part of a sign program, subject to the review and approval of the Chula Vista Redevelopment Corporation (CVRC). Information will be clustered on one sign per intersection. Signs will have standardized mountings and trim. Each sign location shall include specially designed landscaped areas to create a setting.
- 3) Information Signs: Public information signs are designed for public facilities and services such as parks, marshes and marinas. Trim and colors are to be unified with the basic public sign theme.
- 4) Traffic and Parking Control Signs: Traffic control and parking signs shall be designed with standard copy faces and shall be trimmed in a manner consistent with Bayfront motif. Exact sizes and locations are required by state regulation.

b. Private Signs.

- 1) Hotel/Motel, RV Parks, Restaurants, and Retail-Commercial: Total copy area for all identification signs combined shall be limited to not more than 50 square feet per parcel (except additional signage for high- and mid-rise hotels is permitted per subsection 2(c)(5) of this section). Signs may be wall signs and/or ground signs. Ground signs may be single- or double-faced but may not exceed 10 feet in height. An additional changeable copy area of 25 square feet maximum shall be allowed for uses that include entertainment or convention facilities. Changeable copy area shall be single-faced only.
- 2) Automotive Service: Service stations shall be allowed one identification sign (non-freeway) per lot. Signs shall be ground signs or wall signs and shall have no more than 40 square feet of copy area, 6 feet maximum height.
- 3) Industrial and Office Uses: Industrial or office uses shall be allowed one identification sign per lot, visible from the internal street. Signs shall not exceed

40 square feet in area or 6 feet maximum in height. Total sign area may include a directory or tenant listing if the project is multitenant.

c. ~~b. Private Signs:~~ Special Private Signs

- 1) Commercial Uses Adjacent to Freeway: Commercial uses with freeway exposure shall be allowed either wall signs or monument signs with name and/or logo. If the business logo is well established as an identity mark, then use of logo alone is preferable. Each lot may have two wall signs or one ground sign only. Only one wall sign shall be visible at a time. Maximum total copy area shall be 100 square feet. Ground signs may be doubled-faced or parallel to the roadway and are intended to be low-profile monument signs.
- 2) Automotive Service: Service stations with freeway exposure shall be allowed freeway identification signs. Sizes shall be as small as possible and still have freeway identity, in no case to exceed 50 square feet total sign area. Such signs shall be subject to review by the CVRC.
- 3) Corner Lots: The identification allowance for sign development on corner lots may be divided to provide for a sign on each frontage; however, the total allowance for both signs combined is not to exceed 50 square feet.
- 4) Multitenant Buildings or Complexes: Office, retail-commercial, and industrial uses that are multitenant shall be allowed additional tenant identification signs; each tenant shall be allowed a maximum of 3 square feet on or adjacent to the entry door. These tenant signs shall be visible from on-site parking and/or pedestrian walkways, but not intended to be readable from public streets.
- 5) High-Rise Hotel Building Wall Signs: Hotel name signs shall be allowed on hotel buildings greater than eight stories in height. Two signs shall be allowed per building, 300 square feet maximum for each sign. Individual letters or logo only; maximum sign height shall be 7 feet. Sign design and lettering shall not permit perching by avian predators of the California least tern, light-footed clapper rail, or Belding's savannah sparrow (Ord 2665, 1996; Ord 2613, 1994; Ord. 2532, 1992; Res. 11903, 1985).
- 6) Directional and Information Signs: These signs shall be directional in nature and shall not be identification signs. Their maximum height shall be 4 feet with 4 square feet maximum copy area per side.
- 7) Special Event Signs (Temporary): Special events such as grand openings shall be allowed temporary signs. Such signs shall be allowed in accordance with the CVMC 19.60.
- 8) Construction Signs (Temporary): Signs for owners, contractors and subcontractors, architects, etc., for new projects under construction shall be allowed in accordance with the CVMC 19.60.

~~c. Allowable Copy Area~~

4. For the Midbayfront Subarea Only. In addition to the provisions above, the following shall apply in Subarea 1:

a. ~~Midbayfront Sign Program:~~ In addition to the regulations provided by this specific plan and the Chula Vista Zoning Code for signs, additional, more specific and restrictive regulations shall be required for the Midbayfront Subarea in the Midbayfront sign program. This sign program shall be approved by the city of Chula Vista prior to the issuance of the first building permit in this subarea. The purpose of the Midbayfront sign program is to provide a sign plan for the Midbayfront Subarea consistent with the goals and policies of the local coastal program, and to meet these specific objectives:

- 1) ~~To create a system of signs which serves as an important design element in establishing an identifiable image for the area.~~
- 2) ~~To provide identification for the special components which make up the Midbayfront area.~~
- 3) ~~To reduce visual competition between signs, balancing the needs for identification and aesthetic harmony.~~
- 4) ~~To integrate signage with architectural and landscape design themes, thereby reducing the prominence of signs.~~
- 5) ~~To provide standards of acceptability for signs in order to facilitate the review and approval process by the city of Chula Vista.~~

b. ~~Scale of Signs for the Midbayfront Subarea:~~ The two most prominent signs in the Midbayfront will be the Midbayfront gateway monument and the high and mid-rise hotel building wall signs. Because of the importance of these signs, the following specific regulations are provided:

- 1) ~~Midbayfront Gateway Monument:~~ The sign element containing copy shall not exceed a maximum height of five feet, six inches. The architectural element containing the sign shall not exceed 12 feet in height. The maximum copy area per sign face shall not exceed 50 square feet. Illustrations of a gateway monument meeting these standards follow as a guideline.
- 2) ~~High-Rise Hotel Building Wall Signs:~~ Only allowed on hotel buildings greater than eight stories in height. Two signs per building, 300 square feet maximum each sign. Individual letters or logo only; maximum sign height shall be seven feet. An illustration of this type of sign follows as a guideline. Sign design and lettering shall not permit perching by avian predators of the California least tern.

~~light-footed clapper rail, or Belding's Savannah sparrow. (Ord. 2665, 1996; Ord. 2643, 1994; Ord. 2532, 1992; Res. 11903, 1985).~~

19.85.006 Form and Appearance.

1. Form and Appearance Objectives. The following objectives shall serve as guidelines for use of land and water resources to preserve a sound natural environment:

- a. Preserve existing wetlands in a healthy state to ensure the aesthetic enjoyment of marshes and the wildlife that inhabit them.
- b. Change the existing industrial image of the Bayfront and develop a new identity consonant with its future prominent public and commercial recreational role.
- c. Improve the visual quality of the shoreline by promoting public and private uses that provide proper restoration, landscaping, and maintenance of shoreline areas.
- d. Remove, or mitigate by landscaping, structures or conditions that have a blighting influence on the area.
- e. Eliminate or reduce barriers to linking the Bayfront to the rest of western Chula Vista and establishes a memorable relationship between the Bayfront (and the areas and elements that comprise it) and adjoining areas of Chula Vista, the freeway, and arterial approaches to the Bayfront (see Exhibit 6, Form and Appearance Map).

2. Specific Provisions.

~~To promote these policies requirements, the form and appearance provisions of the LUP acknowledges three major components that comprise the physical form of the area: natural resources areas to be preserved; an open-space public space and recreation system, including walkways, bicycle ways, and park areas; and development units having common usage and/or qualities, which should be treated as distinctive, but closely interrelated, visual entities. To reinforce the physical quality of these three components, Exhibit #7, Form and Appearance, identifies: landscape character and function; major gateways; architectural edges, and views.~~

~~a. Landscape Character and Function. Major landscape components shall adhere to Exhibit 7, Form and Appearance, to establish strong visual continuity in response to varied functional needs.~~

a. Landscape Character and Function. Major landscape components shall establish strong visual continuity in response to varied functional needs. Landscaping will incorporate both hardscape features and softscape (planting).

~~b. Landscape Screening~~ b. Dense Landscape Planting All areas designated for dense landscape planting ~~screening on Exhibit 7~~ shall include dense planting of trees and shrubs to serve three purposes: diminish the visual impact of large existing industrial structures, such as those of ~~Rohr Industries~~, Goodrich and SDG&E's power plant and transmission towers, and extensive parking areas and outdoor storage areas; define major entry points to the Bayfront and frame views; and be used in masses as visual stopping points to limit views and provide natural vertical elements. Heights of trees and shrubs may be limited by USF&WS requirements in areas near the wildlife refuge. The following standards shall guide landscape screening design:

| Characteristics | Representative Location |
|------------------------|--------------------------------|
| •40' to 60' height | •Bay Boulevard |
| •upright form | |
| •evergreen | |

The following standards shall guide dense landscape planting design:

| <u>Location</u> | <u>Representative Characteristic</u> |
|-----------------|--|
| Bay Boulevard | 40- to 60-foot height; upright form; evergreen |

Existing pines and other trees shall be preserved to the maximum possible extent.



c. ~~Parking Area Planting, Special Area Planting.~~ All areas designated zoned as Public-Quasi Public (Landscaped Parking Areas) (Exhibit 5) ~~for parking area planting in Exhibit 7 shall include a planting program coordinated with parking improvements beneath the power lines. The Port Master Plan and the Chula Vista Bayfront Master Plan also designate this ROW as a linear greenbelt. The 150-foot-wide right-of-way ROW that bisects the Bayfront may include landscaped auto parking to diminish the visual impact of the power lines and strengthen the ground plane connection between both sides of the right-of-way ROW. SDG&E criteria will permit planting that can be kept not more than 15 feet high, thereby maintaining sufficient clearance at the lowest point in the power line catenary. Planting in any parking areas provided should shall establish a dense ground plane massing of shrubs and short trees to create a grove effect that screens cars from view and ties together in a strong horizontal line an intersecting mass of foliage on either side of the ROW right-of-way (see Section D in Map 3- Circulation). The following standards shall guide parking area planting design for all areas outside of Subarea 1 - Sweetwater District:~~

| Characteristics | Representative Location |
|-----------------------------|-------------------------|
| *10' to 15' height | *SDG&E ROW |
| *globular or multistem form | |
| *evergreen | |

| Location | Representative Characteristic |
|-----------|---|
| SDG&E ROW | 10- to 15-foot height; globular or multistem; evergreen |

b. ~~Informal Groves Planting.~~ All areas designated for Informal Groves in Exhibit 7 ~~informal planting shall use a series of Informal Groves to identify the major community or neighborhood parks interconnected by continuous pedestrian circulation along the Bayfront's edge and into its interior. consist of groves planted with the same species in informal drifts to provide shade for recreational uses. The groves shall be sited to avoid blocking panoramic views to the wetlands and bay. The following standards shall guide informal grove design:~~

| Location | Representative Characteristic |
|-----------|--|
| City Park | 40- to 80-foot height; upright and open branching in contrast with dense, vertical form; mixed deciduous and evergreen |

c. ~~Formal Street Tree Planting.~~ All areas designated Formal Street Tree Planting in Exhibit #7 ~~have been Formal planting has been designated for the major circulation spines of the Bayfront. The planting should shall be in regularly spaced intervals using species with predictable form characteristics to achieve strong linear avenues that guide views and establish perspective.~~

| Location | Representative Characteristic |
|--|---|
| Marina Parkway, Lagoon Drive | 40- to 60-foot height; crown-shaped form; evergreen |
| "E", "D" Bay Boulevard and Marina Edge on D Street | |

F, H, J Streets

d. Buffer Zone Planting. Buffer zone planting has been designated for streetscapes adjacent to sensitive habitats and for transitional buffer zones between ornamental planting areas and sensitive habitats. Planting shall consist of native or naturalized noninvasive plant species. The following standards shall guide buffer zone planting design:

| <u>Location</u> | <u>Representative Characteristic</u> |
|--------------------------------------|--|
| <u>Adjacent to sensitive habitat</u> | <u>Native shrubs, Noninvasive species</u> |
| <u>Transitional Buffer</u> | <u>Native or naturalized shrubs, Noninvasive species</u> |

e. Gateways. Special consideration shall be given at gateways (Exhibit 7.6) to roadway design, including signing and lighting, landscaping and siting, and design of adjoining structures, to allow for design treatment that conveys an entry character. Refer also to section on Sign Regulation in this Chapter.

d.f. Architectural Edges. The development shall comply with the following conditions in the specified areas as shown on Exhibit 6:

- 1) Habitat Protection: Structures shall be sited a sufficient distance from natural habitat areas to protect the natural setting and prevent direct impacts to wildlife.
- 2) Pedestrian and Bicycle Access: Structures shall be sited at a sufficient distance from the water's edge or marsh edge to allow for sidewalks and bicycle paths that ensure unencumbered pedestrian and bicycle access to the waterfront and coastline.
- 3) Privacy: Structures shall be designed so that the uses that take place in a structure or private space adjoining the structure do not detract from, or prevent appropriate public use of, adjoining public open spaces. Reciprocally, the public areas shall be designed and their use regulated in a manner that does not diminish the intended private use of adjoining developed lands.
- 4) Firm Edges: Firm edges as shown in Exhibit 7 are required where a strong visual form, generally linear, is necessary to provide either for a terminus of views in certain directions, or a sense of entry or arrival. These edges should be formed by buildings, but they also may be achieved by use of earth berms or mass plantings.
- 5) Irregular Building Edges: Irregular building edges are required where it is visually desirable to soften or deemphasize the distinction between open space areas and adjoining development. This prevents harsh contrasts between different areas and allows visual penetration between areas, and variation in the spatial experiences and qualities in these areas.

e.g. View Points. Development of the Bayfront shall ensure provision of three types of views:

- 1) Views from the Freeway and Major Entry: Ensure a pleasant view onto the site and establish a visual relationship with San Diego Bay, marshes, and bay-related development.

- 2) Views from Roadways within the ~~site~~ Bay front (particularly from Marina Parkway, to the marshlands, San Diego Bay, parks, and other bay-related development). Locations shall preserve a sense of proximity to the bay and marshlands.
- 3) Views from the Perimeters of the Bayfront Outward: Views that are primarily pedestrian-oriented, stationary, and more sustained should be experienced from parts of the open space and pathway system and enable viewers to renew visual contact at close range with the bay and marshlands. (~~Ord 2532, 1992; Ord 2168 §1 (part); 1986; Res. 11903, 1986~~) (Ord. xxxx, 200X).

19.85.007 Infrastructure.

~~1. Circulation Standards:~~

~~a. Primary Vehicular Circulation: The primary vehicular routes are identified on the Land Use Districts, Exhibit 3, as circulation and other; and on Exhibit 8, Circulation Element. These consist of Interstate 5, State Route 54, Marina Parkway, Lagoon Drive, and H Street. The majority of these routes currently exist. Those portions of Lagoon Drive and Marina Parkway which will be constructed as a component of the Midbayfront Subarea are planned as four-lane major arterials.~~

~~b. Internal Vehicular Circulation: Internal roadways shall be developed to the design and construction standards published by the department of engineering, city of Chula Vista.~~

~~c. Bike Routes:~~

~~1) Bike Lane: A bike lane is a lane on the paved area of a street for preferential use by bicycles. These lanes are used for regional bicycle routes. On-street parking, except for emergency stopping, will not be permitted where bike lanes are designed. These lanes shall be a minimum of five feet in width. The filling of wetlands for bike paths is not permitted, including, but not limited to, any expansion of the toe of the Caltrans fill slope for the freeway into the mitigation areas of the connector marsh.~~

~~2) Bike Path: A bike path is used for off-street travel by bicycles. These paths shall be a minimum of eight feet in width.~~

~~d. Pedestrian Route: All pedestrian routes depicted on Exhibit 8, Circulation Element, shall be a minimum of six feet in width. The filling of wetlands for bike paths is not permitted, including, but not limited to, any extension of the toe of the Caltrans fill slope for the freeway into the mitigation areas of the connector marsh.~~

~~2. Utility Systems. Refer also to Exhibit 9.~~

~~a. General Policies:~~

- ~~1) Provide adequate sizing of utility systems to assure sufficient capacity for maximum build-out potential of plan.~~
- ~~2) Protect existing sensitive natural resources from significant adverse impacts during construction. (Ord. 2532, 1992).~~

1. Circulation Standards.

Primary Vehicular Circulation: The primary vehicular routes are identified as "Circulation and Other" in Exhibit 5, Zoning Map; and in Exhibits 7a, 7b, and 7c, Circulation Maps. These consist of Interstate 5, State Route 54, Bay Boulevard, Marina Parkway, E Street, F Street, H Street, J Street, and four new proposed streets: Street A, Street B, and Street C. The filling of wetlands for primary and internal circulation roads under the control of the City is not permitted.

a. Internal Vehicular Circulation: Internal roadways shall be developed to the design and construction standards published by the Department of Engineering, City.

b. Pedestrian Route:

- 1) The major pedestrian routes shown in Exhibit 7b, Circulation Map, shall be a minimum of 6 feet in width. The filling of wetlands for pedestrian paths is not permitted. Minimal shading impacts may be allowed for pedestrian paths with approval from the Coastal Commission.

c. Bike Routes:

- 1) Bike Lane: A bike lane is a lane on the paved area of a street for preferential use by bicycles. These lanes are used for regional bicycle routes. On-street parking, except for emergency stopping, will not be permitted where bike lanes are designed. Bike lanes shall be a minimum of 5 feet in width. The filling of wetlands for bike paths is not permitted.
- 2) Bike Path: A bike path is used for off-street travel by bicycles. These paths shall be a minimum of eight feet in width. All proposed bicycle routes are shown in Exhibit 7c, Circulation Map.

2. Utility Systems. Refer also to Exhibit 8.

a. General Policies:

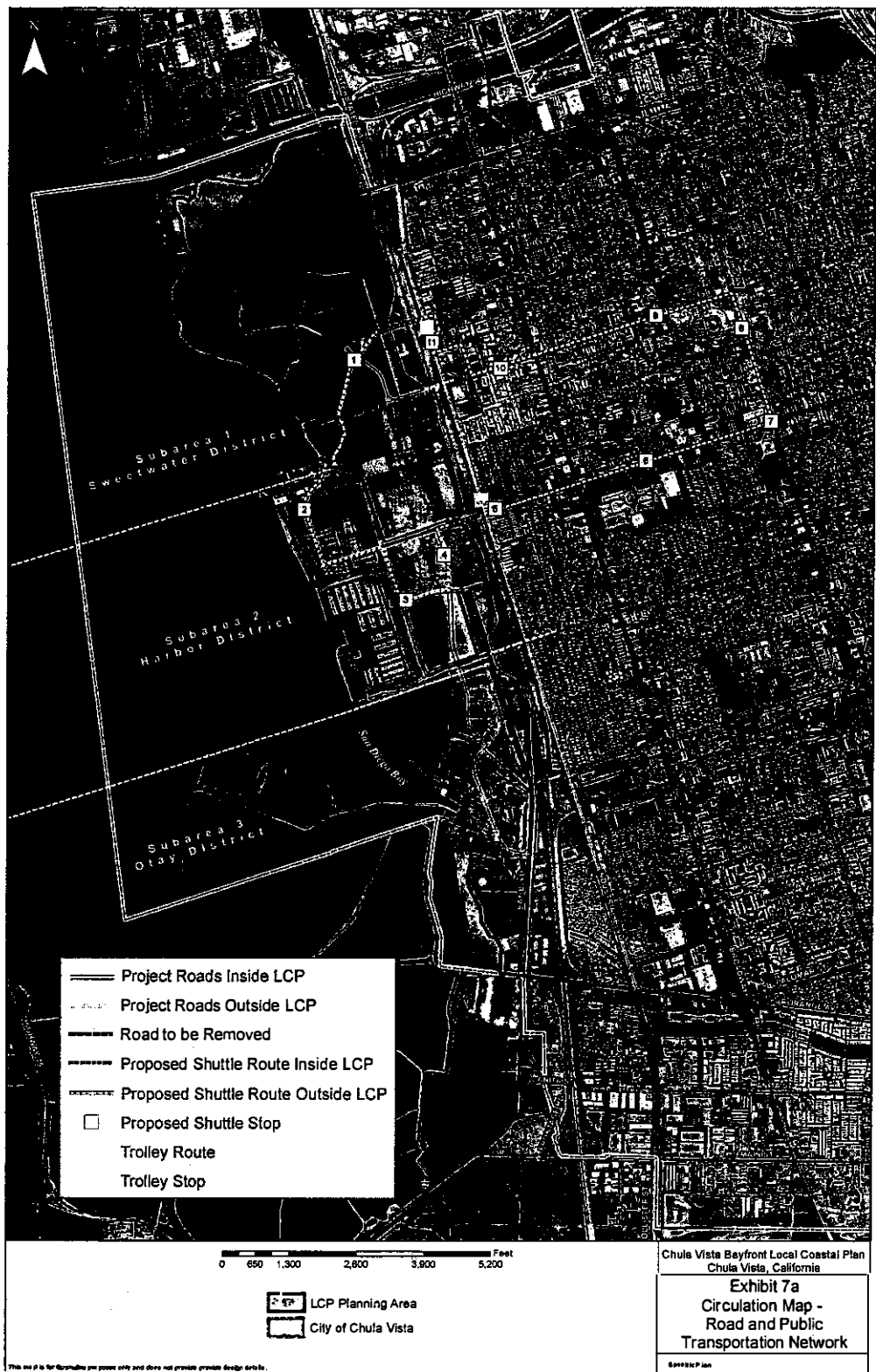
- 1) Provide adequate sizing of utility systems to ensure sufficient capacity for maximum build-out potential of plan.
- 2) Protect existing sensitive natural resources from ~~significant~~ adverse impacts during construction. (Ord. xxxx, 200X).

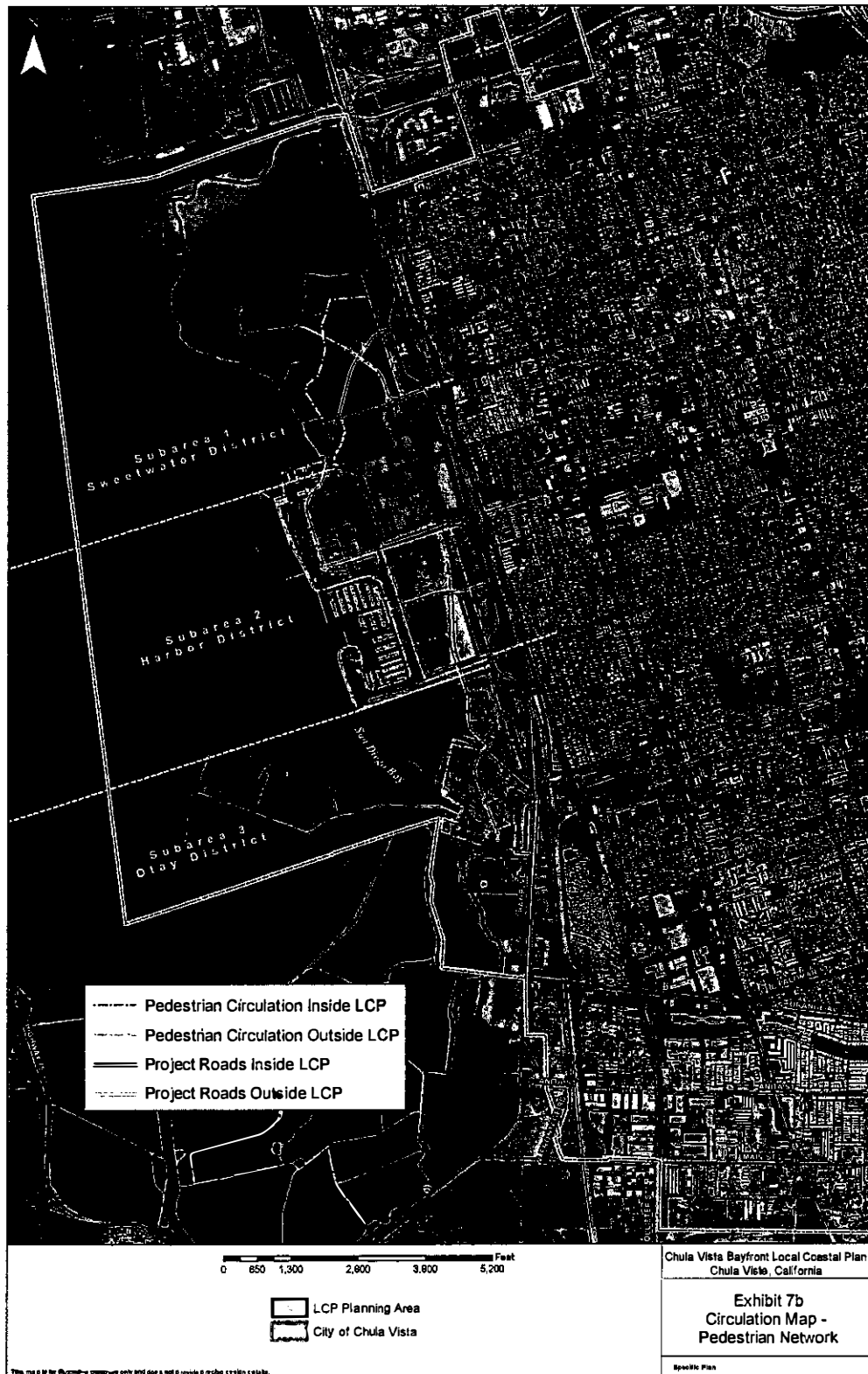
19.85.008 Parking Requirements.**1. General Requirements.**

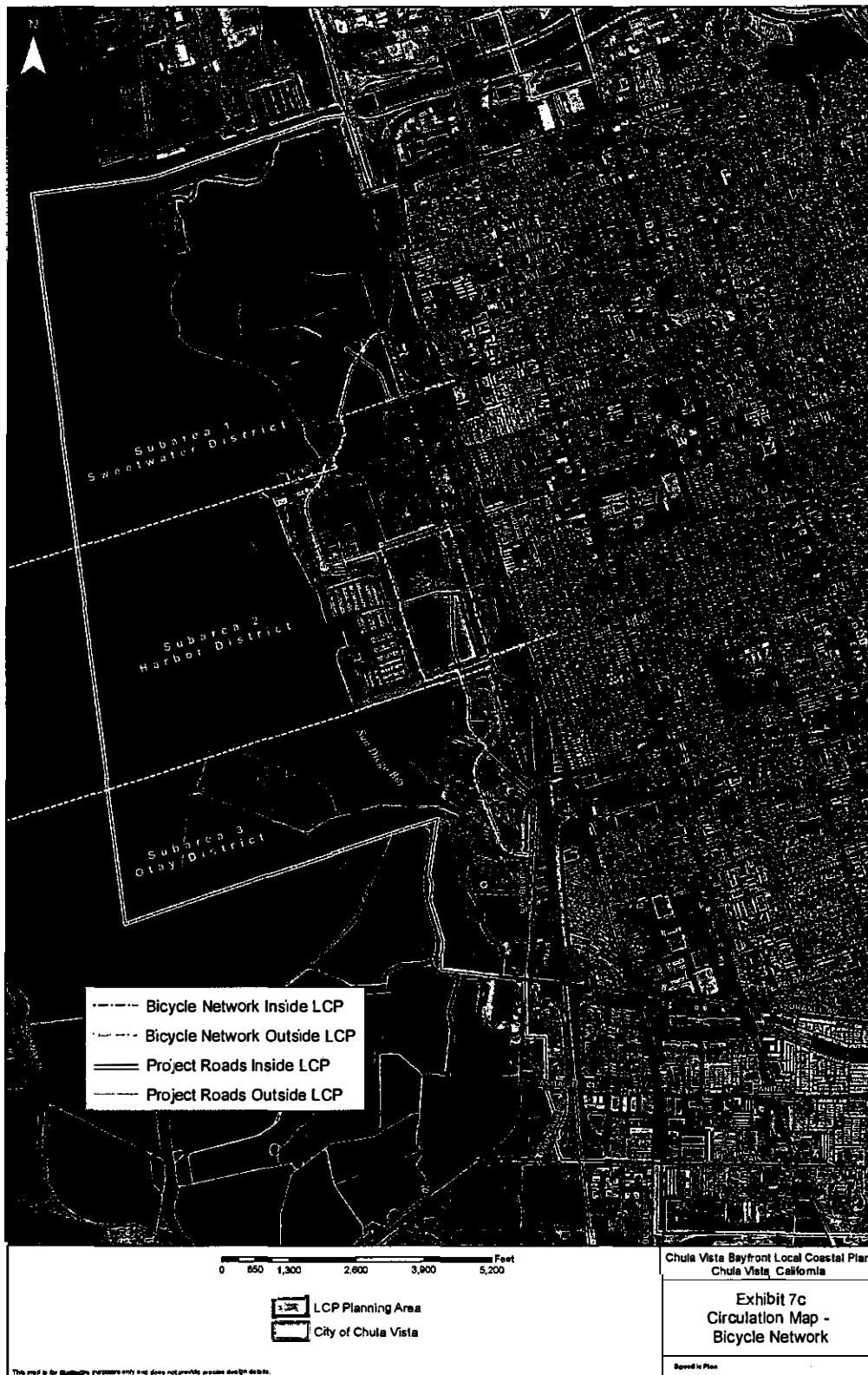
The provisions of Chapter 19.62 of the Chula Vista Zoning Ordinance, Title 19 of the Chula Vista Municipal Code, CVMC, shall be applicable to off-street parking and loading areas in the Bayfront area. These provisions generally control construction and development and design standards of off-street parking areas. The number of spaces required for designated uses shall be that designated below. In the event that there is no precise correspondence in the use classifications with the common names used in this section, the Planning Director Director of Planning and Building shall have the authority to designate the requirements, and the common names for proposed uses shall generally be deemed to control.

