Appendix B
Specific Plan

ROHR WOHL SPECIFIC PLAN



SIXTH SUBMITTAL DRAFT - FOR INTERNAL REVIEW

July 30, 2024

ACKNOWLEDGMENTS

CITY COUNCIL

PLANNING COMMISSION

CITY MANAGER'S OFFICE

DEVELOPMENT SERVICES DEPARTMENT

CONSULTANT TEAM

citythinkers
URBAN DESIGN + PLANNING

Dudek
Kimley-Horn
Ware Malcomb
PDC/Bowman

1.0 Introduction
A. Purpose p7
B. Legal Authority p7
C. Scope p7

2.0 Site Description
A. Location, Access, and Setting p9
B. Planning Context p9
C. Relationship to Planning Documents p11
D. Private Land Use Restrictions (CC&Rs) p11
E. Existing Development Agreement p13
F. Soils and Geology p13
G. Hazardous Materials p14
H. SDG&E / Rail Easement p14

3.0 Development Concept
A. Overall Concept and Vision p15
B. Project Objectives/ Guiding Principles p15
C. Key Project Elements p16

4.0 Land Use and Development Standards
A. Land Use Concept p23
B. Land Use and Development Standards p24
C. Land Use Table p26
D. Development Standards Table p31

5.0 Circulation
A. Circulation Concept p33

6.0 Open Space and Amenities
A Open Space and Amenities Concept p50

7.0 Infrastructure
A. Infrastructure p55

8.0 Design Guidelines
A. Design Guideline Goals p57
B. Architecture p58
C. Circulation and Parking p61
D. Landscape Design p62
E. Lighting p63
F. Trash Enclosures p63
G. Walls and Fencing p64
H. Signage p64
i. Sustainability p66

9.0 Implementation I Administration
A. Approvals p67
B. Severability p67
C. Administration and Review Process p67
D. Specific Plan Amendments p67
E. Development Financing and Maintenance p68

APPENDIX

A Land Use Definitions p70

B General Plan Consistency Analysis (under separate cover)

This Page Intentionally Left Blank

List of Figures

Figure 1 - Location Map....8
Figure 2 - Site Context....10
Figure 3 - Site in Context of Bayfront Master Plan & Existing Transit....12
Figure 4 - Key Project Elements: Street Experience....16
Figure 5 - Key Project Elements: Gateways....16
Figure 6 - Key Project Elements: Edges....17
Figure 7 - Key Project Elements: Placemaking....17
Figure 8 - Conceptual sketch of a paseo connection....18
Figure 9 - Conceptual sketch of a primary entrance....19
Figure 10 - Conceptual sketch of a paseo connection....20
Figure 11 - Conceptual sketch of a retail plaza....21
Figure 12 - Land Use Map....25
Figure 13 - Specific Plan Circulation Framework....32
Figure 14 - Street Section Key Map....34
Figure 15 - Section A1 - Bay Blvd.....35
Figure 16 - Section A2 - Bay Blvd. at H St. Intersection.....36
Figure 17 - Section B1 - H St. at Bay Blvd. Intersection....37
Figure 18 - Section B2 - H St. between railway and Street A....38
Figure 19 - Section B3 - H St. at PA-B2....39
Figure 20 - Section B4 - H St. at Marina Pkwy....40
Figure 21 - Section C1 - G St. at Bay Blvd. Entrance....41
Figure 22 - Section C2 - G St. Public Road....42
Figure 23 - Section C2 - G St. at Private Road....43
Figure 24 - Section D - Typical Private Drive....44
Figure 25 - Section E - Access Drive....45
Figure 26 - Section F - Entry Drive....46
Figure 27 - Section of planned multi-use path along rail right-of-way....47
Figure 28 - Chula Vista Bayfront Plan Bicycle and Shuttle Circulation Plan....48
Figure 29 - H Street Frontage Zone....50
Figure 30 - Main Entrance/ Gateway Zone....51
Figure 31 - Interior Zone....51
Figure 32 - Bayshore Bikeway Zone....51
Figure 33 - Conceptual sketch of H Street at retail frontage....54
Figure 34 - Building Facade Elements....58
Figure 35 - Building Facade Elements....59
Figure 36 - Building Corner Elements....59
Figure 37 - Building Corner Elements....60
Figure 38 - Examples of Gateway Signage....64
Figure 39 - Examples of Project Identification Signage....65
Figure 40 - Examples of Directional Signage....65

List of Tables

Table 1 - Planning Areas....23
Table 2 - Permitted, Conditional and Prohibited Uses....26
Table 3 - Development Standards....31



View of former Rohr industrial buildings and yard

1-A. Purpose

The Rohr/Wohl Bayfront Specific Plan ("Specific Plan") creates a bridge to evolve the site from the prominent legacy of Rohr Industries in the fabric of Chula Vista into a dynamic innovation job center of the future. This Specific Plan establishes the procedures and requirements to approve new development that celebrates history, propels the transition to technology employment in a new economy, and welcomes retail and visitor-serving uses with an inviting, activated gateway that complements the Chula Vista Bayfront.

Through a cohesive Specific Plan that thoughtfully connects different uses through placemaking, the site will be developed to respect each planning area, seamlessly weave together a diversity of environments, and reestablish a hub for the Chula Vista community, visitors, employees, and businesses to thrive again.

Specific plans are a mechanism to ensure that projects develop in an organized and cohesive manner. Specific plans incorporate a development framework for detailed land use, circulation, infrastructure including drainage, sewer, and water facilities, and urban design and landscape plans. Comprehensive design guidelines and development regulations are included to guide and regulate site planning, landscape, and architectural character within the Specific Plan area to ensure that design excellence is achieved during project development. The Rohr/Wohl Bayfront Specific Plan establishes the procedures and requirements to approve new development within the Specific Plan area.

1-B. Legal Authority

As stipulated in California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450-65457), cities may prepare Specific Plans for the systematic implementation of the City's General Plan for all or part of the area covered by the General Plan. The emphasis of this and all Specific Plans is on standards and development criteria intended to supplement and assist in implementing those of the City's General Plan. Its contents address the planning and funding of necessary infrastructure and facilities as well as land uses.

To attain the objectives of this Plan, the entire project area has been re-designated "Specific Plan Area" (SPA). An Environmental Impact Report (SCH Number 2022100138) evaluating the impacts of this plan has been prepared for the project area.

1-C. Scope

An amendment to the General Plan, Land Use Plan, and Local Coastal Program is proposed to be processed concurrently with Specific Plan adoption, which would amend the existing I-G (General Industrial) zoning designation to three new zoning designations: PA-1 (for Planning Area A), PA-2 (for Planning Area B-1), and P-3 (for Planning Area B-2). These new designations would provide for permitted, conditionally permitted and prohibited uses within six Land Use Categories: Commercial Retail (CR), Commercial Visitor (CV), Commercial Office (CO), Light Industrial (LI), Regional Technology Park (RTP), and Business Park Flex (BPF). The existing zoning designation of I-G would be amended to complement the Collins Aerospace Campus to allow a flexible combination of light industrial, office, commercial and visitor-oriented uses to complement both the overall Chula Vista Bayfront area and the western part of Chula Vista.

