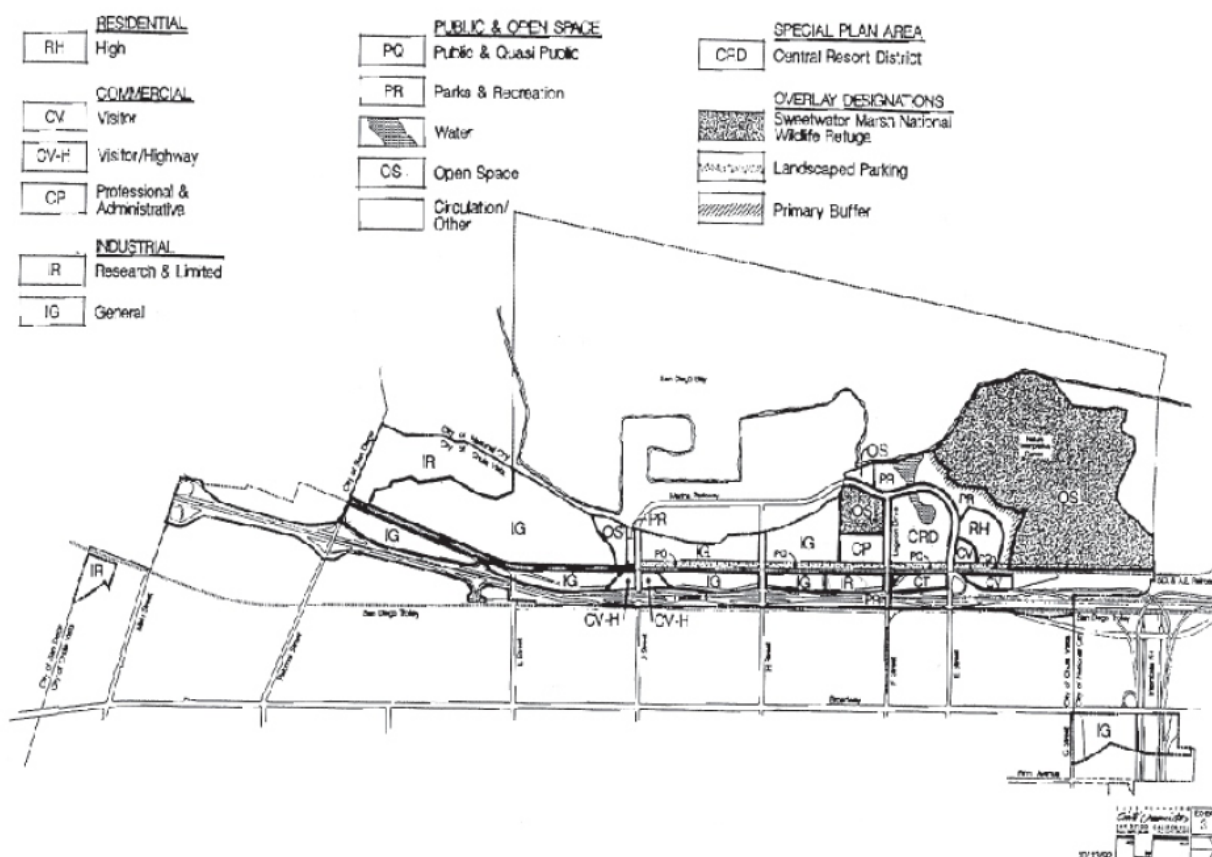


## LAND USE PLAN

### Introduction and Conformity with CV General Plan and California Coastal Act

This is the current Coastal Commission approved Land Use Plan for the midbayfront area of the Chula Vista Bayfront, which the Land Trade and the proposed amendment to the Local Coastal Plan will cause to no longer be in effect.:



SOURCE: Chula Vista Local Coastal Program, Land Use Plan, 1993

Revised Draft Environmental Impact Report (EIR) for the Chula Vista Bayfront Master Plan  
**City of Chula Vista Existing Local Coastal Program Land Use Plan Map**

**FIGURE**  
**4.1-4**

**TABLE 4.1-4**  
**Existing Permitted Development Intensity**

Subarea/Land Use	Development Intensity
<b>Subarea 1 – Midbayfront</b>	
Central Resort District	See Table 4.1-5.
Residential – High	Residential: 949,000 square feet / 700 units
Visitor Commercial	Western Parcel: 204,000 square feet / 250 hotel rooms; Eastern Parcel: 200,000 square feet / 250 hotel rooms
Public & Open Space Uses	Intensity limited by minimal permitted uses except Cultural Arts Facility 75,000 square feet (2,000 seats)

As you can see from the map and the chart above this plan would destroy the mud flats with a new lagoon and put high- density tall residential buildings right next to the Sweetwater Wildlife Refuge. The plan needs to be changed.

