

## CALIFORNIA COASTAL COMMISSION

SAN DIEGO AREA  
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 SAN DIEGO, CA 92108-4421  
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# Th12b

**TO:** Commissioners and Interested Persons **DATE:** September 15, 2011

**FROM:** Staff

**SUBJECT:** Request to Waive Time Limit for City of Carlsbad LCP Amendment No. 2-11 A (Reasonable Accommodations) and B (Proposition D/Cannon Road AG/OS Land) for the Commission Meeting of October 5-7, 2011

On August 1, 2011, the City of Carlsbad Local Coastal Program (LCP) Amendment #2-11 A and B was filed in the San Diego District office. The amendment involves two unrelated changes to the City's LCP. Proposed LCP Amendment #2-11 A would provide citywide changes for reasonable accommodations in the City's inclusionary housing ordinance. The second component, proposed LCP Amendment #2-11 B, will modify applicable land use policies and establish a new zoning classification to implement preservation of the flower and strawberry fields along Cannon Road, east of Interstate 5, consistent with a local initiative. As such, the proposed amendment package will affect both the land use and implementation plans of the City's certified LCP.

Pursuant to Section 30512 of the Coastal Act, the Commission must act on land use plan amendments within 90 days of complete submittal or filing. Pursuant to Section 30513 of the Coastal Act, the Commission must act on implementation plan amendments within 60 days of filing. Amendments containing both land use and implementation plan components must be acted upon by the Commission within 90 days of filing. Based on the above-cited time limits, the proposed LCP amendment must be scheduled for review by the Commission at the October 5-7, 2011 meeting. However, Section 30517 of the Coastal Act and Section 13535(c) of the California Code of Regulations state that the Commission may extend for good cause any applicable time limits for a period not to exceed one year.

Commission staff is requesting the time extension due to insufficient staff time to adequately review the amendment and prepare a recommendation. In addition, there are a number of other LCP amendments already filed and waiting for Commission review. Staff recommends the Commission extend the 90-day time limit for one year.

**MOTION:**

I move that the Commission extend the 90-day time limit to act on the City of Carlsbad LCP Amendment No. 2-11 A and B for one year.

**STAFF RECOMMENDATION:**

Staff recommends a **YES** vote. An affirmative vote of the majority of the Commissioners present is needed to pass the motion.

Th12d



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September 27, 2011

Mary K. Shallenberger, Chair  
California Coastal Commission  
45 Fremont Street  
Suite 2000  
San Francisco, CA 94105

**Subject: Agenda Item Th12d regarding Request to Waive Time Limit for City of Chula Vista LCP Amendment No. 1-11 (Bayfront Master Plan)**

Dear Chair Shallenberger:

The purpose of this letter is to acknowledge our agreement to staff's request for the above-referenced time limit waiver for the Chula Vista Bayfront Master Plan (CVBMP) Local Coastal Program Amendment (LCPA) No. 1-11. We would also like to express the importance of the CVBMP to the San Diego Unified Port District (District) and the City of Chula Vista (City), as well as to the Southern California region, and to encourage the California Coastal Commission to expedite the processing of the CVBMP LCPA and Port Master Plan Amendment (PMPA) so that they can be considered by the Commission as soon as possible. We understand the importance of having the matter considered at a local venue and therefore respectfully request that the item be placed on your **March 2012** agenda in the San Diego area. The District and City are working closely with your staff to ensure that this is an achievable target date.

**Executive Summary**

From every perspective, the potential of the Chula Vista Bayfront sits unrealized. Over the last thirty years there have been a number of attempts to revitalize the Bayfront, but because consensus was never reached on a plan that met the needs of all of the various stakeholders, none have been implemented.

In 2002, the District and the City embarked upon a new collaborative planning effort and through a substantial community effort created the CVBMP. This new master plan successfully balances the need for revenue producing development to support and fund the provision of public amenities, as well as the enhancement and protection of natural resources – a plan that is embraced and supported by the very groups that are traditionally at odds over major development projects.

The proposed redevelopment of the Bayfront will enhance and revitalize a waterfront area that is severely blighted and underutilized with land uses that include large tracts set aside for preservation and restoration, public space amenities, improved coastal access, visitor-serving opportunities, commercial development, and new residential uses.

Letter from Applicant /

This 550-acre waterfront development project is hugely significant in its potential for economic stimulus and job growth for the region – and the south county sub-region, a community that has in the past been underutilized.