SITE DESCRIPTION



Figure 1 - Location Map

2-A. Location, Access, and Setting

The Specific Plan site area encompasses 44.78 acres of land in the Chula Vista Bayfront, located east and south of the Collins Aerospace Campus, with the eastern boundary adjacent to the I-5 Freeway (I-5 FWY) and the southwestern area abutting the approved Chula Vista Bayfront Master Plan area in the City of Chula Vista in San Diego County. The site is more specifically situated north of H Street, south of F Street, east of Marina Parkway, and west of the I-5 FWY and Bay Blvd.

Figures 1, 2 and 3 depict the location of the proposed Project within the region and the City of Chula Vista.

2-B. Planning Context

The site was utilized for agriculture prior until 1941, when it was developed as the Rohr Aircraft Facility that employed thousands of Chula Vistans over more than 60 years. The site is currently developed with two main industrial buildings and several smaller outbuildings. The property in PA-A is developed with an approximately 282,004-square-foot building. Known as Building 29 (795 H Street), the building was used for research & development, tooling, and warehouse and distribution of aftermarket products until February 2021. The buildings in Planning Areas B-1 and B-2 include two large buildings totaling 733,977 square feet and eleven outbuildings totaling 32,860 square feet, for a total building square footage of approximately 766,837. The buildings were used for manufacturing, warehouse, and distribution operations, which ceased in approximately 2020.

Historically, the project site was used for agricultural prior to development in 1941 with the existing facility. As a result of the prior uses, soil remediation and clean up efforts are necessary to properly and thoroughly address residual contaminated soils. Chemicals associated with historical operations have been identified in soil and groundwater, including, but not limited



View of the specific plan area looking west toward the Gaylord Resort



View of the specific plan area looking north at Planning Area A

SITE DESCRIPTION



Figure 2 - Site Context

to, Volatile Organic Compounds (VOCs), metals, petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAHs), and PCBs and have been investigated under the Department of Environmental Health ("DEH") and the San Diego Regional Water Quality Control Board ("SDRWQCB"). In 1998, the SDRWQCB issued Cleanup and Abatement Order No. 98-08 for the Rohr facility to abate discharges from its facility. The SDRWQCB issued CAO R9-2021-0042 in July 2021 that includes directives and timelines to remediate soil, soil gas, and groundwater at the property.

Planning Areas A, B-1 and B-2 of the project site are located within the Chula Vista Local Coastal Program (LCP) and currently lie within the General Industrial (I-G) Zoning and Industrial (I) General Plan land use designations. Land uses surrounding the project site include vacant properties, Collins Aerospace, and Seven Mile Casino to the north; Marina, Chula Vista Harbor, and future development as part of the Chula Vista Bayfront Master Plan to the south; Bay Boulevard and I-5 to the east; and Chula Vista RV Resort and future development site for the Gaylord Pacific Resort Hotel and Convention Center to the west. The Rohr/Wohl Bayfront Specific Plan location is shown on Figure 2.

2-C Relationship to Planning Documents

Relationship to City of Chula Vista General Plan and Zoning

The Chula Vista General Plan was adopted in 2005 and recently amended in 2021 and includes policies and standards to guide the development of the city. See Section 6 of this plan for a detailed consistency analysis. Specific plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the general plan.

The Rohr/Wohl Bayfront Specific Plan is prepared in conformance with the goals and policies of the City of Chula Vista General Plan as amended, in providing a commercial/light Industrial use on an underutilized property, creating new employment opportunities, and providing regulations that support the success of an employment area of the City. The existing land use designation of General Industrial (I-G) is proposed to be amended by this plan as stipulated in Section 4.

Relationship to Chula Vista Bayfront Local Coastal Program and Bayfront Specific Plan

The Bayfront Local Coastal Program (LCP) Amendment Bayfront Specific Plan was adopted in 2012 and amended in 2015. It governs the development of 722 acres of the city's bayfront. The Specific Plan property is designated for Industrial General uses. This zone and land use designation provides for large-scale and more intensive industrial uses such as manufacturing and public utility plants.

The land use designation under the LCP reflects the historic industrial uses of the site associated with the Rohr aerospace industry. The land uses proposed under this Specific Plan are intended as a departure from heavy industrial uses to light industrial uses, business park, and visitor serving uses which are more compatible with and complement other uses planned for in the Bayfront Specific Plan. This Specific Plan is consistent with LCP Land Use Objective LU-1, which encourages a mix of uses in the bayfront and LU-3 which allows for continued industrial uses in areas already designated for those uses.

2-D Private Land Use Restrictions (CC&Rs)

Land use restrictions have been or will be recorded upon the properties within the Specific Plan area due to residual contaminated soils caused by prior uses. These private deed