2. Vehicle Parking Standards.

- a. Business and professional offices: 1 space per 300 square feet of floor area; minimum of 4 spaces;
- b. Dance, assembly, or exhibition halls without fixed seats: 1 space per 50 square feet of floor area used for dancing or assembly;
- c. Dwellings, multiple: 4.5-1 space per studio, 1.5 spaces per 1-bedroom unit; 2 spaces per 2-bedroom or larger unit; (includes 0.3 space per guest unit parking);
- d. Hotels, motels: 1 space for each living or sleeping unit, plus 1 space for every 25 rooms or portion thereof;
- e. Manufacturing plants, research and testing laboratories: 1 space per 1.5 persons employed at any one time in the normal operation of the plant or 1 space per 800 square feet of floor area, whichever is greater;
- f. Medical and dental offices and clinics: 1 space per 200 square feet of floor area; minimum of 5 spaces;
- g. Public park/open space: 1 parking space for every 10,000 square feet of park or accessible open space;







11-400



- h. Restaurants, bars, and night clubs: 1 space per 2.5 permanent seats, excluding any dance floor or assembly area without fixed seats, which shall be calculated separately at 1 space per 50 square feet of floor area;
- i. Restaurants – drive-in, snack stands, or fast-food: 15 spaces minimum, or 1 space per 2.5 permanent seats, whichever is greater;
- j. Retail stores: 1 space per 200 square feet of floor area;
- k. Sports arenas, auditoriums, and theaters: 1 space per 3.5 seats of maximum seating capacity;
- l. Wholesale establishments, warehouses, and service and maintenance centers: 1 space per 1.5 persons employed at any one time in the normal operation of the plant or 1 space per 1,000 square feet of floor area, whichever is greater; and
- m. Uses not listed: as required by Chula Vista Zoning Ordinance Code.

3. ~~Motorcycle and~~ Bicycle Parking Standards.

- a. ~~Motorcycle parking spaces shall be provided for developed uses according to the following schedule. Only those uses listed below are required to provide motorcycle parking.~~ Bicycle parking facilities shall also be provided for developed uses according to the following schedule ~~the uses listed below. Only those uses listed below are required to provide bicycle parking.~~ Bicycle parking facilities shall be fixed storage racks or devices designed to secure the frame and wheel of the bicycle.
- b. Business and professional offices (over 20,000 square feet of gross floor area): 5 spaces;
- c. Shopping centers (over 50,000 square feet of gross floor area): 1 space per 33 automobile spaces required;
- d. Fast-food restaurant, coffee shop, or delicatessen: 5 spaces;
- e. Other eating and drinking establishments: 2 spaces; and
- f. Commercial recreation: 1 space per 33 automobile spaces required.

4. Shared Parking.

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 should be utilized to assess parking needs and formulate shared parking agreements. Any use that 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 CVMC 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.

5. Concealed Parking.

~~Within the central resort district and the residential high district of the Midbayfront Subarea, parcel areas 2-f and 2-h of the LCP Planning Area, 75 percent of the required parking shall be provided in subterranean or concealed parking structures. "Concealed parking" is when the parked vehicles cannot be seen by the public using public streets, bike lanes and paths, pedestrian walkways, public parks, and public access open spaces.~~

6. Landscaped Parking in SDG&E ROW.

~~Any landscaped parking in the SDG&E ROW north of "F" Street / Lagoon Drive (hereinafter referred to as "F" Street) shall be available on weekends and evenings for use by coastal visitors. The parking needed for visitors to the Chula Vista Nature Interpretive Center or for any park or public open space areas shall be provided in areas assigned and exclusively reserved for such visitors. This restriction must be enforced during the operating hours of the Chula Vista Nature Interpretive Center and public parks. Public parks shall be open from dawn until 11 pm daily unless the operating hours are revised through the local coastal program amendment process. Parking for park and public open space use 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. (Ord. 2546, 1993; Ord. 2532, 1992; Ord. 2168 §1 (part), 1986; Res. 11903, 1985). (Ord. xxxx, 200X).~~

19.85.090 Site Development Standards.

19.85.009 Usable Open Space Standards.

The following site development standards apply to Residential land uses on Parcel Areas 2-f and 2-h:

a. Usable open space standards shall be:

- 1) 140 sf per dwelling unit. This standard is appropriate for a highly urbanized environment and a redevelopment area. It is similar to, but even lower, than the standard for the Chula Vista Urban Core Specific Plan. It is in keeping with similar types of cities including Santa Barbara and Granville Island (a bayfront development in British Columbia). A total of 5 cities were surveyed and 140 sf/du is more conservative than the standard in the each of the others. The result of applying a standard of 140 sq feet is the elimination of the need for sound walls at the ground plane. This will preserve view corridors.
- 2) Open space areas shall be any portion of a lot which has a minimum dimension of six feet and not less than 60 square feet in area, that is landscaped and/or developed for recreational and leisure use, and is conveniently located and accessible to all the units. The following areas shall contribute to a required open space:
 1. Private balconies and patios;
 2. Roof areas designed and equipped to accommodate recreational and leisure activities;
 3. Recreation rooms.

3) The following areas shall not contribute to required open space:

- 1. Driveways and parking areas;
- 2. Refuse storage areas;
- 3. Clothes-drying areas.

19.85.090-19.85.010 Site Development Standards.

The following site development standards apply to the specified land use unless a Special Condition has been established in Section 19.85.012, in which case the Special Condition overrides the site development standards below:

1. The site development standards for the following subareas are specified in Chapter 19.87 CVMC—Subarea Specific Development Standards:

- a. Midbayfront Subarea;
- b. West Fairfield Subarea;
- c. Inland Parcel Subarea;
- d. Faivre Street Subarea;
- e. Palomar/Bay Boulevard Subarea;
- f. Special Conditions "C" and "F" on the building heights exhibit.

2. For all other areas the following site development standards apply to the land use district specified:

1. Commercial-Thoroughfare (C-T) a. Thoroughfare—Commercial:

- a)1) Minimum lot area: 5,000 square feet;
- b)2) Front yard setback: 10 feet;
- 3)c) Exterior side yard setbacks: 0 feet; and.
- d) Rear yard setback: 0 feet;

Development of land designated as Commercial Thoroughfare is subject to the Central Commercial Zone with Precise Plan Modifying District as described in Chapters 19.36 and 19.56 of the Chula Vista Municipal Code, except as modified by this Specific Plan.

2. Commercial-Visitor (C-V) (For Parcel Area 2-h refer to Special Condition D in Section 19.85.012):

a. Minimum lot area: 20,000 square feet;

b. Setbacks:

1) To all exterior boundaries: 20 feet minimum.

2) To interior boundaries that do not abut another land use: none.

c. Landscaping shall be required at a rate of 15 percent site coverage.

3. Commercial-Professional and Administrative (C-P) (For Parcel Area 2-b refer to Special Condition A, and for Parcel Area 2-h refer to Special Condition D in Section 19.85.012):

a. Minimum lot area: 20,000 square feet;

b. Setbacks:

1) To all exterior boundaries: 20 feet minimum.

2) To interior boundaries that do not abut another land use: none.

c. Landscaping shall be required at a rate of 15 percent site coverage.

4. Industrial-General (I-G):

a. Minimum lot area: 20,000 square feet;

b. Front yard setback: 20 feet;

c. Exterior side yard setbacks: 15 feet;

d. Side yard setbacks: 20 feet; and

e. Rear yard setback: 20 feet.

f. Landscaping shall be required at a minimum rate of 15 percent site coverage.

5. Industrial – Research and Limited (I-R):

a.) Minimum lot area: 10,000 square feet;

2)b. Front yard setback: 30 feet;

3)c. Exterior side yard setbacks: 15 feet;

4)d. Side yard setbacks: 20 feet.

e. Side yard setbacks: 20 feet; and

f. Rear yard setback: 20 feet.

g. Landscaping shall be required at a minimum rate of 15 percent site coverage.

Development of land designated as Industrial General is subject to the I-General Industrial zone, Chapter 19.46 of the Chula Vista Municipal Code except as modified by the provisions of this Specific Plan.

~~(Ord. 2532, 1992; Res. 11903, 1985).~~

6. Limited Industrial (I-L)

a. For Parcel Area 3-k refer to the Chula Vista Zoning Code CVMC 19.44.080

7. Residential- Mixed Harbor District (R-MH):

a. Set backs for Residential – Mixed Harbor district are 0 feet on all sides from the parcel boundary in order to achieve an urban street environment and provide the flexibility to maximize view corridors and public areas between buildings within the residential zone. The architectural designs shall blend with the aesthetics of surrounding structures.

e.b. Landscaping shall be required at a rate of 15 percent site coverage.

19.85.010-19.85.011 Grading and Drainage.

1. Special care shall be taken in development proposals adjacent to sensitive habitat to avoid or minimize problems of silting and oil or chemical leakage. Some diversion of water is necessary and one or more desilting/retention basins may be required in development projects to protect and enhance the biological and water quality of the habitat. ~~A major siltation basin shall be built in the Midbayfront to accept surface drainage and provide for desilting during and after construction of development projects and for oil and chemical entrapment.~~
2. All development for properties within the coastal zone shall comply with the following requirements:
 - a. A grading plan that incorporates runoff and erosion control procedures to be utilized during all phases of project development shall be prepared and submitted concurrently with subdivision improvement plans or planned unit development plans where such development is proposed to occur on lands that will be graded or filled. Such a plan shall be prepared by a registered civil engineer and shall be designed to ensure that runoff rates will be controlled to minimize the potential for siltation in wetlands. The erosion control measures and hydrology calculations shall be based on the 6-hour, 10-year design storm, or on the storm intensity designated in the subdivision manual, in the event that the subdivision manual requirement is more stringent. Runoff control shall be accomplished by establishing on-site, or at suitable nearby locations, catchment basins, detention basins, and siltation traps along with energy dissipating measures at the terminus of storm drains, or other similar means of equal or greater effectiveness.

- b. Sediment basins (debris basins, desilting basins, or silt traps) shall be installed in conjunction with the initial grading operations and maintained through the development process as necessary to remove sediment from runoff waters draining from the land undergoing development. Areas disturbed but not completed prior to November 1, including graded pads and stockpiles, shall be suitably prepared to prevent excessive soil loss during the late fall and winter seasons. All graded areas shall be stabilized prior to November 1, by means of native vegetation, if feasible, or by other suitable means approved by the City.

The use of vegetation as a means to control site erosion shall be accomplished pursuant to plans and specifications prepared by a licensed landscape architect or other qualified professional. Erosion control utilizing vegetation may include, but is not limited to, seeding, mulching, fertilization, and irrigation within sufficient time prior to November 1 to provide landscape coverage that is adequate to achieve the provisions of this policy. Temporary erosion control measures shall include the use of berms, interceptor ditches, filtered inlets, debris basins, silt traps, or other similar means of equal or greater effectiveness.

From November 1 to March 31, grading may be permitted, provided the applicant conforms to the requirements of subsection (2)(c) of this section and submits monthly documentation within 2 weeks following the end of the preceding month to the City Engineer of the condition of the erosion control procedures for graded pads, slopes, and stockpiles whenever precipitation during the month exceeds 2 inches.

- c. From November 1 to March 31, grading may occur in phased increments as determined by the City Engineer, provided all of the following requirements have been met. Grading from April 1 through October 31 shall be subject to standard practices.
- 1) The increments shall be limited to those areas that have been prepared to control the effects of soil erosion. Control measures, such as sedimentation basins detention basins and other facilities, shall be scheduled and placed in a sequence that shall minimize and control the off-site transportation of sediments. Such erosion control measures shall be installed for such increments prior to commencing any grading that would be performed during the period between November 1 and March 31.
 - 2) The applicant shall post a deposit for such areas to be graded, which shall remain in force and effect for 1 year after final inspection approval of grading by the City. The deposit shall be sufficient to cover the costs of any remedial grading and replanting of vegetation, including any restoration of wetlands, or other environmentally sensitive habitat areas adversely affected by the failure of the erosion control measures required herein, as determined by the City Engineer. The deposit will inure to the benefit of the City in case of noncompliance as determined by the City Engineer.
 - 3) The applicant agrees to provide daily documentation to the City Engineer of the condition of the erosion control procedures for any 24-hour period in which precipitation exceeds 0.25 inches. Such documentation shall be provided within 5 working days of said 24-hour period. Failure to provide such documentation of the occurrence of any significant discharge of sediments or silts in violation of this policy shall constitute ~~automatic~~ grounds for suspension of the applicant's grading permit(s) during the period of November 1 to March 31.

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- d. The following additional safeguards shall be required for grading ~~within the Inland Parcel—Subarea 5~~ between November 1 and March 31:
- 1) A 100-foot buffer is required between permanent open space wetlands associated with the nature reserves and grading activities.
 - 2) A silt fence (or equal) shall be installed between graded areas and all wetlands. A distance of 10 feet is required between the silt fence and the toe of any manufactured slope.
 - 3) The maximum slope permitted is 3:1.
3. Erosion Control Monitoring Program for Chula Vista Coastal Zone Areas ~~Draining Directly Into Wetlands~~.
- a. Overall field review of grading operations will be performed by the City on each grading project in the coastal zone.
 - b. Field review of erosion control devices, sedimentation basins, detention basins, and landscaping will be made by the City Engineer prior to the advent of the rainy season, and throughout the rainy season as necessary to monitor grading operations phased between November 1 and March 31. The City Engineer shall document noncompliance of projects with the grading and erosion control requirements and correct problems with funds from the deposit posted by the applicant.
 - c. The City Engineer will periodically review and prepare a report on the effectiveness of the runoff and erosion control measures for areas within the Chula Vista coastal zone. The initial report shall be completed within 2 years following February 1989 and thereafter 6 months prior to any scheduled review by the California Coastal Commission of the LCP for the City. A copy of the report shall be submitted to the Chula Vista City Council and to the Executive Director of the Coastal Commission.
4. All areas disturbed by grading shall be planted within 60 days of the initial disturbance and prior to November 1 with temporary or permanent (in the case of finished slopes) erosion control methods. Such planting shall be accomplished under the supervision of a licensed landscape architect and shall consist of seeding, mulching, fertilization, and irrigation adequate to provide 90 percent coverage within 90 days. Planting shall be repeated if the required level of coverage is not established. This requirement shall apply to all distributed soils including stockpiles.
5. Refer also to Chapter 19.86 CVMC, Environmental Management Program, for additional requirements concerning grading. (~~Ord. 2532, 1992; Res. 13957, 1989; Res. 11903, 1985~~) (Ord. xxxx, 200X).

APPENDIX B

BAYFRONT SIGN PROGRAM

GOAL AND OBJECTIVES

Goal

The goal of the Chula Vista Bayfront Sign Program is to control signs – eliminating those which are obtrusive and encouraging those that are creative and interesting while establishing a sense of place for the area.

Objectives

1. To establish guidelines and criteria for all signs within the Chula Vista Bayfront Redevelopment Project area.
2. To establish a design review board charged with the following tasks:
 - (a) to make decisions regarding appropriateness of private signs;
 - (b) to preserve the integrity of the Bayfront; and
 - (c) to encourage creative sign design.
3. To encourage vitality within a development through the use of sign design.
4. To avoid the proliferation of private business signs along the freeway.
5. To incorporate into the design of public signs the elements of the bayfront logo.
6. To promote bayfront development progress, special events, and to identify, discreetly but effectively, new businesses coming into the area.
7. To assure equality in sign impact.
8. To establish "Bayfront" identity through a cooperative program with Caltrans.

DESIGN REVIEW

~~The establishment of a design review board for the Chula Vista Bayfront is of primary importance. The board shall be established by the redevelopment agency of the City of Chula Vista, and should~~ The City of Chula Vista's Design Review Board shall review all parts of the bayfront project – the architecture, landscaping proposals, and each sign proposed for the area. This mechanism will ensure the regulation and control needed to create a distinctive atmosphere for the bayfront.

Chula Vista Design Review Board – Appointed

The Chula Vista Design Review Board has been appointed to function as the design review board herein described and has been charged with the responsibility of interpreting and applying sign design guidelines contained in this document. The board is specifically directed to encourage creative sign design and diversity. The redevelopment agency-City Council shall retain ultimate authority for fair and equitable application.

Submittal and Review Procedures

Submittal of a complete program of all desired signs shall be required for every development proposed within the bayfront. Sign plans should be submitted coincidentally with development plans scheduled for architectural review.

The minimum submittal shall include a plot plan with property lines, building footprints, curb and center lines of adjacent streets, building and sign elevations, and location of each proposed sign. Each sign will be drawn to scale indicating colors, materials, typestyles, dimensions of lettering, copy areas, sign height and width, methods and intensity of lighting, and means of installation.

The Design Review Board has established its own requirements and procedures for submittals and has the discretion to change these from time to time as it deems necessary.

The Design Review Board also has the authority to allow an individual project to deviate from established guidelines if the character of the bayfront will be enhanced by its action.

GUIDELINES: IN GENERAL

Design Intent and Rationale

This sign program strives to ensure that graphics in general, and each sign in particular, becomes a viable, integral part of the concept of Chula Vista bayfront redevelopment. The intent of this program is to establish a format for imaginative sign design which is appropriate for the bayfront.

Every effort must be made to create graphic identifications that are integral and consistent with the bayfront theme and with the architecture of each particular project. Graphic identifications which are symbolic of the business or service rather than standard "letter copy" are encouraged, i.e., logo. The design of signing for a project within this area should consider using pictorial imagery in combination with well-considered typefaces, spacing, colors, and material. (Refer to Exhibit Two for rule of good sign design.)

Two-Phase Program

Because the needs of businesses in the bayfront will be different in its early stages and in the final development, guidelines have been adopted to accommodate their needs during both these phases. During the interim phase (early in bayfront development), developments will receive liberal signing.

Once the bayfront is sufficiently developed, the need for abundant signing will be lessened because the bayfront's identity will be established and will help to attract business traffic. A more "low-key" sign program has been adopted for the final development phase.

The Influence of Bayfront Topography

The general topography of the bayfront is flat and open. The natural color of the area is muted. Therefore, signing must be discreet in order to avoid an overwhelming impact.

A. Low-Key Sign Program

These guidelines establish a sign program which is "low-key." Signs are intended to be adequate for identification, but not for advertising. Harmony of materials, textures, forms, colors, scale, and feeling is intended for the Chula Vista Bayfront Redevelopment Project.

The Necessity for Size Regulation

Uniform sign parameters are created to ease competition among private interests. This assures more equal distribution of the right to identify a place of activity.

Height Limitation

The ten-foot height limitation proposed in this criteria is in accordance with the intent of the California Coastal Commission's guidelines, and also maintains a sense of scale to bayfront topography and the intent of achieving a "low-key" sign program.

Roof Signs

Signs mounted on the roofs or mechanical penthouses of any building are prohibited. Such signs violate the intended bayfront scale and are not in keeping with a distinctive bayfront sign program.

Ground Signs Encouraged

Low ground signs are encouraged. They should be integrated with the landscape, complementary to the architecture, incorporated into retaining walls or other landscape features. The objective is to reduce visual clutter.

Wall Signs

Wall signs must be compatible with and proportionate to the architecture, and maintain harmony of materials and form. The purpose of these signs is to identify the business or private development; whole wall areas are not intended to be "read" as sign structures or sign backgrounds. Only one wall sign shall be visible at one time.

Support Structure

Support structures should be integral parts of entire sign design and have aesthetic as well as structural importance.

Lighting

Lighting methods should be considered a part of each sign. The intensity and color of light should be harmonious with the building architecture and sign design. In any lighted sign, the intensity should be no more than that required for nighttime reading, flashing/strobe light shall not be used. Signs must be modified after installation if lighting proves too intense.

Guideline Jurisdiction

The guidelines specified herein shall govern signs within the Chula Vista Bayfront Redevelopment Project. Since every possibility cannot be anticipated by this report, details which might be omitted shall be governed by the Chula Vista Zoning Ordinance. Where there is a conflict between the Bayfront Redevelopment Sign Program and the Chula Vista Zoning Ordinance, the more restrictive regulation shall govern.

Restrictions and Prohibited Signs

The following signs shall be prohibited or restricted as noted:

- a. Pole signs, excluding pole signs for which the supports are integrally designed as an aesthetic component of the sign character.
- b. Flashing, oscillating, animated or moving signs, or signs with moving parts shall be prohibited.
- c. The use of fluorescent-type paints is prohibited.
- d. Signs advertising goods shall be prohibited.

- e. All billboard signs shall be prohibited, except as defined by bayfront promotional signs.
- f. Temporary signs, banners, sale notices, etc., shall be displayed behind the glass of the structure.

The design review board shall establish requirements and procedures for submittals.

New Signs

The sign owner shall be responsible for the fulfillment of all requirements of these criteria. Conformance will be strictly enforced and nonconforming or unapproved signs or any part thereof shall be brought into conformance at the expense of the owner.

Existing Signs

Existing (nonconforming) signs shall be brought into conformance either:

- (1) when any change of land use occurs, or
- (2) by the final development phase, or

whichever occurs first.

Approvals for signs and their installation shall be obtained by the owner or his representative prior to installation. All signs shall be constructed, installed, and maintained in as-new condition at the owner's expense. All current building and electrical codes shall govern the construction of signs.

GUIDELINES: SPECIFIC

Public Signs

Public signs are those built and maintained by the city or other public agency through an adopted financial plan. They are divided into subsections according to function and location.

Freeway-Oriented Signs

The signs are located in the freeway right-of-way or on private property. All signs in the freeway right-of-way must be approved by Caltrans.

- a. Caltrans Signs: Caltrans signs, designed and maintained by the state, include all signs identifying exists and general directions. These signs will be designed by Caltrans per state regulations.
- b. Caltrans Signs with Bayfront Identity: The City of Chula Vista is considering a joint project with Caltrans to develop a bayfront identity sign to supplement the standard Caltrans signs which give generic service information (i.e., "FUEL, FOOD, LODGING," etc.). Costs will be borne by the city, and installation coordinated with Caltrans. (Refer to Exhibit Three for example.)
- c. Bayfront Promotional Signs: Bayfront promotional signs are designed to help establish the new bayfront community's identity. They will be located along Interstate 5, two minimum: one for each for north and southbound traffic; additional signs as necessary; five maximum quantity. Space will be rented, leased, or existing structures purchased outright.

