



*Development Services
Department*

City Council

07/22/2014

Chula Vista Bayfront
Local Coastal Plan Amendment
PCM-14-03



Introduction

Public Hearing is for presentation and consideration of
Proposed Clean Up Amendment to the Local Coastal Program

City Council is asked to consider:

- Addendum to Environmental Impact Report
- Resolution approving proposed amendments to LUP
- Ordinance adopting proposed amendments to Specific Plan





Proposed Changes

- Update references to City Council documents approving the LCP on September 25, 2012 (p. I-1 LUP/1 SP);
- Remove references to non-applicable and non-existing boards and committees (throughout LUP/SP docs);
- Include new applicable boards/committees (throughout LUP/SP docs);
- Make minor change to all maps related to coastal area boundaries to exclude a Caltrans property at the interchange of I-5 and SR-54;
- Remove outdated specific business names and replace with general business types;
- Add a building footprint to Parcel 2-h on Exhibits 8a, 8b, and 14;
- Add language to further clarify that a retail market is permitted on Parcel 2-h in the Commercial – Professional and Administrative Zone;
- Include 44-foot height limitation for Parcel 3-L on Height Table, consistent with the requirements of the I-G zone; and
- Remove Tax-Increment Financing and Set Aside Funds as sources of funding for the implementation of the LCP due to the closure of Redevelopment Programs by the State (pp. 89,90 of SP).





Project Analysis

Staff analyzed and evaluated the changes to the documents and determined that:

- Proposed changes are minor and inconsequential
- They are intended to bring the documents up to date with subsequent City actions in relations to boards/commissions
- They are also necessary to correct and clarify provision
- Changes are intended to have internally consistent and reliable documents in the long run



Environmental Determination

Development Services Director reviewed amendment pursuant to CEQA

Proposed Amendment was covered by previously adopted EIR

Only minor technical changes/additions to EIR are necessary

Changes to LCP do not result in environmental effects.

Addendum was prepared pursuant to Sections 15162 of CEQA.

No further environmental Review is required.



Staff Recommendation

Staff recommends that the City Council consider the addendum, make the required findings, and approve the resolution and ordinance approving the proposed Amendments to the Local Coastal Program documents as presented