SITE DESCRIPTION

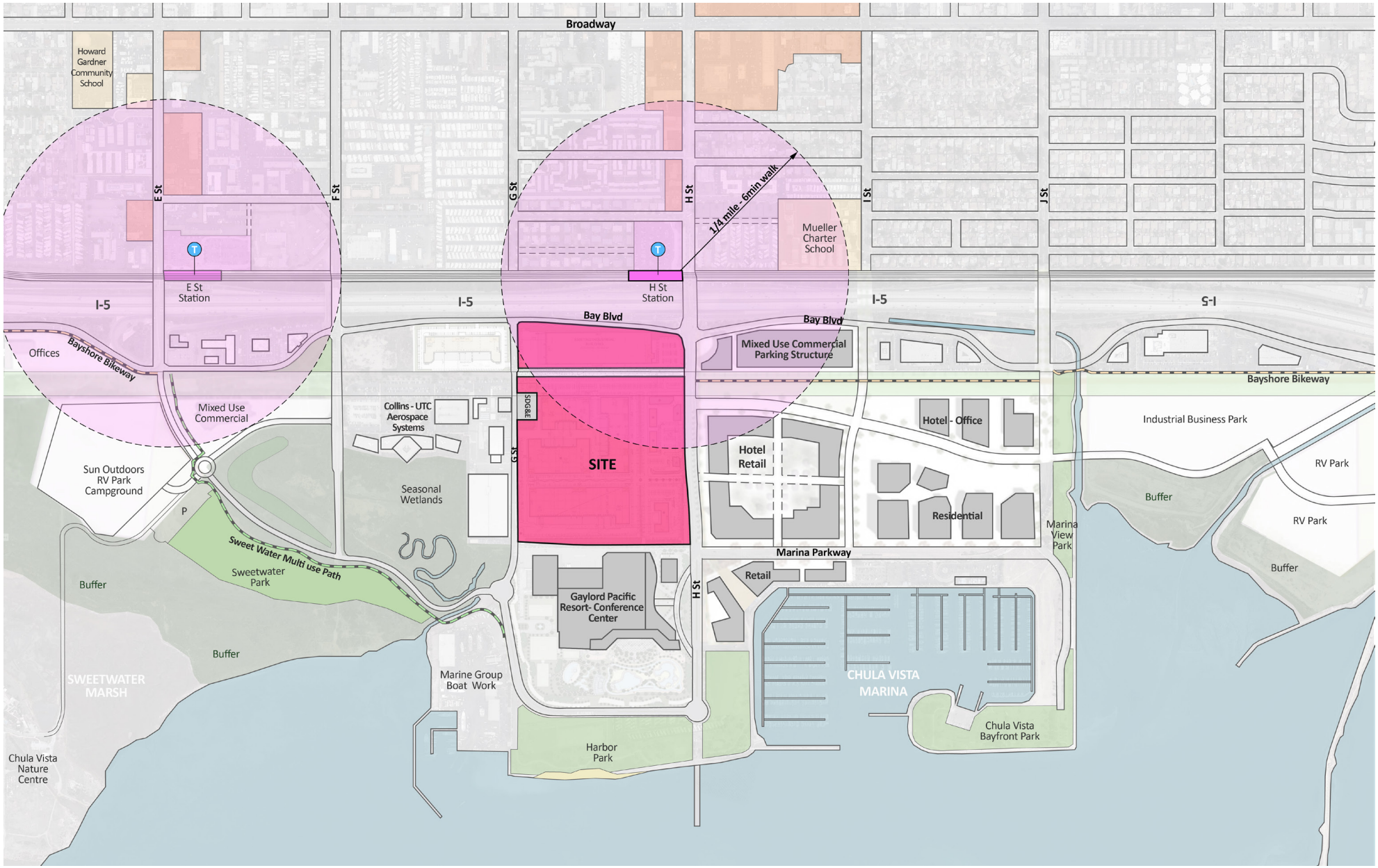


Figure 3 - Site in Context of Bayfront Master Plan & Existing Transit

**This map is conceptual and is shown for illustrative purposes only*

NORTH

restrictions, which are in the form of recorded covenants, conditions & restrictions ("CC&Rs"), prevent future owners and users from using the properties for certain uses as follows:

> *(a) The Property shall not be used for any purpose other than the Permitted Uses. As used herein, "Permitted Uses"means the following: (i) industrial; (ii) warehouse; (iii) retail; (iv) office; (v) hotel; (vi) sports facilities; (vii) other commercial purposes; and (viii) Ancillary Recreation; provided that, in each case, under applicable law, including all Environmental Laws, such use does not require the Property to meet environmental clean-up or remediation standards for residential uses; and provided further, that any permitted improvements or facilities shall be constructed in a manner that prevents the users of such improvements or facilities from coming in direct contact with any residual contaminated soils located thereunder; and provided further, that the Property shall not be used for any of the following uses: (1) single or multi-family residential (including school dormitories), (2) school (excluding higher education schools, e.g. with students over the age of 18 years old), (3) daycare, (4) group home, (5) nursing home, (6) hospital, (7) church or other place of congregation or worship, (8) playground or other recreational use (other than Ancillary Recreation) or (9) any other residential use.*
>
> *(b) No surface or subsurface water at, on, or under the Property shall be used for consumption by humans or animals, irrigation or any other purpose that might bring it into contact, directly or indirectly, with humans or animals.*
>
> *(c) No underground storage tanks or piping for Regulated Material (except for any Vapor Intrusion Mitigation System) shall be maintained, used or installed in, at, on or under the Property.*

As a result, all uses in the land use table of this plan must fall under the Permitted Uses enumerated in the CC&Rs. Notably, this excludes any residential or related mixed- use opportunities.

2-E Existing Development Agreement

The Specific Plan area is subject to a Development Agreement By and Between City of Chula Vista, Redevelopment Agency of the City of Chula Vista, and Rohr, Inc., operating as BF Goodrich Aerospace Aerostructures Group, dated December 30, 1999 (approved by City Ordinance No. 1999-2800), as amended by Amendment to Development Agreement recorded March 23, 2011 as Document No, 2011-0153006 (approved by City Ordinance No. 3178).

2-F Soils and Geology

The site is located on the western portion of the coastal plain of San Diego County. The site is underlain by two surficial soil types (consisting of undocumented fill and Holocene-age Bay Deposits) and two formational unit (consisting of Old Paralic Deposits and the San Diego Formation).

Undocumented fill associated with the existing site improvements is present across the majority of the site to depths of about 5 to 10 feet. In general, the fill consists of loose to medium dense, moist to wet, silty sand and possesses a "very low" to "low" expansion index (expansion index of 50 or less). The fill located below the groundwater elevation possesses a potential for liquefaction. Additionally, a zone of debris fill is located along the previous shoreline of the bay (along the western edge of the Property). These materials are composed of concrete and trash debris mixed with soil that extend to depths of 5 to 10 feet. The upper portion of the undocumented fill is likely unsuitable for the support of proposed structures or structural fill and will require remedial grading limited to the groundwater elevation and/or saturated soil conditions.

Groundwater is encountered at a depth of approximately 5 to 20 feet below the existing ground surface across the plan area (approximate elevation of 1 to 7 feet above Mean Sea Level). Groundwater will likely have a significant influence on construction of deep utilities (if constructed), and during remedial grading. De-watering will likely be required for excavations below the fluctuating groundwater elevation.

In Planning Areas B-1 and B-2, site grading will likely consist of removal of the upper portions of the surficial materials (undocumented fill and/or bay deposits) within areas that are to receive new fill or structures supported on shallow foundations. These removals will likely be limited to within 2 to 3 feet above groundwater elevations due to saturated soil conditions. Current soil conditions and the presence of near-surface groundwater will likely require additional investigation prior to site redevelopment.

2-G Hazardous Materials

Operations began at the site during World War II, and over time, resulted in the discharge of chemicals to the soil and groundwater.

Since 1941, structural and engine components for use in the aviation and aerospace industry have been manufactured at Rohr's Chula Vista facilities, which are generally known as the North Campus Property and include the Parcel A, Parcel B-1 and B-2 Planning Areas. Prior to 1941, Parcels A, B-1 and B-2 had other commercial and industrial uses. A building on Parcel A, known as Building 29, was used for research & development, tooling, and warehouse and distribution of aftermarket products until February 2021. Parcels B-1 and B-2 were used for manufacturing operations, which ceased in approximately 2020. Chemicals associated with historical operations have been identified in soil and groundwater, including, but not limited to, VOCs, metals, petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAHs), and PCBs and have been investigated and remediated under DEH and SDRWQCB oversight. In 1998, the SDRWQCB issued Cleanup and Abatement Order No. 98-08 for Rohr to abate discharges from its facility. The SDRWQCB issued CAO R9-2021-0042 in July 2021 that includes further directives and timelines to remediate soil, soil gas and groundwater at the property. Rohr is currently addressing and meeting these directives.

2-H SDG&E Easement and Railroad Right of Way

A 150-foot wide San Diego Gas and Electric easement and a 40-foot wide SD&AE Railroad right-of-way easement bisects the specific plan area and runs in the north-south direction between PA-A and PA-B1&B2. No structures are allowed in this easement area. The Specific Plan anticipates this area would be maintained clear for private drives, parking, landscape, and a potential extension of the Bayshore Bikeway, providing an exciting opportunity to connect the property with the existing bicycle facilities on H Street.



View of the SDG&E/ Rail Easement area looking North

3-A. Overall Concept and Vision

The Specific Plan envisions a mixed-use regional technology district at the bay that will reinvigorate the bygone industrial job center as a thriving job center of the future.