**TABLE 4.1-5**  
**Existing Permitted Development Intensity for the Central Resort District**

Land Use Category	Minimum Building Square Feet Required	Target Building Square Feet *	Maximum Dwelling Units/Hotel Rooms
<b>Central Resort District Building Allowance</b>			
Residential – Mixed Use	100,000	406,000	300 dwelling units
Commercial – Visitor	1,000,000	1,503,000	1,360 rooms
Commercial – Prof. & Admin.	20,000	60,000	N/A
Public and Open Space		†	
Maximum Building Area Permitted		1,969,000 square feet	

SOURCE: City of Chula Vista LCP 1993.

\*The target building square feet in any category may be exceeded by up to 20 percent, provided that the increase is offset by a corresponding reduction in other categories and provided that the increase will not produce additional unmitigable environmental impacts. The maximum building square feet for the entire Central Resort District shall not be exceeded. Changes in building square footage from one category to another that decreases the level of service below the Traffic Service Threshold shall not be permitted.

†Limited by limited permitted uses.

#### a. **Land Use Plan**

The first portion of the LCP is the Land Use Plan. The Land Use Plan includes three major components:

- 1) Introduction, Planning Context, and Coastal Act Policies Summary;
- (2) Areawide Development Objectives and Policies; and
- (3) Subarea Specific Development Objectives and Policies.

The policies of the Land Use Plan will be reviewed by the California Coastal Commission (Coastal Commission) to ensure that they are consistent with the requirements of the Coastal Act.

After this **introductory chapter**, the Land Use Plan presents a discussion of the Coastal Act policies relevant to the LCP Planning Area, identifies existing conditions pertaining to each policy category, and outlines the LCP provisions that implement the coastal policies. These policies are specifically identified to aid in supporting the finding of Coastal Act consistency.

**The second component of this Plan** consists of the objectives and policies that are intended to be applied throughout the LCP Planning Area. These Areawide Objectives and Policies are organized into five elements:

1. Land Use and Intensity
2. Circulation and Public Access
3. Physical Form and Appearance
4. Utilities and Areawide Grading
5. Environmental Management

Each element contains a survey of existing conditions, objectives for development, and specific policies relative to that element. This section is intended to describe the composition of the LCP properties within the Bayfront and ensure both

conformance with the Coastal Act Policies as well as consistency with the City's General Plan.

Because of the importance of the "mandatory and controlling" policies of the LCP, they are numbered separately.

**The third component of the Land Use Plan** contains an analysis of conditions, development objectives, and policies, which are responsive to the unique needs of each subarea. The subarea Specific Development Objectives and Policies focus the areawide policies on the unique characteristics and needs of each planning subarea and provide greater policy detail for site specific development issues.

#### **b. Implementation Plan**

The second portion of this LCP is the Implementation Plan. The Implementation Plan is intended to implement the policies of the Land Use Plan through development regulations and standards for the LCP Planning Area. The implementing ordinance for the Chula Vista Bayfront LCP is the Bayfront Specific Plan, which is adopted pursuant to Title 19 of the Chula Vista Municipal Code (Zoning Ordinance). As provided in Section 30513 of the Coastal Act, the zoning ordinances, zoning district maps, or other implementing actions shall be reviewed by the Coastal Commission to ensure they conform with, or are adequate to carry out the provisions of the Land Use Plan.

The Bayfront Specific Plan specifies, in detail, the permitted land uses, and the standards and criteria for development and conservation of resources. It contains the implementation plan for the LCP Bayfront properties (LCP Planning Area), as well as specific development standards unique to each subarea, where required. The Bayfront Specific Plan is consistent with, and will carry out, the provisions of both the LCP Land Use Plan and the City's General Plan.

The Implementation Plan (Bayfront Specific Plan) includes seven major divisions:

1. Scope and Purpose
2. General Provision
3. Coastal Development Permit Procedures
4. Land Use Zones
5. Development Criteria
6. Environmental Management Program
7. Infrastructure Financing and Funding Mechanisms

As indicated previously, the Chula Vista Bayfront Land Use Plan will be implemented by the Bayfront Specific Plan per the California Government Code Sections 65460 et seq. The Specific Plan, adopted by Ordinance, will meet the Implementing Ordinance requirements of the Coastal Act. The implementation provisions will include:

1. Land use and development regulations and standards ("zoning" including permitted uses, parking requirements, development and performance standards, signs, etc., plus provisions addressing roadway standards, grading and drainage regulations to control impacts to wetlands, landscaping standards, and design review requirements)
2. Environmental management regulations

3. Design regulations and standards controlling specific projects
4. Administrative and permitting procedures

BY LAW IT MUST BE CONSISTENT WITH THE GENERAL PLAN & COASTAL ACT:

### **1. General Plan Bayfront Vision Statement**

The 1989 Chula Vista General Plan includes a description of “The Vision” for the development of the City. The City considers the Bayfront an important development area due to its location and potential to create a unique image for Chula Vista. The following statement from the General Plan describes the vision for the Bayfront:

*The continuing redevelopment of the Bayfront will create a water-oriented focal point for the entire City. With an emphasis on public recreation activities, tourism and conservation, it will emerge as the premier waterfront experience in the South Bay. The development standards and quality will equal those of similar redevelopment projects in the northern section of San Diego Bay. The diversity of uses will exceed that of many similar projects and contribute to its vitality and use by all citizens.*