The Coastal Commission's consideration of the CVBMP LCPA and PMPA will be the final step in the entitlement process for this master plan. Once completed, the District and the City will move forward with the implementation of the CVBMP, which will help to bring to fruition a long-awaited vision to develop a world-class waterfront that will benefit the citizens of Chula Vista and the region.

### **Community Planning Process**

Surrounded by unique and valuable natural resource lands, the master plan for the Chula Vista Bayfront required careful deliberation, analysis and collaboration over how to best protect and enhance environmental resources while balancing seemingly competing interests for a viable waterfront revitalization project. The resulting plan is truly representative of the collective vision and planning goals of the community, the broader region, the District, and the City.

The master plan represents the culmination of a seven-year award-winning process involving extensive community outreach and public participation, and serves as a hallmark example of a successful joint and collaborative planning effort between two public agencies and the communities and stakeholders they serve. Over 100 public outreach meetings and presentations have been conducted for the master plan, including two phases of a sophisticated and engaged Citizens Advisory Committee (CAC). The CAC was comprised of 21 members representing a broad range of diverse interests including private citizens, community organizations, environmental groups, labor, state and local agencies, business groups, Port tenants and adjacent business- and land-owners. Every aspect of the CVBMP, including land use configurations and densities, was vetted through the CAC.

Demonstrating remarkable consensus, seven major community and environmental protection groups worked with the District and the City and entered into an agreement pledging their individual and collective support of the CVBMP. Through that major agreement, the Bayfront Coalition, comprised of the Environmental Health Coalition, San Diego Audubon Society, San Diego Coastkeeper, Coastal Environmental Rights Foundation, Southwest Wetlands Interpretive Association, Surfrider Foundation (San Diego Chapter), and Empower San Diego agreed to work with the District and the City to implement and monitor additional features and guidelines of the CVBMP and Final Environmental Impact Report that go well beyond those required by the California Environmental Quality Act. A copy of the agreement can be viewed on the District's web site at the following link: [www.portofsandiego.org/chula-vista-bayfront-master-plan/wildlife-advisory-group.html](http://www.portofsandiego.org/chula-vista-bayfront-master-plan/wildlife-advisory-group.html).

A substantial amount of money, time and effort was intentionally spent early in the planning process in order to engage as many stakeholders as possible. All of these efforts have been made in order to create a Bayfront that meets the needs of all. It has also been our belief that this inclusive process would result in expedient, non-controversial entitlement review by the Coastal Commission staff and a timely hearing

date. After great cost and time spent, the District and City strongly feel that the majority of significant issues have been resolved to the satisfaction of local stakeholders. We continue to work with various individuals as issues arise. We are confident that the CVBMP has overall broad-based community support; and, as such on May 18, 2010 at a noticed public hearing, the Board of Port Commissioners, Chula Vista City Council, Chula Vista Redevelopment Agency Board, Chula Vista Redevelopment Corporation Board and Chula Vista Planning Commission unanimously certified the CVBMP Final Environmental Impact Report and adopted the LCPA and PMPA. The San Diego Unified District and the City of Chula Vista are confident that the LCPA and PMPA satisfies the Coastal Act and will truly enhance the public's access and enjoyment of a sizable Bayfront area.

### **Chula Vista Bayfront Master Plan Components**

The community planning process for the CVBMP established three primary goals for the master plan: to develop a world-class waterfront; to create a plan that is supported by sound planning and economics; and, to create a plan that has broad-based community support.

The master plan is comprehensive and promotes public access to and engagement with the water while enhancing the quality and protection of key habitat areas. Key components of the master plan include the following:

- A Signature Park, open space areas, and cultural use
- Improved visual corridors to the San Diego Bay
- A public promenade and bike trail through the entire Bayfront
- Large buffer zones to protect adjacent sensitive resources
- A Resort and Convention Center and other hotels
- Residential and mixed-use office/commercial recreation uses
- Waterfront retail uses and public gathering spaces around the harbor
- A new commercial harbor and improved navigation channel

The CVBMP will extend Chula Vista's traditional grid of streets to ensure pedestrian, vehicle, bicycle, transit, and water links. The master plan also proposes an open space system that is fully accessible to the public and connects the Bayfront through a shoreline promenade and a bicycle path linking the parks. Significant park and other open space areas are proposed, along with a "signature park" and the creation of an active commercial harbor with public space at the water's edge. The CVBMP will also enhance existing physical and visual corridors while adding new ones. In total, approximately 238 acres (or 43 percent), of the project area is proposed for open space, either in the form of natural habitat or public parks.

