

CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA
7575 METROPOLITAN DRIVE SUITE 103
SAN DIEGO, CA 92108-4421
(619) 767-2370

ATTACHMENT 3

March 18, 2015

RECEIVED
CITY OF CHULA VISTA

APR 06 2015

Mayor Mary Casillas Salas
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

PLANNING AND BUILDING DEPT
BUILDING DIVISION

Re: Certification of City of Chula Vista Bayfront LCP Land Use Plan and Specific Plan
Amendment (LCP-6-CHV-14-0824-1)

Dear Mayor Salas:

On March 11, 2015, the California Coastal Commission approved the above referenced LCP Amendment request with suggested modifications. In its action, the Commission adopted revisions to the City's Land Use Plan and Specific Plan consisting mainly of corrections and minor clean-up revisions to the Chula Vista Bayfront LCP. The amendment also establishes a building envelope on Parcel 2-h, at the southeast corner of the approved new streets "A" and C," to allow retail development up to 30 feet in height on this location.

The Commission adopted the proposed revisions to the Chula Vista Bayfront LCP with one suggested modification to the Land Use Plan. The suggested modification revises the proposed updated Exhibit 8a to extend the view corridor next to the newly designated building envelope on Parcel 2-h. A copy of the suggested modification as adopted by the Coastal Commission is attached.

Before the LUP can become effectively certified, the Executive Director must determine that implementation of the LUP will be consistent with the Commission's certification order. This is necessary because the LUP was certified with a suggested modification. In order for the Executive Director to make this determination, the local government must formally acknowledge receipt of the Commission's resolution of certification, including any terms or suggested modifications, and take any formal action which is required to satisfy them, such as incorporating the modifications. This must also include production of new LUP text, maps, and/or other graphics demonstrating that the amendment, as approved by the Commission and accepted by the City, will become the City's LCP immediately upon concurrence by the Commission of the Executive Director's determination.

As soon as the necessary documentation is received in this office and accepted, the Executive Director will report his/her determination to the Commission at its next regularly scheduled public hearing. The Commission's certification with a suggested modification expires six months from the date of Commission action, so please bring back the City's acceptance of the suggested modification as soon as feasible.

March 30, 2015
Page 2

If you have any questions about the Commission's action or this final certification procedure, please contact our office. Once again, we thank you for your efforts and look forward to working with you on the implementation of the City's plans for the Bayfront.

Sincerely,

A handwritten signature in black ink, appearing to read "Deborah Lee". The signature is fluid and cursive, with the first name "Deborah" and the last name "Lee" clearly distinguishable.

Deborah Lee
District Manager

cc: Miguel Tapia

**Chula Vista LCP Land Use Plan and Specific Plan Amendment
LCP-6-CHV-14-0824-1
Coastal Commission Suggested Modifications
Adopted March 11, 2015**

1. The proposed Exhibit 8a “Land Exchange Development Cross-Section 1” shall be revised to extend the existing 70 – 90 foot view corridor between the development envelope on Parcel 2-f, east to the newly designated building envelope on Parcel 2-h on the corner of the approved new streets “A” and “C” (See attached revised Exhibit #8a).

Modified Exhibit 8a