The rich maritime and industrial history of the Chula Vista Bayfront will inform a cohesive district with the unique spaces and places for a welcoming visitor gateway that accommodates the spaces and uses that will propel the innovation economy.

3-B. Project Objectives

The Specific Plan implements the goals of the City of Chula Vista General Plan through the following objectives:

- Generate a diverse spectrum of employment opportunities and regain for Chula Vista the approximate 1,000 jobs that existed on the site during Rohr Industries operations.
- Foster Chula Vista's capture of leading businesses and employers in existing and emerging economic sectors that drive the regional economy.
- Encourage clean industrial, research & development, and office use designations (e.g., defense, Port-related, e-commerce, technology, hospitality and medical device / life sciences).
- Allow a flexible combination of light industrial, commercial and visitor-oriented uses to enhance both the existing Collins Aerospace campus and the greater Chula Vista Bayfront area, while taking advantage of its proximity to the I-5 FWY, the Port of San Diego, various defense industry assets and contractors.
- Attract significant capital investment to Chula Vista at vacant and underutilized property.
- Highlight the proximity to the "E" Street and "H" Street Trolley Stations to encourage transit usage by visitors and workers.
- Expand mobility options of today and the future and thoughtfully address Vehicle Miles Traveled ("VMT").
- Leverage ideal location in the bi-national region, with proximity to Mexico, convenient access by air (SAN, CBX) and enhanced border crossing infrastructure under development.
- Provide flexibility for land uses and development that evolves as the Chula Vista Bayfront matures over the coming years and decades.
- Provide for roadways, infrastructure, and utilities to support on-site land uses as the project evolves.
- Facilitate the establishment of design guidelines and development standards consistent with the citywide design guidelines for commercial and industrial uses and Local Coastal Program guidelines.
- Develop a plan that is economically feasible and capable of implementation based on reasonably anticipated economic conditions such that no economic burden to the City of Chula Vista would occur.

3-C. Key Project Elements

The Specific Plan design concept centers on four key elements of the plan which guide land use and design standards for the area (as shown in Figures 4 through 7 below):

