



Development Services  
Department

INTRODUCTION

# City Council Meeting

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*Urban Core Specific Plan  
5-Year Review and Update*

April 14, 2015



# Development Services Department



*Third Avenue*



*Chula Vista  
Urban Core*



*Typical Paseo*



# Background

- UCSP adopted by City Council in April 2007
- 2012 was the fifth year of implementing the UCSP
- 2013 Five-year review initiated
  - Rezone areas
  - Minimal development activity
  - Identified development issues
  - Text revisions to reflect changes since 2007

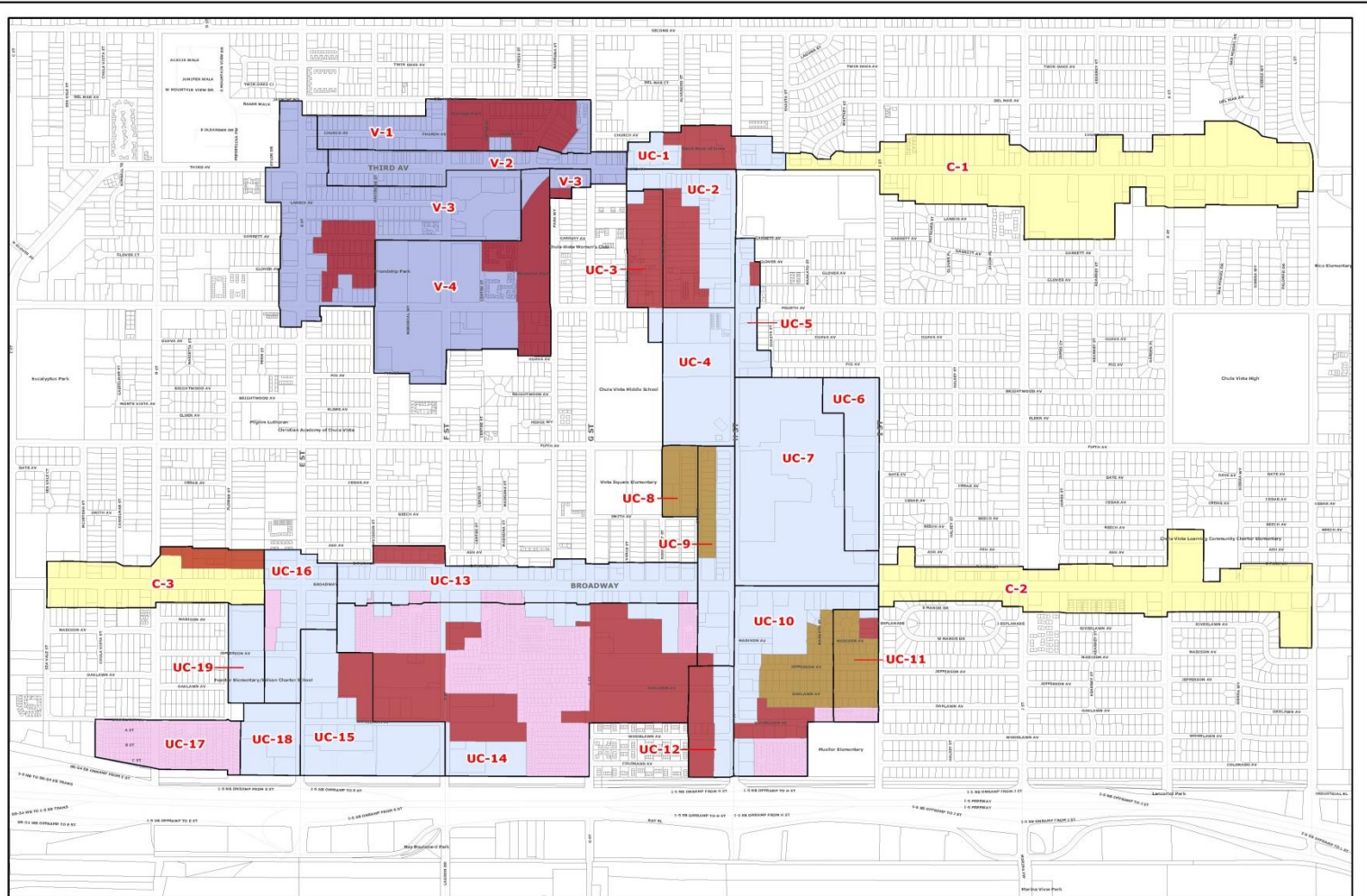


- Rezone of apartment residential (R-3) and a few commercial zones
- Remove minimum floor area ratio (FAR)
- Remove lot coverage
- Revise the Land Use Matrix
- Allow some commercial/office in Village 1 subdistrict
- UCSP consistency with Bikeway Master Plan
- Text edits
- Update UCSP area map to include the existing zones





