



## Available Sites for Adult Business Use in the City of Chula Vista

At the request of the Chula Vista City Attorney's office, I have completed review of the City's proposed ordinance adult business ordinance, reviewed available mapping, and conducted a field review of available sites with the following results. I have determined that the City's proposed ordinance would result in a total of 170 individual sites (suites or units) that would be available for adult business use within the City of Chula Vista as described below.

### Locational Requirements for Adult Business Use

The proposed ordinance states that a sexually oriented business shall not be located:

1. Within 500 feet of residentially zoned territory, which is located upon the same street or streets, or
2. Within 500 feet of residentially zoned or residentially used properties as measured along street rights-of-way from the proposed location to the boundary line of said residentially zoned or used properties, or
3. Within 500 feet measured radially of any building site containing a school, park, or religious institution.

Thus, an available site must meet each of the three criteria cited above.

### **Area 1A: West Side of Bay Boulevard, South of "F" Street (4 available sites)**

Available sites consist of four vacant parcel. These parcels appear to have available infrastructure along Bay Boulevard, a freeway-adjacent location, and proximity to the "F" Street interchange along the I-5 freeway. Thus, these four sites are available sites under the ordinance, each of which is undeveloped and meets Topanga criteria. These parcels include:

- APN 567-022-17-00. This 0.65 acre parcel is currently undeveloped and vacant.
- APN 567-022-31-00. This 0.73 acre parcel is currently undeveloped and vacant.
- APN 567-022-33-00. This 0.63 acre parcel is currently undeveloped and vacant.
- APN 567-022-17-00. This 0.62 acre parcel is currently undeveloped and vacant.

### **Area 1B: East Side of Bay Boulevard, North of "J" Street (6 available sites)**

The parcel that meets the locational standards within this Area (APN 571-330-19) is a multi-tenant building, meaning that each of the 6 separate units within this area would be considered to be an available site. This area meets applicable locational and Topanga criteria, has available infrastructure, a freeway-adjacent location, and proximity to the "J" Street interchange along the I-5 freeway.

- APN 571-330-19-00. This 2.79 acre site is currently developed with a multi-tenant industrial building with six units, each of which constitutes a separate site that is part of the relevant real estate market.

#### **Area 1C: Bay Boulevard, North of Palomar Street (100 sites)**

There are 3 Assessor's parcels within this area that meet locational requirements for adult business uses. Each of the 3 sites has been developed with multi-tenant buildings, meaning that each of the separate units within that area would be considered to be an available site. This area meets applicable locational and Topanga criteria, has available infrastructure, a freeway-adjacent location, and proximity to the Palomar Street interchange along the I-5 freeway. Thus, three Assessor's parcels within this area encompass 100 available sites, as shown below.

- APN 617-080-06-00. This 3.86 acre site is currently developed with the multi-tenant Bayview Commerce Center on the east side of Bay Boulevard. The three buildings within this parcel provide 45 suites, each of which constitutes a separate site that is part of the relevant real estate market.
- APN 617-080-06-00. This 8.74 acre site is also currently developed with the multi-tenant Bayview Commerce Center on the east side of Bay Boulevard. The four buildings within this parcel provide 37 suites, each of which constitutes a separate site that is part of the relevant real estate market.
- APN 617-011-03-00. This 4.4 acre site is currently developed with the multi-tenant Bayside Business Park on the west side of Bay Boulevard. The three buildings within this parcel provide 18 suites, each of which constitutes a separate site that is part of the relevant real estate market.

#### **Area 2A: Commercial Centers Along the North Side of Otay Lakes Road, between SR-125 and Eastlake Parkway (58 sites)**

This area encompasses two shopping centers. The more northerly center, Eastlake Village Walk, has two Assessor's parcels with a total of 45 individual units meeting locational requirements for adult business use.

- APN 595-071-15-00. This 11.9 acre site is currently developed with the multi-tenant Eastlake Village Walk shopping center, and has 25 suites, each of which constitutes a separate site that is part of the relevant real estate market.
- APN 595-071-16-00. This 1.36 acre site is currently developed with a two-story structure as part of the multi-tenant Eastlake Village Walk shopping center, and has 20 suites, each of which constitutes a separate site that is part of the relevant real estate market.