Questions



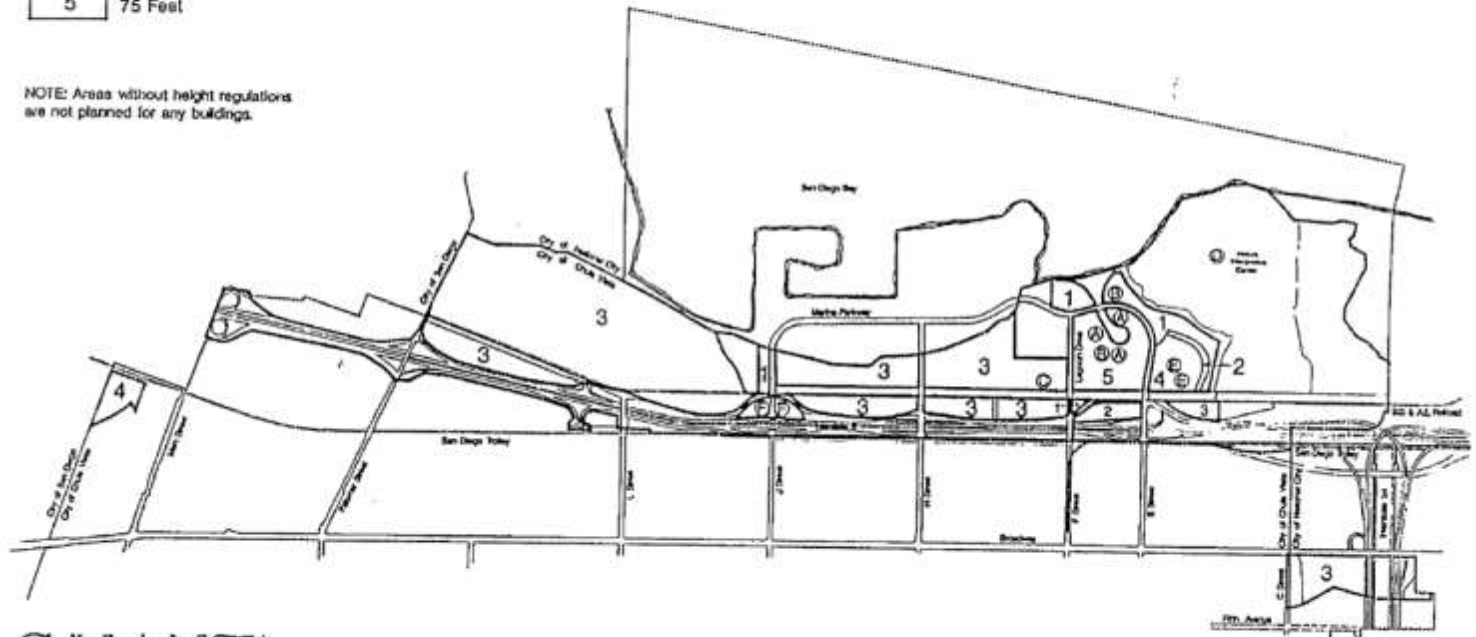
Building Heights

Exhibit 5

MAXIMUM BUILDING HEIGHTS	
1	30 Feet
2	35 Feet
3	44 Feet
4	60 Feet
5	75 Feet

- SPECIAL HEIGHT CONDITIONS
- Ⓐ 2 High-Rise and 1 Mid-Rise Hotel Sites
 - Ⓑ 1 Mid-Rise Cultural Arts Facility Site (up to 69')
 - Ⓒ 1 Mid-Rise Office Site (up to 95')
 - Ⓓ Viewing Tower Site/Nature Interpretive Center
 - Ⓔ 2 High-Rise Residential Sites (up to 229')
 - Ⓕ Special Architectural Feature

NOTE: Areas without height regulations are not planned for any buildings.



CHULA VISTA
Local Coastal Program





Table 3-1.5: Building Height Limits by Parcel Area

Parcel Area	Maximum Building Height from Pad (feet)*
Sweetwater District	
1-a	44
1-b	35
1-c	35
1-d	35
1-e	35
1-f	30
1-g ¹	0
1-h	44
1-i	44
Harbor District	
2-a	0
2-b ²	44-95
2-c	44
2-d	44
2-e	44
2-f ⁴	200
2-g ³	30 ⁴
2-h ⁴	140
Otay District	
3-a ³	30 ²
3-b	44
3-c	44
3-d	44
3-e	44
3-f	44
3-g	44
3-h	44
3-i	44
3-j	44
3-k	45
3-l	44



Height limit

- 44' by underlying zone
- 19.16.040 Height limitations – Exemptions from applicability designated.

Height limitations stipulated in this title shall not apply:

A. To church spires, belfries, cupolas and domes, monuments, electric generating stations and liquefied natural gas tanks, water towers, fire and hose towers, observation towers, **distribution and transmission towers, lines and poles**, windmills, chimneys, smokestacks, flag poles, radio towers, masts and aerials, or to parapet walls extending not more than four feet above the limiting height of the building;



- “ES.7.7 Reduced Communications Tower Height Alternative

Description: This alternative would reduce the height of the communications tower, which is proposed by SDG&E to be 75 feet tall. The Reduced Communications Tower Height Alternative would include a communication tower with a height of approximately 44 feet, which is the permitted height of structures within the industrial district where the Proposed Project site is located.