### **Benefits of the Chula Vista Bayfront Master Plan**

There are numerous benefits that will be derived from the CVBMP, some of which have been divided into the categories listed below:

#### **Environmental Stewardship**

- The CVBMP will minimize impacts of residential development to on-site and adjacent sensitive biological habitat by moving residential and other intensive

uses away from the Sweetwater National Wildlife Refuge, and the F & G Street Marsh, in order to protect environmentally sensitive habitat areas from disruption.

- The CVBMP will concentrate more intense development in the Harbor District, which is most directly accessible to downtown Chula Vista and will provide a significant link from the City to the Bayfront.
- The CVBMP will implement measures designed to increase energy efficiency. Project-level components proposed for Phase I incorporate project features to ensure efficient use of energy, and program-level components for all phases will be required to reduce energy consumption by 30%.
- The CVBMP will provide for the protection of sensitive natural resources and increased public participation through the creation, implementation, and enforcement of a Natural Resource Management Plan and good faith efforts to enter into cooperative management agreements with the United States Fish and Wildlife Service or other appropriate agencies.

#### Recreation, Open Space, Public Access, and Connectivity

- The CVBMP will link the Bayfront to the downtown Chula Vista Urban Core and provide a network of trails and open space along the shoreline.
- The CVBMP will create new public access, recreational amenities, and shoreline enhancements, while still protecting biological resources in the CVBMP vicinity, and will create a park system that considers ecological habitats and recreational needs of the community.
- The CVBMP will extend Chula Vista's traditional grid of streets to ensure pedestrian, vehicle, bicycle, transit, and water links, and will provide a continuous open space system, fully accessible to the public, that will connect all areas of the Bayfront through components such as a continuous shoreline promenade and a continuous bicycle path linking the parks and ultimately creating greenbelt linkages.
- The CVBMP will provide many features to encourage pedestrian, bicycle, and transit use within the Bayfront area, including a pedestrian circulation plan of approximately 54,000 linear feet comprising shoreline promenade, trails, and sidewalks, as well as an approximately 12-foot-wide meandering pedestrian trail interwoven throughout the Signature Park, which will maximize public visual and physical access to the water.
- The CVBMP will improve public access and recreational opportunities by creating new public parks that will provide space for passive and active public recreation in the park and other open space areas, including an 18-acre Signature Park and the creation of an active commercial harbor with public space at the water's edge.
- The CVBMP will improve the public's right to access the San Diego Bay shoreline by improving the link between western Chula Vista streets and provide parks and public uses between these roads and the San Diego Bay.
- The CVBMP will preserve open space in the CVBMP area, with approximately 238 acres (43 percent) of the Project site designated as open space, either in the form of natural habitat or public passive- or active-use parks. The City's Land Use Plan (LUP) designates approximately 28 acres of public and quasi-public areas and parks and recreation adjacent to the Bay and nature preserve, thereby enhancing public access to the coastal resources. The public, park, and open

space lands would be permanently dedicated and maintained to assure future access.

#### Community Planning and Development

- The CVBMP advances the goals articulated in the District's mission statement: "While protecting the Tidelands Trust resources, the Port will balance economic benefits, community services, environmental stewardship, and public safety on behalf of the citizens of California."
- The CVBMP will establish the Chula Vista Bayfront as an active, accessible, vibrant area, with attractions that draw people to and celebrate the waterfront experience, while protecting and enhancing environmental resources.
- The CVBMP will provide an overall improvement of land use compatibility to fulfill desired goals of an active recreational and commercial area, while providing enhanced environmental resources.