A larger shopping center is located between SR-125 and Eastlake Parkway, north of Otay Lakes Road. The center encompasses a total of 13 separate Assessor's parcels, two of which (a parking lot and a detention basin) are not part of the relevant real estate market. Three additional parcels are located within 500 feet of the recently opened "Extreme Gospel Worship Center" located at the northeast corner of Fenton Street and Eastlake Parkway. Thus, there are 8 Assessor's parcels with 13 sites (suites) within this shopping center that meet the location requirements of Chula Vista's ordinance.



- APN 595-072-02-00. This 1.60 acre site is currently developed with Prudential Realty and Sleep Train Mattress, encompassing three suites (sites) that are part of the relevant real estate market.
- APN 595-072-03-00. This 0.88 acre site is currently developed with an Office Depot, and is part of the relevant real estate market.
- APN 595-072-01-00. This 13.19 acre site is currently developed with a Lowe's and a parking field, and is part of the relevant real estate market.
- APN 595-072-11-00. This 0.75 acre site is currently developed with a Union Bank, and is part of the relevant real estate market.
- APN 595-072-10-00. This 0.86 acre site is currently developed with a Wells Fargo Bank, and is part of the relevant real estate market.
- APN 595-072-08-00. This 0.52 acre site is currently developed with a multi-tenant retail building with three suites that are each part of the relevant real estate market.
- APN 595-072-09-00. This 0.49 acre site is currently developed with an Islands Restaurant, and is part of the relevant real estate market.
- APN 595-072-12-00. This 1.33 acre site is currently developed with a Chase Bank and a BevMo, encompassing two suites (sites) that are part of the relevant real estate market.

**Area 2B: North Side of Olympic Parkway, east of SR-125 (1 site)**

This area includes a freestanding fast food restaurant at the entrance to a shopping center.

- APN 571-330-19-00. This 0.97 acre site is currently developed with a Chick-fil-A restaurant and is part of the relevant real estate market. A change of zone has been proposed to the south of this site by the landowner of that property, which, if approved, would provide for residential development. No public hearings have been scheduled for that proposed change of zone; staff and City decisionmakers have taken no position regarding the potential approval. Thus, approval of such a change of zone cannot be presumed, and the site within Area 2B is therefore considered to be available for adult business use.

The foregoing information is true and correct to the best of my knowledge.