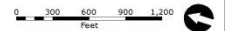
## EXISTING UCSP

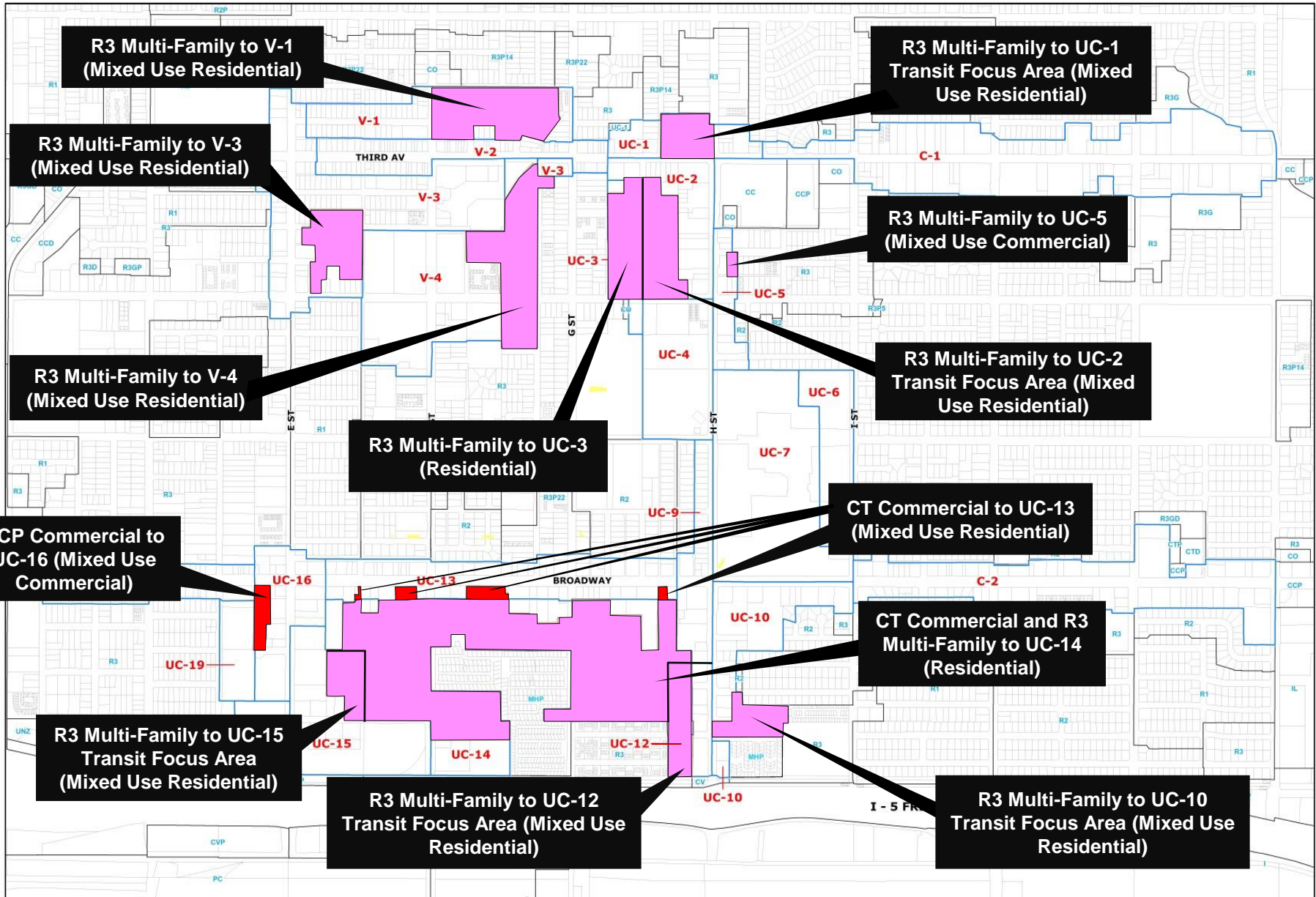


### Chula Vista Urban Core Specific Plan Subdistricts

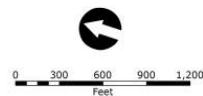
#### Legend

-  Subdistrict
-  UC-# Subdistrict Name
-  V - Village District
-  UC - Urban Core District
-  C - Corridors District
-  Mobile Home Parks and Trailer Parks - Zoning Deferred
-  R-3 Areas - Not Rezoned
-  R-1 and R-2 Areas - Not Rezoned

