

GREEN & GREEN LLP
227 3RD AVENUE
CHULA VISTA, CALIFORNIA 91910-2710
(619) 425-4020
FAX (619) 425-9709

MICHAEL A. GREEN, ESQ.

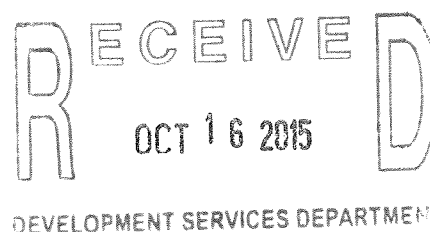
BENJAMIN S. GREEN, ESQ.

October 15, 2015

City of Chula Vista
Development Services Department
Attn: Harold Phelps, Project Planner
276 Fourth Avenue
Chula Vista, California, 91910

Sent Via Electronic Mail

Re: Rancho Vista Church ("Rancho Vista")
CUP Application
Case Number: PCC-15-014



Dear Mr. Phelps:

This law firm represents Carrillo Commercial Properties LLC, a California Limited Liability Company (our "Client"). Our Client is the owner of the office condominium units at 2088 Otay Lakes Road #102 and #202, Chula Vista, California, 91915. Rancho Vista has applied for the above referenced conditional use permit with the City of Chula Vista in order to purchase the office condominium units which are directly adjacent to and share a common wall with our Client's units.

Our Client does not believe Rancho Vista's conditional use permit should be approved by the City of Chula Vista because of the following expected problems: lack of parking, increased traffic, and excessive noise.

There are 236 parking spaces available under the condominium plan. The CUP application for Rancho Vista contemplates a max occupancy for the building of 150 people which will result in 100 vehicles present at certain times. The units purchased by Rancho Vista are comprised of only 6,919 square feet, whereas the entire development consists of approximately 68,000 square feet of usable building space. As a result at any given time, Rancho Vista, despite owning only 10.00% of the square footage in the center may be using as much as 50.00% of the center's available parking.

The CUP application has a requirement of 43 parking spaces required for the permitted use. Rancho Vista is only entitled to use 23 spaces on a permanent basis pursuant to the original parking allocation from the developer. How the City of Chula Vista or Rancho Vista determined

that 43 spaces were sufficient for this project is unclear given the probable high traffic impact of the use. Rancho Vista received an allocation of an additional 20 parking spaces from the developer on a very limited basis in order to attempt to meet the 43 space requirement. The parking allocation from the developer is for Sundays only and does not apply on any other day. However, Rancho Vista contemplates full time operation seven days a week with hours ranging from 7:00 am to 8:30pm.

The CUP application attempts to address the parking issue by limiting the hours and times where the project would be impacted by increased traffic. However, if the CUP is issued to Rancho Vista and they are permitted to open, it is quite likely that on certain holidays and other busy times (in addition to Sundays), Rancho Vista will indeed end up using more than the 23 parking spaces that it has been permanently allocated and should be limited to using 6 out of 7 days of the week. In practice, this can result in circumventing the CUP requirements and further infringe upon the other unit owners parking allocation.

In summary, if the CUP requirement is for 43 parking spaces, our Client does not believe that a parking allocation of 43 spaces for one day a week and 23 spaces for the other six days achieves substantial compliance with this important requirement.


The impact of Rancho Vista using up to five times its permanent parking allocation will increase traffic in and out of the center, amplify the risk of car accidents, and accelerate the wear and tear on the parking lots and access roads.

Another concern of our Client involves the noise from the expected use. The typical occupancy of similar sized units in the Center range from 10-30 occupants. Rancho Vista will have up to 150 occupants and disproportionately higher the noise level due to the intended use. The activities of Rancho Vista, which would likely include choir practice, sermons, and other religious activities will need to be broadcast through some type of public address system which would amplify the noise level in our Client's unit and other units in the center.

Our Client understands the importance of freedom of association and freedom of religion and hopes that Rancho Vista is able to find a suitable home, but they do not believe a center designed for medical and executive office uses is an appropriate location for a church. The name of the entire development is the Eastlake "Professional" Center and our Client would like to see the center maintain the appearance and image of a "Professional" location for meetings with its clients and vendors.

Sincerely,

GREEN & GREEN LLP

By: 
Benjamin S. Green, Esq., Partner

cc: Client