#### Economic and Social Sustainability

- The CVBMP will stimulate economic growth for the District, the City, the South Bay area, and the overall region and will develop economically feasible land uses in the CVBMP area. The plan will be economically sustainable, will generate revenue, and will encourage private sector participation.
- One time tax and other revenues generated by CVBMP development for the City will exceed approximately \$8.8 million.
- Through build-out of the CVBMP, development is expected to result in more than \$11.5 million per year in local tax revenues, including property taxes, tax increment for redevelopment properties, transient occupancy taxes, sales taxes, utility user's taxes and business taxes.
- Economic impacts of developing the CVBMP in the San Diego regional economy equal approximately \$1.3 billion.
- The CVBMP will result in a capital investment of approximately \$120 million in improvements and expansion of public infrastructure, including street, sewer, and water system improvements throughout the CVBMP area.
- The CVBMP will generate substantial additional positive economic impacts to the District, the City, the City of Chula Vista Redevelopment Agency and the region from tax and other revenues generated directly by construction and operation of the individual projects and indirectly from regional and local businesses which supply the projects with goods and services.
- The CVBMP will increase employment opportunities within the region directly by providing an thousands of new full-time and part-time permanent jobs in the residential, hotel, retail, cultural, and other site-specific projects expected to be developed in the project area, including approximately 2,000 jobs at the Resort Conference Center, over the course of the CVBMP build-out, and indirectly among new and existing local businesses which will supply goods and services to the CVBMP, such as food and beverage, temporary labor, building maintenance and repair services, landscaping services, vending machines, furniture and equipment, vehicle repair and servicing, and advertising specialty products. In addition, the CVBMP is expected to provide an estimated 6,500 construction jobs over the course of Project build-out.

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- The Pacifica project will increase employment opportunities within the region by directly providing over 200 permanent jobs and an average of 390 temporary jobs per year over the CVBMP's 20-year build-out period (with the greatest numbers of jobs provided when hotel and residential construction coincide). In addition, the Pacifica project is expected to result in approximately 600 indirect project-related community jobs over the Project's 20-year build-out period.
- The CVBMP will increase the supply of affordable housing in western Chula Vista by providing 225 additional units in the Pacifica Project and the project area.

Public Facilities Planning

- The CVBMP will provide facilities that can be used as community meeting space.
- In addition to the existing facilities provided within the Bayfront, the CVBMP will provide new low-cost visitor and recreational facilities throughout the Bayfront, including a Signature Park, a community boating center or recreational marina of approximately 10,000 to 20,000 square feet, and ancillary retail establishments, such as restaurants, shops, and shared public plazas.
- The CVBMP will provide for increased recreational boating opportunities and enhanced facilities by providing a new community boating center or recreational marina, which could include an aquatic center, boating opportunities, and dock-and-dine facilities, and by improving the navigation channel and a ferry terminal and providing a new pier.
- The CVBMP will include a fire station as a Phase I project-level component, which will enhance fire protection services in the CVBMP area and in the western portion of the City.

For the reasons stated above, the District and the City would again like to encourage the Commission to expedite your consideration of the CVBMP LCPA and PMPA. In order to support this request, the District and the City are committed to providing funding for additional staff and are willing to explore any and all options to provide the assistance necessary for Coastal staff to schedule the LCPA and PMPA before the Coastal Commission early next year.

Sincerely,

*Signature on file*

Wayne Darbeau, President/CEO  
San Diego Unified Port District

*Signature on file*

Jim Sandoval, City Manager  
City of Chula Vista

cc: Commissioner Ann Moore  
Gary Halbert, City of Chula Vista  
Marisa Lundstedt, City of Chula Vista  
Eric Crockett, City of Chula Vista  
Randa Coniglio, Port of San Diego  
Darlene Nicandro, Port of San Diego  
Chris Hargett, Port of San Diego  
Lesley Nishihira, Port of San Diego  
John Helmer, Port of San Diego  
Charles Lester, California Coastal Commission  
Sherilyn Sarb, California Coastal Commission  
Diana Lilly, California Coastal Commission

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September 23, 2011

Mary K. Shallenberger, Chair  
California Coastal Commission  
San Diego Area Office  
7575 Metropolitan Drive, Suite 103  
San Diego, CA 92108-4421

RE: Environmental Health Coalition SUPPORT for LCPA No. 1-11 (Bayfront Master Plan) Time Extension

Dear Chair Shallenberger:

Environmental Health Coalition (EHC) is writing today to support the request by staff for the time extension as needed to ensure timely and complete review. That said, we are in strong support of the Chula Vista Bayfront Master Plan being heard as soon as is possible. We also request that this important item be heard in Chula Vista or, at least, close by so local stakeholders can participate.

EHC and its partner organizations have been deeply involved in the planning of the Bayfront for over 10 years. The final plan, and its attendant agreements and commitments, are significant and re-define the way large coastal projects can be pursued in a positive and collaborative manner. The broad-based support for, what once was, a highly controversial project, is the evidence.

Thanks so much for your ongoing effort. Please let us know what we can do to help bring this issue to the Commission in the coming months.

