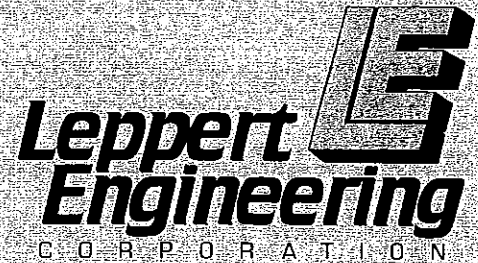


August 14, 2017  
Job No.: CV 20.01-12.14



Mr. Kelly Broughton, Director  
Development Services Department  
City of Chula Vista,  
276 Fourth Avenue  
Chula Vista, California 91910

**Re: LETTER OF REQUEST FOR INITIATION OF AN AMENDMENT TO THE  
EASTLAKE II SECTIONAL PLANNING AREA - Lot 2 of Map no. 13180**

Dear Mr. Broughton:

On behalf of the Parkway Hills Church, we respectfully submit this request for an initiation of an amendment to the Eastlake II Sectional Planning Area (SPA). The subject property is owned by the Parkway Hills Church of the Nazarene and is located on Lot 2 of Map No. 13180. The property has been assigned tax assessor's parcel no.: 643-120-02-00.

The subject property, which has a gross acreage of approximately 12.21 acres, is currently zoned CPF (Community Purpose Facility) and is designated for Low-Medium Residential use in the Chula Vista Community Plan. Unfortunately, the property is erroneously shown as Quasi-Public (PQ) on the SPA's Land Use District Map.

Much of the existing Parkway Hills Church property is underutilized and not providing meaningful CPF uses. Consequently, we are requesting that a portion of the Church's property, approximately 2.95 acres, be removed from the CPF zone and rezoned to RP-8, "Residential Planned Development". The addition of residential development on a small portion of its property will enable the Church to develop the underutilized portions of its property and provide a number of public serving improvements that will benefit the Eastlake II community.

Specifically, the Church would like to subdivide a portion of its property into 26 residential lots. Average lot size for the residential units would be 4,942 square feet. The existing Church campus, including a parking lot with 205 parking spaces, would continue to be provided. Opportunity for future expansion of the Church campus has been anticipated with the proposed site plan. In addition, the Church is proposing to construct: (a) a large dog park subdivided to provide play areas for both large and small dogs, (b) an AYSO-sized soccer practice area, (c) enhanced project frontage to Eastlake Parkway, and (d) an improved pedestrian circulation route for dropoff and pickup of students attending Olympic View

Elementary School. The proposed circulation route will help to direct dropoff/pickup activities away from the busy Eastlake Parkway. These project improvements are consistent with CPF zoning criteria and have been illustrated on a draft Parkway Hills Site Plan, a copy of which is attached to this application.

Pursuant to Section 19.14.840 of the Municipal Code, an application of initiation of an amendment to a Land Use Plan or zone may be approved by the City Council if all of the following criteria are met. The criteria is provided below with discussion on how each of the criteria will be satisfied:

- (1) The proposed Land Use Plan Amendment or rezone is consistent with the goals and policies of the General Plan;

*Removing the subject property from the CPF zone would still be consistent with the adopted General Plan in that the General Plan has designated this property for residential use.*

- (2) The proposed Land Use Plan Amendment or rezone provides equal or greater public benefit to the community as compared to the existing land use designation, density/intensity range, or plan policy; and

*Allowing the Church to include residential development will enable the Church to improve its currently underutilized property with CFD amenities that will benefit the community at large. These improvements include a large dog park area that can accommodate both large and small dogs, an AYSO-sized practice soccer field, enhancements to the Project's frontage along Eastlake Parkway, and a reconfigured and improved access for drop off and pick up from Olympic View Elementary School, which will provide safer Ingress and Egress for the students at the School.*

- (3) Public facilities are available to serve the proposed change in land use designation or density/intensity, or their provision will be addressed as a component of the Land Use Plan Amendment or rezoning process.

*There are and will continue to be adequate public facilities available to serve both the existing Church campus and the proposed 26 residential units on the site.*

Several years ago, the Church attempted to implement the draft Parkway Hills Site Plan, only to learn that their property was zoned CPF. This resulted in confusion as, at the time, the City's zoning web site indicated that the property was zoned PC4PQ. Even today, the zone identified on the City's web site is still PC4PQ. Churches are a permitted use in the PC4PQ zone, while they require a CUP in the CPF zone. The Church was not required to obtain a CUP when it was constructed back in 2002. This would indicate that the change in zoning occurred after the Church was built, with the change being made without the full understanding by the Church. The Church recognizes and acknowledges the community benefits of CPF zoning. So, even though the Church is proposing a small reduction in CPF



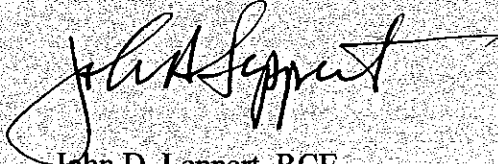
acreage, they believe the property that will continue to be CPF zoned will actually be enhanced with new improvements that will provide the Community with even greater benefit and utility.