Promotional signs, and especially landscaped areas around them, will provide a unique, attractive logo design in a theme-setting frame and limited changeable copy which will be subject to design review board approval. (Refer to Exhibits Four a, b, c, and d for examples; and to Exhibit Five for proposed locations.)

These signs, if appropriately used, will establish the redevelopment area's identity and functions for freeway travelers.

Promotional signs are intended to be temporary, and it is anticipated that they will be retired when the Bayfront Redevelopment Project is substantially complete. Their utilization will be reviewed in 1985 and subject to the redevelopment agency's discretion.

Internal Signs

Signs within the bayfront, not oriented to the freeway.

- a. Street Name Signs: Street name signs shall have special mountings and frames to identify streets as being a part of the new bayfront community. The sign copy will be the bayfront letter style (Bookman Bold, upper and lower case) and colors. The support will be constructed of wood. (Refer to Exhibit Six for example.)
- b. Directional Signs: Directional signs at intersections will help establish gateways to the redevelopment area and may include such generic information as convention center, marina, special-use park, wildlife refuge, etc., as necessary. Directional information for private developments may be included also at the discretion of the design review board, but for the interim development phase only. Information will be clustered on one sign per intersection. Signs will have standardized mountings and trip. (Refer to Exhibit Seven for example.)

A minimum of six directional signs will be necessary for adequate information. Each shall include specially designed landscaped areas to create a setting.

- c. Information Signs: Public information signs are designed for public facilities and services such as parks, marshes, marinas, trim, and colored to be unified with the basic public sign theme. (Refer to Exhibit Eight for example.)

d. **Traffic and Parking Control Signs:** Traffic control and parking signs shall be designed with standard copy faces, and shall be trimmed with the wood frames and supports of the bayfront motif. Exact sizes and locations are required by state regulation. It is suggested that the minimal number of signs necessary for effectiveness be used. (Refer to Exhibit Eight for example.)

To help establish the new bayfront identity, natural-signed (olympic semitransparent 901) cedar frames shall enclose all public signs. The bayfront logo and Bookman bold typestyle shall be used throughout. Specific reds, yellows, and browns are the principal logo colors (Frazee Z57-23, 3, 29).

Private Signs

Guidelines for private signs are organized according to location and project type. A somewhat more liberal criteria is established to serve business needs during the bayfront's initial development phase. The signs approved in this phase are called "interim signs."

When the bayfront is substantially built out, interim signs must be replaced, modified, or removed entirely to comply with the more restrictive sign criteria established for the final development phase.

The redevelopment agency shall determine when this changeover will occur based on their appraisal of the bayfront's progress. Developers submitting signs for approval for projects to be built close to the changeover date will be given the notice of complying with the final-phase criteria or building interim signs which would be removed or modified at their expense in the near future.

The rationale for this phased system is that when the bayfront development is beginning and a bayfront identity is being established, certain private projects will need additional signs to attract business.

When the area nears completion and a bayfront identity is clearly established, the bayfront itself will attract business traffic. At this time, more restrictive sign criteria can be implemented.

FINAL PHASE: ULTIMATE BAYFRONT DEVELOPMENT STATE

Freeway Signs: Private signs which are oriented to the freeway shall not be allowed, except as provided during the interim phase.

Corner Lots: The identification allowance for sign development on corner lots may be divided to provide for a sign on each frontage; however, the total allowance for both signs combined is not to exceed 50 square feet.

Multitenant Buildings or Complexes: Office, retail-commercial, and industrial uses which are multitenant shall be allowed additional tenant identification signs: each tenant shall be allowed a maximum of three square feet on or adjacent to the entry door. These tenants signs shall be visible from on-site parking and/or pedestrian walkways, but not intended to be readable from public streets.

Directional and Information Signs: These signs shall be allowed on a need basis. They shall be directional in nature and not intended as identification signs. Their maximum height shall be four feet with four square feet maximum copy area per side.

Special Event Signs (Temporary): Special events such as grand openings shall be allowed temporary signs. Such signs shall have a limited life as determined by the design review board.

Construction Signs (Temporary): Signs for owners, contractors and subcontractors, architects, etc. for new projects under construction shall be subject to design review board approval.

Allowable Copy Area

1. Hotel/Motel, RV Parks, Restaurants, and Retail-Commercial: Total copy area for all identification signs combined shall be limited to not more than 50 square feet pr parcel. Signs may be wall signs and/or ground signs. Ground signs may be single- or double-faced but may not exceed 10 feet in height. An additional changeable copy area of 25 square feet maximum shall be allowed for uses which include entertainment or convention facilities. Changeable copy area shall be single-faced only.
2. Automotive Service: Service stations shall be allowed one identification sign per lot. Signs shall be ground signs or wall signs and shall have no more than 40 square feet of copy area, six feet maximum height.
3. Industrial and Office Uses: Industrial and office uses shall be allowed one identification sign per lot, visible from the internal street. Signs shall not exceed 40 square feet in area or six feet maximum in height. Total sign area may include a directory or tenant listing if the project is multitenant.

INTERIM PHASE: BAYFRONT DEVELOPMENT STAGE

1. Commercial Uses Adjacent to Freeway: Commercial businesses will require some identification from the freeway during the bayfront development period. Such uses with freeway exposure shall be allowed either wall or low-profile monument signs with name and/or logo only during the bayfront development phase, and such signs shall have a specific date by which they must be removed. If the business logo is well-established as an identity mark, then use of logo alone is preferable. Each lot may have two wall signs or one ground sign only. One wall sign shall be visible at a time. Maximum total copy area shall be 100 square feet. Ground signs may be double-faced or parallel to the roadway and are intended to be low-profile monument signs.
2. Automotive Service: Service stations with freeway exposure shall be allowed freeway identification during the initial redevelopment of the bayfront. Sizes shall be as small as possible and still have freeway identity, in no case to exceed 50 square feet total sign area.

Such signs shall be subject to strict review and shall have a limited and specific retirement date at the discretion of the design review board.

DEFINITIONS

Background Area of Sign

The background of the sign shall be considered the entire area in which copy can be placed. In computing the area of sign background, only the face or faces which can be seen from any one direction at one time shall be counted.

Billboard

A billboard is any sign usually designed for use with changing advertisement copy, which is normally used for the advertisement of goods or services rendered at locations other than the premises on which the sign is located.

Changeable Copy Sign

A changeable copy sign is one that is characterized by changeable copy regardless of method of attachment.

Copy Area

Copy area is that portion of the total sign area devoted to lettering and/or symbolic communication. The copy area shall be determined by circumscribing the smallest possible rectangle around the copy, letters or symbol.

Directional Signs

A directional sign is one that contains directional information for pedestrian or vehicular traffic or location.

Directory Signs

Directory signs are signs that list businesses, services, room numbers, or employees.

Externally Illuminated Signs

An externally illuminated sign is a sign whose face is artificially illuminated by an external light source.

Flashing, Animated, or Moving Signs

Flashing, animated or moving signs are defined as signs that:

- a. Intermittently reflect light from either an artificial source or from the sun; or
- b. Have an illumination which is intermittent, flashing, oscillating, or of varying intensity;
or
- c. Have any visible portion in motion, either constantly or at intervals, which motion may be caused by either artificial or nature sources; or
- d. Utilize whirligigs or any similar item which uses wind as its source of power.

Freeway Signs or Freeway-Oriented Signs

Freeway signs or freeway-oriented signs are those signs that have copy directed for freeway visibility either in the freeway right-of-way or on a property adjacent to the freeway.

Freestanding Sign

A freestanding sign is one which is supported by one or more columns, uprights, or braces in or upon the ground.

Ground Sign

A ground sign is supported by the ground, by a continuous base (monument sign), or by poles or posts.

Height of Sign

The height of a size is the distance measured from finished grade to the highest projection of the sign. On sloping ground, finished grade is defined as the average elevation between the high and low points of adjacent grade.

Identification Sign

An identification sign is one that identifies a business name or principal service only. The sign should not serve as an advertisement device.

Information Sign

An information sign provides information for public and private facilities or services, and the use thereof.

Internally Illuminated Signs

Internally illuminated signs are signs that have characters, letters, figures, design, or outline illuminated by electrical lights contained behind the sign face.

Monument Sign

A monument sign is a ground sign which is supported by a visually continuous base.

Multiple Copy Sign

A multiple copy sign is one that advertises other than the name of the business and the principal product or service.

Pole Sign

A pole sign is a sign supported by the use of one or multiple poles or columns.

Promotional Sign

A promotional sign is public sign which identifies the bayfront and has changeable copy for information, announcements, or identification of private businesses and services in the area.

Public Sign

A public sign is any sign that is owned by government. Examples: bike routes, bus stop, or speed limit signs, or park or public facility identifications.

Sign

A sign is defined as any structure or device, logo, electric or non-electric, and all parts thereof which are used for advertising purposes upon or within which any poster, bill, bulletin, printing, lettering, painting, device, or other advertising of any kind whatsoever is placed. A sign shall not include any support frame or standard used exclusively for

displaying the flag of the United States of America, the state, or the city, nor shall these flags be considered signs.

Sign Area

Sign area shall include the background area of the copy. In the case of individual cut-out letters, sign area will include the exposed surface of the panel on which the letters are mounted.

Temporary Sign

A temporary sign is intended to advertise community or civic projects, construction projects, real estate for sale or lease, other special events on a temporary basis.

Traffic Control Sign

Traffic control signs are directional signs which direct traffic flow including pavement arrows and signs. Examples: loading zone, handicapped parking, no parking.

Wall Sign

A wall sign is one that is in any manner affixed to any wall of a building or structure.

(Ord. 2665 Appx. B, 1996).

19.85.012 Special Conditions

1. Special Condition "A". Specific development plans for the development of Parcel Area 2b property located south of "F" Street and west of the SDG&E ROW shall be subject to CVRC review and Redevelopment Agency approval based on the following guidelines:

a. Building setbacks shall be:

1) For buildings 44 feet or less in height, as specified in CVMC 19.85.009.

2) For buildings 44 to 95 feet in height:

(a) From "F" Street: 200 feet;

(b) From USFWS property ("F&G" Street marsh): 200 feet; and

(c) From SDG&E ROW: 50 feet.

- b. Building FAR. A maximum FAR of 0.75 (including SDG&E landscaped parking area bonus) on the subject site is allowed with one new building permitted on such site to exceed the 44-foot height limit, provided that (i) a reduction in the total gross square footage of structures presently located on the Goodrich campus south of the subject site is effected through the demolition or removal of such existing structures selected by Goodrich totaling 125 000 square feet (which is commensurate with the additional allowed FAR on the subject site), (ii) such demolition or removal is completed within 1 year following occupancy of such new building, (iii) the footprint of such new building does not exceed 5 percent of the total area of the subject site (excluding the area encompassed within that portion of the SDG&E ROW adjacent to the subject site), and (iv) the setbacks on the subject site specified above are met.
- c. Development plans shall include a comprehensive landscaping plan that indicates enhanced landscaping at the project edges and within the SDG&E landscaped parking area.
- d. Pedestrian or other off-street circulation connections to adjacent industrial and business park uses shall be provided.
- e. Project shall comply with all citywide threshold standards for infrastructure improvements and public services; specifically associated traffic impacts will be mitigated to a level-of-service (LOS) "D" or better at the Bay Boulevard/E Street/Interstate 5 interchange.
- f. All buildings on-site shall reflect a common, high-quality architectural design and construction standard.

2. Special Condition "B". Specific development plans for the development of Parcel Areas 2-g and 3-a properties located at the northeast and southeast corner of Bay Boulevard and J Street shall be subject to CVRC review and Redevelopment Agency approval based on the following guidelines:

- a. The maximum FAR shall be 0.50.
- b. Maximum building height shall be 45 feet.
- c. Building setbacks shall be:

| <u>Location</u> | <u>Setback</u> |
|---|----------------|
| <u>J Street (to maintain view corridor)</u> | <u>30 ft.*</u> |
| <u>Bay Boulevard</u> | <u>30 ft.</u> |
| <u>Adjacent to Interstate 5 freeway</u> | <u>25 ft.</u> |
| <u>From intersection of J Street and Bay Boulevard (measured perpendicular to angular corner property line)</u> | <u>60 ft.</u> |

Notes:

* 50-foot setback required for construction exceeding a building height of 28 feet.

- d. Architectural features, such as a tower, with floor areas not exceeding 10 percent of the ground floor area, may exceed the 45-foot height limit by 15 feet. (Note: For calculation of the tower area land over the drainage channel shall be included in ground floor calculations to the extent the second floor spans the channel.) One architectural tower shall be allowed on the combined Parcel Area 3-a.
- e. Landscaping of the site shall be 15 to 20 percent of the total lot area.

- f. Minimum landscaping depths along street frontages shall be 15 feet in width.
 - g. Elevations facing the freeway shall be articulated in massing or architectural treatment.
 - h. Pedestrian linkages shall be provided to connect both sides of J Street as well as linking the projects to the Bayfront development.
 - i. Compact parking stalls shall be permitted with dimensions of 7.5 feet wide by 16 feet in length. The number of these stalls may be authorized to a maximum of 20 percent of the required parking. (Ord. xxxx, 200X).
3. Special Condition "C". Sweetwater Marsh National Wildlife Refuge: Development intensity is limited to the existing Chula Vista Nature Center facilities and other structures that are approved by the USFWS. (Ord. xxxx 200X).
4. Special Condition "D". The following special conditions shall apply to Commercial – Visitor and Commercial – Administrative & Professional land uses on Parcel Area 2-h:
- a. Building setbacks for office shall be:
 - 1) To all exterior boundaries: none. Tower stepback 10 feet minimum.
 - 2) To interior boundaries that do not abut another land use: none.
 - b. Building setbacks for hotel shall be:
 - 1) To all exterior boundaries: 0 feet minimum.
 - c. Building FAR. A maximum FAR of 3.0 on the subject site is allowed, provided that (i) the setbacks on the subject site specified above are met and (ii) the buildings are stepped back to preserve view corridors.
 - d. Development plans shall include a comprehensive landscaping plan.
 - e. Pedestrian or other off-street circulation connections to the residential buildings in Parcel Area 2-f and other adjacent Bayfront areas shall be provided.
 - f. Project shall comply with all citywide threshold standards for infrastructure improvements and public services.
 - a-g. All buildings on-site shall reflect a common, high-quality architectural design and construction standard.

CHAPTER 19.86
BAYFRONT SPECIFIC PLAN – ENVIRONMENTAL MANAGEMENT PROGRAM

Sections:

- 19.86.001 Purpose and scope.
- 19.86.002 Resource elements.
- 19.86.003 Environmental management requirements.
- 19.86.004 Midbayfront Subarea requirements Parcel Area Specific Environmental Management Requirements.
- 19.86.005 Environmental management of undelineated resources.
- 19.86.006 Additional diking, dredging, or filling of wetland areas.
- 19.86.007 Interpretive center funding-Water quality requirements.

19.86.001 Purpose and Scope.

Public Resources Code Section 30240 (California Coastal Act) provides for the protection of environmentally sensitive habitat areas. The purpose of this chapter is to provide for such protection. ~~(Ord. 2532, 1992; Res. 11903, 1985).~~ (Ord. XXXX, 200X).

19.86.002 Resource Elements.

The proposed project site is relatively flat, although a slightly elevated area is located in the Sweetwater District. The surface elevation of the site ranges between approximately 5 and 25 feet above mean sea level. The Sweetwater District is undeveloped and currently composed primarily of fallow fields. The majority of vegetation is generally ruderal with small areas of disturbed native habitats, including California coastal sage scrub. The Harbor District and Otay District are generally developed and consist of limited areas designated as jurisdictional waters.

Marine and biological resources are abundant in the project area primarily due to its proximity to San Diego Bay and the estimated 3,940-acre San Diego Bay Natural Wildlife Refuge (SDBNWR) south of the Plan Area. The SDBNWR preserves mudflats, salt marsh, submerged lands, and eelgrass beds that provide a fertile breeding ground for a wide range of species including many designated threatened and endangered species. The Sweetwater Marsh National Wildlife Refuge, Chula Vista Nature Center, and "F&G" Street Marsh are all components of the larger SDBNWR. The unique ecosystem characteristics of the south San Diego Bay have made the area a resting site on the Pacific Flyway for a wide variety of resident and migratory shorebirds and waterfowl, as well as a fertile breeding ground for a range of aquatic and land species.

The major wetlands and related sensitive habitat areas within the Chula Vista Bayfront area have been acquired by the USFWS and comprise the majority of the Sweetwater Marsh National Wildlife Refuge, in addition to the "F&G" Street Marsh. With the preservation of these areas ~~assured through a transfer of ownership,~~ the focus of these regulations is reducing and mitigating impacts on the refuge from new development within the Bayfront in addition to protection of other wetlands within the LCP Planning Area. ~~(Ord. 2532, 1992; Res. 11903, 1985).~~ (Ord. XXXX, 200X).

19.86.003 Environmental Management Requirements.

1. Coordination.

- a. Coordination with the ~~San Diego Unified Port District~~ in the development of plans and programs for areas adjacent to the ~~Chula Vista Bayfront LCP~~ Planning Area shall be maintained to ~~assure~~ ensure that environmental management objectives in the Bayfront LUP can be successfully implemented.
- b. Coordination with the USFWS shall be maintained for the development of plans and programs adjacent to the Sweetwater Marsh National Wildlife Refuge. (~~Ord. 2532, 1992; Res. 11903, 1985~~), (Ord. xxxx, 200X).

All developments shall comply with the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan.

TABLE 3-4

SUMMARY OF RESTORATION/ENHANCEMENT FEATURES
AND ACTIONS FOR MIDBAYFRONT AREA

DELETED

| <u>Habitat Restoration (New)</u> | <u>Approximate Area (acres)</u> |
|---|---------------------------------|
| <u>Wetland</u> | |
| 1) Freshwater Marsh | 3.5 |
| 2) Salt Marsh* (expansion) | 2.3 |
| 3) Salt Marsh (extension) | 2.0 |
| 4) Salt Marsh at "D" Street Fill | 15.0 |
| 5) Fresh Water Marsh on Gunpowder Point | 2.0 |
| 6) Salt Marsh at Bay Margin | 3.0 |
| <u>Upland</u> | |
| 7) Coastal Sage Scrub | |
| a) Perimeter screening | 2.0 |
| b) Berm | |
| <u>Habitat Enhancement (Upgrade)</u> | |
| <u>Wetland</u> | |
| 8) Salt Marsh (high) | 0.5 |
| <u>Upland</u> | |
| 9) Coastal Sage scrub | 0.5 |
| <u>Water Quality Enhancement</u> | |
| 10) Desilting Basin | |
| 11) Improved Tidal Flushing - (3 x 48 inch diameter culverts) | |
| <u>Other Enhancement</u> | |
| 12) Access Control | |
| 13) Visual Screening | |
| 14) Bridge structure to provide underpass for Fauna | |
| 15) New Coastal sage scrub/succulent scrub habitat in primary buffer zone. | 8.5 |

NOTE: For location and supplemental information regarding "F-G" Street Marsh restoration, see Exhibit 10, page III-

19.86.004 Midbayfront Subarea Requirements

The various mitigation features and actions specified for the Midbayfront shall be incorporated in the development design in order to reduce the adverse impacts of development on the adjacent natural resources. Generally, the specified features and actions focus on the interface areas between the Midbayfront Subarea and the adjoining national wildlife refuge. Major mitigation features and actions are summarized in Table VI-1.

To assist in the preparation and evaluation of the management plans, specified in Policies EM-1.C and EM-1.D required herein, the following background documents are hereby referenced:

1. Final EIR Volume I & II for Midbayfront LCP Resubmittal No. 8 Amendment, adopted by the Chula Vista city council as Resolution No. 16467, including the Mitigation Monitoring Program, Exhibit B;

2. Corps of Engineers Section 404 Permit No. 88-267 RH, including 13 special conditions;

Chula Vista Investors' (CVI) Proposed Mitigation Measures for Final EIR - CVI Midbayfront Development Plan, December 16, 1990 (Design Requirements USF&WS)

Letter to Brooks Harper, U.S. Fish & Wildlife Service, from Merjan (CVI), dated January 1991

Letter to Brooks Harper, U.S. Fish & Wildlife Service from Chula Vista Investors, dated March 11, 1991.

Letter to Brooks Harper, U.S. Fish & Wildlife Service from Chula Vista Investors, dated March 22, 1991.

Letter to Brooks Harper, U.S. Fish & Wildlife Service from Chula Vista Investors, dated May 8, 1991.

Letter to Douglas D. Reid, City of Chula Vista, from Brooks Harper, U.S. Fish & Wildlife Service, dated January 14, 1992

Letter to Diana Richardson Reid, City Of Chula Vista, from Brooks Harper, U.S. Fish & Wildlife Service, dated January 14, 1992; and

Letter to Brooks Harper, U.S. Fish & Wildlife Service, from Chula Vista Investors, dated February 6, 1992

I. Habitat Restoration and Management Plan

~~To ensure an orderly and efficient implementation of the 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 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 habitat restoration and management plan shall address in detail the following considerations associated with implementing the specified restoration and enhancement work as well as the long term management of the areas restored or enhanced:~~

~~Engineering design, grading plan, and cost analysis~~

~~Vegetation design, including specifications for planting program, source of plants, etc.~~

~~Implementation schedule and phasing~~

~~Management program~~

~~Monitoring program~~

~~Maintenance program~~

~~Funding arrangements: implementation, monitoring, and maintenance~~

~~Contractual agreements~~

~~Ownership transfer where appropriate~~

~~Preparation of this plan will involve participation by the developer, the city, the California Coastal Commission, the USF&WS, and other resource management agencies.~~

~~II. Biological Resources Management Plan.~~

~~Additional protection of the biological resources in the wildlife refuge shall be provided by the preparation and implementations 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:~~

~~a. Architectural design requirements~~

~~b. Project lighting design requirements~~

~~c. Landscape design and management~~

~~d. Predator management~~

- e. ~~Human activities management~~
- f. ~~Mudflat and wetland monitoring~~
- g. ~~Water quality/runoff/drainage management~~
- h. ~~Construction monitoring and management~~
- i. ~~CC&R's/ordinances/applicable policies~~
- j. ~~CEQA mitigation monitoring requirement~~

~~Preparation of this plan will involve participation by the developer, the city, the USF&WS, the California Coastal Commission and other resource management agencies as appropriate.~~

~~III. Midbayfront Mitigation Program~~

~~The various mitigation features and actions specified for the Midbayfront shall be incorporated in the development design in order to reduce the adverse impacts of development on the interface areas between Midbayfront Subarea and the adjoining national wildlife refuge. These features and actions are summarized in Table VI-I.~~

~~a. Midbayfront North/Northwest Interface Area. The following design elements shall be employed in this interface area in order to protect the resources in the adjoining portions of the wildlife refuge:~~

~~Primary buffer zone elements: Refer to Exhibits 10 and 11.~~

~~Width: 100 feet (minimum)~~

~~Form: variable height berm to prevent visual disturbance of wildlife in refuge.~~

~~Vegetation: Maximum use of coastal usage scrub.~~

~~Drainage: Away from wildlife refuge.~~

~~Access control: Chain-link fence screened by vegetation~~

~~Lighting: Directed away from refuge~~

~~Control on: Pets, children, picnic and food service areas~~

~~b. Midbayfront South Interface Area. Because pre-existing physical constraints at and adjoining the "F-G" Street marsh area, a different mitigation approach shall be employed for the south interface area. Specifically, along the north and west margins of the "F-G" Street marsh area, the 94 foot ROW road areas of F Street (Lagoon Drive) and Marina Parkway, together with dense vegetational screening shall serve as the buffer area.~~

~~Vegetational screening of the "F-G" Street marsh from Lagoon Drive and marina Parkway will employ native plants including coastal sage scrub and maritime succulents. Chain~~

~~link fence will be incorporated in and largely concealed by the vegetational screening. Vegetation shall be sufficiently dense to prevent direct illumination of the marsh by headlights of passing vehicles.~~

~~To control quality of storm water and other fresh water runoff entering the "F-G" Street marsh, the developer shall construct and maintain a desilting basin on the north side of "F" Street. Control structures will include a low flow stage, three chamber trap for oil, grease, and particulates.~~

~~Because the USF&WS anticipates use of the "F-G" Street marsh for expanding the potential nesting habitat for the endangered light footed clapper rail, there will be no public access and only one or two pedestrian overlook areas for this unit of the national wildlife refuge.~~

~~Midbayfront West Interface Area. Along the bay shoreline between the Street marsh and the western extension of the "F-G" Street marsh, an upland area about 100 feet wide and approximately 1,400 feet long (totaling approximately three acres) will be excavated and planted to create a corridor of salt marsh habitat. This marsh corridor will be protected from wave erosion by a rip rap barrier and will facilitate movement of sensitive bird species (e.g. clapper rail) between the two marsh areas.~~

~~Landward of this marsh corridor, the Interface area shall have an elevated walk with screened viewpoints to provide views of the bay and mudflats. The area farther landward will consist of passive use public parks that will enhance public access to the bay.~~

~~To protect mudflats and eel grass, storm drain outfalls to the Bay will have flow energy dissipators and three chamber type traps for oil, grease and particulates. In addition, irrigation and other water sources in the development area shall be managed to achieve minimal to zero freshwater outflows to the Bay during the dry season.~~

~~A monitoring program shall be implemented to ensure that Bay Mudflats and eel grass are not adversely affected by storm drain outflow.~~

~~To protect the biologically rich mudflat and eel grass meadows in the areas of the Bay bordering on the national wildlife refuge, no recreational boating facilities are permitted in this part of the Bay without specific approval of the USF&WS and the Army Corps of Engineers.~~

~~Midbayfront Habitat Restoration and Enhancement features. The following actions involve habitat restoration and enhancement which shall be incorporated in the development design in order to provide mitigation for development impacts by improving the quality and biological values of wetlands and uplands generally with the wildlife refuge.~~

~~1.) Restoration by Upland Conversion to Wetlands. At the "F-G" Street site, upland conversion to wetlands shall be provided at three locations as follows:~~

~~Upland conversion to provide 3.5 acres of year round freshwater marsh along the east and northeast margins of the site. This freshwater marsh replaces the roughly 3.0 acres~~

~~of degraded seasonal wetland that will be removed for the construction of the desiltation basin~~

~~Upland conversion to provide at least 2.3 acres of salt marsh, primarily along the west and north-central margins of the existing salt marsh, thus expanding the "F-G" street marsh~~

~~Upland conversion to provide 2.0 acres of salt marsh immediately west of Marina Parkway, thus extending the "F-G" Street saltmarsh to connect directly with San Diego Bay.~~

~~In addition, at the "D" Street Fill, approximately 15 acres of new salt marsh will be constructed by removal of fill, and at Gunpowder Point, about 2 acres of freshwater marsh will be constructed by excavation of upland.~~

~~2.) Enhancement of Existing Habitat. At the "F-G" Street site, existing habitat shall be enhanced at three locations as follows:~~

~~Upgrade 5 acres of degraded high marsh along the east margin of the "F-G" Street salt marsh~~

~~Upgrade 0.5 acres of degraded coastal sage scrub bordering the south margin of the "F-G" Street Marsh~~

~~Provide new coastal sage habitat (or upgrade existing severely degraded coastal sage scrub habitat) totaling at 2.0 acres along selected upland margin of the "F-G" Street site and the extension of west Marina Parkway.~~

~~e. Enhancement of Water Quality. In order to enhance water quality of wetland habitat at the "F-G" Street site, the supply of water to the site shall be enhanced by the following:~~

~~Improve quality of upland water runoff by construction and operation of a desilting basin of approximately 9.5 acre-feet capacity, located on north side of Lagoon Drive.~~

~~Improve access of tidal waters to the "F-G" Street salt marsh by increasing the number and size of culverts under the adjoining roadway (ie Marina Parkway)~~

~~f. Other Enhancement Features/Actions. Other enhancement features and actions that shall be provided at or adjoining the "F-G" Street site are:~~

~~Enhancement of Habitat quality and wildlife value by providing perimeter fencing to control human access and screening the marsh from street-level view (except at selected pedestrian viewpoints) by massed plantings of coastal sage scrub in association with the perimeter fencing.~~

19.86.004 Environmental Management of Delineated Resources.

Wetland habitat(s) is to be avoided and to remain as open space in perpetuity. A buffer zone shall be maintained around the wetland area to minimize impacts to the habitat (see Section 19.86.006). No development (i.e., structures, pathways) shall be allowed in the buffer zone. The buffer zone may include a fence to preclude residents and pets from entering sensitive habitat. Wetlands will be mitigated per Section 19.86.006.

