

An aerial photograph of a coastal area in Chula Vista, California. The image shows a mix of urban development, including residential buildings and parking lots, and natural features like a large body of water and a beach. Overlaid on the photograph is a semi-transparent planning map. The map uses various colors to delineate different zones: orange for residential areas, green for parks and green spaces, blue for water bodies, and yellow for other designated areas. The map shows a network of roads and a layout of buildings and green spaces. The text "CHULA VISTA LOCAL COASTAL PLAN REVISIONS" is superimposed in large, blue, outlined letters across the lower half of the image.

**CHULA VISTA LOCAL COASTAL
PLAN REVISIONS**

Issues

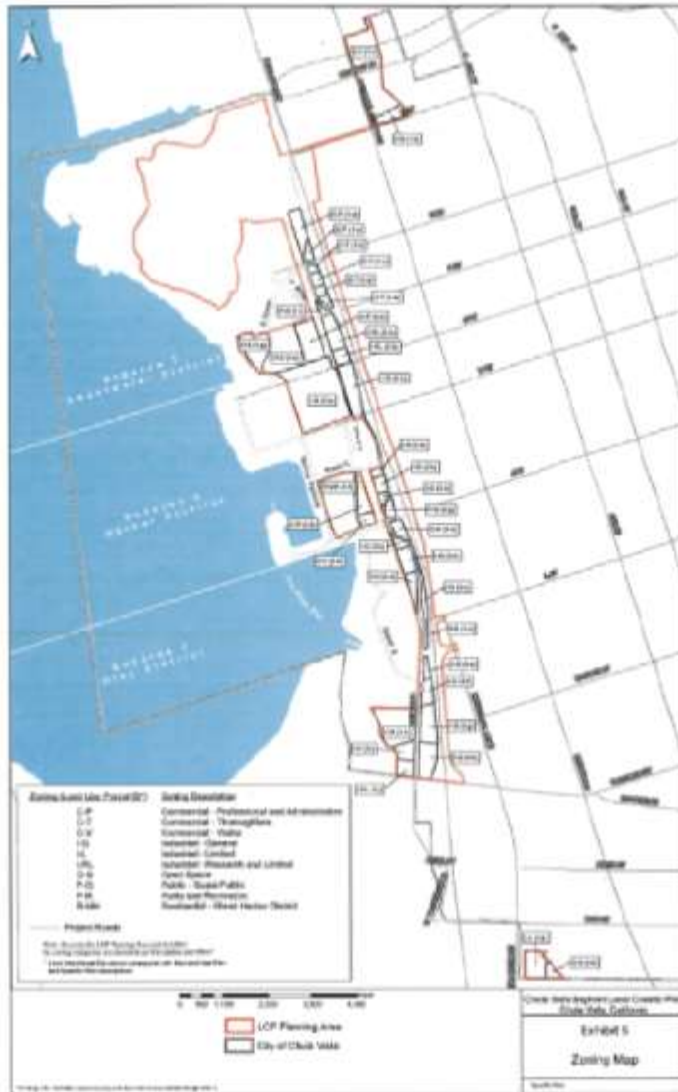
- Building Height Parcel “L”
- Structure Height vs. Building Height
- Language Pertaining to Transmission Lines
- Southern Bayfront Greenbelt
- Funding for Parks and Open Space

2. **The Proposed Project Does Not Violate the LCP's Height Restrictions**

IIG next claims that various transmission structures that are part of the Proposed Project are inconsistent with a height limitation in the LCP. Once again, IIG is mistaken.

First, the height limitations in the Chula Vista LCP are set forth in the Chula Vista Municipal Code § 19.85.004. Table 1 identifies each parcel subject to a height restriction and the associated height restriction. The parcel designations are provided in Chula Vista Municipal Code § 19.84.006. The Proposed Project will be located on Parcel 3-L, for which no height restriction is identified. *Id.* Thus, the LCP does not set a height restriction on the Proposed Project, and the Proposed Project is not inconsistent with the LCP based on height of structures.

Second, even if the Proposed Project were on a parcel subject to the LCP height limitations, which it is not, those limitations only apply to “buildings.” Chula Vista Municipal Code § 19.85.004. Chula Vista Municipal Code § 19.04.036 defines “Building” as “any



(Ord. 3238 § 2 (Exh. B), 2012).

New LCP Language Ads Building Height for Parcel "L"

Table 1: Building Height Limits by Parcel Area

Parcel Area	Maximum Building Height from Pad (feet)*
Sweetwater District	
1-a	44
1-b	35
1-c	35
1-d	35
1-e	35
1-f	30
1-g ¹	0
1-h	44
1-i	44
Harbor District	
2-a	0
2-b ²	44 – 95
2-c	44
2-d	44
2-e	44
2-f	200
2-g ³	30 ⁵
2-h ⁴	140
Otay District	
3-a ³	30 ⁵
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

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

LCP Approved by City Council

May 18, 2010

Policy A.FA7 High-voltage (230kV) transmission lines shall be placed below ground.