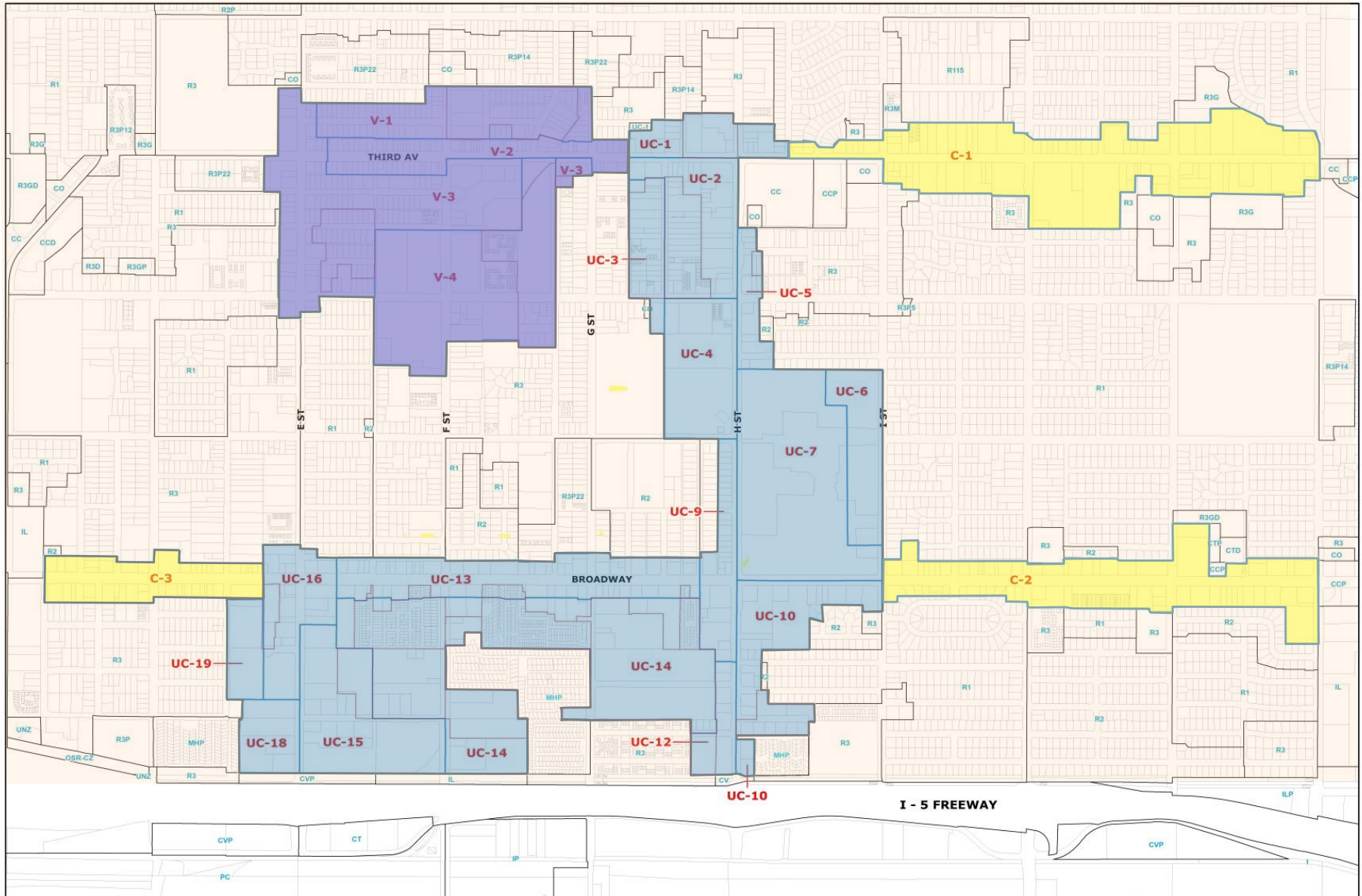




# Chula Vista Urban Core Rezones



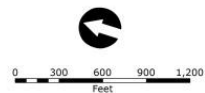


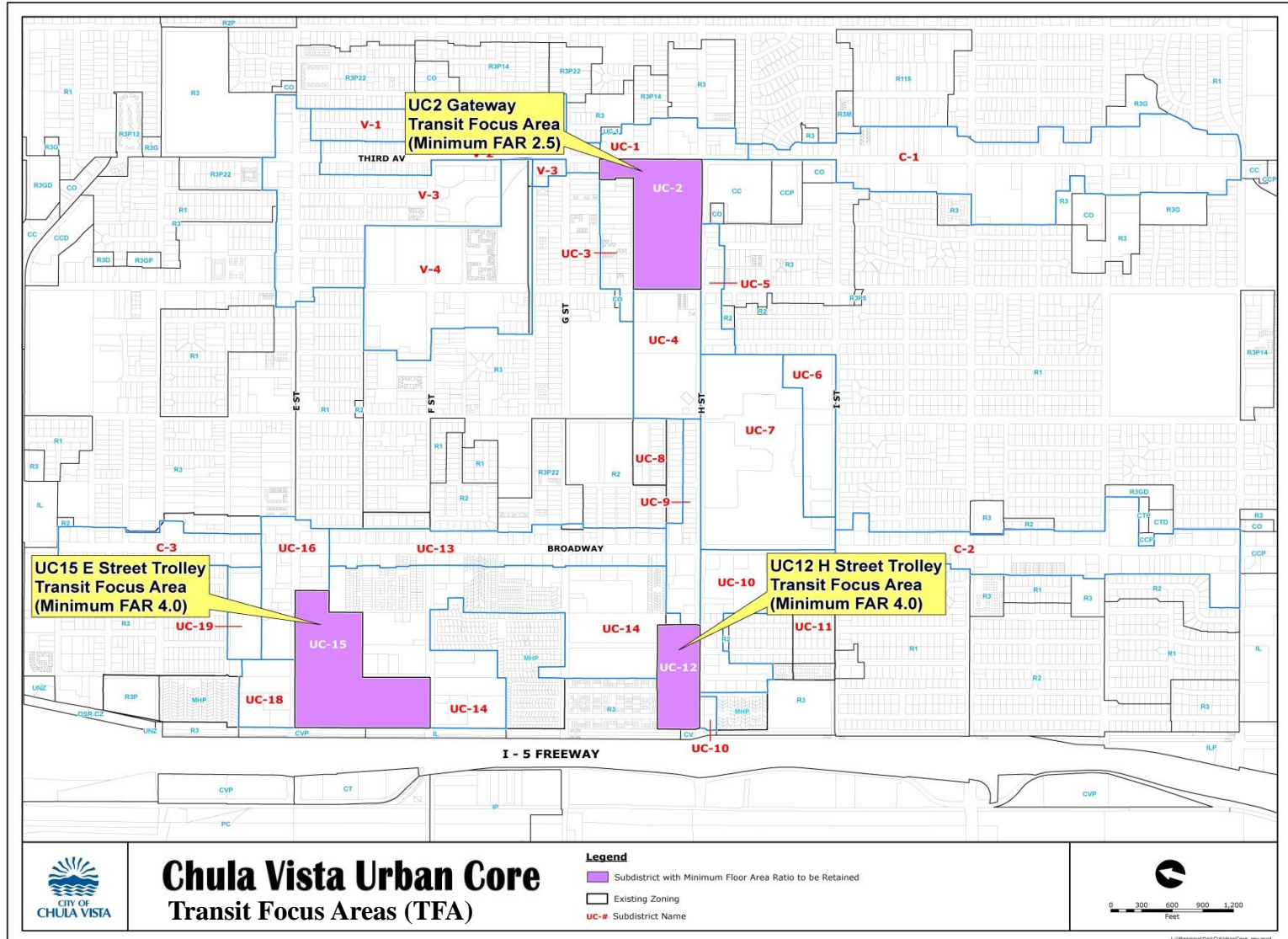


# Chula Vista Urban Core

## Legend

- Village District
- Urban Core District
- Corridor District
- Existing Zones: R1, R2, R3, MHP, CO, CC, CT