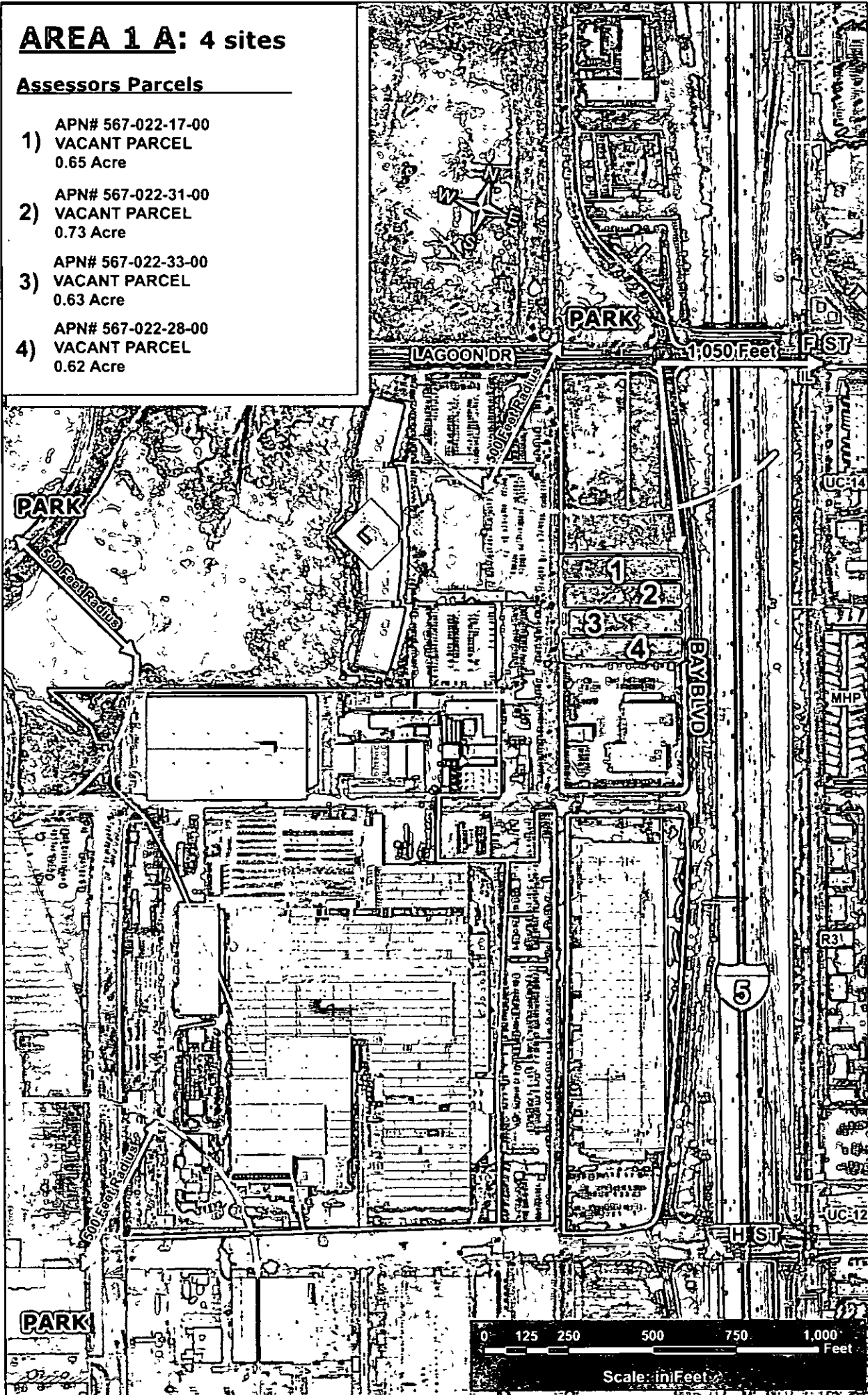
A handwritten signature in black ink, appearing to read 'Myd3L'.