A 100-foot buffer zone shall be maintained around wetlands associated with the "J" Street Marsh in the Otay District to minimize direct impact to the habitat.

The buffer zone is limited to pathways and fencing to protect the area and provide pedestrian view points of the marsh and coastal area. Fences around the pond must be visually appealing and protect view corridors toward the waterfront and marshes.

19.86.005 Environmental Management of Undelineated Resources.

~~Sensitive habitats exist in areas not delineated, including, but are not limited to, the Faivre Street Subarea, the Inland Parcel Subarea and the "J" Street Marsh Parcel Area 3-k and the "F&G" Street Marsh. It is required that all environmental resources are analyzed by an environmental professional, and that an environmental management plan is adopted to protect any sensitive habitats discovered, prior to the commencement of any additional development. (Ord 2546, 1993; Ord 2532, 1992; Ord 2168-51 (part), 1986; Res. 11903, 1985)-(Ord. XXXX, 200X).~~

19.86.006 Additional Diking, Dredging, or Filling of Wetland Areas.

~~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, and future projects that may be proposed in areas containing wetlands within the Inland Parcel Subarea, for related to the creation of new or enhanced wetlands areas, very minor incidental public facilities, and restorative measures, and nature study. Mitigation for all disturbance of wetland areas shall be provided at the ratio of 4:1 of new wetland areas created to areas disturbed with an approved combination of creation and enhancement, and for riparian resources, 3:1 replacement for impacted areas. Direct impacts to wetlands from site development and/or infrastructure shall be prohibited. Potential indirect shading impacts from pedestrian/bicycle and roadway crossings to allow for necessary access shall be minimized to the greatest extent feasible.~~

Open space preservation in perpetuity of sensitive resource areas will also be required pursuant to an appropriate mechanism. 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 LCP amendment process.

~~A maximum of one Sweetwater River river crossing shall be permitted to provide access to the developable portions of the inland parcel. The crossing shall be designed as a bridge to minimize adverse impacts to the habitat value of the wetland corridor. All mitigation required shall be located on-site and contiguous with the existing wetland corridor.~~

~~Buffer zones of 100 feet in width shall be maintained around all identified wetland areas and 50 feet in width shall be maintained around all identified riparian areas, unless the applicant demonstrates that a buffer of lesser width will protect the identified resources, based on site-specific information. with the exception of any wetlands that are adjacent to existing roadways. All buffers shall be as designated above unless the applicant demonstrates that a buffer of lesser width will protect the identified resources, based on site-specific information. Such information shall include, but is not limited to, the type and size of the development, the specific impact, and proposed mitigation (such as planting of vegetation or the construction of fencing), that will also achieve the purposes of the buffer.~~

~~Development within the buffer zone shall be limited to construction of a pedestrian pathway within the upper half of the buffer with fencing or other improvements deemed necessary to protect sensitive habitat in the upper half of the buffer. The buffer shall be measured landward of the delineated resource. The California Department of Fish and Game and the United States Fish and Wildlife Service shall be consulted in such buffer determinations. Passive recreational uses are restricted to the upper half of the buffer zone. If the project involves substantial improvements or increased human impacts, such as subdivisions, a wider buffer may be required. (Ord. 2626 53, 1995; Ord 2556, 1993; Ord 2546, 1993; Ord 2532, 1992; Ord 2168-51 (part), 1986; Res. 11903, 1985)~~

~~10.86.007 Interpretive Center Funding~~

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

19.86.007 Water Quality Requirements.

1. Watershed Planning.

a. The City shall support and participate in watershed-based planning efforts with the County of San Diego and the San Diego Regional Water Quality Control Board. Watershed planning efforts shall be facilitated by helping to:

- 1) Pursue funding to support the development of watershed plans.
- 2) Identify priority watersheds where there are known water quality problems or where development pressures are greatest.
- 3) Assess land uses in the priority areas that degrade coastal water quality.
- 4) Ensure full public participation in the plan's development.

2. New Development.

a. New development shall be sited and designed to protect water quality and minimize impacts to coastal waters by incorporating measures designed to ensure the following:

- 1) Protect beneficial uses of waters, areas necessary to maintain riparian and aquatic biota, and/or areas that are susceptible to erosion and sediment loss.
- 2) Limit increases of impervious surfaces.
- 3) Limit land disturbance activities such as clearing and grading, and cut-and-fill to reduce erosion and sediment loss.
- 4) Limit disturbance of natural drainage features and vegetation.

b. New development shall not result in the degradation of the water quality of groundwater basins or coastal surface waters including the ocean, coastal streams, or

wetlands. Urban runoff pollutants shall not be discharged or deposited such that they adversely impact water resources (groundwater, coastal waters, wetlands, streams) consistent with the local National Pollutant Discharge Elimination System Storm Water Municipal Permit.

- c. Development must be designed to minimize to the maximum extent practicable, the introduction of pollutants of concern (as defined in the City's Standard Urban Storm Water Mitigation Plan [SUSMP]) that may result in significant impacts from site runoff from impervious areas.
- d. New development must comply with the requirements of the City's SUSMP and the City's Development and Redevelopment Projects Storm Water Management Standards Requirements Manual, including the preparation of required water quality documents and the implementation of source control, site design, and treatment Best Management Practices (BMPs).
- e. Post-development peak flow discharge rates for the 100-year storm event shall not exceed the pre-development rate.
- f. Post-construction treatment BMPs shall be designed to treat, infiltrate, or filter runoff produced by the 85th percentile 24-hour storm event for volume-based BMPs and the 85th percentile, 1-hour storm event for flow-based BMPs as required by the City's SUSMP.
- g. Public streets and parking lots shall be swept frequently to remove debris and contaminant residue. For private streets and parking lots, the property owner shall be responsible for frequent sweeping to remove debris and contaminant residue.
- h. The City should develop and implement a program to detect and remove illicit connections and to stop illicit discharges.
- a.i. New development that requires a grading permit or storm water management document shall include landscaping and revegetation of graded or disturbed areas, consistent with the landscape requirements of the LCP and City requirements. Areas adjacent to preserved open space shall use native plants to the maximum extent practicable to reduce the potential for invasive species introduction.

Chapter 19.87
~~Bayfront Specific Plan~~ SUBAREA SPECIFIC DEVELOPMENT ~~Bayfront Specific Plan~~ –
Infrastructure Financing and Funding Mechanisms

Sections:

- 19.87.001 Purpose and Scope Redevelopment Funds.
- 19.87.002 Midbayfront Subarea Community Development Block Grants (CDBG).
- 19.87.003 Industrial Subarea Business Improvement Districts.
- 19.87.004 Inland Parcel Subarea Development Impact Fees.
- 19.87.005 Faivre Street Subarea TransNet.
- 19.87.006 Palomar/Bay Subarea Grant Funding.
- 19.87.007 General Fund.
- 19.87.008 Other Funding Sources.
- 19.87.009 Relation of Funding to Other Bayfront Specific Plan Provisions.

The following is a list of commonly used mechanisms to fund public facilities. The City may currently be utilizing some of these mechanisms, but there may be opportunities for better leveraging of funding or for pursuing new funding sources.

Purpose and Scope

~~This Chapter is intended to apply specific development standards to subarea, as identified on Exhibit #2, Planning Boundaries. The development standards herein are in addition to the areawide standards contained in other Chapters of this Specific Plan.~~

19.87.01 Midbayfront Subarea

~~1. Central Resort District~~

~~a. Purpose and Intent~~

~~The purpose of the Central Resort District (CRD) is to provide an area within the Midbayfront subarea for a mixture of uses intended to serve tourist, travelers, and local residents. The regulations of this district are intended to encourage innovative designs and combination of uses to create a high quality resort core for the Midbayfront subarea.~~

~~A conceptual illustration of the Central Resort District is depicted on the following page. It graphically portrays one of many "design solutions" that would be consistent with the purpose and intent of this category. This conceptual illustration is provided herein as an example of intent, but is not intended to indicate a specific location, number, size, or configuration of buildings, parking, or other developed site features.~~

~~b. Master Plan Process~~

~~The Central Resort District is expected to be developed in phases. In order to insure that each phase is in compliance to an overall plan, intended to implement the LCP and local standards a Master Plan shall be required to be approved.~~

- ~~1.) When Required: The Central Resort Master Plan must be approved by the City Council prior to the issuance of the first Coastal Development Permit within the Central Resort District~~
- ~~2.) Application and Fee: Application shall be made on a form prescribed for this purpose by the City. And shall be accompanied by a fee as prescribed by the City.~~

- 3.) ~~Contents of the Master Plan: The applications shall be accompanied by all the information necessary to convey the ultimate design and development proposal of the Central Resort; including but not limited to the following:~~
- a. ~~A written report describing how the proposed development is consistent with all applicable policies of the Local Coastal Program -- Land Use Plan.~~
 - b. ~~Dimensioned drawing(s) of the project on a scale of sufficient size so as to readily indicate all dimensions of the various elements of the development. The required elements are as follows:~~
 1. ~~Legal description, legend, scale, north arrow, vicinity map, and identification of designer;~~
 2. ~~The boundary lines of subject property, fully dimensioned together with the name and dimensions of adjoining streets;~~
 3. ~~Existing topography and proposed grading plan, showing slope, retaining walls, pad elevations, and percent of slope on streets, driveways and other graded areas;~~
 4. ~~Existing and proposed streets, utilities, and easements.~~
 5. ~~Access: pedestrian, vehicular and service; points of ingress and egress; with driveway locations and dimensions;~~
 6. ~~Loading and trash areas, walls and or fences (including height)~~
 7. ~~Proposed location, height, and dimensions of buildings, including color and materials on all elevations. The floor area, number of stories, number of units and bedrooms (when applicable) shall be given. Proposed uses shall be indicated including floor area devoted to each use. (the exact level of detail required for subsequent phases of a phase project may be deferred, subject to City approval, where the purpose and intent of this district and LCP are better served)~~
 8. ~~Parking layout, including dimensions, number of stalls and circulation flow;~~
 9. ~~Location, height and size of signs proposed on the property;~~
 10. ~~All landscaped areas: Such areas shall be defined with a written proposal outlining the landscaping concept, as well as the proposed method of irrigation. In addition, all existing trees on the site shall be identified with a note as to proposed disposition.~~
 11. ~~Lighting, including the location, type and hooding devices to shield adjoining properties;~~
 12. ~~Location and design of recreation areas~~
 - c. ~~Supporting documents as may be required; including but not limited to: soils report, traffic report, air quality maintenance report, water conservation report, public facility financing report, sign program, environmental studies, phasing report, and reports indicating consistency with other relevant City policies and regulations.~~

4. ~~Procedures for plan review and approval: shall be provided for Precise Plan in the City Vista Municipal Code, Title 19~~

5. ~~Site Plan, Landscape and Architecture Review: A coastal development permit shall not be issued until site plan and architectural approval has been obtained for any use within the Central Resort District as provided for in Section 19.14 of the Chula Vista Municipal Code, Title 19, except where the level of detail provided in the Master Plan is sufficient detail to satisfy the requirement of Site Plan, Landscape and Architectural Review.~~

e. ~~Land Use Categories~~

~~Several land use categories are permitted within the Central Resort district. A group of uses and regulations are applicable to each category. These regulations are outlined herein by land use~~

category. Notwithstanding the permitted uses within each category, the following limitations are indicated on Table VII-1 are applicable within the Central Resort District:

Table VII-1

Central Resort District Building Allowance

| <u>Land Use Category</u> | <u>Maximum Building Sq. Ft. Req'd.</u> | <u>Minimum Building Sq. Ft.*</u> | <u>Target Du/Hotel Rooms</u> |
|--|--|----------------------------------|------------------------------|
| Residential Mixed Use | 100,000 | 406,000 | 300 |
| Commercial Visitor | 1,000,000 | 2,503,000 | 1,360 |
| Comm. Prof. & Admin | 20,000 | 60,000 | N/A |
| Public & Open Space | ** | | |
| Maximum Building Area Permitted | 2,969,000 sq. ft. | | |

* The Target building sq. ft. in any category may be exceeded by up to 20% provided that the increase is offset by a corresponding reduction in other categories, and that the increase will not produce any unmitigable environmental impacts. The maximum building square feet for the entire Central Resort shall not be exceeded. Changes in building sq. ft. from one category to another that lowers the level of service for arterials shall not be permitted.

** Limited by limited permitted uses

d. Land Use Regulations:

1) Residential - Mixed Use

(a) Purpose and Intent: The purpose of the residential - mixed use category is to provide for non-transient resident within the Central Resort. It is the intent that these residential dwellings will be integrated into the design of the central Resort as a whole, rather than considered an independent segment.

(b) Permitted Uses:

1. Dwellings, multiple;
2. Dwellings, within buildings of another land use category; and
3. Private, non-commercial recreational facilities or convenience facilities intended to serve residents of the dwellings only.

c. Conditionally Permitted uses:

1. Residential:

1.) Residential:

- a. Residential units who parking requirement will be met by a shared parking agreement;
- b. Extended stay residential;

~~c. Retail sales/leasing offices within a residential project~~

~~d. Retail sales or personal service business intended to primarily serve the residents of the project;~~

~~Day care facilities intended to primarily serve the residents of the project.
Timeshare condominium units~~

~~d. Site Development Standards: As indicated on the approved Master Plan.~~

~~e) Sign Regulations: As provided for in this LCP and as may be supplemented by the approved Master Plan.~~

~~f) Height Regulations: As indicated on the Height Regulations Exhibit #4, and as specified in Chapter 19.85.004, herein.~~

~~g) Floor Area Per Unit: The minimum floor area per dwelling unit in the Residential mixed-use category shall be as follows:~~

~~(1) Four hundred square feet for each efficiency dwelling unit;~~

~~(2) Five hundred Square feet for each dwelling unit having one bedroom;~~

~~(3) Six hundred fifty square feet for each dwelling unit having two bedrooms;~~

~~(4) Seven hundred fifty square feet for each dwelling unit having three bedrooms; and an additional one hundred square feet is required for each additional bedroom exceeding three.~~

~~h) Off Street Parking: Off site parking is required in the Residential mixed use category for all uses as provided in chapter 19.85.008, herein.~~ 2) Commercial - Visitor

~~a) Purpose and Intent: The purpose of the Commercial - Visitor category is to provide regulations of uses for the needs of tourists, travelers, and local residents.~~

~~b) Permitted Uses: The following principal uses are permitted within the following sub-categories designated on an approved Master Plan.~~

~~(1) Hotel High Rise: Buildings designated as Hotel High Rise are permitted to include:~~

~~(a) Hotels; and~~

~~(b) Incidental business within the hotel complex to serve the patrons including restaurants, cocktail lounges, meeting areas, recreation facilities, retail shops, conferencing facilities, communication center, parking structures and other~~

~~similar businesses or facilities determined to be of the same general character of the above primary permitted use.~~

~~(2) Hotel: Buildings designated as Hotel are permitted the same uses as Hotel High Rise.~~

~~(3) Retail: building areas designated as retail are permitted to include:~~

~~(a) Restaurants with a cocktail lounge as an integral part;~~

11-437

- ~~b) Theaters;~~
- ~~(c) Art Galleries;~~
- ~~d) Retail shops;~~
- ~~e) Parking garages;~~
- ~~(f) Bonafide antique shops;~~
- ~~g) Markets;~~
- ~~h) Restaurants and snack bars;~~
- ~~(i) Ticket sales;~~
- ~~j) Meeting halls;~~
- ~~k) Service businesses; and~~
- ~~(l) Any other establishment serving visitors determined to be of the same general character of the above permitted uses.~~
- ~~(4) Commercial Recreation: Building areas designated as commercial Recreation are permitted to include:~~
 - ~~(a) Ice Rink;~~
 - ~~(b) Tennis Clubs and facilities;~~
 - ~~(c) Health clubs;~~
 - ~~(d) Sports and health classes and clinics;~~
 - ~~(e) Courts, arenas, and other sports facilities;~~
 - ~~(f) Sports medicine facilities;~~
 - ~~(g) Sports training facilities;~~
 - ~~h) Pool and swimming/diving facilities; and,~~
 - ~~(i) Any other business or facility determined to be of the same general character of the above permitted uses.~~
- ~~(5) Conference/Convention: Buildings designated as conference/convention are permitted to include:~~
 - ~~(a) Conference and Convention facilities; and,~~
 - ~~(b) Incidental businesses within the conference and convention facilities intended to serve the uses of the facility.~~
 - ~~(c) Conditionally Permitted Uses: The following Commercial Visitor uses are permitted subject to the approval of a Conditional Use Permit:~~
 - ~~(i) Any establishment whose parking requirement will be met by a shared parking agreement;~~
 - ~~(ii) Any business or activity that produces noise beyond outside of the establishment and is within 250 feet of a residential dwelling and is open between the hours of 10:00 pm and 6:00 am;~~
 - ~~(iii) Outdoor uses including amphitheaters, vending carts, kiosks, and outdoor sales and displays;~~
 - ~~Nightclubs, except within hotels;~~
 - ~~(v) Video arcades; and~~
 - ~~(vi) Special events and tournaments that will exceed the parking requirement of the primary permitted use.~~
 - ~~d) Site Development Standards: As indicated on the approved Master Plan.~~
- ~~e) Sign Regulations: as provided for in this LCP and as may be supplemented by the approved Master Plan.~~
- ~~Height Regulations: As indicated on the Height Regulations Exhibit #4 and Chapter 19.85.004, herein.~~
- ~~g) Off-Street Parking: Off-street parking is required in the Commercial Visitor category for all uses as provided in Chapter 19.85.008, herein.~~
- ~~3) Commercial Professional & Administrative:~~

- a) ~~Purpose and Intent: The purpose of the Commercial Professional & Administrative category is to provide regulations for the development of professional and administrative office uses.~~
- b) ~~Permitted Uses: Building designated as Commercial Professional & Administrative are permitted to include:~~
- ~~(1) Administrative and executive office;~~
 - ~~(2) Professional offices;~~
 - ~~(3) Financial offices, including banks, real estate, and other general business offices;~~
 - ~~(4) Medical care facilities; and,~~
 - ~~(5) Any other office use determined to be of the same general character of the above permitted use.~~
- c) ~~Site Development Standards: As indicated on the approved Master Plan.~~
- d) ~~Sign Regulations: As provided for in this LCP and as may be supplemented by the approved Master Plan.~~
- e) ~~Height Regulations: As indicated on the Height Regulations Exhibit #4 and Chapter 19.85.004, herein.~~
- f) ~~Off Street Parking: Off site parking is required in the Commercial Professional & Administrative category for all uses as provided in Chapter 19.85.008, herein.~~
- ~~4) Public and Open Space:~~
- a) ~~Purpose and Intent: The purpose and intent of the Public and Open Space category is to provide regulations for the use and development of areas designated as Public and Open Space.~~
- b) ~~Permitted Uses: The following uses are permitted in all areas whether designated as public and open space or not:~~
- ~~(1) Public & Quasi Public: In areas designated as Public Quasi Public the following uses are permitted:~~

- ~~(a) — Parking garages, structures, and lots;~~
 - ~~(b) — Day nurseries;~~
 - ~~(c) — Schools for arts and crafts;~~
 - ~~(d) — Places of worship;~~
 - ~~(e) — Electrical substations and gas regulators;~~
 - ~~(f) Transit and other public transportation facilities; and~~
 - ~~(g) Any other use determined to be of the same general character of the above permitted uses.~~
- ~~(2) Parks & Recreation: In areas designated as Parks & Recreation the following uses are — permitted:~~
- ~~(a) — Public parks & recreation;~~
 - ~~(b) — Business and facilities intended to serve the users of the parks and recreation facilities; and,~~
 - ~~(c) — Cultural Arts facility, including associated accessory commercial uses; and,~~
 - ~~(d) — Any other use determined to be of the same general character of the above permitted uses.~~
- ~~(3) Water Feature: in areas designated as Water Feature the following uses are permitted:~~
- ~~(a) — Man-made lakes, ponds, and water features, which are available for access by the general public on the same terms and conditions as for access by customers and patrons of other businesses within the Central Resort District; and,~~
 - ~~(b) — Businesses intended to provide recreation opportunities of the water feature such as, boating rental facilities and boat storage facilities.~~
- ~~(4) Other Open Space: In areas designated as other Open Space the following uses are permitted:~~
- ~~(a) — Open Space; and,~~
 - ~~(b) — Trails, plazas, sculpture gardens, and other similar uses.~~
- ~~e) — Site Development Standards: As indicated on the approved Master Plan.~~
- ~~d) — Sign Regulations: As provided for in this LCP and as may be supplemented by the approved Master Plan.~~
- ~~e) — Height Regulations: As indicated on the Height Regulations Exhibit #4, and as specified in Chapter 19.85.004, herein.~~
- ~~f) — Off-Street Parking: Off-street parking is required in the Public and Open Space category for all uses as provided in Chapter 19.85.008, herein.~~

~~2. Residential — High District~~

~~a. Purpose and Intent~~

~~The regulations of this district are intended to encourage innovative designs to create a high quality residential community for the livli dbayfront subarea.~~

~~A conceptual illustration of the Residential — High District is depicted on the following page. It graphically portrays one of many 'design solutions' that would be consistent with the purpose~~

~~and intent of this category. This conceptual illustration is provided herein as an example of intent, but is not intended to indicate a specific location, number, size, or configuration of buildings, parking, or other developed site features.~~

~~b. Master Plan Process~~

~~The Residential High District is expected to be developed in phases. In order to insure that each phase is in compliance to an overall plan, intended to implement the this Specific Plan and local standards, a Master Plan shall be required to be approved.~~

- ~~1) When Required: The Residential Master Plan must be approved by the City Council prior to the issuance of the first Coastal Development Permit within the Residential High District~~
- ~~2) Application and Fee: Application shall be made on a form prescribed for this purpose by the Qty, and shall be accompanied by a fee as prescribed by the City.~~
- ~~3) Contents of the Master Plan: The application shall be accompanied by all information necessary to convey the ultimate design and development proposal of the Residential Community including, but not limited to the following:

 - ~~a) A written report describing how the proposed development is consistent with all applicable policies of the Local Coastal Program Land Use Plan.~~
 - ~~b) Dimensioned drawing(s) of the project on a scale of sufficient size so as to readily indicate all dimensions of the various elements of the development. The required elements are as follows:

 - ~~(1) Legal description, legend, scale, north arrow, vicinity map, and identification of designer;~~
 - ~~(2) The boundary lines of subject property, fully diminished together with the name and M easions of adjoining streets;~~
 - ~~(3) Existing topography and proposed grading plan, showing slope, retaining walls, pad elevations, and percent of slope on streets, driveways and other graded areas;~~
 - ~~(4) Existing and proposed streets, utilities, and easements;~~
 - ~~(5) Access: pedestrian, vehicular and services; points of ingress and egress; with driveway locations and dimensions;~~
 - ~~(6) Loading and trash areas, walls and/or fences (including height);~~
 - ~~(7) Proposed location, height, and dimensions of buildings, including color and materials on all elevations. The floor area, number of stories, number of units and bedroom (when applicable) shall be given. Proposed uses shall be indicated including floor area devoted to each use. (The level of detail required for subsequent phases of a phased project may be limited, subject to Qty approval, where the purpose and intent of this district and LCP are better served.)~~
 - ~~(8) Parking Layout, including dimensions, number of stalls, and circulation flow;~~
 - ~~(9) Location, height and size of signs proposed on the property;~~
 - ~~(10) All landscaped areas: Such areas shall be defined with a written proposal outlining the landscaping concept, as well as the proposed method of irrigation. In addition, all existing trees on the site shall be identified with a note as to proposed disposition.~~
 - ~~(11) Lighting, including the location, type and hooding devices to shield adjoining~~~~~~

] properties;

11-442

~~(12) Location and design of recreation areas.~~

~~c) Supporting documents as may be required, including, but not limited to: soils report, traffic report, air quality maintenance report, water conservation report, public facility financing report, affordable housing policy consistency report and implementation program, a report and implementation program on school facilities to serve students generated by the project, and reports indicating consistency with other relevant City policies and regulations.~~

~~4) Procedures for plan review and approval: Shall be as provided for a Precise Plan in the Chula Vista Municipal Code, Title 19.~~

~~5) Site Plan, Landscape and Architectural Review: A coastal development permit shall not be issued until site plan and architectural approval has been obtained for any use within the Residential High District as provided for in Section 19.14 of the Chula Vista Municipal Code, Title 19, except where the level of detail provided in the Master Plan is of sufficient detail to satisfy the requirements of Site Plan, Landscape and Architectural Review.~~

~~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.~~

~~c. Land Use Regulations:~~

~~1) Permitted Uses:~~

- ~~a) Dwellings, duplexes;~~
- ~~b) Dwellings, town houses;~~
- ~~e) Dwellings, multiple;~~
- ~~d) Apartments;~~
- ~~e) Incidental Service, such as restaurants and retail sales to serve residents;~~
 - ~~f) Recreation facilities and amenities such as private clubhouse, tennis courts, pools and uses of a similar nature;~~
 - ~~g) Parking garages, structures, and lots;~~
 - ~~h) Transit and other public transportation facilities;~~
 - ~~1) Parks and recreation;~~
- ~~j) Open space, trails, plazas, sculpture gardens, and other similar uses;~~
- ~~k) Man-made lakes, ponds, and water features;~~
- ~~l) Electrical substations and gas regulations~~
- ~~m) Any other use determined by the City to be at the same general character of the above permitted uses.~~

~~2) Conditionally Permitted Uses:~~

- ~~a) Restaurants and retail shops;~~
- ~~b) Any use whose parking requirement will be met by shared parking;~~
- ~~e) Day nurseries/child care facilities;~~
- ~~d) Places of worship; and,~~
- ~~e) Timeshare condominium units.~~

~~d. Site Development Standards: As indicated on the approved Master Plan.~~

- ~~e. Sign Regulations: As provided for in this LCP and as may be supplemented by the approved Master Plan, except that, no building identification signing is permitted above the second story, or thirty feet, whichever is less, of any building in this district~~
- ~~f. Height Regulations: As indicated on the Height Regulations Exhibit #4, and as specified in Chapter 19.85.004, herein.~~
- ~~g. Off-Street Parking: Off-street parking shall be as provided for in Chapter 19.85.008, herein.~~
- ~~h. Development Intensity: The maximum number of dwelling units permitted in this land use district is 700, totalling no more than 949,000 square feet of building area.~~

~~2. Commercial-Visitor:~~

~~a. Purpose and Intent: The purpose of the Commercial-Visitor Category is to provide regulations of uses for the needs of tourists, travelers, and local residents.~~

~~b. Permitted Uses: The following principal uses are permitted:~~

~~1) Hotels and Inns (within height limits specified on the Building Heights Exhibit);~~

~~2) Retail, including:~~

~~(a) Restaurants with a cocktail lounge as an integral part;~~

~~(b) Art Galleries;~~

~~(c) Retail shops;~~

~~(d) Parking garages;~~

~~(e) Bonafide antique shops;~~

~~(f) Markets;~~

~~(g) Restaurants and snack bars;~~

~~(h) service businesses; and,~~

~~(1) Any other establishment serving visitors determined to be of the same general character of the above permitted uses.~~

~~3) Commercial Recreation, including:~~

~~(a) Tenth Clubs and facilities;~~

~~(b) Health clubs;~~

~~(c) Sports and health classes and clinics;~~

~~(d) Courts, arenas, and other sports facilities;~~

~~(e) Sports medicine facilities;~~

~~(f) Sports training facilities;~~

~~(g) Swimming and diving facilities; and,~~

~~(h) Any other business or facility determined to be of the same general character of the above permitted uses.~~

~~4) Public-Quasi-Public, including:~~

~~(a) Public parks, recreation, open space, trails, and other similar uses;~~

~~(b) Places of worship;~~

~~(c) Day nurseries and child care facilities;~~

~~(d) Transit and other public transportation facilities; and,~~

~~(e) Electrical substations and gas regulators~~

c. ~~Conditionally Permitted Uses: Any use whose parking requirement will be met by shared parking;~~

11-445

~~d. Prohibited Uses: Any business or activity that produces noise above 60 CNE.L., at the exterior boundaries of this land use district.~~

~~e. Site Development Standards:~~

~~1) Minimum lot area: 20,000 square feet.~~

~~2) Setbacks:~~

~~(a) To Marina Parkway: 25 feet minimum~~

~~(b) To other exterior boundaries of this land use district: 20 feet minimum~~

~~(c) To interior boundaries which do not abut another land use district: none.~~

~~f. Sign Regulations: As provided for in this LCP and as may be supplemented by an approved Sign Program.~~

~~g. Height Regulations: As indicated on the Height Regulations Exhibit #4, herein.~~

~~h. Off-Street Parking: Off-street parking is required in the Commercial-Visitor category for all uses as provided in Chapter 19.85.008, herein.~~

~~i. Development Intensity:~~

~~1) Maximum number of hotel rooms: 500 rooms~~

~~2) Maximum building square footage of all uses in this district: 403,000 square feet.~~

4. Parks and Recreation

~~a. Purpose and Intent: These regulations are intended to provide for the regulation of uses and activities designated as Park and Recreation on the Land Use District, Exhibit #3, within the Midbayfront subarea.~~

~~b. Land Use Regulations:~~

~~1) Permitted Uses:~~

~~a) Public Parks and Recreation;~~

~~b) Open space trails, plazas, sculpture gardens, amphitheaters, and other similar uses;~~

~~c) Man-made lakes, ponds, and water features;~~

~~d) Restaurants, snack bars, restroom facilities, and minor retail shops primarily intended to serve the visitors of a public park;~~

~~e) Public parking lots; and;~~

~~f) Recreation facilities including, ball fields, courts, and playgrounds;~~

~~g) electrical substations, gas regulators.~~

~~2) Conditionally Permitted Uses:~~

~~a) Cultural Arts Facility, including integral meeting areas, art display areas, restaurants, retail sales facilities relating to Cultural Arts activities, and theaters.~~

~~b) Parking garages;~~

~~c) Any use whose parking requirement will be met by shared parking.~~

~~d) Retail uses intended to serve the users of park and recreation areas.~~

~~e. Site Development Standards:~~

~~1) Master Plan Requirements: Master Plans for the Parks and Recreation areas abutting the San Diego Bay and the Sweetwater Marsh National Wildlife Preserve as follows:~~

~~a) For the Parks and Recreation area west of the Central Resort District abutting San Diego Bay and south of the access road to the Nature Interpretive Center: This Master Plan for Parks and Recreation uses shall be prepared and approved by the City prior to, or concurrently with, the Master Plan required for the Central Resort District.~~

~~b) For the Parks and Recreation area west and north of the Residential High land use district, this Master Plan shall be prepared and approved by the City prior to, or concurrently with the Master Plan required for the Residential High District. The Master Plan for this Parks and Recreation area may not be approved prior to the approval of the Master Plan for 1) a) above.~~

~~Level of detail: The level of detail of the Parks and Recreation Master Plan(s) shall be as described for the Master Plan requirement for the Central Resort District.~~

~~2) Development Standards: All development within the Parks and Recreation District shall be consistent with the standards adopted in the Master Plan.~~

~~d. Sign Regulations: As provided for in this LCP and as may be supplemented by an approved Sign Program.~~

~~e. Height Regulations: As indicated on the Height Regulations Exhibit #4 and Chapter 19.85.004, herein.~~

~~f. Off-Street Parking: Off-street parking in the Parks and Recreation category for all uses as provided for in Chapter 19.85.008, herein.~~

~~5. Open Space: The regulation of uses and activities designated as Open Space on the Land Use District Exhibit #3, within the Midbayfront shall be as described in Chapter 19.86, Environmental Management Program.~~

~~6. Public Quasi-Public:~~

~~a. Purpose and Intent: These regulations are intended to provide for the regulation of uses and activities designated as Public Quasi-Public on the Land Use District, Exhibit #3, within the Midbayfront subarea.~~

~~b. Land Use Regulations:~~

~~1) Permitted Uses:~~

- ~~a) Landscaped Parking;~~
- ~~b) Open Space & Trail facilities;~~
- ~~c) Tennis Courts;~~
- ~~d) Electric Transmission towers;~~
- ~~e) Parks and Recreation;~~
- ~~f) Entry Monumentation; and,~~
- ~~g) Transit and other public transportation facilities.~~

~~2) Conditionally Permitted Uses: Parking facilities to meet the off-street parking requirements of uses other than those permitted in this land use district and the Parks and Recreation land use~~

| district.

11-448

7. ~~Water~~

a. ~~Purpose and Intent: The purpose of these regulations is to provide for those uses and activities designated on the Land Use Districts Exhibit #3, for the Midbayfront subarea.~~

b. ~~Permitted Uses:~~

- 1) ~~Man-made lakes, ponds, swimming lagoon, and water features;~~
- 2) ~~Public park and recreational uses as defined in this Chapter 19.87.002(4).~~
- 3) ~~Businesses to serve the public access and use of man-made water features such as, docks, boat rental and maintenance facilities, and other similar uses.~~

~~(0th, 2546, 1993; Ord. 2532, 1992; Res. 13957, 1989; Ord. 2468 §1 (part), 1986; Res. 11903, 1985).~~

~~19.87.003 Industrial Subarea:~~

~~The following special conditions shall apply to the specified sites within Subarea 2—Industrial Subarea 1.~~

~~Special Condition "C"~~

~~Specific development plans for the development of property located south of Lagoon Drive (Tr Street) and west of the SDG&E ROW shall be subject to Design Review Committee review and Redevelopment Agency approval based on the following guidelines:~~

a. ~~Building setbacks shall be:~~

1) ~~For buildings 44 feet or less in height: as specified in Chapter 19.85.009.~~

2) ~~For buildings 44 to 95 feet in height:~~

- a) ~~from Lagoon Drive: 200 feet~~
- b) ~~from USF&WS property (F&G Street Marsh): 200 feet~~
- c) ~~from SDG&E ROW: 50 feet~~

b. ~~Building FAR~~

~~A maximum FAR of 0.75 (including SDG&E landscaped parking area bonus) on the subject site is allowed with one (1) new building permitted on such site to exceed the 44 foot height limit, provided that (i) a reduction in the total gross square footage of structures presently located on the Rohr campus south of the subject site is effected through the demolition or removal of such existing structures selected by Rohr totaing 125,000 square feet (which is commensurate with the additional allowed FAR on the subject site), (ii) such demolition or removal is completed within one (1) year following occupancy of such new building, (iii) the footprint of such new building does not exceed five percent (5%) of the total area of the subject site (excluding the area encompassed within that portion of the SDG&E right-of way adjacent to the subject site), and (iv) the setbacks on the subject site specified above are met.~~

c. ~~Development plans shall include a Comprehensive Landscaping Plan which indicates enhanced landscaping at the project edges and within the SDG&E landscaped parking area.~~

11-449

~~e. Project shall comply with all City-wide threshold standards for infrastructure improvements and public services; specifically, associated traffic impacts will be mitigated to a Level-of-Service "D" or better at the Bay Boulevard/"E" Street/I-S interchange.~~

~~f. All buildings on-site shall reflect a common, high-quality architectural design and construction standard.~~

2. ~~Special Condition "F"~~

~~Specific development plans for the development of property located at the northeast and southeast corners of Bay Boulevard and "J" Street shall be subject to Design Review Committee recommendation and Agency approval based on the following guidelines:~~

a. ~~Building setbacks shall be:~~

| | Parcel 2 (Northeast Corner) | Parcels 3/4 (Southeast Corner) |
|--|-----------------------------------|--------------------------------------|
| | 50 ft. | 30 ft.* |
| 1) "J" Street (to maintain view corridor). | | |
| 2) Bay Boulevard | 30 ft. | 30 ft. |
| 3) Adjacent to 1-5 Freeway | 50 ft. | 25 ft. |
| 4) From intersection of "J" Street and Bay Boulevard (measured perpendicular to angular corner property line) | 60 ft. | 60 ft. |

~~* \$0 ft setback required for construction exceeding a building height of 28 feet.~~

~~b. Maximum building height shall be 45 feet.~~

~~c. Architectural features such as a tower, with floor areas not exceeding 10% of the ground floor area, may exceed the 45 ft. height limit by 15 ft. (Note: For calculation of the tower area, land over the drainage channel between Lots 3 and 4 and on Lot 2 shall be included in ground floor calculations to the extent the second floor spans the channel.) One architectural tower shall be allowed on Parcel 2 and one on the combined Parcels 3/4.~~

~~d. Landscaping of the site shall be 15-20% of the total lot area.~~

~~e. Minimum landscaping depths along street frontages shall be 15 ft in width.~~

~~f. Elevations facing the freeway shall be articulated in massing or architectural treatment~~

~~g. Pedestrian linkages shall be provided to connect both sides of "X" Street as well as linking the projects to the Bayfront development.~~

~~h. The maximum FAR for Lot 2 and the adjoining lot to the east ("the channel") when combined shall be 0.55.~~

~~t. The maximum FAR for Lots 3 and 4 (the southeast parcel) when combined with the adjoining parcel ("the channel") shall be 0.50.~~

~~Compact parking stalls shall be permitted with dimensions of 7.5 feet wide by 16 feet in length. The number of these stalls may be authorized to a maximum of 20% of the required parking.~~

~~(Ord. 2532, 1992; Res. 11903, 1985).~~

~~**19.87.004 Inland Parcels Subarea.**~~

~~Development of land designated as Industrial General in this Subarea is subject to the 1 General Industrial zone, Chapter 19.46 of the Chula Vista Municipal Code, except as modified by the provision's of this Specific Plan.~~

~~Development of land designated as Commercial Thoroughfare in this Subarea is subject to the Central Commercial Zone with Precise Plan Modifying District as described in Chapters 19.36 and 19.56 of the Chula Vista Municipal Code except as modified by this Specific Plan.~~

~~(Ord. 2613, 1994; Ord. 2532, 1992; Res. 11903, 1985).~~

~~**19.87.005 Faivre Street Subarea.**~~

~~Development in this subarea is subject to the regulation of the San Diego County Zoning ordinance for General Impact Industrial Use, zoned M-54 (FP), manufacturing industrial zone with flood plain overlay zone, except as modified by this Specific Plan. (Ord. 2532, 1992).~~

~~**19.87.006 Palomar/Bay Boulevard Subarea**~~

~~Development in this subarea is subject to the J-L-P, Limited Industrial Zone with Precise Plan Modifying District, as described in Chapters 19A.21 and 19.56 of the Chula Vista Municipal Code, except as modified by this Specific Plan. (Ord. 2532, 1992).~~

19.87.001 Redevelopment Funds

The majority of the LCP Planning Area is within a Redevelopment Project Area. For that portion of the plan area, the following funding mechanisms may be employed.

1. Tax Increment Financing (TIF).

TIF is the increase in property tax revenues resulting from an increase in assessed property values that exceed base year values. Within a redevelopment project area, the Redevelopment Agency collects a substantial majority of the tax increment financing monies accrued in the project area. All tax increment monies generated and adopted in redevelopment project areas are allocated among four basic public uses: schools, neighborhood improvements, affordable housing, and other public agencies. This funding source provides a critical means to revitalization and public improvement activities by enabling redevelopment agencies to issue tax increment bonds without using general fund monies or raising taxes.

2. Set Aside Funds.

State law requires that at least 20 percent of all tax increment financing dollars accrued within a redevelopment project area must be set aside and "used by the agency for the purposes of increasing, improving, and preserving the community's supply of low- and moderate-income housing ..." (Health and Safety Code §33334.2(a)). The set aside funds must be held in a separate Low and Moderate Income Housing Fund until used, along with any interest earned and repayments to the housing fund (§33334.3). The set aside funds may be used inside or outside of the project area but must benefit the project area. Use of set aside funds for the purposes of increasing, improving, and preserving the community's supply of low- and moderate-income housing may include, but is not limited to, the following:

- a. Acquisition and donation of land for affordable housing;
- b. Construction and rehabilitation of affordable housing units;
- c. Financing insurance premiums for the construction and rehabilitation of affordable housing units;
- d. Providing subsidies to, or for the benefit of, extremely low, very low, and lower income households as well as persons and families of low or moderate income;
- e. Paying principal and interest on bonds, loans, advances or other indebtedness, and financing or carrying charges;
- f. Maintaining the supply of mobile homes; and
- g. Preserving "at risk" affordable housing units threatened with imminent conversion to market rate units.

19.87.002 Community Development Block Grants (CDBG)

CDBG is a Federal grant program administered by the U.S. Department of Housing and Urban Development. CDBG is administered on a formula basis to entitled cities, urban counties, and states to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income individuals. Eligible activities that may be proposed for funding include, but are not limited to, housing, economic development, and public facilities and improvements.

19.87.003 Business Improvement Districts

Business Improvement Districts (BIDs) or Property and Business Improvement Districts (PBIDs) are mechanisms for assessing and collecting fees that can be used to fund various improvements and programs within the district. There are several legal forms of BIDs authorized by California law. The most common types are districts formed under the Parking and Business Improvement Act of 1989. Business Improvement Areas formed under the 1989 law impose a fee on the business licenses of the businesses operating in the area, rather than the property owners. The collected funds are used to pay for the improvements and activities specified in the formation documents. A similar assessment procedure was authorized by the PBID Law of 1994. The distinction is that the PBID makes the assessment on the real property and not on the business. A PBID is currently in operation in the City's downtown area. Other areas of the Bayfront Specific Plan may also be ideally suited for BID funding.

The range of activities that can potentially be funded through BIDs and PBIDs is broad and includes parking improvements, sidewalk cleaning, streetscape maintenance, streetscape improvements (e.g. furniture, lighting planting etc.), promotional events, marketing and advertising, security patrols public art, trash collection, landscaping, and other functions. Generally speaking, the BID format works well for marketing and other programmatic activities that serve to directly benefit area businesses (i.e., tenants), whereas a PBID may be more appropriate for permanent physical improvements that stand to improve property values in the area. Given the size and diversity of the LCP Planning Area, it may be appropriate for separate BIDs or PBIDs to be formed for different regions within the plan area. In this way, the collected funding could be more specifically targeted to the unique improvement and programmatic needs of each district.

19.87.004 Development Impact Fees

Property tax limitations imposed by Proposition 13, resulting in the decline in property taxes available for public projects, has led local governments to adopt alternative revenue sources to accommodate public facility and infrastructure demands resulting from growth. Development Impact Fees is one of those sources. AB 1600 (Cortese) which became effective on January 1, 1989, regulates the way that impact fees are imposed on development projects. Impact fees are one-time charges applied to offset the additional public facility provision costs from new development. This may include provision of additional services, such as water and sewer systems, roads, schools libraries and parks and recreation facilities. Impact fees cannot be used for operation, maintenance, alteration, or replacement of existing capital facilities and cannot be channeled to the local government's discretionary general funds. An impact fee cannot be an arbitrary amount and must be explicitly linked to the added cost of providing the facility towards which it is collected.

The City already has a range of impact fees that are updated periodically. It is important, however, to realize that there are two primary aspects of capital costs (based on which impacts fees are collected) – land costs and building costs. Though the latter can be estimated at a citywide level and adjusted periodically using appropriate inflation factors, land cost estimation is more complicated, especially when one considers significant variations in land values within the City and the necessity to provide land intensive public facilities, such as parks. As a result the land acquisition component of a standardized impact fee may not be consistent with the true costs involved.

19.87.005 TransNet

In 1987, voters approved the TransNet program – a half-cent sales tax to fund a variety of important transportation projects throughout the San Diego region. This 20-year, \$3.3 billion transportation improvement program expires in 2008. In November 2004, 67 percent of the region's voters supported Proposition A, which extends TransNet to 2048, thereby generating an additional \$14 billion to be distributed among highway, transit, and local road projects in approximately equal thirds. In addition, it will support a robust public transportation system, including new Bus Rapid Transit services and carpool/managed lanes along many of the major freeways. Two percent of the available funds will be earmarked annually for bicycle paths and facilities, pedestrian improvements, and neighborhood safety projects. The San Diego Association of Governments (SANDAG) sets the priorities and allocates TransNet funds.

11-454

19.87.006 Grant Funding

A variety of funding options are available through Federal, state, and local grant programs. Many of the grant programs target urban revitalization efforts, smart growth enhancements, and transportation planning and are provided on a competitive basis. Current grant programs, such as the Smart Growth Incentive Pilot Program administered through SANDAG, can provide significant funding toward projects that result in furthering smart growth approaches, such as the elements embodied in the principles of the Bayfront Specific Plan.

19.87.007 General Fund

The City receives revenue from a variety of sources, such as property taxes, sales taxes, fees for recreation classes, and plan checking. Revenue can be generally classified into three broad categories: program revenue, general revenue, and restricted revenue. Depending on the revenue source, the General Fund may be used for a variety of purposes, such as capital improvement projects or streets, sewers, stormdrains, and other infrastructure maintenance improvements.

19.87.008 Other Funding Sources

Examples of other funding sources that may be considered to assist in the implementation of the community benefits outlined in this chapter include Ad Valorem Property Taxes, the Sales and Use Tax, the Business License Tax, and the Transient Occupancy Tax.

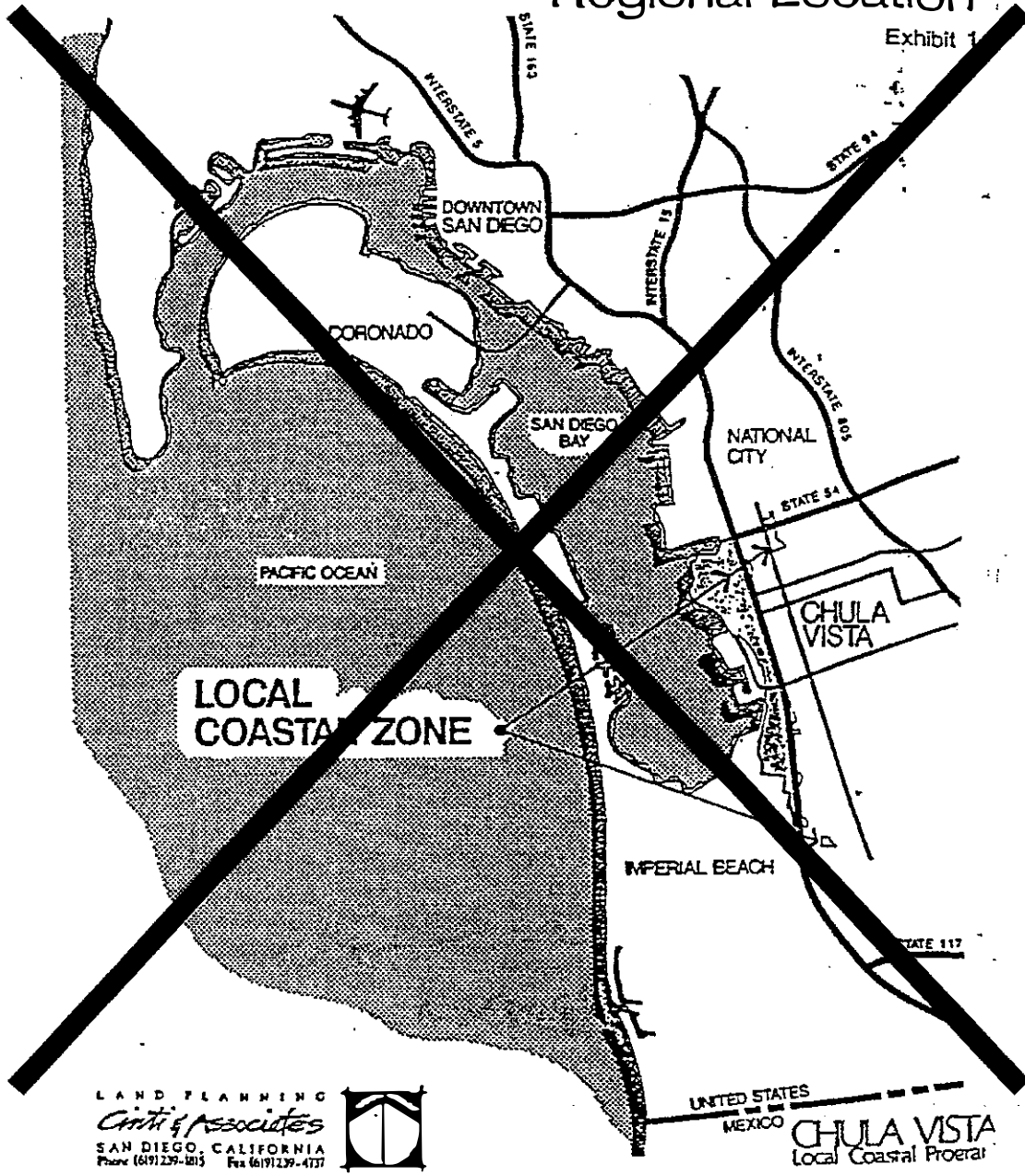
19.87.009 Relation of Funding to Other Bayfront Specific Plan Provisions

The funding mechanisms of this chapter will be used to implement a system of public works as outlined in Section 19.85.007, 19.85.010, and 19.86.007. the remainder of Chapters 19.85 and 19.86 represent a body of standards necessary to carry out the objectives of the Bayfront Specific Plan with regard to regulating development and maintenance of private property.