1. A Ceremonial and Lively H Street Experience

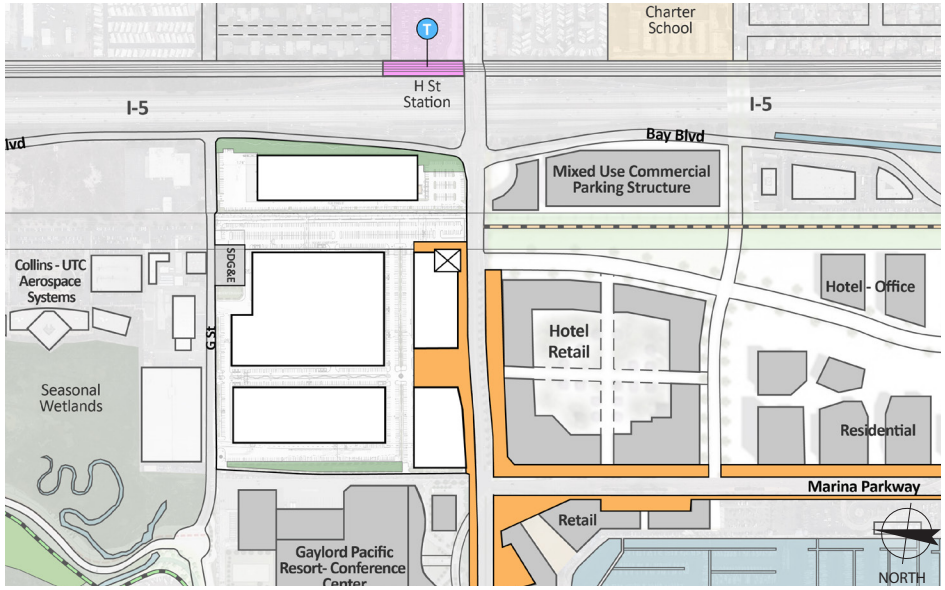


Figure 4 - Key Project Elements: Street Experience **Street Experience**



SOURCE: https://www.djmcapital.com/lido-marina-village

2. A Sequence of Gateways to the Site

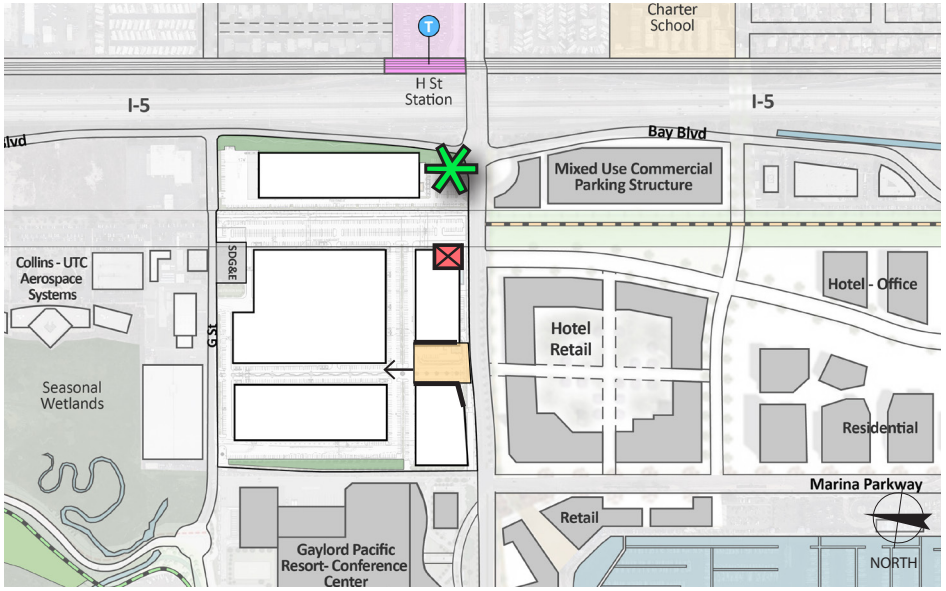


Figure 5 - Key Project Elements: Gateways **Gateways**



SOURCE: https://athoughtfulplaceblog.com/lido-house-newport-beach/



IMAGE CREDIT: Ware Malcomb

**All Images are conceptual and are shown for illustrative purposes only*

3. Defined and Programmed Edges

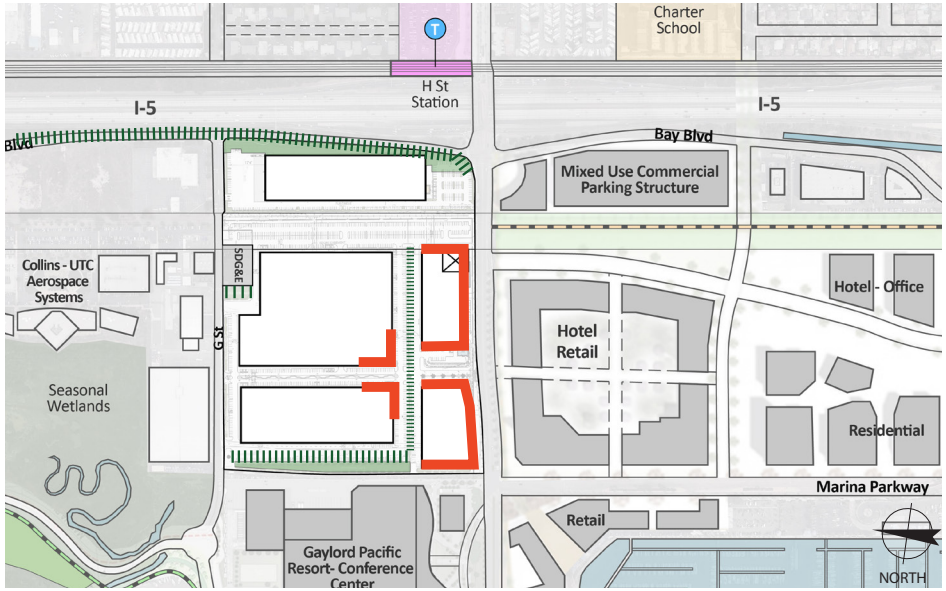
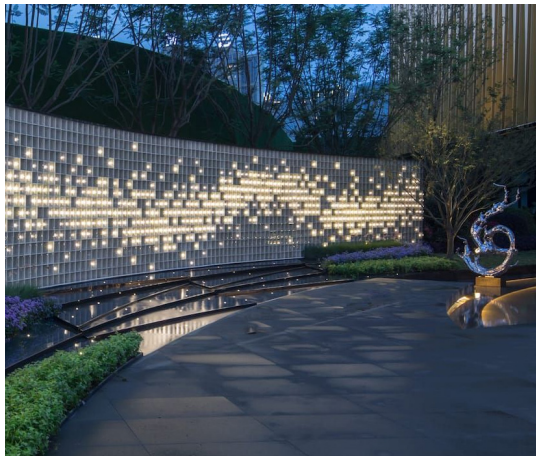
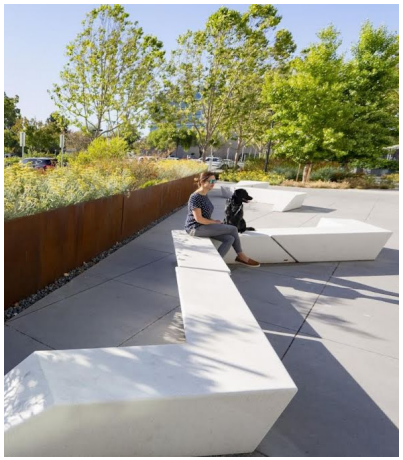


Figure 6 - Key Project Elements: Edges

Edges





SOURCE:

4. Placemaking through Plazas, Paseos, Terraces and Greenways

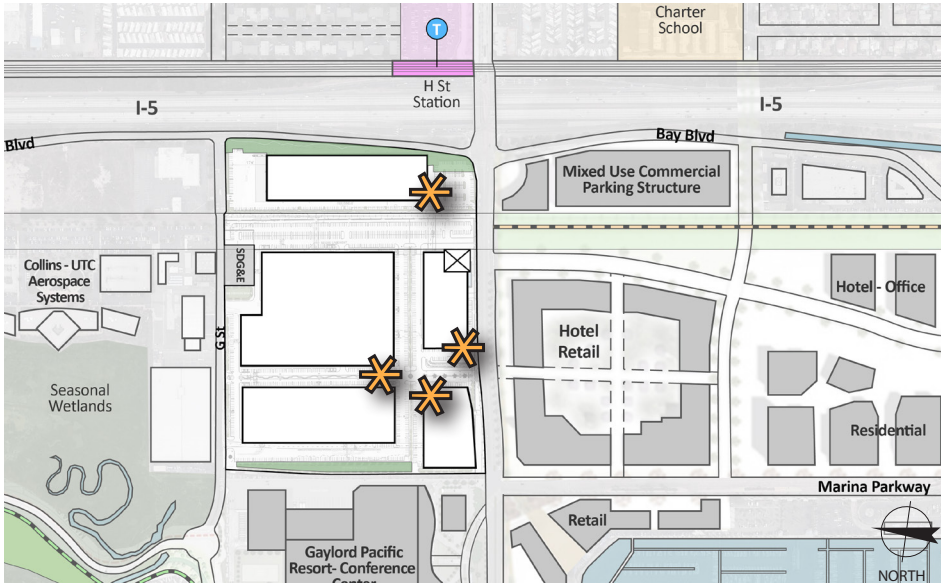


Figure 7 - Key Project Elements: Placemaking

Placemaking



**All Images are conceptual and are shown for illustrative purposes only*



Figure 8 - Conceptual sketch of a paseo connection from H Street into a retail plaza

*All Images are conceptual and are shown for illustrative purposes only



Figure 9 - Conceptual sketch of a primary entrance into the specific plan planning areas



Figure 10 - Conceptual sketch of a paseo connection through PA-B1 and B2 toward the Gaylord Pacific Resort