Therefore, we respectfully request that the City Council approve this request for initiation of an Amendment to the Eastlake II SPA and provide Staff with specific direction on how this Amendment could be implemented. We feel that this project will be an asset to both the City and the community.

Thank you very much for your assistance with this request. If you have any questions or require any additional information about the property, please feel free to contact me at (858) 597-2001.

Sincerely yours,

LEPPERT ENGINEERING CORPORATION



John D. Leppert, RCE  
President

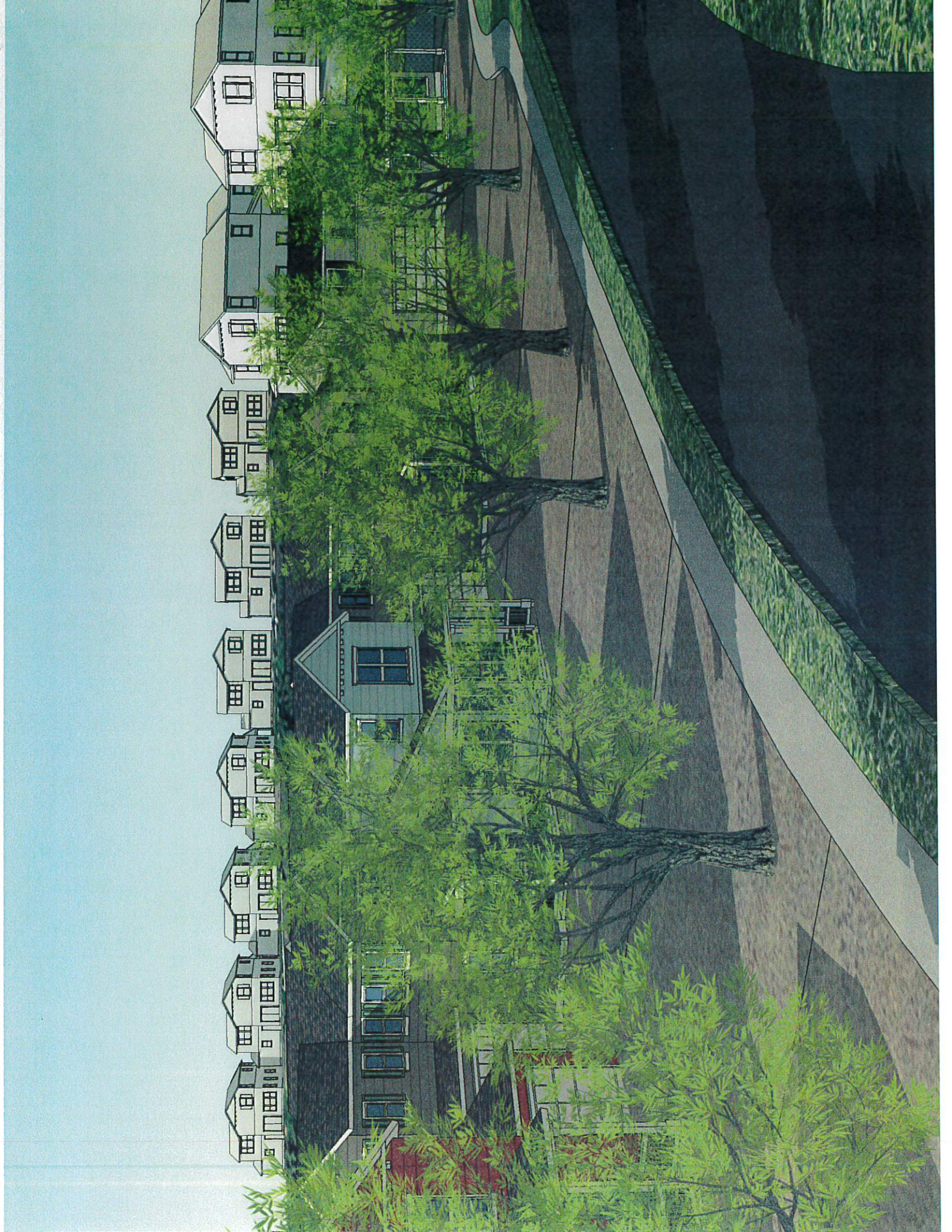
cc. Mr. Tim Fillmore, Parkway Hills Church  
Mr. Chris Fermanian  
Mr. George Fermanian

Attachment 1 – Parkway Hills Site Plan  
Attachment 2 – Photo simulation of Project site with proposed improvements  
Attachment 3 – Development Services Department Application Type A  
Attachment 4 – Excerpt from City Website showing current zoning information















## Step Two - Basic Zoning Information

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The selected parcel is within the **Eastlake II** Planned Community, zoned **PC4PQ**

Please select a question from the list below.

- **What are the development standards, such as parking, building height, setbacks, lot coverage, and FAR, that apply to this property ?**

- **What uses are permitted, conditionally permitted or prohibited on this property ?**

Click [here](#) to search for another parcel.