DELETED

Regional Location

Exhibit 1



LAND PLANNING
Civiti & Associates
SAN DIEGO, CALIFORNIA
Phone (619) 239-1215 Fax (619) 239-4737

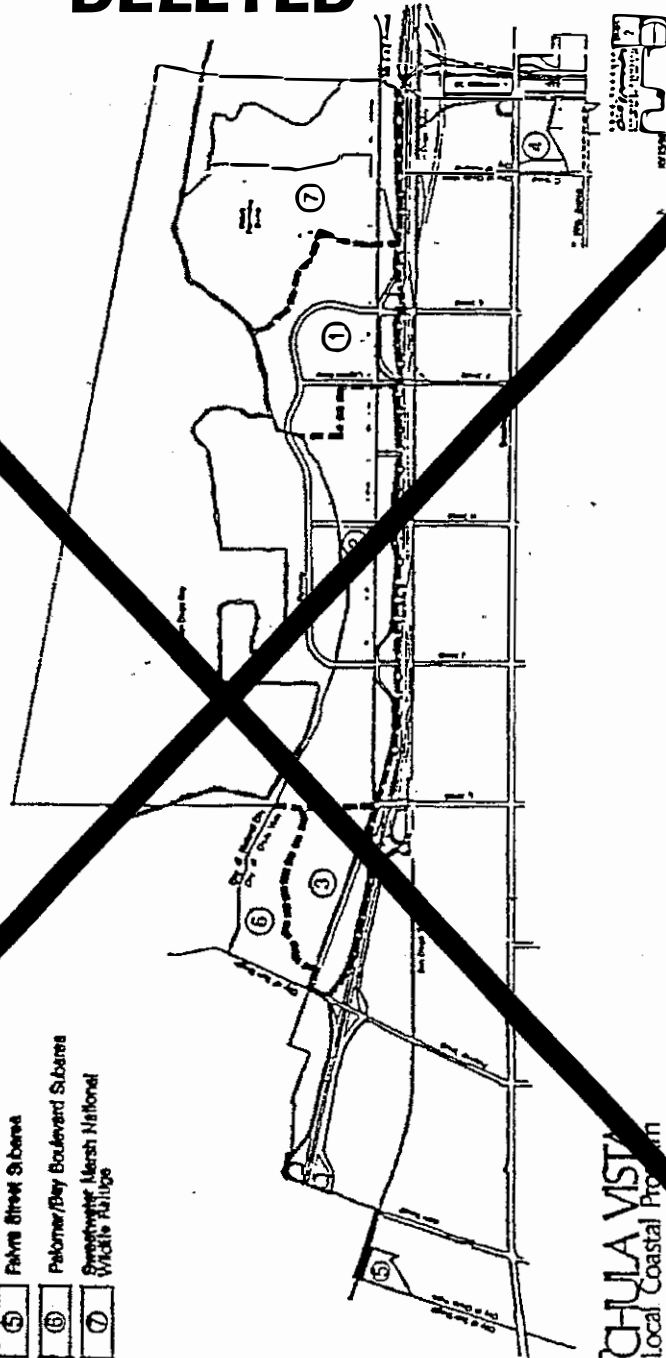


11-456

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Coastal
Zone
With Subareas
Exhibit 2

- ① Midbayfront Subarea
 - ② Industrial Subarea
 - ③ Southern Parcel Subarea
 - ④ Island Parcel Subarea
 - ⑤ Falmis Street Subarea
 - ⑥ Pelonier/Bay Boulevard Subarea
 - ⑦ Greenwater Marsh National Wildlife Refuge
- Coastal Zone Boundary
----- Subarea Boundary
----- City Limit Line

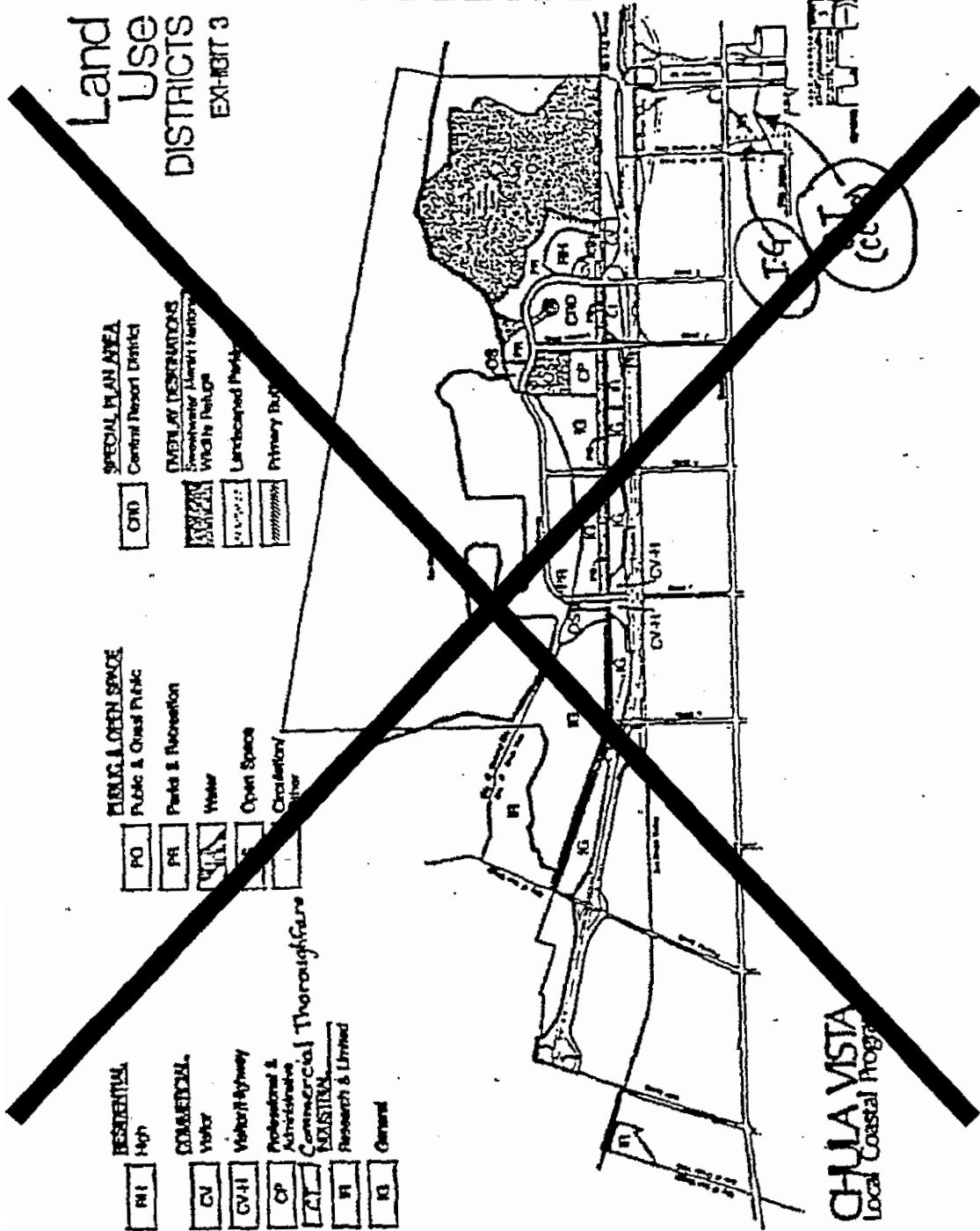


CHULA VISTA
Local Coastal Program

11-457

DELETED

Land Use DISTRICTS EXHIBIT 3



SPECIAL PLAN AREA
Central Resort District

OTHER USE DESIGNATIONS
Special Use Districts
Woods Parks
Landscape Parks
Primary Buildings

PUBLIC & OPEN SPACE
Public & Quasi Public
Parks & Recreation
Water
Open Space
Crestline Center

RESIDENTIAL
RH-1 High Density Residential

COMMERCIAL
CV Visitor

Visitor Highway
CV-1

Professional & Administrative
CP

Commercial Thoroughfare
CT

MAINTENANCE
RI Research & Limited

R3 General

CHULA VISTA
Local Coastal Program

11-458

Building Heights

Exhibit 4

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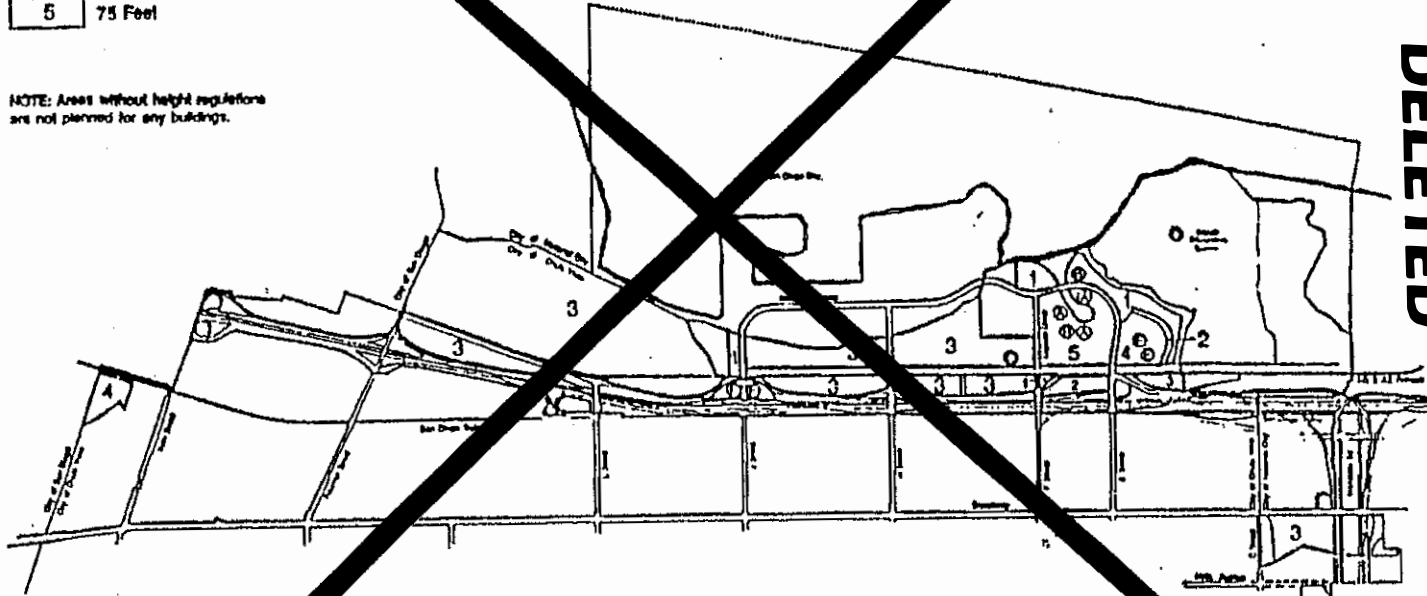
MAXIMUM BUILDING HEIGHTS

| | |
|---|---------|
| 1 | 30 Feet |
| 2 | 35 Feet |
| 3 | 44 Feet |
| 4 | 60 Feet |
| 5 | 75 Feet |

SPECIAL HEIGHT CONDITIONS

- Ⓐ 2 High-Rise and 1 Mid-Rise Hotel Sites
- ⓐ 1 Mid-Rise Cultural Arts Facility Site (up to 69')
- ⓑ 1 Mid-Rise Office Site (up to 95')
- ⓓ Viewing Tower Site/Nature Interpretive Center
- Ⓒ 2 High-Rise Residential Sites (up to 229')
- Ⓔ Special Architectural Feature

NOTE: Areas without height regulations are not planned for any buildings.



CHULA VISTA
Local Coastal Program











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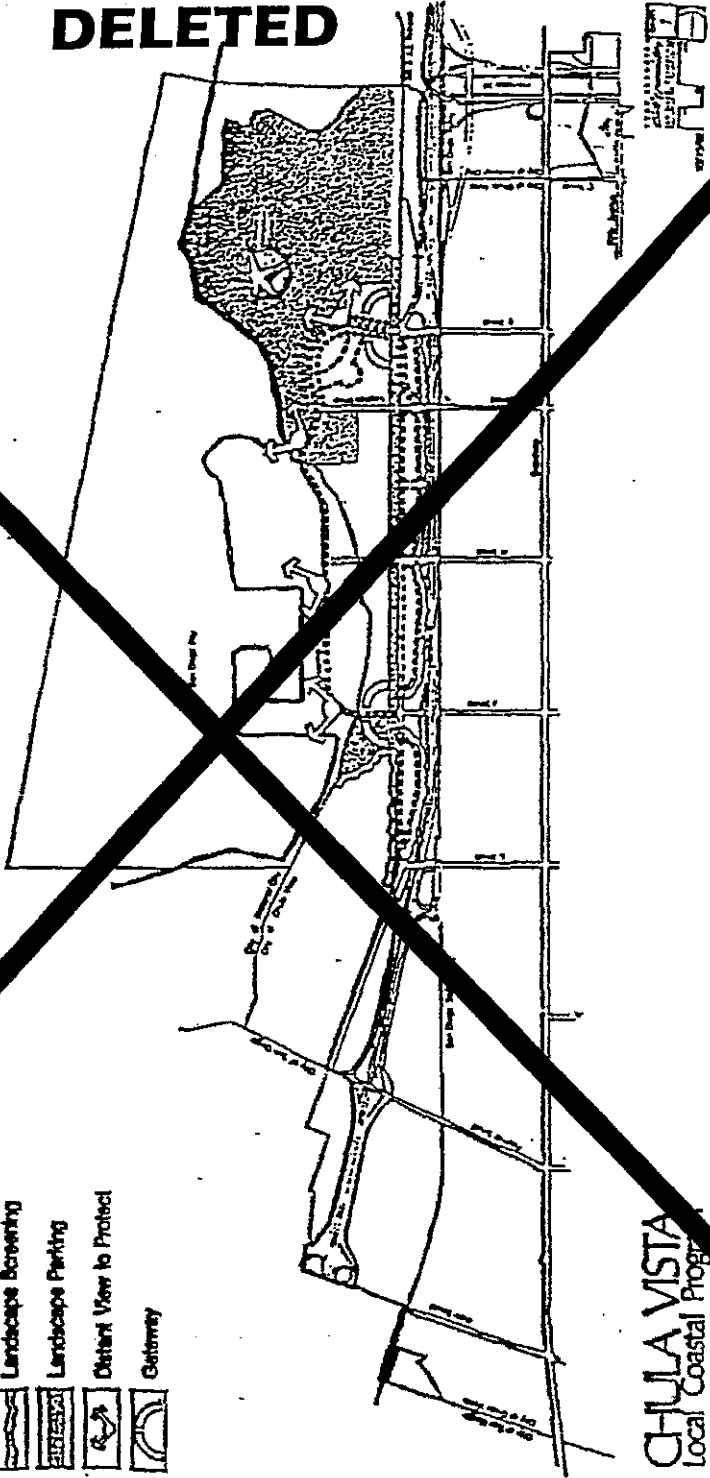
11-459

Form & Appearance

Exhibit 7

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-  Firm Architectural Edge
-  Irregular Architectural Edge
-  Formal Street Tree Planting
-  Informal Grove/Street Planting
-  Landscape Screening
-  Landscape Parking
-  Distinct View to Protect
-  Gateway
-  Focal Point
-  Major Open Space and Protected Areas



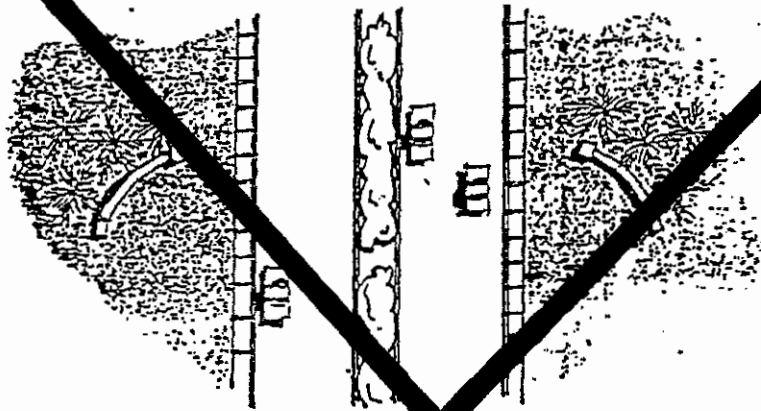
CHULA VISTA
Local Coastal Program

11-460

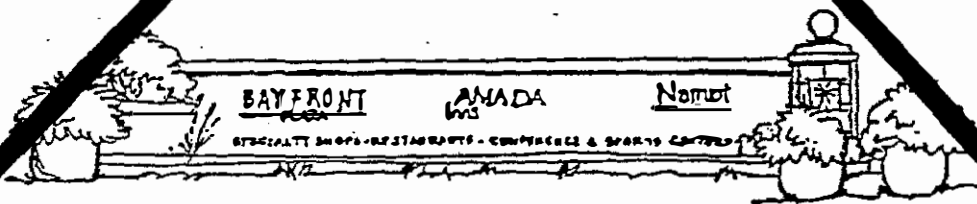
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Midbayfront Gateway
Monumentation

Exhibit 5



Plan View



Elevations













CHULA VISTA

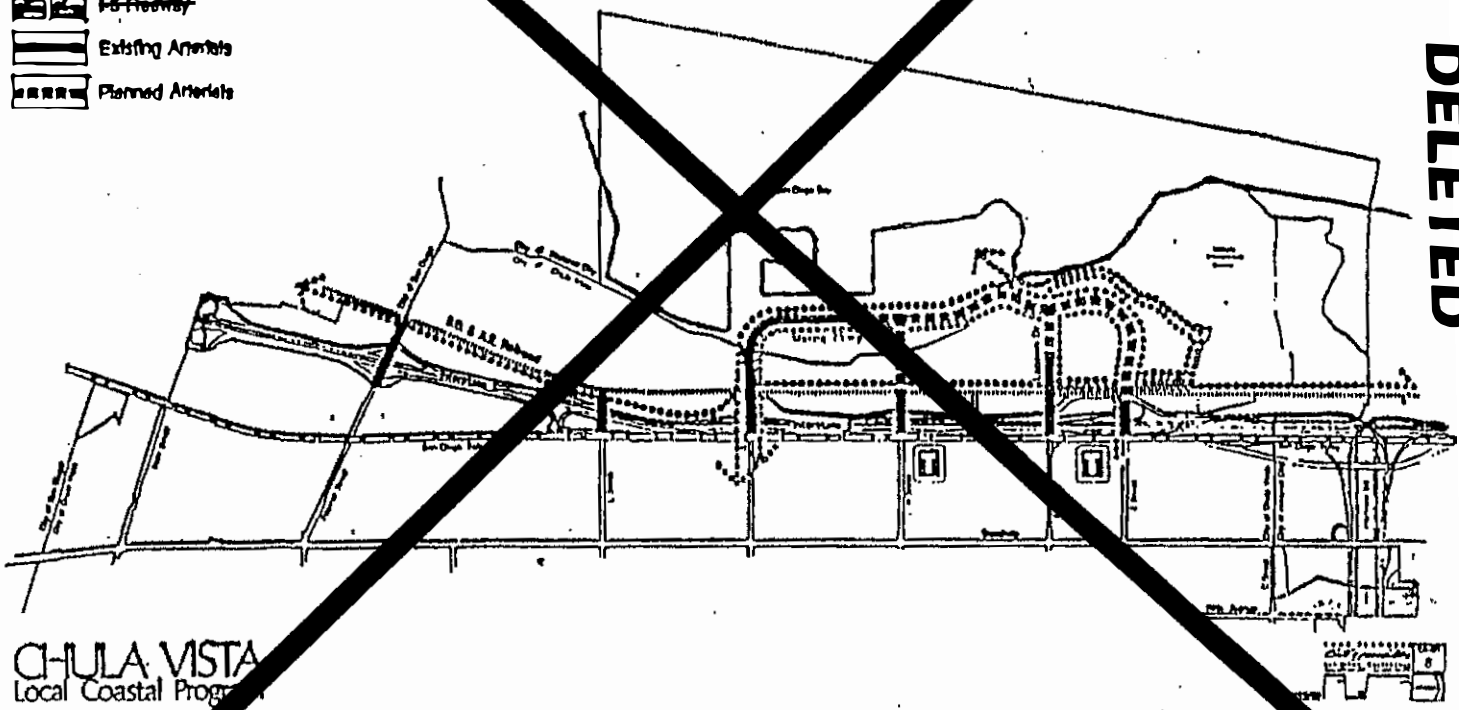
11-461

Circulation Element

Exhibit 8

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- | | |
|---|--|
|  RAIL |  OTHER |
|  Existing Trolley |  Regional Bicycle Route |
|  Existing Trolley Stop |  Local Bicycle Route |
|  S.D. & A.E. Railroad |  Pedestrian Route |
|  VEHICULAR | |
|  I-5 Freeway | |
|  Existing Arterials | |
|  Planned Arterials | |



11-462

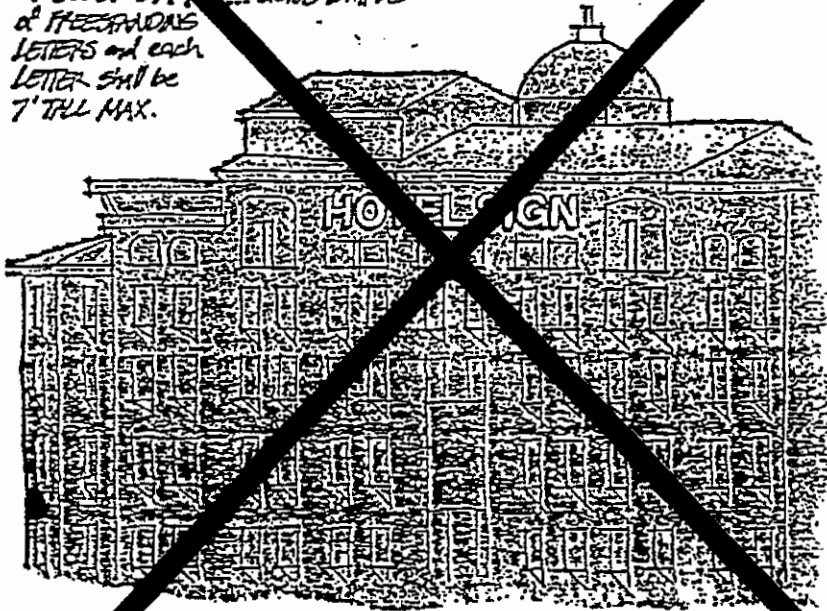
CHULA VISTA
Local Coastal Program

DELETED

High Rise Building Wall Sign

Exhibit

*BUILDING MOUNTED SIGNS shall only
be on BUILDINGS FRONT SIDES or
TALLER and shall be a MAXIMUM
of 500 SF EACH. SIGNS shall be
of PRESCRIPTION
LETTERS and each
LETTER shall be
7" TALL MAX.*