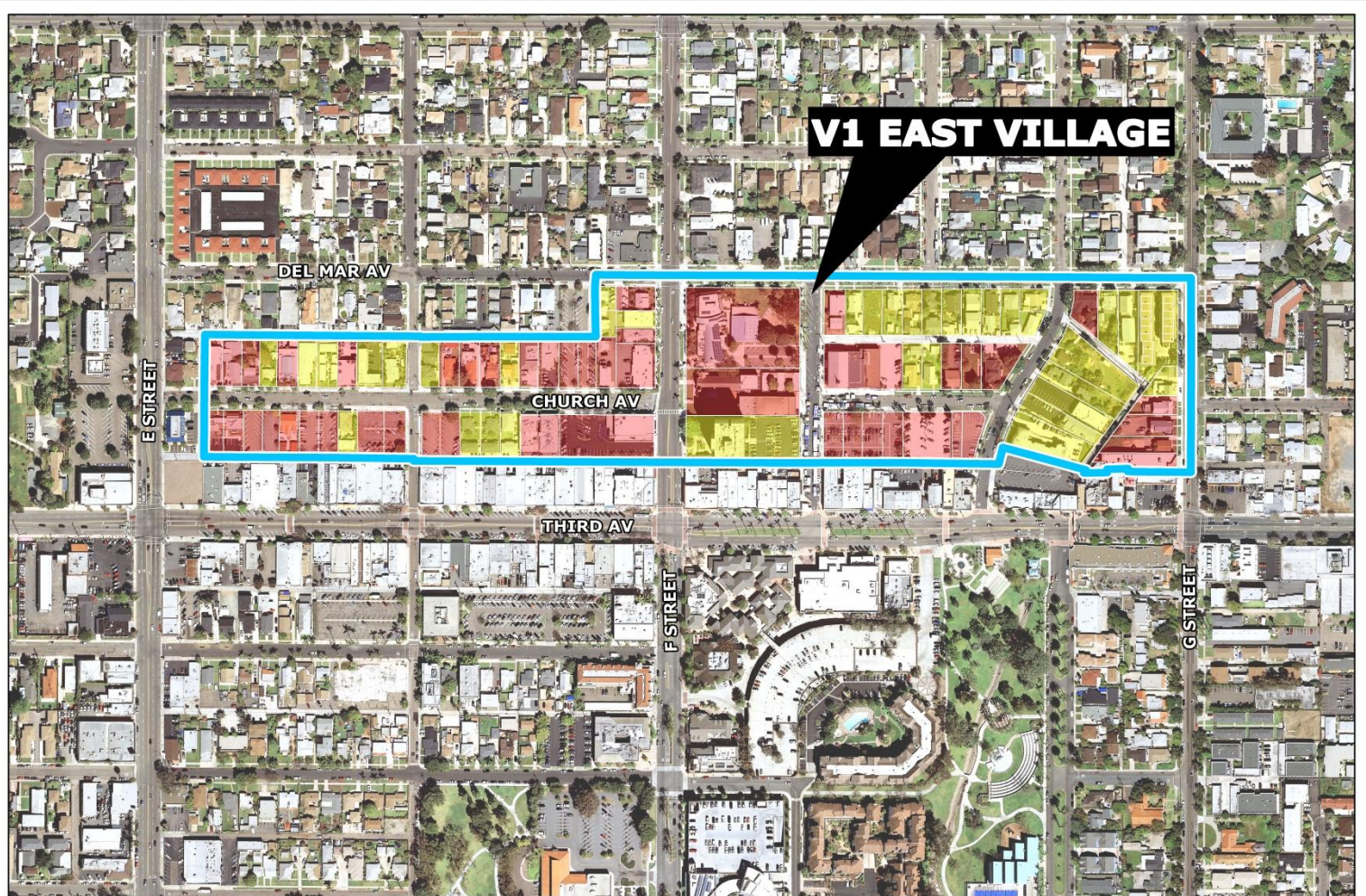









# Lot Coverage

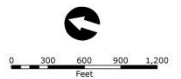
- Lot coverage not an effective development tool
- Other existing standards that facilitate development
- Palomar Gateway specific plan and Eastern Urban Center plan do not include lot coverage as a development standard
- Remove Lot Coverage development standard