*All Images are conceptual and are shown for illustrative purposes only

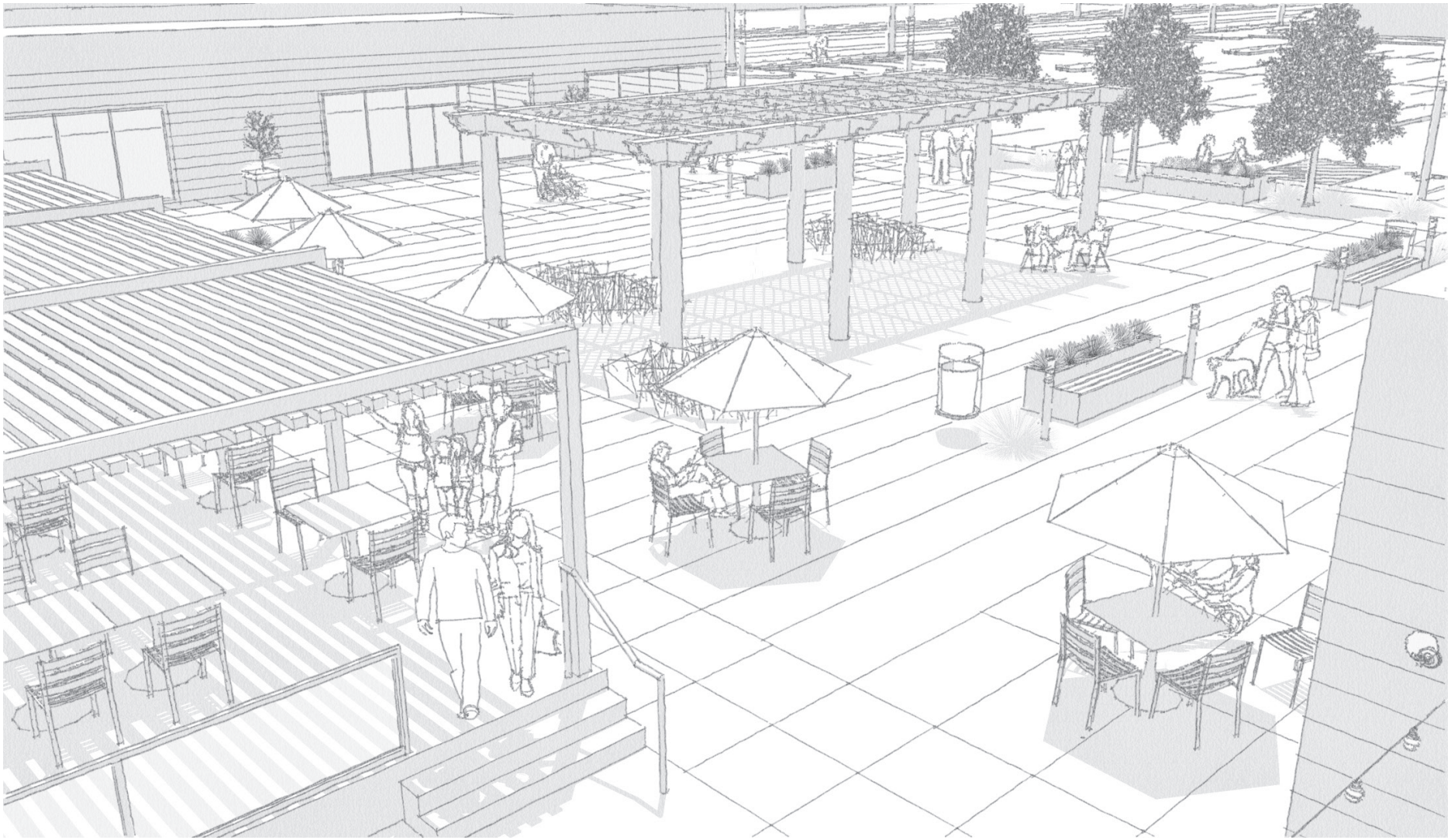


Figure 11 - Conceptual sketch of a retail plaza



Example of light industrial/ retail development facing gathering spaces and amenity open space

4-A. Land Use Concept

The Specific Plan area is located at the transition between visitor-serving and residential uses of the Bayfront's future and the "working waterfront" of the Bayfront's present and past. This Specific Plan proposes to amend the existing I-G (General Industrial) land use designation to three new land use designations: PA-1 (for Planning Area A), PA-2 (for Planning Area B-1), and PA-3 (for Planning Area B-2).

See Figure 12 - Land Use Map on page 25 for a distribution of planning areas across the Specific Plan area.

These new designations would provide for permitted, conditionally permitted, and prohibited uses within six Land Use Categories: Commercial Retail (CR), Commercial Visitor (CV), Commercial Office (CO), Light Industrial (LI), Regional Technology Park (RTP), and Business Park Flex (BPF).

See Table 1 - Planning Areas below for gross site acreage by planning area, Figure 12 - Land Use Map on page 25 for location of planning areas, and Table 2 - Land Use Table on page 26 for permitted land uses.

Table 1 - Planning Areas

Planning Area	Specific Plan Land Use	Gross Acreage
PA-A	Business Park Flex	9.29
PA-B1	Regional Technology Park / Light Industrial / Commercial Office	26.13
PA-B2	Commercial Retail / Commercial Visitor / Commercial Office	9.36
	Project Totals	**44.78**

Land Use Purpose and Intent

The purpose and intent of the land uses proposed is to provide for commercial/light Industrial uses on an underutilized property, creating new employment opportunities and successfully restoring what was a major job center for the City of Chula Vista.

Land Use Policies

The following land use policies apply to future development within the Specific Plan:

1. Allow for Business Park Flex uses in Planning Area A to provide the flexibility for an eventual transition from light industrial, business park, and R&D in the near-term to commercial, public facing uses over the long-term.

2. Allow for Regional Technology Park, Light Industrial, and Commercial Office uses in Planning Area B1 to encourage and support clean industrial, research & development, and office use designations designed to respond to local demand drivers and attract the types of tenants currently growing in San Diego's target industries, e.g., defense, Port-related, e-commerce, technology, hospitality and medical device / life sciences. These uses would include light manufacturing, assembly, light/medium wholesale storage and distribution, and research and development. In addition, this planning area would encourage uses necessitated by the Gaylord Pacific Resort and Convention Center, such as potential space for convention and trade show exhibitors, staging companies, commercial laundry, catering, and wholesale food and restaurant suppliers.

3. Focus visitor-serving commercial uses in Planning Area B2 to help activate and provide a positive frontage on H Street.

4-B. Land Use and Development Standards

Development in the Specific Plan area shall be governed by this section and by Tables 2 & 3 - Permitted Uses and Development Standards on pages 26 through 31. The standards in this specific plan shall replace and take precedence over the base zone regulations of the City of Chula Vista Zoning Ordinance for the subject property. Where the regulations of this specific plan are silent, the comparable regulations of the city zoning ordinance, and all adopted ordinances, regulations, standards, and guidelines of the City of Chula Vista shall prevail, as deemed appropriate by the Planning Director. Where the development standards contained in the Specific Plan conflict with development standards of the City of Chula Vista Municipal Code, the standards contained herein shall apply.

Land uses in the Specific Plan are divided into three zones: PA-A, PA-B1, and PA-B2. These new designations provide for permitted, conditionally permitted and prohibited uses within six Land Use Categories described below: Commercial Retail (CR), Commercial Visitor (CV), Commercial Office (CO), Light Industrial (LI), Regional Technology Park (RTP), and Business Park Flex (BPF).

Commercial Retail (CR)
Designates areas for general commercial activities and services of a more intensive nature, including but not limited to shopping facilities, major service-oriented uses, food uses, and other retail uses that are designed to serve the city or the region as a whole and are typically located primarily along major transportation routes.

Commercial Visitor (CV)
Designates areas for large-scale commercial development that serves both local and regional needs. The regulations of this zone are designed to encourage the provision of lodging, restaurants, service stations, and other activities providing for the convenience, welfare, or entertainment of the traveler. Sites are easily accessible from freeways and may contain a variety of goods and services, such as eating and drinking establishments, hotels, and motels.

Commercial Office (CO)
Designates areas for activities that cater to business support and personal services. Uses typically include medical and health care clinics, travel agencies, insurance agencies, copy centers, and other similar land uses.

Light Industrial (LI)
Designates areas for industrial firms seeking an attractive and pleasant working environment and a location which has prestige value. The district allows light industrial uses, office and administration facilities, research and development laboratories, and limited types of warehousing, as well as support businesses and commercial service uses.

Regional Technology Park (RTP)
Designates areas reserved for manufacturing, processing, warehousing and storage, e-commerce distribution, light industrial research parks, retail uses to complement the primary use; supportive amenities and services; and convenient transit access, and a broad range of similar clean industrial practices and processes that typically generate less truck traffic and noise.

Business Park Flex (BPF)
Designates areas to support a complementary mix of uses such as research and development, e-commerce, light and custom manufacturing, engineering and design services, breweries, and maker spaces, as well as accessory office, retail uses to compliment the primary use; supportive amenities and services; and convenient transit access. This zoning district encourages light industrial activities with low environmental impacts and supports the growth of creative industries, incubator businesses, and innovative design and manufacturing.