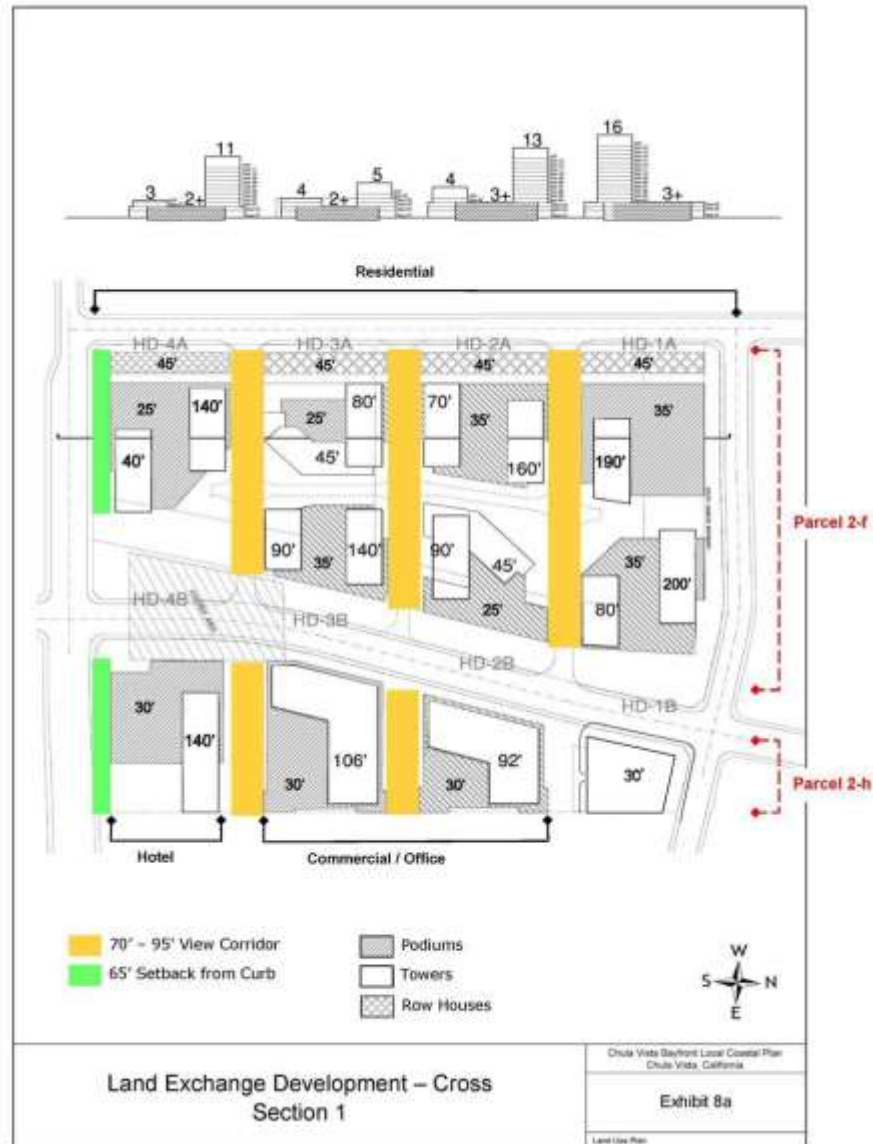
Rationale for Elimination: The reduced tower height would not be technically feasible because a height of 75 feet is proposed to provide adequate vertical clearance for uninterrupted communications. The communications tower needs to be approximately 75 feet tall to provide communication clearance above the 55-foot-tall A-frame structures. A height of 75 feet will ensure a clear line of sight for communication signals with the existing SDG&E backbone network. A reduced tower height would not be technically feasible because it would result in obstruction for the near-field communication. The telecommunications component is essential to the project reliability because it ensures a reliable transmission system. While this alternative would reduce potential environmental impacts of the Proposed Project, this alternative was not recommended to be carried forward for full EIR analysis because it does not meet feasibility criteria.”



- “ES.7.7 Reduced Communications Tower Height Alternative

Description: This alternative would reduce the height of the communications tower, which is proposed by SDG&E to be 75 feet tall. The Reduced Communications Tower Height Alternative would include a communication tower with a height of approximately 44 feet, which is the permitted height of structures within the industrial district where the Proposed Project site is located.

Rationale for Elimination: The reduced tower height would not be technically feasible because a height of 75 feet is proposed to provide adequate vertical clearance for uninterrupted communications. The communications tower needs to be approximately 75 feet tall to provide communication clearance above the 55-foot-tall A-frame structures. A height of 75 feet will ensure a clear line of sight for communication signals with the existing SDG&E backbone network. A reduced tower height would not be technically feasible because it would result in obstruction for the near-field communication. The telecommunications component is essential to the project reliability because it ensures a reliable transmission system. While this alternative would reduce potential environmental impacts of the Proposed Project, this alternative was not recommended to be carried forward for full EIR analysis because it does not meet feasibility criteria.”





Land Exchange Illustrative

Chula Vista Bayfront Local Coastal Plan
Chula Vista, California

Exhibit 14

Land Use Plan