Policy A.FA8 New development within the LCP Planning Area shall include the placement of new utility lines below ground.

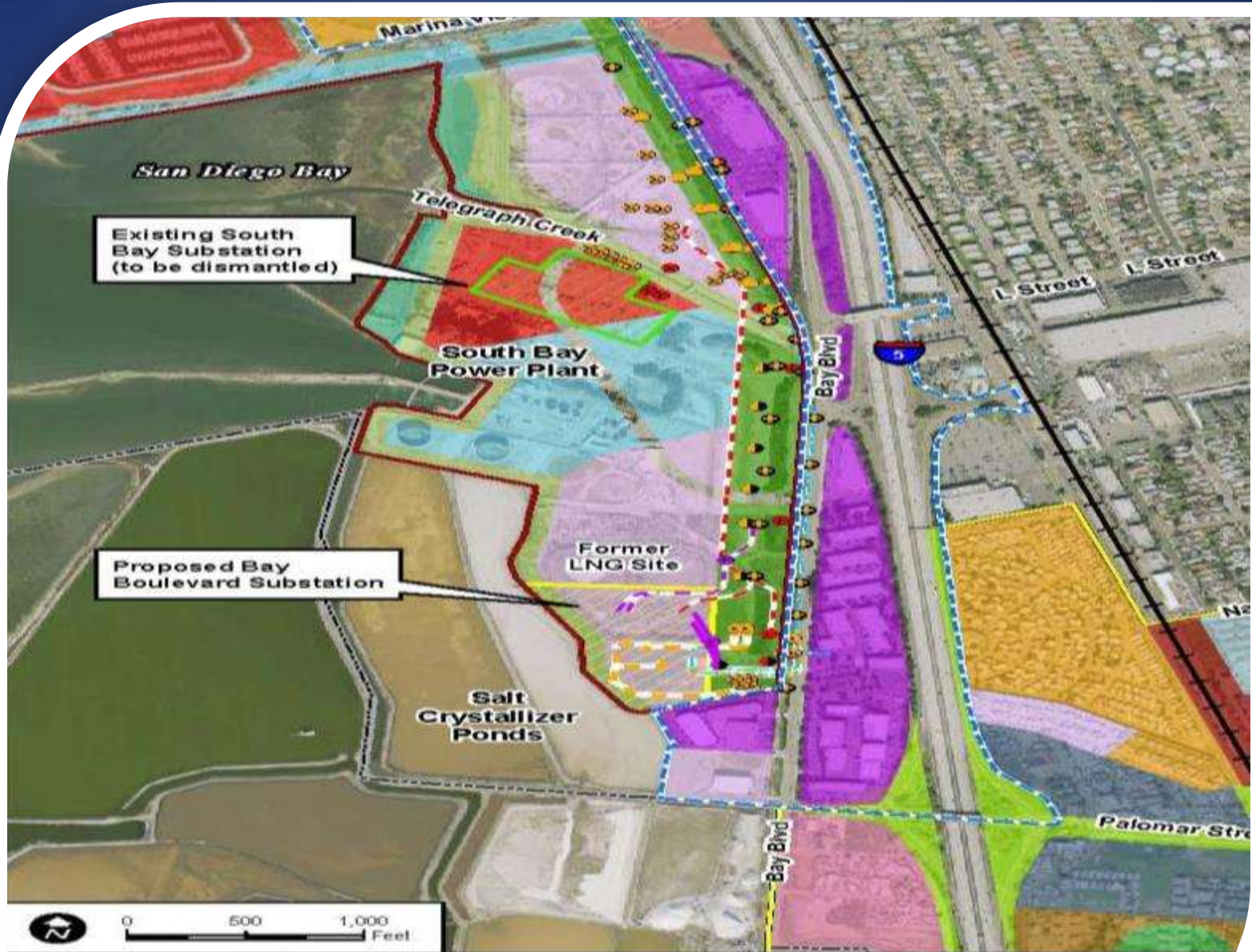
Approved by Coastal Commission

September 25 2012

Objective GD.2 Utilities serving the bayfront shall be undergrounded.

Policy: GD.2.A The City will require undergrounding of utilities on private property and develop a priority based program of utility undergrounding along public ROWs.

CHULA VISTA BAYFRONT GREENBELT



DUDEK

6652-01

SOURCES: Digital Globe 2006; SANDAG 2009; City of Chula Vista 2010; SDG&E PEA 2010

South Bay Substation Relocation Project Draft EIR

GREENBELT REFERENCES IN CV BAYFRONT MASTER PLAN EIR (CVBMP)

OP-3 Open Space (Phase III). Similar to parcels SP-4, SP-6, and HP-12, the existing approximately 27-acre SDG&E transmission corridor easement, which varies from 150 feet wide north of L Street and 300 feet wide south of L Street, is proposed in Phase III as a greenbelt strip along the Otay District's eastern boundary, containing landscaping and a decomposed granite trail for pedestrians and bicycles, subject to the terms of the SDG&E easement agreement. In addition, approximately 100 parking spaces would be developed. The PMP land use designations would be "Open Space" and "Promenade."