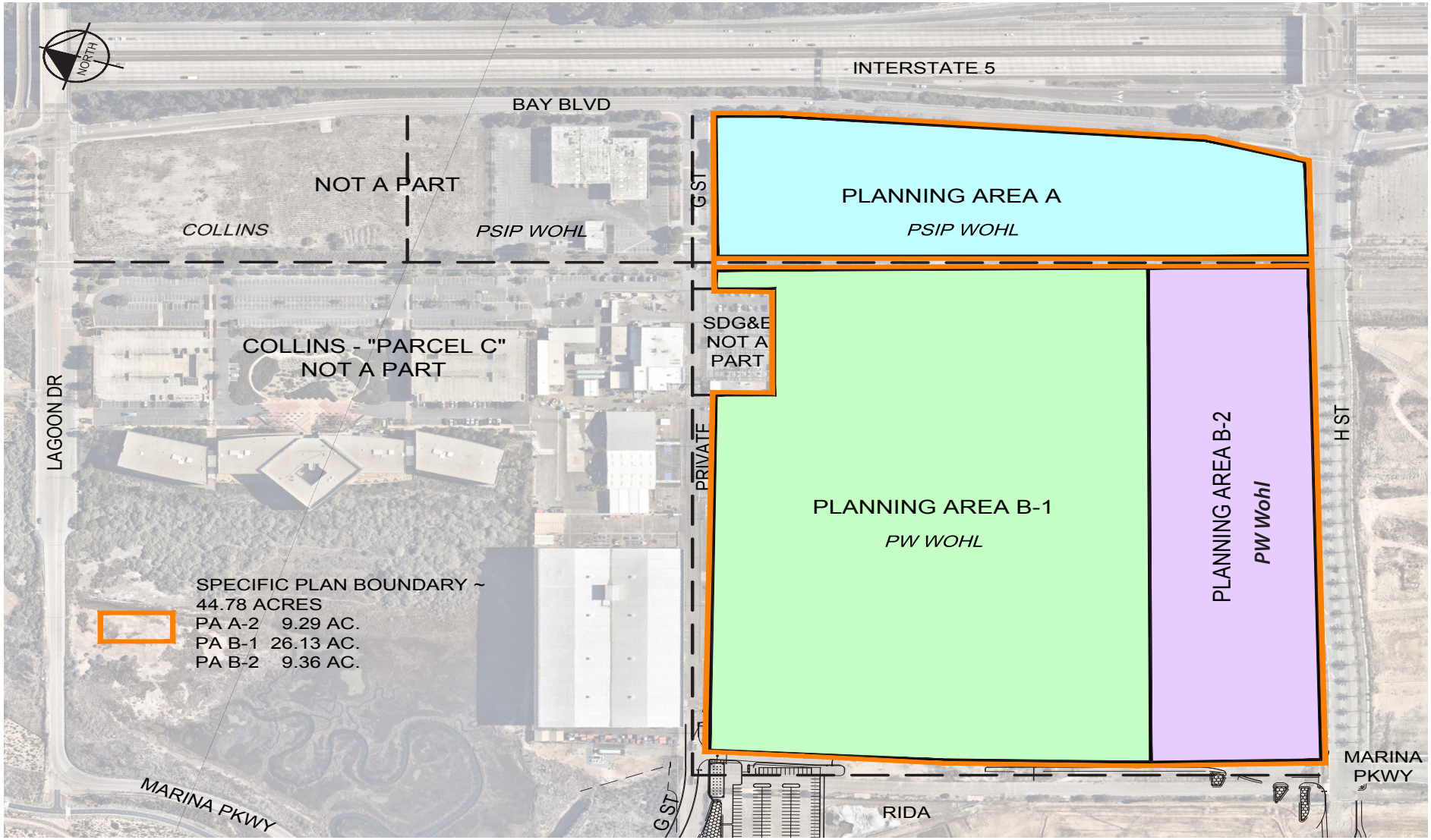


Figure 12 - Land Use Map

4-C. Land Use Table

Table 2 - Land Use Table[*1]

Permitted, Conditional and Prohibited Uses[3,4]	**PA-A** Business Park Flex (BPF)	**PA-B1** Regional Technology Park / Light Industrial / Commercial Office (RTF, LI, CO)	**PA-B2** Commercial Retail / Commercial Visitor / Commercial Office (CR, CV, CO)
OFFICE USES			
Administrative and Professional Offices or Services	Permitted	Permitted	Permitted
Corporate and Regional Headquarters	Permitted	Permitted	Permitted
Escrow Office/Financial Institution	Permitted	Permitted	Permitted
Government Offices	Permitted	Permitted	Permitted
Insurance, Investment, Title Company	Permitted	Permitted	Permitted
MEDICAL OFFICE USES			
Animal Hospitals *(including veterinary clinics)*	Permitted	Not Permitted (NP)	Permitted
Laboratories *(e.g., film, medical, dental, R & D)*	Permitted	Permitted	Permitted
Medical Offices and Services	Permitted	Permitted	Permitted
HOTEL USES			
Hotels	Permitted	Not Permitted (NP)	Permitted
RETAIL USES			
Alcohol Sales, on- or off-site *(as stand-alone store or as ancillary use to any other business)*	Permitted	Permitted *(as ancillary use to breweries/distilleries/ restaurants/ food halls/ wineries only)*	Permitted
Animal Sales and Grooming *(Pet Store)*	Permitted	Not Permitted (NP)	Permitted
Artist Shops	Permitted	Not Permitted (NP)	Permitted
Boat Parts and Supplies Stores *(new and used)*	Not Permitted (NP)	Not Permitted (NP)	Permitted
Boat Sales and Leasing *(new and used) - permitted only as a sales office with no boat storage on-site*	Permitted	Not Permitted (NP)	Permitted

Permitted: Permitted Use *Not Permitted (NP): Prohibited Use* *CUP: Conditionally Permitted Use*

	PA-A	PA-B1	PA-B2
Building Materials Store and Yard	Not Permitted (NP)	Permitted *(via temporary permit only)*	Not Permitted (NP)
Catering	Permitted	Not Permitted (NP)	Permitted
Clothing Stores	Permitted	Not Permitted (NP)	Permitted
Commercial Art/Graphic design	Permitted	Not Permitted (NP)	Permitted
Computer Sales	Permitted	Not Permitted (NP)	Permitted
Consignment Store	Permitted	Not Permitted (NP)	Permitted
Convenience stores/market *(no alcohol sales)*	Permitted	Not Permitted (NP)	Permitted
Copy Centers/Postal Service Centers/Blueprinting	Permitted	Not Permitted (NP)	Permitted
Dry Goods	Permitted	Not Permitted (NP)	Permitted
Furniture Store / Appliance Store	Permitted	Not Permitted (NP)	Permitted
General Retail Sales/Stores	Permitted	Not Permitted (NP)	Permitted
Newsstands	Permitted	Not Permitted (NP)	Permitted
Office Equipment/Supplies	Permitted	Not Permitted (NP)	Permitted
Plant Nurseries *(box plants only)*	Permitted	Not Permitted (NP)	Not Permitted (NP)
Service Retail	Permitted	Not Permitted (NP)	Permitted
Stamps/Coins/Collectibles	Permitted	Not Permitted (NP)	Permitted
Tattoo Shop	Not Permitted (NP)	Not Permitted (NP)	Permitted
Personal Care	Permitted	Not Permitted (NP)	Permitted
Electric Vehicle (EV)/Sales/Service	Permitted	Permitted	Not Permitted (NP)
RECREATION, RESOURCE PRESERVATION, OPEN SPACE			
Convention Centers	Permitted	Not Permitted (NP)	Permitted
Library, Museum, and Cultural Facilities	Permitted	Not Permitted (NP)	Permitted
Outdoor Commercial Recreation	Permitted	Not Permitted (NP)	Permitted
Public Safety Facility	Not Permitted (NP)	Not Permitted (NP)	Permitted
Recreational Equipment Rental *(e.g. bicycles, kayaks, surf)*	Permitted	Not Permitted (NP)	Permitted
Theaters and Auditoriums	Permitted	Not Permitted (NP)	Permitted