## Chula Vista Urban Core V-1 East Village

### Legend

-  V1 East Village
-  Non-Residential Parcels
-  Residential Parcels







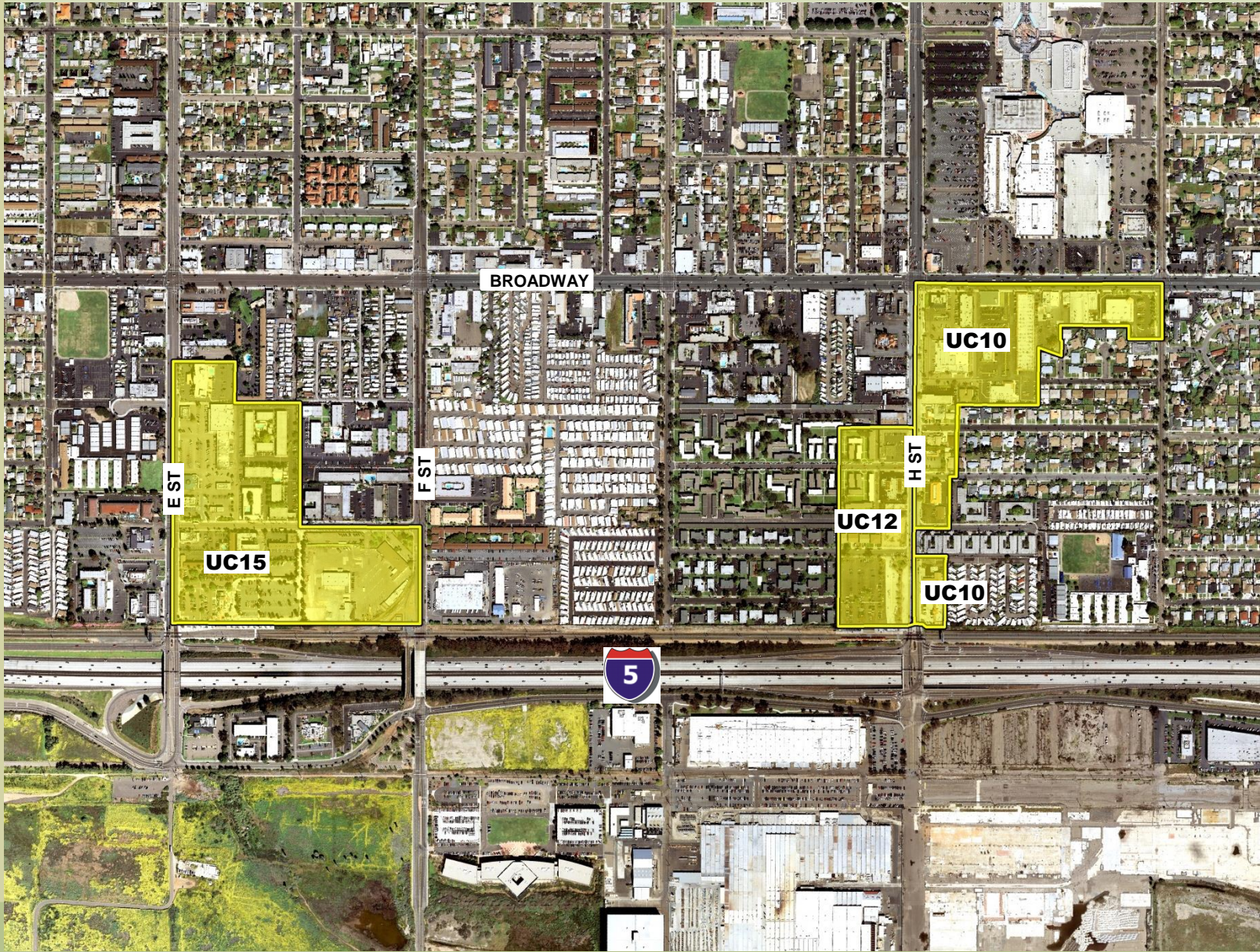
## Other Updates

- Third Avenue Streetscape
- Reference the City's Bikeway Master Plan
- Text revisions/clarifications reflecting other changes