June 25, 2014  
2296602.1

# AREA 1 A: 4 sites

## Assessors Parcels

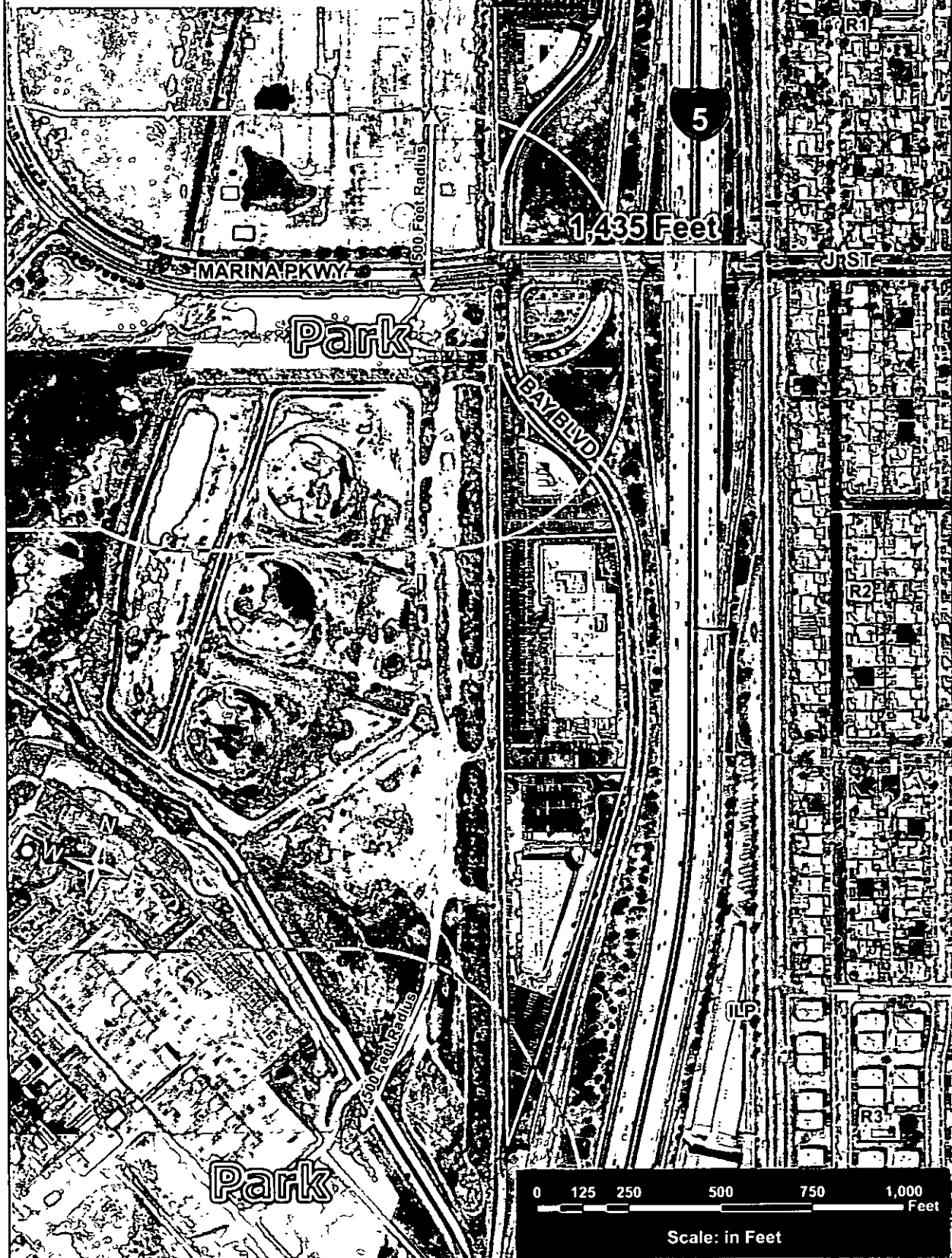
- 1) APN# 567-022-17-00  
VACANT PARCEL  
0.65 Acre
- 2) APN# 567-022-31-00  
VACANT PARCEL  
0.73 Acre
- 3) APN# 567-022-33-00  
VACANT PARCEL  
0.63 Acre
- 4) APN# 567-022-28-00  
VACANT PARCEL  
0.62 Acre

