

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING RESOLUTION NO. 2014-150 OF THE CITY OF CHULA VISTA BY ADOPTING THE CALIFORNIA COASTAL COMMISSION'S MARCH 11, 2015 ACTIONS ON THE CITY OF CHULA VISTA LOCAL COASTAL PROGRAM AND ACCEPTING AND INCORPORATING ONE MODIFICATION TO EXHIBIT 8a OF THE LAND USE PLAN

WHEREAS, the City of Chula Vista (City) and the San Diego Unified Port District (Port District), in a collaborative effort with the community began working on a comprehensive Chula Vista Bayfront Master Plan in 2002; and

WHEREAS, the area of land, which is the subject of this Resolution is diagrammatically represented in Exhibit A attached hereto and incorporated herein by this reference, and for the purpose of general description is the Chula Vista Bayfront generally located west of Interstate 5, south of the Sweetwater Marsh, east of the San Diego Bay, and north of Palomar Street, including two territory islands one generally located south of State Route 54 between Broadway and Fifth Avenue, and the other generally located on the west end of Faivre Street; and

WHEREAS, the City of Chula Vista prepared minor modifications to the Local Coastal Program, comprising the Land Use Plan and Specific Plan, for submittal to the California Coastal Commission for consideration; and

WHEREAS, the City Council adopted Resolution Number 2014-150 on July 22, 2014 approving, on conditions, the Land Use Plan modifications, and making certain findings with regard thereto, and directing the City Manager to submit said Local Coastal Program modifications, including the Land Use Plan to the California Coastal Commission for consideration; and

WHEREAS, the City Manager subsequently submitted the Chula Vista Local Coastal Program modifications to the California Coastal Commission for review, public hearing and action; and

WHEREAS, on March 11, 2015, the California Coastal Commission reviewed the Local Coastal Program modifications (LCP-6-CHV-14-0824-1), held a public hearing, and approved the Local Coastal Program modifications with one suggested modification to the Land Use Plan, attached hereto as Exhibit B; and

WHEREAS, the suggested modification revises LUP Exhibit 8a to extend the view corridor to the area next to the newly designated building footprint on Parcel 2-h as shown in Exhibit B of this Resolution; and

WHEREAS, the California Coastal Commission subsequently forwarded a copy of its resolution of certification, including the suggested modification to the to the Land Use Plan, to the City Council; and

WHEREAS, the City Council acknowledges receipt of the California Coastal Commission resolution of certification, including the suggested modification to the Land Use Plan; and

WHEREAS, the City Council of the City of Chula Vista reviewed the California Coastal Commission's suggested modification to the Land Use Plan and determined that it is acceptable.

I. NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chula Vista does hereby find and determine as follows:

A. ENVIRONMENTAL DETERMINATION

The proposed modifications to the LCP have been reviewed for compliance with the California Environmental Quality Act (CEQA) and the City Council has determined that the project has been covered in previously adopted Environmental Impact Report UPD#83356-EIR-65B/SCH#2005081077. The City Council has further determined that only minor technical changes or additions to this document are necessary and that none of the conditions described in Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent document have occurred; therefore, the City Council has adopted an Addendum to Environmental Impact Report UPD# 83356-EIR-65B/SCH#2005081077 in accordance with Section 15164 of the State CEQA Guidelines.

B. CONSISTENCY WITH GENERAL PLAN AND CALIFORNIA COASTAL ACT

The City Council finds that the modification to the Local Coastal Program Land Use Plan, including the California Coastal Commission suggested modification thereto, are consistent with the City of Chula Vista General Plan and the California Coastal Act Policies. The proposed suggested modification is based on sound planning principles and practices that will provide for the protection and conservation of sensitive natural resources. The revision to Exhibit 8a is intended to extend the view corridor in the area between the two future buildings on Parcel 2-h. This is necessary because the addition of a building footprint and structure at the north-end of Parcel 2-h could potentially affect views of the bay from the east side of the parcels. The suggested view corridor would create a 70' to 95' setback between buildings, preserving bay views from Bay Boulevard and Interstate 5 freeway. The inclusion of the suggested view corridor will contribute to provide and conserve bay views and provide more direct access to the Bayfront creating better connection to the rest of the city and the region. This will open up the Bayfront for the enjoyment of residents and visitors. The suggested modification will be conducive to the development of the Bayfront and the creation of a world-class destination for residents and visitors.

C. ACKNOWLEDGEMENT AND ACCEPTANCE OF RESOLUTION

The City Council does hereby acknowledge receipt of the California Coastal Commission resolution of certification, including the suggested modification to the Local Coastal Program Land Use Plan, and accept the same.

II. BE IT FURTHER RESOLVED, that the City Council does hereby adopt this Resolution approving modification to the Local Coastal Program and the California Coastal Commission's suggested modification to the Land Use Plan, attached hereto as Exhibit B and incorporated herein by this reference.

Presented by

Approved as to form by

Kelly Broughton, FASLA
Development Services Director

Glen R. Googins
City Attorney