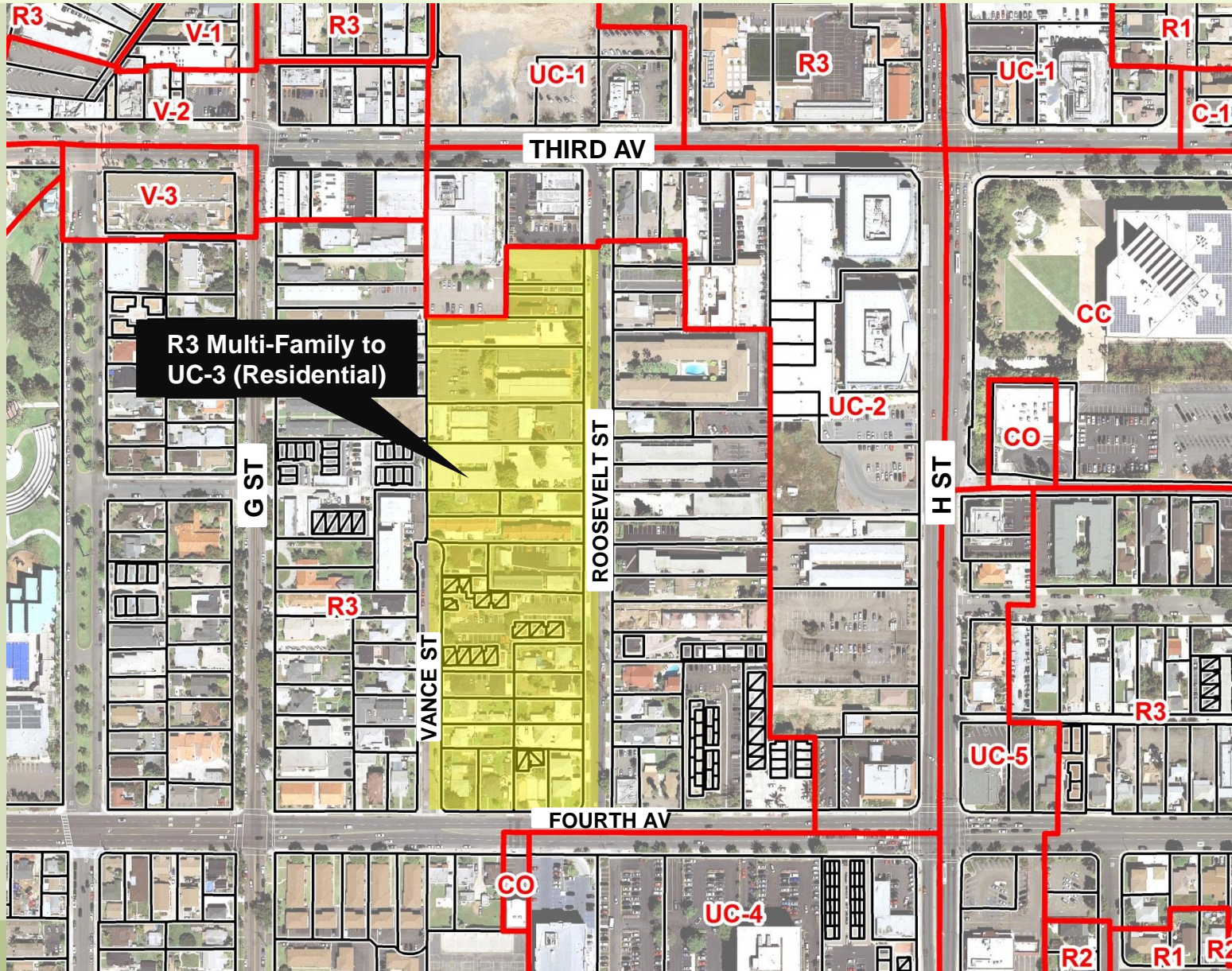




# Development Services Department



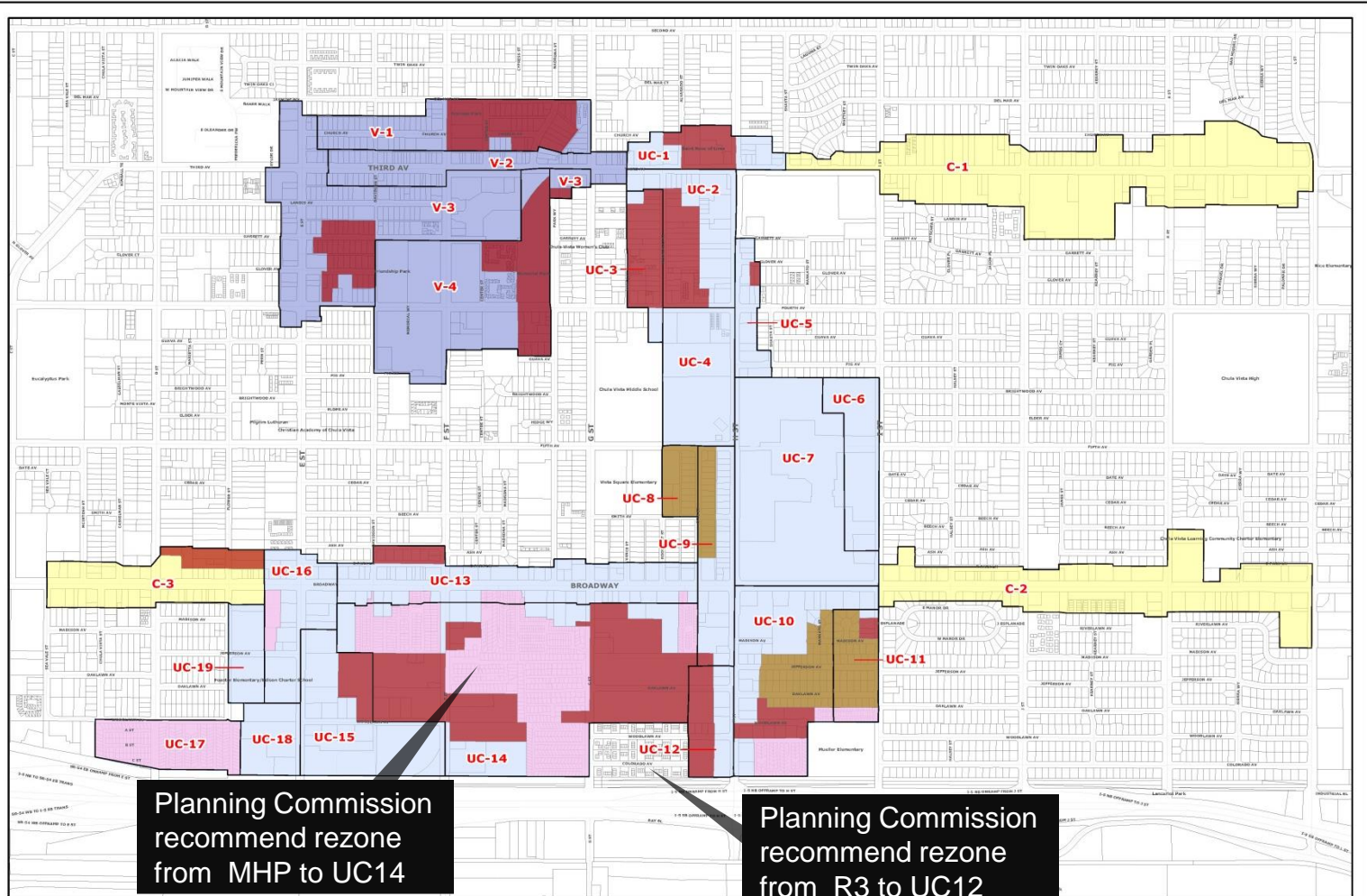








**EXISTING  
UCSP**



Planning Commission  
recommend rezone  
from MHP to UC14

Planning Commission  
recommend rezone  
from R3 to UC12



**Chula Vista Urban Core**  
Specific Plan Subdistricts

**Legend**

-  Subdistrict
-  Subdistrict Name
-  V - Village District
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-  C - Corridors District
-  Mobile Home Parks and Trailer Parks - Zoning Deferred
-  R-3 Areas - Not Rezoned
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# Staff Recommendation

Council approve the Resolution and adopt Ordinances and UCSP document revisions for PCM-14-04.