### **2. Goals for Development**

The preceding vision statement can be expressed as a series of goals for Bayfront development as listed below:

- ☐ Create a water-oriented focal point for all of Chula Vista, which includes uses that are attractive to visitors and residents alike.
- ☐ Create an economically sustainable community that generates revenues to support the ability to achieve other Bayfront objectives and encourages private sector participation.
- ☐ Provide a strong east-west connection between the Bayfront and western Chula Vista by eliminating or reducing barriers to connectivity.
- ☐ Provide needed residential areas and create live-work opportunities within the Bayfront area and encourage a pedestrian-oriented community.
- ☐ Provide a continuous open space network that links the Bayfront to the planned “Chula Vista Greenbelt” incorporating the Sweetwater River Valley to the north and the Otay River Valley to the south.
- ☐ Promote integrated land uses in the Bayfront and create an identifiable image for the Bayfront.
- ☐ Provide good regional access to encourage visitors to the Bayfront.
- ☐ Provide for the long-term protection of important natural resources, including those within the National Wildlife Refuge.
- ☐ Promote opportunities for public coastal access, open space, and park and recreational uses adjacent to the natural resources of the Bayfront.
- ☐ Retain Goodrich as a major employer and industrial business in Chula Vista, but limit the extent of any new general industrial and commercial uses to ensure development of unique visitor-oriented uses within the coastal zone.

### **1. Shoreline Access**

#### **a. Coastal Act Policies**

Sections 30210-30212 of the Coastal Act require that public and recreational opportunities be provided for all the people, that development not interfere with the public's right of access, and that new development provide public access to the shoreline.

## **2. Recreation and Visitor-Serving Facilities**

### **a. Coastal Act Policies**

Sections 30212.5 and 30213 [part, 30220-30223 and 30250(c)] of the Coastal Act requires the provision of public and low-cost recreation and visitor-serving facilities, and encourages the provision of commercial recreational and visitor-serving facilities by requiring that suitable land be reserved for such uses and that uses be given priority over other uses.

## **3. Water and Marine Resources**

a. Coastal Act Policies Sections 30230, 30231, and 30236 of the Coastal Act require the preservation and, where feasible, the enhancement and restoration of water and marine resources including coastal water, streams, wetlands, estuaries, and lakes. Special protection shall be given to areas and species of special biological or economic significance.

## **4. Diking, Dredging, Filling, and Shoreline Structures**

a. Coastal Act Policies Sections 30233 and 30235 of the Coastal Act establish the limited conditions under which diking, dredging, filling of wetlands, restoration of wetlands, and construction of shoreline structures may occur. Section 30411(b) provides additional provisions for the filling of wetlands, provided it is accompanied by substantial restoration of degraded wetland.

## **5. Commercial Fishing and Recreational Boating**

a. Coastal Act Policies Sections 30224, 30234, and 30255 of the Coastal Act encourage increased recreational boating, require the preservation of boating facilities, and give precedence to coastal-dependent development, except in wetlands.

## **6. Environmentally Sensitive Habitat Areas**

a. Coastal Act Policies Section 30240 of the Coastal Act provides for the protection of environmentally sensitive habitat areas by restricting uses within, or adjacent, to such areas.

## **7. Agriculture**

a. Coastal Act Policies Sections 30241 and 30242 of the Coastal Act provide for the preservation of prime agricultural land in order to ensure the protection of an area's agricultural economy. The policies establish criteria for the conversion of lands to non-agricultural uses. The criteria minimize conflicts between agricultural and urban land uses.

## **8. Hazard Areas**

a. Coastal Act Policies Section 30253(1)(2) of the Coastal Act requires new development to minimize risks in areas of high geologic, flood, and fire hazard and to prevent structural damage to bluffs and cliffs.

## **9. Forestry and Soil Resources**

This category of Coastal Act policies is not applicable to the Bayfront area.

## **10. Locating and Planning New Development**

a. Coastal Act Policies Sections 30244, 30250 (a), and 30253 (3)(4) of the Coastal Act provide criteria for the location of new development. Generally, new development should be concentrated in areas of existing development with adequate public services. New development should provide adequate support facilities, including provisions for recreation facilities and for public transit, and should preserve archaeological or paleontological resources.

## **11. Coastal Visual Resources and Special Communities**

a. Coastal Act Policies Sections 30251 and 30253 (5) of the Coastal Act require the protection of scenic and visual qualities of coastal areas, and the preservation of unique visitor destination communities.

## **12. Public Works**

a. Coastal Act Policies Section 30254 of the Coastal Act limits the construction or expansion of public works facilities to the capacity required to provide service to only those users permitted by the Coastal Act.

## **13. Industrial Development and Energy Facilities**

a. Coastal Act Policies Sections 30255, 30260-30264, 30232, and 30250 (b) of the Coastal Act provide guidelines for the development of new or the expansion of existing coastal dependent industrial facilities, tanker facilities, liquefied natural gas terminals, oil and gas development, refineries, and electrical generating plants.