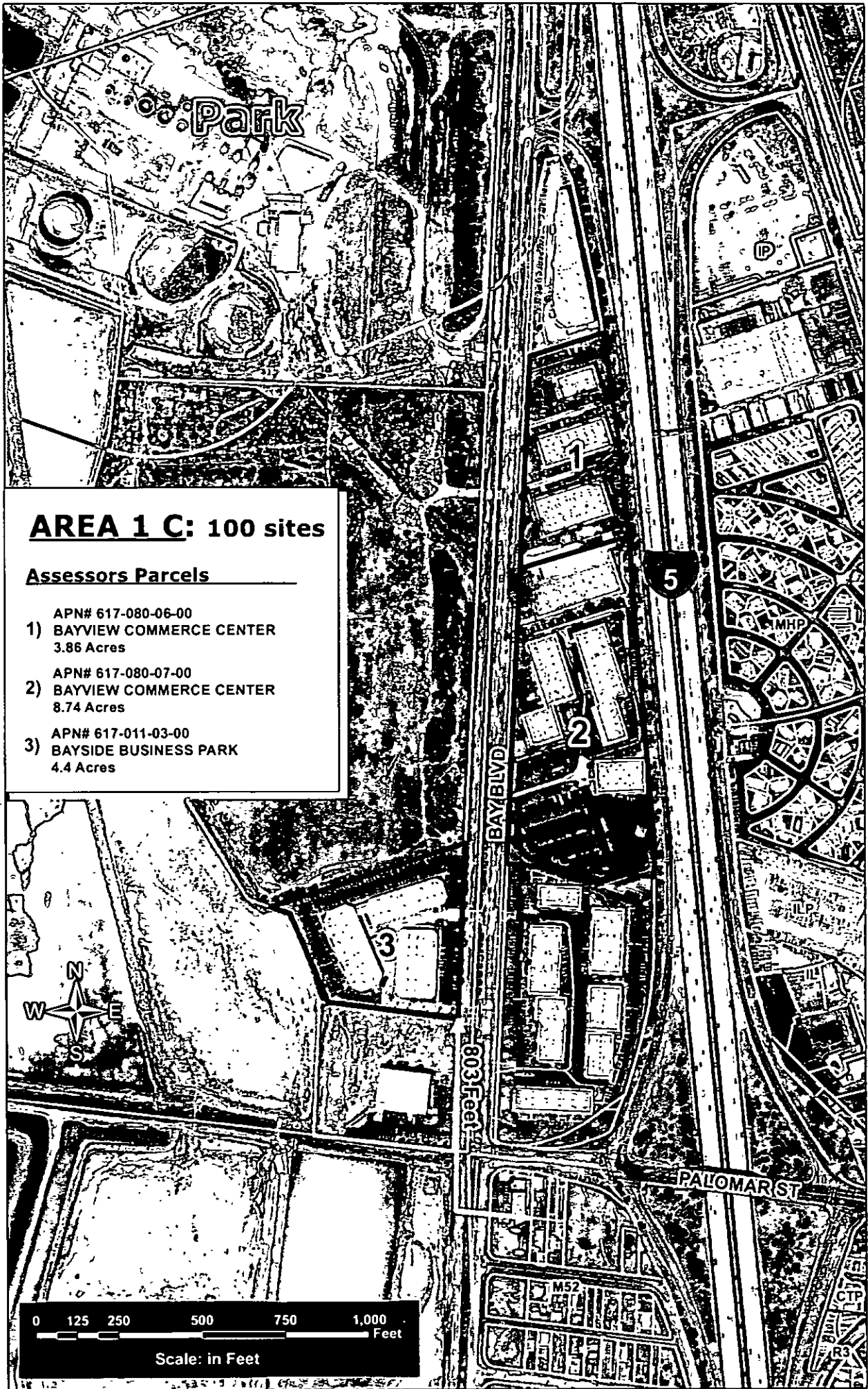


# AREA 1 B: 6 sites

## Assessors Parcel

APN# 571-330-19-00  
MULTI-TENANT INDUSTRIAL BUILDING  
2.79 Acres



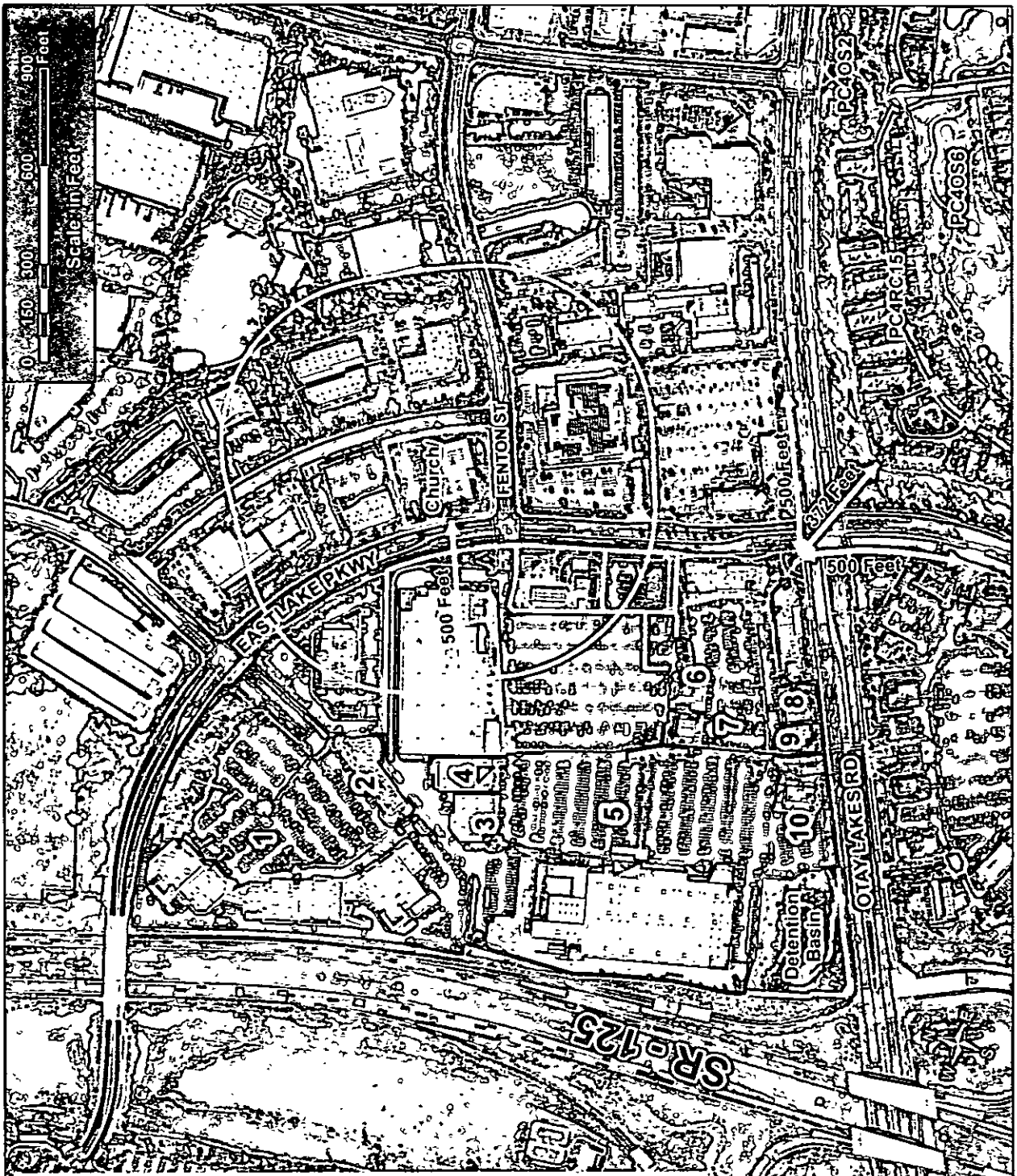


## AREA 1 C: 100 sites

### Assessors Parcels

- APN# 617-080-06-00  
1) BAYVIEW COMMERCE CENTER  
3.86 Acres
- APN# 617-080-07-00  
2) BAYVIEW COMMERCE CENTER  
8.74 Acres
- APN# 617-011-03-00  
3) BAYSIDE BUSINESS PARK  
4.4 Acres





## AREA 2 A: 58 sites

### Assessors Parcels

- APN# 595-071-15-00  
1) EASTLAKE VILLAGE WALK RETAIL CENTER  
11.9 Acres
- APN# 595-071-16-00  
2) EASTLAKE VILLAGE WALK RETAIL CENTER  
1.36 Acrs
- APN# 595-072-02-00  
3) PRUDENTIAL REALTY & SLEEP-TRAIN MATTRESS  
1.8 Acre
- APN# 595-072-03-00  
4) OFFICE DEPOT  
0.88 Acre
- APN# 595-072-01-00  
5) LOWES  
13.19 Acres
- APN# 595-072-11-00  
6) UNION BANK  
0.75 Acre
- 595-072-10-00  
7) WELLS FARGO BANK  
0.86 Acre
- APN# 595-072-08-00  
8) MULTI-TENANT RETAIL BUILDING  
0.62 Acres
- APN# 595-072-09-00  
9) ISLANDS RESTAURANT  
0.49 Acre
- APN# 595-072-12-00  
10) CHASE BANK & BEVMO BEVERAGES  
1.33 Acre

**AREA 2B: 1 site**

**Assessors Parcel**

APN# 643-020-67-00  
RESTAURANT - CHICK-FIL-A  
0.97 Acre