Sincerely,

*Signature on file*

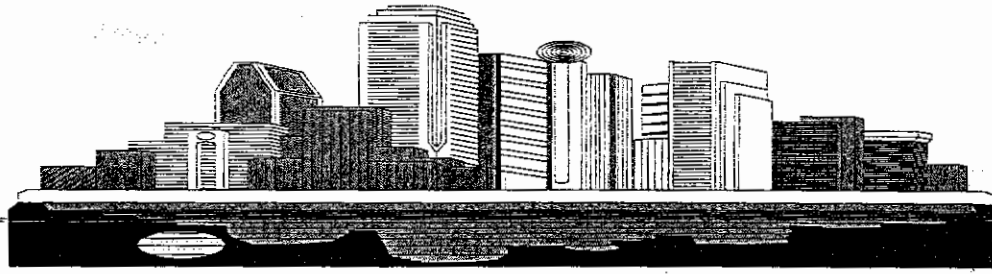
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Laura Hunter  
Policy Advocate

EMPOWERING PEOPLE. ORGANIZING COMMUNITIES. ACHIEVING JUSTICE.  
EMPODERANDO A LA GENTE. ORGANIZANDO A LAS COMUNIDADES. LOGRANDO LA JUSTICIA.

Letters of Support

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## San Diego County Building & Construction Trades Council, AFL-CIO

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September 26, 2011

Mary K. Shallenberger  
California Coastal Commission  
San Diego Area Office  
7575 Metropolitan Drive, Suite 103  
San Diego, CA 92108-4421

Re: LCPA No. 1-11 (Bayfront Master Plan) Time Extension

Dear Ms. Shallenberger:

We were very happy to learn that the Chula Vista Bayfront Master Plan application was recently deemed complete. Thank you. We have received notice that the one year time extension will be heard by the Commission on Thursday, October 6<sup>th</sup>, 2011. We respectfully request that the Bayfront Master Plan be docketed as soon as possible, preferably for the South Coast Area meeting in January.

Some of the benefits that will result from the project include:

- Port/public nets 62 acres of land.
- \$3 million infrastructure contribution.
- Over \$130 million of tax increment.
- Putting residential in the most appropriate location.
- LEED certification.
- Building Energy Efficiency (beating Title 24 by 20%).
- Contribution of ½ of 1% of the sale of all units to the Port.
- Contribution of ½ of 1% of the resales for 7 years to a community/environmental foundation.
- Contribution of \$2000 for each hotel room into a foundation.
- Creation of plazas, promenades, pedestrian pathways.

It is our desire that the people who worked so hard with us to get to this point have the opportunity to be involved at the Coastal Commission level. Setting the Coastal Commission date for the near future will help to ensure that they will have that opportunity.

Thanks so much for your ongoing effort.

*Signature on file*

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Tom Lemmon  
San Diego County Building & Construction Trades Council  
Business Manager

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# PACIFICA

COMPANIES

September 26, 2011

Mary K. Shallenberger  
California Coastal Commission  
45 Fremont Street  
Suite 2000  
San Francisco, CA 94105

**Re: LCPA No. 1-11 (Bayfront Master Plan) Time Extension**

Dear Commissioner Shallenberger:

We have received notice that the one year time extension for the Chula Vista Bayfront Master Plan will be heard by the Commission on Thursday, October 6<sup>th</sup>, 2011. While we support the request for an extension, we respectfully ask that the Bayfront Master Plan be docketed as soon as possible, preferably for the South Coast Area meeting in January.

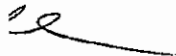
Planning the bayfront has been a very long process for Pacifica Companies. We have been working on development proposals since 2002 and are very proud to have a project that has broad support from the community, businesses, environmental interests and labor. We are happy to be able to say that this project has brought people together rather than creating division.

We were able to get to this point because so many people were truly dedicated to coming up with a bayfront development plan that works, and we have many people to thank for their effort including your staff. Perhaps the best evidence of the combined creativity that went into coming up with something that worked for everyone is the land exchange involving our property. We are swapping 97 acres near the National Wildlife Refuge for 35 acres of Brownfield land on the marina.

We are very cognizant of the incredible workload your staff manages, and we very much appreciate their time and effort. We are anxious to have this project brought forward as soon as possible because we expect it to be a positive experience for everyone given the years of effort that went into it and the broad and diverse support it enjoys. Thank you for considering setting the Coastal Commission hearing date for the near future.

Sincerely,

*Signature on file*



Allison Rolfe  
Director of Planning

cc: Deborah Lee, San Diego Area Office  
John Helmer, Port of San Diego  
Marisa Lundstedt, City of San Diego

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