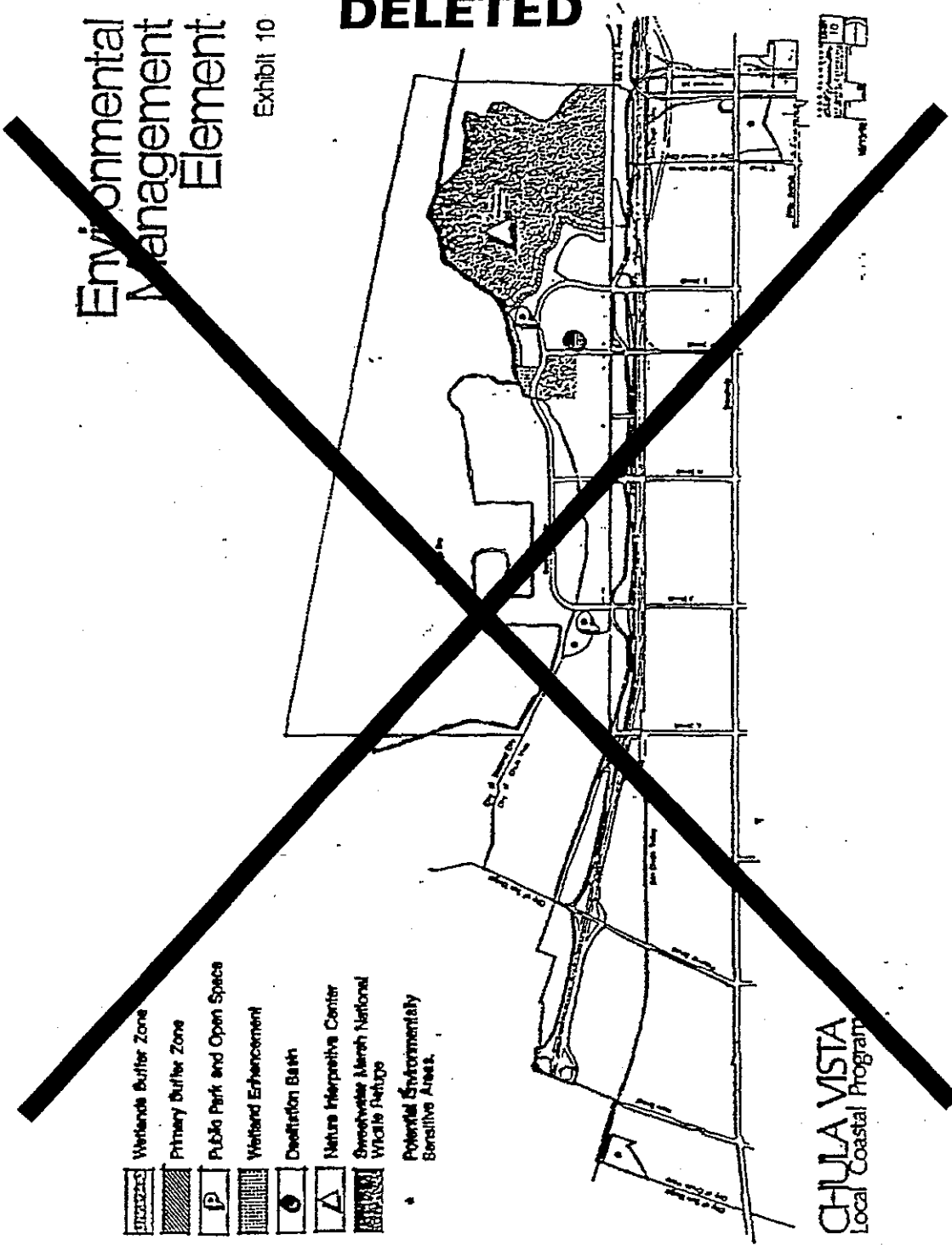
CHULA VISTA









11-463

Environmental Management Element

Exhibit 10

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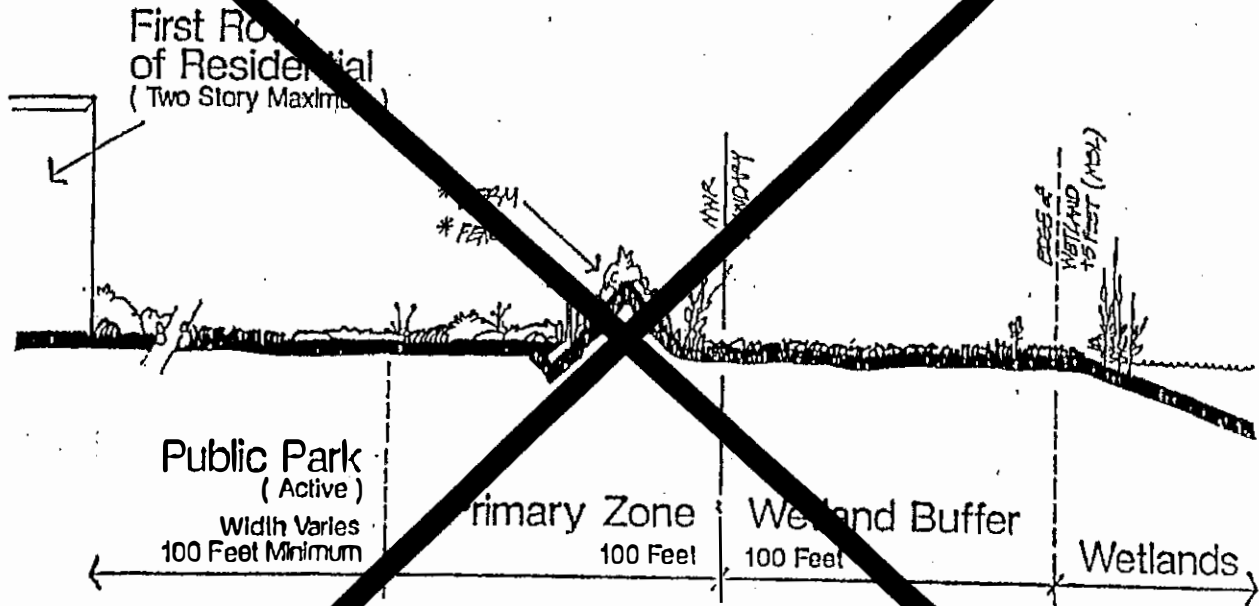
-  Wetlands Buffer Zone
-  Primary Buffer Zone
-  Public Park and Open Space
-  Wetland Enhancement
-  Definition Bath
-  Nature Interpretive Center
-  Overseas Marsh National Wildlife Refuge
-  Potential Environmentally Sensitive Area

CHULA VISTA
Local Coastal Program

11-464

Buffer Zone Section

Exhibit 11



R 12/94

1412

11-465

* Location of Fence and sign within Primary Zone varies

CHUM VISTA
Local Coastal Program

DELETED

**Chula Vista LCP Specific Plan
Coastal Commission Suggested Modifications
Adopted August 9, 2012**

Implementation Plan Modifications:

89. The following proposed exhibits in the Specific Plan shall be replaced with the new exhibits attached to this staff report as Exhibit #16: Exhibit 1 Regional Location; Exhibit 3 Jurisdictional Boundaries; Exhibit 5 Zoning Map; Exhibit 6 Form and Appearance Map; Exhibit 7a Circulation Map – Road and Public Transportation Network; Exhibit 7b Circulation Map – Pedestrian Network; Exhibit 7c Circulation Map – Bicycle Network; Exhibit 8 Utility Systems Map. These Exhibits may be re-titled as appropriate to be re-numbered sequentially.

**CHAPTER 19.82
BAYFRONT SPECIFIC PLAN –
GENERAL PROVISIONS**

90. On Page 8, Section 19.82.001 shall be revised as follows:

19.82.001 Zoning

~~The Chula Vista coastal program implementation program is adopted as a specific plan by ordinance, in accordance with Chapter 19.07 CVMC, Specific Plans, and therefore serves as the zoning for all property within the scope of the plan area. The Bayfront Specific Plan is adopted, pursuant to Government Code Section 65451(b), as a specific plan by ordinance to implement applicable provisions of the General Plan and LUP, in accordance with Chapter 19.07 CVMC, Specific Plans, and therefore serves as the zoning for all property within the scope of the plan area. (Ord. XXXX, 200X).~~

91. On Page 8, Section 19.82.002 shall be revised as follows:

19.82.002 Conflicts, Interpretation, and Applicability of Provisions

Whenever the provisions of this Bayfront Specific Plan conflict with the provisions of the Chula Vista zoning provisions (CVMC Title 19 Zoning and Specific Plans, hereinafter referred to as the "Chula Vista Zoning Code") or whenever the provisions reflect an internal conflict, ~~the following rules shall apply. The Bayfront Specific Plan provisions shall supersede those of the Chula Vista Zoning ordinance Code and the subarea provisions shall supersede area-wide provisions, as set forth in Sections IV and III, respectively, of the LUP (adopted by City Council Ordinance No. XXXXX~~

~~on XXXXXXX, 200X). In the event that a map specification or illustration is found to be infeasible, then the nearest to the original that is deemed feasible and practicable shall apply. In all cases, whenever provisions require interpretation, the Chula Vista Bayfront Land Use Plan LUP shall provide clarification or amplification. (Ord. 2532, 1992; Res. 11903, 1985).~~

92. Starting on Page 8 and continuing to Page 9, Section 19.82.004 shall be revised as follows:

19.82.004 Incorporation by Reference

Whenever this Bayfront Specific Plan refers to another article, section, or subsection of the Chula Vista zoning ordinance, Title 19 of the Municipal Code, Zoning Code, such reference shall be deemed incorporated herein, by reference. ~~Such Article, Section, or Subsection of the Chula Vista zoning code is in force as of the date of the adoption of this Implementation Program. Subsequent Amendments to the Chula Vista Zoning Code shall also be applicable, but only to the extent that such amendments are not in conflict with the Chula Vista Coastal Program Land use Plan and Bayfront Specific Plan. adopted after the effective date of this Specific Plan shall apply to properties within the LCP Planning Area in accordance with the provisions of Section 19.82.002 above. shall not be effective in the Coastal Zone until and unless A subsequent amendment to the Chula Vista Zoning Code that is in conflict with this Bayfront Specific Plan shall not be applicable without an amendment to this plan, is approved by the Coastal Commission. The applicability of provisions incorporated by reference may also be affected by development agreements which may also be entered into by the City and property owners within the plan area (Ord. 2532, 1992; Res. 11903, 1985). No provisions of the Chula Vista Zoning Code shall be incorporated by reference to the extent prohibited by development agreements entered into by the City and property owners within the LCP Planning Area. (Ord. ~~xxxx, 200X).~~~~

Chapter 19.83

Bayfront Specific Plan – Coastal Development Permit Procedures

93. Starting on Page 10 and continuing onto Page 11, subsection D of the definition of “Appealable development” shall be deleted as follows:

~~D. Developments approved by the local government not included within a paragraph (A) or (B) that are located in a sensitive coastal resource area.~~

94. On Page 12, the following definition shall be corrected as follows:

~~“Development permit procedures” means access, open space, and conservation requirements are instructions regarding how to process plans, proposals and permits through the City’s entitlement process.~~

95. On Page 12, the following duplicative policy located after “Development permit procedures,” shall be deleted:

~~Whenever reservation of an interest in land for public access, open space, or conservation is required by the LCP, it shall be a condition of the coastal development permit.~~

96. On Page 12, the following new definition shall be inserted in alphabetical order:

“Sea level rise” means a change in the mean level of the ocean. Accepted sea level rise scenarios shall be based on best available science (such as the 2010 Sea Level Guidance from the California Ocean Protection Council) and are presently projected at a range of between 10 and 17 inches for 2050.

97. Starting on Page 14, Section 19.83.006 shall be revised as follows:

19.83.006 Exemptions.

1. The following shall be considered exemptions from a Coastal Development Permit:

- o Repair and maintenance activities that do not result in an addition to or enlargement or expansion of the object of such activities, except as otherwise specified by the Coastal Commission in ~~Subchapter 7, Title 14, Division 5.5 of the California Administrative Code of Regulations~~, and any amendments thereafter adopted.
- o Activities of public utilities as specified in the repair, maintenance, and utility hook-up exclusion adopted by the Coastal Commission on September 5, 1978 unless a proposed activity will have a risk of substantial adverse impact on public access, environmentally sensitive habitat area, wetland, or public views to the ocean.
- o Occupancy permits that do not constitute development, including but not limited to occupancy permits that do not involve a change in the density or intensity of use of land and/or the change in the intensity of access to the coast.

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98. On Page 18, Section 19.83.16 shall be revised as follows

19.83.016 Final City Action – Notice.

Within seven 7 calendar days of a final decision on an application for any development (except categorically excluded or exempt developments), the City shall provide notice of its action by first class mail to the Coastal Commission and to any persons who specifically requested notice of such final action by submitting a self-addressed, stamped envelope to the City (or, where required, who paid a reasonable fee to receive such notice). Such notice shall include the name and address of the applicant, conditions of approval, written findings, and the procedures for appeal to the Coastal Commission. (~~Ord. 2532, 1992; Res. 11903, 1985~~) (Ord. XXXX, 200X).

99. Starting on Page 19 and continuing to Page 20, Section 19.83.020 shall be deleted as follows:

~~19.83.020 Appeal Fee.~~

~~The fee for filing and processing an appeal within the city Of Chula Vista shall be \$125. (Ord. 2532, 1992; Res. 11903, 1985)~~

~~The fee for filing and processing an appeal to the California Coastal Commission within the City shall be in accordance with the City of Chula Vista Fee Schedule. (Ord. XXXX, 200X).~~

**CHAPTER 19.84
BAYFRONT SPECIFIC PLAN – LAND USE ZONES**

100. On Page 24, proposed subsection h (permitted uses in the Commercial Visitor zone), shall be deleted:

~~h) Customer serving offices; and~~

101. On Page 24, subheading 3) Commercial recreation, shall be revised as follows:

3) Commercial recreation, including:

- ~~Ice Rink~~
- Tennis clubs and facilities:
- Health clubs;
- Sports and health classes and clinics;
- Professional sports facilities;

- Sports medicine facilities;
- Sports training facilities;
- Boat rentals and rentals of other water recreational items;
- ~~(e)~~(h) Swimming and diving facilities and;
- ~~(h)~~(i) Any other business or facility determined to be of the same general character of the above-permitted uses

102. On Page 25, proposed subheading a. under section 2. Commercial – Thoroughfare shall be revised as follows:

2. Commercial – Thoroughfare (C-T). ~~All lands on Exhibit #3, Land Use Districts, designated as Thoroughfare Commercial shall be permitted to accommodate the following uses:~~

a ~~For Subarea 1 – Midbay front Subarea~~

~~Refer to Chapter 19.87~~

- o Purpose and Intent. The purpose and intent of the Commercial – Thoroughfare zone is to provide regulations for areas adjacent to major public roadways where activities dependent upon or catering to thoroughfare traffic may be established and maintained. The regulations of this zone are designed to encourage the centers for retail, commercial, entertainment, automotive, and other appropriate highway-related activities. In addition, in order to promote high-priority visitor-serving uses, commercial retail and restaurant uses oriented towards tourist or visitor uses are also permitted in the Commercial – Thoroughfare land use designation.

103. On Page 29, proposed Section 3. Limited Industrial, shall be corrected as follows:

3. Limited Industrial (I – L)

e.a. For Parcel Area 3-k refer to the Chula Vista Zoning Code, CVMC 19.44.080.

104. Beginning on Page 31 and continuing to Page 32, the formatting of proposed subsection 1. (c) of Section 19.84.005 Residential Zones, shall be corrected as follows:

c. Conditionally Permitted Uses. The following uses may be allowed subject to the approval of a conditional use permit:

~~d. Commercial parking garages and off-street parking lots, in accordance with the provisions of CVMC 19.62.010 through 19.62.130.~~

~~e. Unclassified uses, see Chapter 19.54 CVMC, and~~

~~f. Small family day care homes, as defined in CVMC 19.04.095.~~

1) Commercial parking garages and off-street parking lots, in accordance with the provisions of CVMC 19.62.010 through 19.62.130.

2) Unclassified uses, see Chapter 19.54 CVMC, and

3) Small family day care homes, as defined in CVMC 19.04.095.

CHAPTER 19.85

BAYFRONT SPECIFIC PLAN – DEVELOPMENT CRITERIA

105. On Page 51, proposed Section 3. Residential Land Use shall be revised as follows:

3. Residential Land Use.

a. Residential – Mixed Harbor District (R-MH)

1) Residential development within the R-MH zoning shall consist of a mix of mid-rise, and high-rise development with a maximum development intensity of 105 dwelling units per acre.

b. Building height within the R-MH zoning shall range from 4 to 19 stories and a maximum of ~~220~~ 200 feet. [...]

106. On Page 54, the following table shall be revised as follows [see Exhibit #4 of the staff report for parcel area exhibit]:

TABLE 1: BUILDING HEIGHT LIMITS BY PARCEL AREA

| <u>Parcel Area</u> | <u>Maximum Building Height from Pad (feet)*</u> | <u>Existing LCP Heights</u> |
|----------------------------|--|-----------------------------|
| Sweetwater District | | |
| <u>1-a</u> | <u>425 44</u> | <u>44</u> |
| <u>1-b</u> | <u>35</u> | <u>35</u> |
| <u>1-c</u> | <u>35</u> | <u>35</u> |
| <u>1-d</u> | <u>35</u> | <u>35</u> |
| <u>1-e</u> | <u>35</u> | <u>35</u> |
| <u>1-f</u> | <u>30</u> | <u>30</u> |
| <u>1-g¹</u> | <u>0</u> | <u>30</u> |
| <u>1-h</u> | <u>44</u> | <u>44</u> |
| <u>1-i</u> | <u>44</u> | <u>44</u> |
| Harbor District | | |
| <u>2-a</u> | <u>0</u> | <u>30</u> |
| <u>2-b²</u> | <u>44-95</u> | <u>44-95</u> |
| <u>2-c</u> | <u>44</u> | <u>44</u> |
| <u>2-d</u> | <u>44</u> | <u>44</u> |
| <u>2-e</u> | <u>44</u> | <u>44</u> |
| <u>2-f</u> | <u>220 200</u> | <u>N/A</u> |
| <u>2-g³</u> | <u>N/A 44-60 or 27 30⁵</u> | <u>45-60</u> |
| <u>2-h⁴</u> | <u>130 140</u> | <u>44</u> |
| Otay District | | |
| <u>3-a⁴³</u> | <u>N/A 44-60 30⁵</u> | <u>44-60</u> |
| <u>3-b</u> | <u>44</u> | <u>44</u> |
| <u>3-c</u> | <u>44</u> | <u>44</u> |
| <u>3-d</u> | <u>44</u> | <u>44</u> |
| <u>3-e</u> | <u>44</u> | <u>44</u> |
| <u>3-f</u> | <u>44</u> | <u>44</u> |
| <u>3-g</u> | <u>44</u> | <u>44</u> |

Still working with Marisa on some clarifications to the

11-472

| <u>Parcel Area</u> | <u>Maximum Building Height from Pad (feet)*</u> | <u>Existing LCP Heights</u> |
|--------------------|---|-----------------------------|
| <u>3-h</u> | <u>44</u> | <u>44</u> |
| <u>3-i</u> | <u>44</u> | <u>44</u> |
| <u>3-j</u> | <u>44</u> | <u>44</u> |
| <u>3-k</u> | <u>45</u> | <u>60</u> |

*All heights as measured from finished grade. Building pads shall not be raised from existing grade more than 8 feet.

Notes:

1. Parcel Area 1-g is zoned Open Space; therefore the building height limit is 0 feet.
2. See Section 19.85.012+ Special Condition A.
3. See Section 19.85.012+ Special Condition B.
4. See Section 19.85.012+ Special Condition D and E.
5. Height limit is a maximum of 30 feet or no higher than the elevation of I-5 from the J Street Overpass adjacent to the site to maintain existing public views toward the Bay over any structure.

N/A Not applicable

107. On Page 55, subsection b. Private Signs, shall be revised as follows:

b. Private Signs.

- 1) Hotel/Motel, RV Parks, Restaurants, and Retail-Commercial: Total copy area for all identification signs combined shall be limited to not more than 50 square feet per parcel (except additional signage for high- and mid-rise hotels is permitted per subsection 2(c)(5) of this section). Signs may be wall signs and/or ground signs. Ground signs may be single- or double-faced but may not exceed ~~10~~ 8 feet in height. An additional changeable copy area of 25 square feet maximum shall be allowed for uses that include entertainment or convention facilities. Changeable copy area shall be single-faced only.

108. On Page 56, proposed subsection c. Special Private Signs, shall be revised as follows:

~~c. b. Private Signs.~~ Special Private Signs

- Commercial Uses Adjacent to Freeway: Commercial uses with freeway exposure shall be allowed either wall signs or monument signs with name and/or logo. If the business logo is well established as an identity mark, then use of logo alone is preferable. Each lot may have two wall signs or one ground sign only. Only one wall sign shall be visible at a time. Maximum total copy area shall be 100 square feet. Ground signs may be doubled-faced or parallel to the roadway and are intended to be low-profile monument signs no greater than 8 feet in height.

109. On Page 59, the following shall be added after the last sentence on the page:

Tree plantings shall not encroach into identified view corridors.

110. On Page 61, the first proposed subsection c. Special Area Planting, shall be revised as follows:

c. ~~Parking Area Planting~~, Special Area Planting. All areas ~~designated zoned as Public-Quasi Public (Landscaped Parking Areas) (Exhibit 5) for parking area planting in Exhibit 7~~ shall include a planting program coordinated with parking improvements beneath the power lines. The Port Master Plan and the Chula Vista Bayfront Master Plan also designate this ROW as a linear greenbelt. The 150-foot-wide ~~right-of-way~~ ROW that ~~crosses~~ transects the Bayfront may include landscaped auto parking to diminish the visual impact of the power lines and strengthen the ground plane connection between both sides of the ~~right-of-way~~ ROW. SDG&E criteria will permit planting that can be kept not more than 15 feet high, thereby maintaining sufficient clearance at the lowest point in the power line catenary. Planting in any parking areas ~~provided should~~ shall establish a dense ground plane massing of shrubs and short trees to create a grove effect that screens cars from view and ties together in a strong horizontal line an intersecting mass of foliage on either side of the ROW ~~right-of-way (see Section D in Map 3, Circulation)~~. Tree plantings shall not encroach into identified view corridors The following standards shall guide parking area planting design for all areas outside of Subarea 1 – Sweetwater District:

111. On Page 63, the first subsection 2) at the top of the page shall be revised as follows:

- Views from Roadways within the site Bayfront (particularly from Marina Parkway, to the marshlands, San Diego Bay, parks, and other bay-related development, street end views of the Bay from D Street, E Street, F Street, L Street, and Palomar Street and the views of the Bay that will be created from the H Street corridor). Locations shall preserve a sense of proximity to the bay and marshlands.

112. On Page 64, subsection b. under section 1. Circulation Standards shall be revised as follows:

b. Pedestrian Route:

- 1) The major pedestrian routes shown in Exhibit 7b, Circulation Map, shall be a minimum of 6 feet in width. The filling of wetlands for pedestrian paths is not permitted. ~~Minimal shading impacts may be allowed for pedestrian paths with approval from the Coastal Commission.~~

113. On Page 70, Section 19.85.008, Parking Requirements subsection 3. Bicycle Parking Standards, shall be revised as follows:

Bicycle Parking Standards. Bicycle parking facilities shall also be provided for developed uses according the following schedule. Only those uses listed below are required to provide bicycle parking. Bicycle parking facilities shall be fixed storage racks or devices designed to secure the frame and wheel of the bicycle.

- a. Business and professional offices (over 20,000 square feet of gross floor area): 5 spaces;
- b. Shopping centers (over 50,000 square feet of gross floor area): 1 space per 33 automobile spaces required;
- c. Fast-food restaurant, coffee shop, or delicatessen: 5 spaces;
- d. Other eating and drinking establishments: 2 spaces; ~~and~~
- e. Commercial recreation: 1 space per 33 automobile spaces required; ~~and~~
- f. Residential in Harbor: bicycle racks shall be provided for 5 percent of visitor motorized vehicle parking capacity with a minimum of one two-bike capacity rack

114. On the bottom of Page 72, proposed section 2. Commercial Visitor, shall be revised as follows:

2. Commercial-Visitor (C-V) (~~Except F~~ for Parcel Area 2-h, refer to Special Condition D in Section 19.85.012):

115. On Page 73, proposed section 3. Commercial-Professional and Administrative, shall be revised as follows:

3. Commercial-Professional and Administrative (C-P) (Except for Parcel Area 2-b, refer to Special Condition A, and for Parcel Area 2-h refer to Special Condition D in Section 19.85.012);

116. On Page 74, proposed section 7. Commercial-Professional and Administrative, shall be revised as follows:

Residential- Mixed Harbor District (R-MH) (Except for Parcel Area 2-f, refer to Special Condition E in Section 19.85.012);

117. On Page 79, the **Height Limitation** section shall be revised as follows:

The ~~ten eight-foot~~ height limitation proposed in this criteria is in accordance with the intent of the California Coastal Commission's guidelines, and also maintains a sense of scale to bayfront topography and the intent of achieving a "low-key" sign program.

118. On Page 80, the **Restrictions and Prohibited Signs** section shall be revised as follows:

The following signs shall be prohibited or restricted as noted:

- a. Pole signs, ~~excluding pole signs for which the supports are integrally designed as an aesthetic component of the sign character.~~
- b. Flashing, oscillating, animated or moving signs, or signs with moving parts shall be prohibited.
- c. The use of fluorescent-type paints is prohibited.
- d. Signs advertising goods shall be prohibited.
- e. All billboard signs shall be prohibited, ~~except as defined by bayfront promotional signs.~~
- f. Temporary signs, banners, sale notices, etc., shall be displayed behind the glass of the structure.

119. On the top of Page 82, subsection c. Bayfront Promotional Signs and the three paragraphs following this subsection shall be deleted as follows:

~~e. Bayfront Promotional Signs: Bayfront promotional signs are designed to help establish the new bayfront community's identity. They will be located along Interstate 5, two minimum: one for each for north and southbound traffic; additional signs as necessary; five maximum quantity. Space will be rented, leased, or existing structures purchased outright.~~

~~Promotional signs, and especially landscaped areas around them, will provide a unique, attractive logo design in a theme setting frame and limited changeable copy which will be subject to design review board approval. (Refer to Exhibits Four a, b, c, and d for examples; and to Exhibit Five for proposed locations.)~~

~~These signs, if appropriately used, will establish the redevelopment area's identity and functions for freeway travelers.~~

~~Promotional signs are intended to be temporary, and it is anticipated that they will be retired when the Bayfront Redevelopment Project is substantially complete. Their utilization will be reviewed in 1985 and subject to the redevelopment agency's discretion.~~

120. On Page 84, the first paragraph under **Allowable Copy Area**, shall be revised as follows

1. Hotel/Motel, RV Parks, Restaurants, and Retail-Commercial: Total copy area for all identification signs combined shall be limited to not more than 50 square feet per parcel. Signs may be wall signs and/or ground signs. Ground signs may be single- or double-faced but may not exceed 10 8 feet in height. An additional changeable copy area of 25 square feet maximum shall be allowed for uses which include entertainment or convention facilities. Changeable copy area shall be single-faced only.

121. On Page 84, the first paragraph under **INTERIM PHASE: BAYFRONT DEVELOPMENT STAGE**, shall be revised as follows:

1. Commercial Uses Adjacent to Freeway: Commercial businesses will require some identification from the freeway during the bayfront development period. Such uses with freeway exposure shall be allowed either wall or low-profile monument signs with name and/or logo only during the bayfront development phase, and such signs shall have a specific date by which they must be removed.