April 2010

Final Environmental Impact Report (EIR) for the Chula Vista Bayfront Master Plan

5703-01

3-89

V-85 The Proposed Project will not disturb the existing railroad tracks. As discussed on Page 3-110 of the Revised DEIR, the existing 40-foot-wide, approximately 2-acre Coronado Railroad ROW located parallel to the I-5 freeway is proposed in Phase III as a linear greenbelt strip.

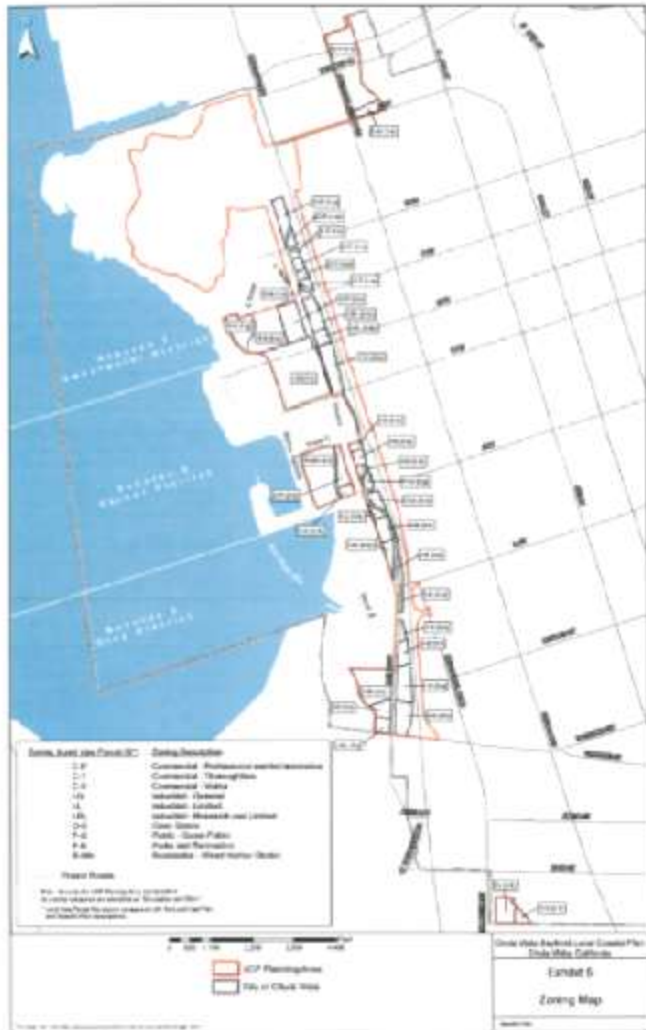
The plan proposes to extend Chula Vista's traditional grid of streets to ensure pedestrian, vehicle, bicycle, transit, and water links. The Proposed Project also proposes a continuous open space system, fully accessible to the public, which would seamlessly connect the Sweetwater, Harbor, and Otay Districts through components such as a continuous shoreline promenade or baywalk and a continuous bicycle path linking the parks and ultimately creating greenbelt linkages. Significant park and other open space areas in each of the three districts are proposed along with a defined signature park and the creation of an active commercial harbor with public space at the water's edge. The plan would also enhance existing physical and visual corridors while adding new ones. Approximately 258 acres, or 46%, of the project site is proposed to be developed with hotel, retail, office, and other uses, including public street systems. Approximately 238 acres, or 43%, of the project site is proposed to be open space, either in the form of natural habitat or public passive or active use parks. The remaining 59 acres, or 11%, of the project site is proposed to be water area for the marina basins and new commercial harbor.



EXISTING FENCE AND RAILROAD ROW

EXISTING ZONING FOR SOUTHERN BAYFRONT

19.04.006



(Ord. 3238 § 2 (Exh. B), 2012).

(Revised 6/13)

19-220



Southern Bayfront



0 100 200 300 400 500 feet

- Red outline: LCP Planning Area
- Black outline: City of Chula Vista
- Yellow outline: Bayfront Master Plan Redevelopment Area

EXHIBIT NO. 4

Proposed Land Use Plan

Chula Vista LCP #1-11 CVBMP

California Coastal Commission

ACTUAL LAND USES

- South Bay Health & Insurance
- Insurus Life Insurance
- Pima Medical Institute
- County of San Diego Health and Human Services
- United States University
- Furniture Warehouse
- International Light
- Gymnastics
- California Electric Supply

- Tuxedo Warehouse
- South Bay Cancer Center
- County Probation



Funding for 24 Acre Park and Greenbelt