If the business logo is well-established as an identity mark, then use of logo alone is preferable. Each lot may have two wall signs or one ground sign only. No pole signs or roof signs are permitted. One wall sign shall be visible at a time. Maximum total copy area shall be 100 square feet. Ground signs may be double-faced or parallel to the roadway and are intended to be low-profile monument signs.

122. On Page 87, the definition of **Promotional Sign** shall be deleted as follows:

Promotional Sign

~~A promotional sign is public sign which identifies the bayfront and has changeable copy for information, announcements, or identification of private businesses and services in the area.~~

123. Starting on Page 88 and continuing to Page 89, proposed Special Condition "A" of Section 19.85.012 shall be corrected as follows:

19.85.012 Special Conditions

1. Special Condition "A". Specific development plans for the development of Parcel Area 2b property located south of "F" Street and west of the SDG&E ROW shall be subject to CVRC review and Redevelopment Agency approval based on the following guidelines:

a. Building setbacks shall be:

- 1) For buildings 44 feet or less in height, as specified in CVMC ~~19.85.009~~ 19.85.010.

124. On Page 89, proposed Special Condition "B" of Section 19.85.012 shall be revised as follows:

2. Special Condition "B". Specific development plans for the development of Parcel Areas 2-g and 3-a properties located at the northeast and southeast corners of Bay Boulevard and J Street shall be subject to CVRC review and Redevelopment Agency approval based on the following guidelines:

a. The maximum FAR shall be 0.50.

b. Maximum building height shall be ~~45~~ 30 feet.

- o Building setbacks shall be:

| <u>Location</u> | <u>Setback</u> |
|---|------------------------------|
| <u>J Street (to maintain view corridor)</u> | <u>30-65 ft.*</u> |
| <u>Bay Boulevard</u> | <u>30 ft.</u> |
| <u>Adjacent to Interstate 5 freeway</u> | <u>25 ft.</u> |
| <u>From intersection of J Street and Bay Boulevard (measured perpendicular to angular corner property line)</u> | <u>60 ft.</u> |

Notes:

~~* 50-foot setback required for construction exceeding a building height of 28 feet.~~

~~f. Architectural features, such as a tower, with floor areas not exceeding 10 percent of the ground floor area, may exceed the 45-foot height limit by 15 feet. (Note: For calculation of the tower area, land over the drainage channel shall be included in ground floor calculations to the extent the second floor spans the channel.) One architectural tower shall be allowed on the combined Parcel Area 3-a.~~

~~e f. Landscaping of the site shall be 15 to 20 percent of the total lot area.~~

~~h g. Minimum landscaping depths along street frontages shall be 15 feet in width.~~

~~i h. Elevations facing the freeway shall be articulated in massing or architectural treatment.~~

~~i i. Pedestrian linkages shall be provided to connect both sides of J Street as well as linking the projects to the Bayfront development.~~

~~* j. Compact parking stalls shall be permitted with dimensions of 7.5 feet wide by 16 feet in length. The number of these stalls may be authorized to a maximum of 20 percent of the required parking. (Ord. xxxx, 200X).~~

125. On Page 90, proposed Special Condition "B" of Section 19.85.012 shall be revised as follows:

4. Special Condition "D". The following special conditions shall apply to Commercial – Visitor and Commercial – Administrative & Professional land uses on Parcel Area 2-h:

a. Building setbacks for office shall be:

- To all exterior boundaries: none. At a podium height of 35 feet, building Tower setback shall be 10 feet minimum.
- To interior boundaries that do not abut another land use: none.

b. Building setbacks for hotel shall be:

- 1) To all exterior boundaries: 0 feet minimum, except at ground level on the south side of the building along J Street between the I-5 corridor and A Street where it shall be 65 feet measured from the north curb of J Street. Uses such as a hotel pool will be permitted in the setback so long as the view from the J Street I-5 Overpass to the bay is not impeded.

c. The following standards shall apply to all uses within Parcel Area 2-h

▪ Public view corridors.

(a) Setbacks and setbacks shall generally result in a 70' wide minimum public view corridor width at podium level and 95' wide minimum public view corridor width at tower level.

(b) The public view corridors identified in Exhibit 8a shall align with the existing corridors between the buildings that are currently located east of 2-h and west of Bay Boulevard (630 Bay Boulevard, 660 Bay Boulevard, and from 660 Bay Boulevard to the hotel). From north to south, these existing buildings are currently occupied by Pacific Trust Bank, Fresenius Medical Care/IP Motor Sports, and National University/Intuitive Innovations.

- 4) Site coverage. The total building coverage on Parcel 2h shall not exceed 65% of the total site area

e. d. Building FAR. A maximum FAR of 3.0 (excluding structured parking) on the subject site is allowed, provided that (i) the setbacks on the subject site specified above are met and (ii) the buildings are stepped back to preserve public view corridors.

e. e. Development plans shall include a comprehensive landscaping plan.

e. f. Pedestrian or other off-street circulation connections to the residential buildings in Parcel Area 2-f and other adjacent Bayfront areas shall be provided.

f. g. Project shall comply with all citywide threshold standards for infrastructure improvements and public services.

e. g. h. All buildings on-site shall reflect a common, high-quality architectural design and construction standard.

i. Height limitation.

Buildings on the Commercial – Visitor site shall not exceed 140 feet.

- Buildings on the Commercial – Administrative & Professional site shall not exceed 106 feet.
- For specific building heights refer to Exhibit 8a
- Maximum podium heights shall not exceed 30 feet

126. On Page 90, new Special Condition “E” shall be added after proposed Special Condition “D” as follows:

5. Special Condition “E” – The following special conditions shall apply to Residential – Mixed Harbor District land uses on Parcel Area 2-f:

a. Building setbacks for residential shall be:

- 1) To all exterior boundaries: 0 feet minimum except at ground level on the south side of the development along J Street where it shall be 65 feet measured from the north curb of J Street.
- 2) Building setbacks for residential shall be: Towers shall be sited to gradually step downward in height from north to south reflecting the more intensive proposed land uses to the north and the environmental preserve to the south.

b. Public view corridors.

- 1) Setbacks and setbacks shall generally result in a 70' wide minimum public view corridor width at podium level and 95' wide minimum public view corridor width at tower level.
- 2) The public view corridors identified in Exhibit 8a shall align with the existing corridors between the buildings that are currently located east of 2-h and west of Bay Boulevard (630 Bay Boulevard, 660 Bay Boulevard, and from 660 Bay Boulevard to the hotel). From north to south, these existing buildings are currently occupied by Pacific Trust Bank, Fresenius Medical Care/IP Motor Sports, and National University/Intuitive Innovations.

c. Site coverage. The total building coverage shall not exceed 62% of the total site area

d. Height limitation.

- 1) The residential buildings shall not exceed 200 feet

- 2) For specific building heights refer to Exhibit 8a
- 3) The podiums shall not exceed 35 feet.
- 4) Row housing along Marina Parkway shall not exceed 45 feet.

**CHAPTER 19.86
BAYFRONT SPECIFIC PLAN – ENVIRONMENTAL MANAGEMENT
PROGRAM**

127. On Page 91, the Section headings at the top of the page shall be corrected as follows:

Sections:

- 19.86.001 Purpose and scope.
- 19.86.002 Resource elements.
- 19.86.003 Environmental management requirements.
- 19.86.004 ~~Midbayfront Subarea requirements~~ **Parcel Area Specific Environmental Management Requirements: Environmental Management of Delineated Resources**
- 19.86.005 ~~Environmental management of undelineated resources.~~ **Additional diking, dredging, or filling of wetland areas.**
- 19.86.006 ~~Additional diking, dredging, or filling of wetland areas.~~ **Water Quality Requirements**
- 19.86.007 ~~Interpretive center funding~~ **Water quality requirements.**

128. On Page 92, Section 19.86.003 shall be revised as follows:

- 1. Coordination.
 - a. Coordination with the ~~San Diego Unified Port District~~ in the development of plans and programs for areas adjacent to the ~~Chula Vista Bayfront LCP Planning Area~~ shall be maintained to ~~assure~~ ensure that environmental management objectives in the Bayfront LUP can be successfully implemented.
 - b. Coordination with the USFWS shall be maintained for the development of plans and programs adjacent to the Sweetwater Marsh National Wildlife Refuge. (~~Ord. 2532, 1992; Res. 11903, 1985~~).(Ord. xxxx, 200X).

~~All developments shall comply with the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan.~~

11-482

129. Starting on Page 98, and continuing to Page 99, proposed Section 19.86.004 shall be revised as follows:

19.86.004 Environmental Management of Delineated Resources.

Sensitive habitats exist in areas not delineated, including, but are not limited to, Parcel Area 3-k and the "F&G" Street Marsh. It is required that all environmental resources are analyzed by an environmental professional, and that an environmental management plan is adopted to protect any sensitive habitats discovered, prior to the commencement of any additional development.

Environmentally sensitive habitat areas (ESHA) shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas. Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

Development in ~~wetland~~ habitat(s) is to be avoided and to remain as open space in perpetuity. A buffer zone shall be maintained around the wetland area to minimize impacts to the habitat (see Section 19.86.006 5). ~~No development (i.e., structures, pathways) shall be allowed in the buffer zone. The buffer zone may include a fence to preclude residents and pets from entering sensitive habitat. Wetlands will be mitigated per Section 19.86.006.~~

A minimum 100-foot buffer zone shall be maintained around wetlands associated with the "J" Street Marsh in the Otay District to minimize direct impact to the habitat as provided for Section 19.86.005. ~~Uses in the The buffer zone # are limited to pathways and fencing to protect the area and provide pedestrian view points of the marsh and coastal area as provided for Section 19.86.005. Fences around the pond must be visually appealing and protect view corridors toward the waterfront and marshes.~~

130. On Page 99, Section 19.86.005 is duplicative of Suggested Modification Policy 19.86.004 and shall be deleted as follows:

~~**19.86.005 Environmental Management of Undelineated Resources:**~~

~~Sensitive habitats exist in areas not delineated, including, but are not limited to, the Faivre Street Subarea, the Inland Parcel Subarea and the "J" Street Marsh Parcel Area 3-k and the "F&G" Street Marsh. It is required that all environmental resources are analyzed by an environmental professional, and that an environmental management plan is adopted to protect any sensitive habitats~~

~~discovered prior to the commencement of any additional development. (Ord 2546, 1993; Ord 2532, 1992; Ord 2168 §1 (part), 1986; Res. 11903, 1985) (Ord. XXXXX, 200X).~~

131. Starting on Page 99 and continuing to Page 100, Section 19.86.006 shall be revised as follows:

19.86.006~~5~~ Additional Diking, Dredging, or Filling of Wetland Areas.

~~Diking, dredging, or filling of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:~~

~~(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities,~~

~~(2) Maintaining existing or restoring previously dredged depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps,~~

~~(3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities,~~

~~(4) Incidental public service purposes, including but not limited to burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines,~~

~~(5) Mineral extraction, including sand for restoring beaches except in environmentally sensitive areas,~~

~~(6) Restoration purposes,~~

~~(7) Nature study, aquaculture, or similar resource dependent activities,~~

~~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, and future projects that may be proposed in areas containing wetlands within the Inland Parcel Subarea, for related to the creation of new or enhanced wetlands areas, very minor incidental public facilities, and restorative measures, and nature study. Mitigation for all disturbance of wetland areas shall be provided at the ratio of 4:1 of new wetland areas created to areas disturbed with an approved combination of creation and enhancement, and for riparian resources, 3:1 replacement for~~

~~impacted areas. Direct impacts to wetlands from site development and/or infrastructure shall be prohibited. Potential indirect shading impacts from pedestrian/bicycle and roadway crossings to a flow for necessary access shall be minimized to the greatest extent feasible.~~

● Open space preservation in perpetuity of sensitive resource areas will also be required pursuant to an appropriate mechanism. ~~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 LCP amendment process.~~

~~A maximum of one Sweetwater River crossing shall be permitted to provide access to the developable portions of the inland parcel. The crossing shall be designed as a bridge to minimize adverse impacts to the habitat value of the wetland corridor. All mitigation required shall be located on-site and contiguous with the existing wetland corridor.~~

~~Buffer zones of 100 feet in width shall be maintained around all identified wetland areas and 50 feet in width shall be maintained around all identified riparian areas, unless the applicant demonstrates that a buffer of lesser width will protect the identified resources, based on site specific information, with the exception of any wetlands that are adjacent to existing roadways. All buffers shall be as designated above unless the applicant demonstrates that a buffer of lesser width will protect the identified resources, based on site specific information. Such information shall include, but is not limited to, the type and size of the development, the specific impact, and proposed mitigation (such as planting of vegetation or the construction of fencing), that will also achieve the purposes of the buffer.~~

~~Buffers within the Local Coastal Plan area have been designed to accommodate potential areas of future sea level rise inundation and are identified on Exhibit 12a of the certified LUP. The existing plan also provides for an adequate amount of habitat migration within the identified buffer areas based on a projected sea level rise.~~

~~In cases where buffers have not yet been established a buffer of at least 100 feet in width from the upland edge of wetlands and at least 50-feet in width from the upland edge of riparian habitat shall be established. Buffers should take into account and adapt for rises in sea level by incorporating wetland migration areas or other sea level rise adaptation strategies as appropriate. The CDEG and USFWS must be consulted in such buffer determinations and, in some cases, the required buffer, especially for salt marsh wetlands, could be greater than 100 feet. Uses and development within buffer areas shall be limited to minor passive recreational uses, with fencing, desiltation or erosion control facilities, or other improvements deemed necessary to protect the habitat, to be located in the upper (upland) half of the buffer area; however, water quality features required to support new development shall not be constructed in wetland buffers. All wetlands and buffers identified and resulting from development and use approval shall be permanently conserved or protected through the recordation of an open space easement or other suitable device that perpetually prohibits development in wetlands and wetland buffer areas. Such~~


devices shall include attached exhibits that consist of a legal description of the subject parcel upon which development has been approved and a graphic depiction of the easement or otherwise restricted area. All development activities such as grading, buildings and other improvements in adjacent to or draining directly to a wetland must be located and built so they do not contribute to increased sediment loading of the wetland, disturbance of its habitat values, or impairment of its functional capacity.

In some unusual cases, smaller buffers may be appropriate when conditions of the site as demonstrated in a site specific biological survey, the nature of the proposed development, etc. show that a smaller buffer would provide adequate protection. In such cases, the CDFG must be consulted and agree in writing that a reduced buffer is appropriate and the City or Commission on appeal must find that the development could not be feasibly constructed without a reduced buffer. However, in no case shall the buffer be less than 50 feet.

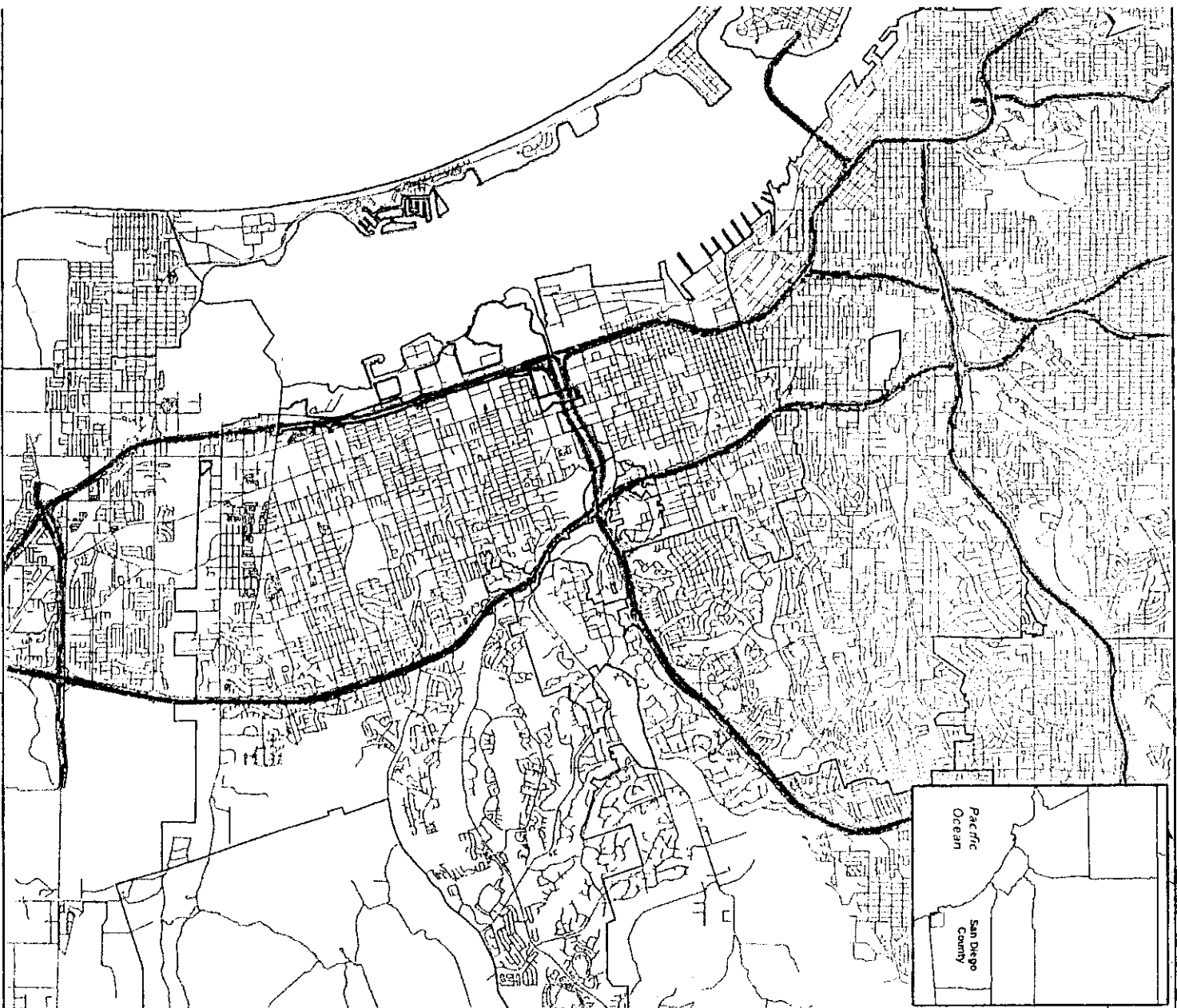
~~Development within the buffer zone shall be limited to construction of a pedestrian pathway within the upper half of the buffer with fencing or other improvements deemed necessary to protect sensitive habitat in the upper half of the buffer. The buffer shall be measured landward of the delineated resource. The California Department of Fish and Game and the United States Fish and Wildlife Service shall be consulted in such buffer determinations. Passive recreational uses are restricted to the upper half of the buffer zone. If the project involves substantial improvements or increased human impacts, such as subdivisions, a wider buffer may be required. (Ord. 2626 §3, 1995; Ord. 2556, 1993; Ord. 2546, 1993; Ord. 2532, 1992; Ord. 2168 §1 (part), 1986; Res. 11903, 1985)~~

132. On Page 100, proposed Section 19.86.007 shall be revised to 19.86.006 to accurately reflect the sequential numbering of the plan as modified.

Exhibits to be Replaced in Specific Plan

| | |
|---|--|
| EXHIBIT NO. 16 | |
| IP Relacement Exhibits | |
|  | Chula Vista LCP #1-11 CVBMP California Coastal Commission |

11-487



□ LCP Planning Area

Chula Vista Bayfront Local Coastal Plan
Chula Vista, California

Exhibit 1

Regional Location

Specific Plan

11-488



0 550 1,100 2,200 3,300 4,400 Feet

- Chula Vista Coastal Zone
- Chula Vista Bayfront Area
- City of Chula Vista
- Fairfield Planning Area

Chula Vista Bayfront Local Coastal Plan
Chula Vista, California

Exhibit 2
Coastal Zone

This map is for illustrative purposes only and does not constitute a legal document.

11-489

Specific Plan



0 550 1,100 2,200 3,300 4,400 Feet

- City Jurisdiction
- Chula Vista Bayfront Master Plan Redevelopment Area (CVBMP)

- Port Jurisdiction
- City of Chula Vista

Chula Vista Bayfront Local Coastal Plan
 Chula Vista, California

Exhibit 3
 Jurisdictional Boundaries

11-490

This map was prepared by the City of Chula Vista, California, and is not to be used for any other purpose without the written consent of the City of Chula Vista.

Scale in Feet



0 950 1,900 3,800 5,700 7,600 Feet

Chula Vista Bayfront Local Coastal Plan
Chula Vista, California



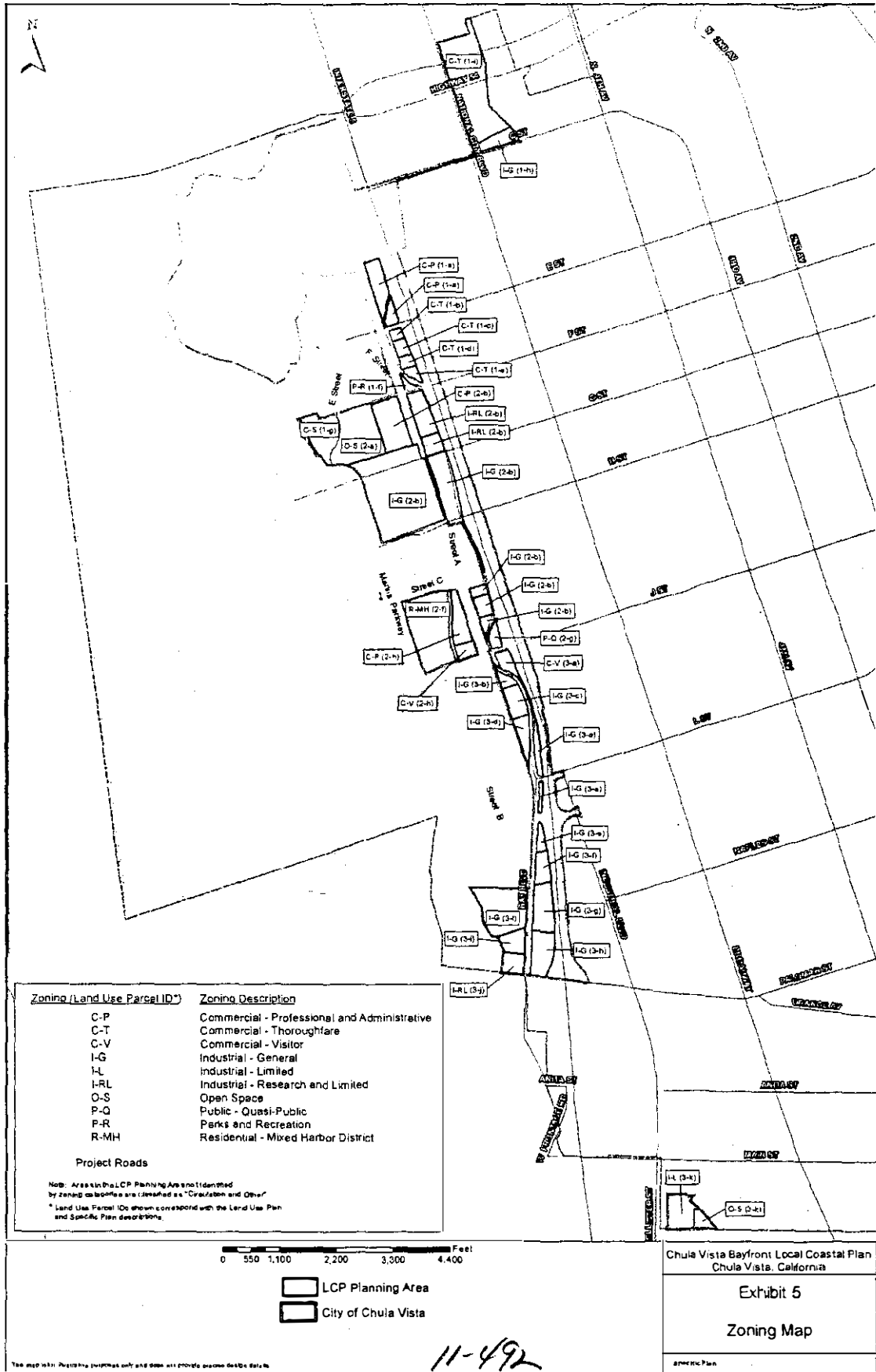
-  LCP Planning Area
-  City of Chula Vista

Exhibit 4

LCP Planning Area



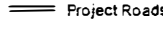



Graphic Plan

11-491





0 900 1,800 3,600 5,400 7,200 Feet

-  LCP Planning Area
-  Firm Architectural Edge
-  Project Roads
-  Views
-  Major Gateways
-  City of Chula Vista

Chula Vista Bayfront Local Coastal Plan
Chula Vista, California

Exhibit 6
Form and Appearance Map

Specific Plan

This map is for illustrative purposes only and does not provide a true and accurate depiction.

11-493





- - - - Pedestrian Circulation Inside LCP
 - - - - Pedestrian Circulation Outside LCP
 = = = = Project Roads Inside LCP
 = = = = Project Roads Outside LCP

0 650 1,300 2,600 3,900 5,200 Feet

[] LCP Planning Area
 [] City of Chula Vista

Chula Vista Bayfront Local Coastal Plan
- Chula Vista, California

Exhibit 7b
 Circulation Map -
 Pedestrian Network

This map is for illustrative purposes only and does not constitute a contract or warranty.

11-495



11-496



- Water Line Inside LCP
- Water Line Outside LCP
- Water Connections to Existing Systems
- Sewer Line Inside LCP
- Sewer Line Outside LCP
- Sewer Connection to Existing Systems
- Project Roads Inside LCP
- Project Roads Outside LCP

0 650 1,300 2,600 3,900 5,200 Feet

□ LCP Planning Area
□ City of Chula Vista

Chula Vista Bayfront Local Coastal Plan
Chula Vista, California

Exhibit 8

Utility Systems Map

SPACIFIC PPA

11-497