Permitted: Permitted Use *Not Permitted (NP): Prohibited Use* *CUP: Conditionally Permitted Use*

LAND USE AND DEVELOPMENT STANDARDS

	PA-A	PA-B1	PA-B2
EATING/DRINKING, AND ENTERTAINMENT ESTABLISHMENTS			
Bakery/Candy/Creamery	Permitted	Permitted	Permitted
Bars or Night Clubs	Permitted	Not Permitted (NP)	Permitted
Cinemas	Permitted	Not Permitted (NP)	Permitted
Drive In and Drive Through Sales *(queuing and overflow plans required)*	Permitted	Not Permitted (NP)	Permitted
Food Halls *(including gourmet food markets)* *(Food Halls shall permit the accessory sales of goods)*	Permitted	Permitted	Permitted
Food Halls with dedicated space for live entertainment	CUP	CUP	CUP
Ice Cream Shop	Permitted	Not Permitted (NP)	Permitted
Amusement/Entertainment/Fitness and Sports Facilities	Permitted	Not Permitted (NP)	Permitted
Restaurants	Permitted	Permitted	Permitted
Restaurants with dedicated space for live entertainment	CUP	CUP	CUP
Studios: Dance, Martial arts, music, yoga, etc.	Permitted	Not Permitted (NP)	Permitted
Video Game Arcade	Permitted	Not Permitted (NP)	Permitted
Winery/Wine Tasting	Permitted	Permitted	Permitted
R & D / TECHNOLOGY USES			
Food Lab/Incubator Space	Permitted	Permitted	Not Permitted (NP)
Maker Spaces	Permitted	Permitted	Not Permitted (NP)
Green Manufacturing	Permitted	Permitted	Not Permitted (NP)
Research and Development (R&D)	Permitted	Permitted	Not Permitted (NP)
Technology Contract/Consulting	Permitted	Permitted	Not Permitted (NP)
LIGHT INDUSTRIAL/BUSINESS PARK USES			
Accessory Commercial	Permitted	Permitted	Not Permitted (NP)
Auction House	Permitted	Permitted	Not Permitted (NP)
Boat service and repair (minor and major)	Permitted	Permitted	Not Permitted (NP)
Boat Building	Permitted	Permitted	Not Permitted (NP)
Brewery and Distillery	Permitted	Permitted	Permitted
Commercial Cannabis Sales	Not Permitted (NP)	Permitted	Permitted
Commercial-Industrial	Permitted	Permitted	Not Permitted (NP)

Permitted: Permitted Use *Not Permitted (NP): Prohibited Use* *CUP: Conditionally Permitted Use*

	PA-A	PA-B1	PA-B2
Commercial Laundry Facility	Permitted	Permitted	Not Permitted (NP)
Construction Equipment Sales, Repair, and Incidental Retail Sale of Spare Parts *(operation shall occur within an enclosed building)*	Permitted	Permitted	Not Permitted (NP)
Contractors	Permitted	Permitted	Not Permitted (NP)
E-Commerce[2]			
Distribution/Fulfillment Center	Not Permitted (NP)	Permitted[2]	Not Permitted (NP)
Delivery Stations	Not Permitted (NP)	Permitted[2]	Not Permitted (NP)
Electronic Assembly	Permitted	Permitted	Not Permitted (NP)
Light Manufacturing	Permitted	Permitted	Not Permitted (NP)
Parcel Delivery Service	Permitted	Permitted	Not Permitted (NP)
Port-Related Industrial (IP)	Permitted	Permitted	Not Permitted (NP)
Printing and Publishing	Permitted	Permitted	Not Permitted (NP)
Storage, Warehouse[2]	Permitted	Permitted[2]	Not Permitted (NP)
Wholesale Businesses, Storage and Distribution[2]	Permitted	Permitted[2]	Not Permitted (NP)
PUBLIC/QUASI-PUBLIC USES			
Community Facilities *(excluding public safety)*	Not Permitted (NP)	Not Permitted (NP)	Permitted
Government and Civic Buildings	Permitted	Permitted	Permitted
Vocational and Trade Schools *(students must be 18 years of age or older)*	Permitted	Permitted	Permitted
TEMPORARY/INTERIM USES			
Temporary structures and temporary uses approved by the Development Services Director (or designee) - use not to exceed ten (10) years.	Permitted	Permitted	Permitted

Permitted: Permitted Use *Not Permitted (NP): Prohibited Use* *CUP: Conditionally Permitted Use*

PROHIBITED USES IN PA-A, PA-B1, & PA-B2
Automotive and Truck Sales/Repair
Bed and Breakfast
Boat Rental
Card Room
Car Washing
Commercial Cannabis Grow
Daycares *(adult and children)*
Fuel Storage
Group Home
Heavy Industrial
Hospital
Joint Use Parking Lots
Kennel, Commercial
Maritime Services
Nursery Schools/Daycare Facilities
Nursing Homes
Outside Storage
Park and Ride Facility
Pawnshop
Personal Storage Facility
Playgrounds or other recreational uses *(other than ancillary recreational uses)*
Public Utility Substation
Recreational Vehicle Storage
Recreational Vehicle Leasing and Sales
Recycling Facility, Processing
Religious Facilities
Residential Uses *(including bed and breakfast, live/work studios and dormitories)*
Schools *(except vocational/trade schools with students over 18 years of age)*
Service Station
Smoke Shop
Storage Yard
Transit Facility
Utility Facility and Infrastructure
Wind Facility

FOOTNOTES

**In addition to the use restrictions in this table, private deed restrictions exist on the title to the properties within the Specific Plan Area. The private deed restrictions should be evaluated to determine whether this use is permitted.*

1. *See Definition Table for Land Use Definitions*

2. *Unless an exception is granted at the discretion of the Zoning Administrator (or designee): (i) E-Commerce; Storage, Warehouse; and Wholesale Businesses, Storage and Distribution uses shall not exceed 65% of the total permissible land uses within Planning Area B-1, and (ii) and no single user of the foregoing uses may exceed 100,000 square feet in size within Planning Area B-1. For purposes of this footnote, a "single user" includes entities that share more than 10% ownership in common by, with, or in another user.*

3. *Other uses not specified in this land use table and of the same general character as the above permitted uses may be allowed through an Administrative CUP approved by the Zoning Administrator (or designee)*

4. *Accessory Uses and Structures include:*

a) Incidental services such as parking, administrative, executive, and financial offices associated with the primary use.

b) Retail sales of products produced or manufactured on the site (unless specified in the land use table as not permitted).

c) Restaurants that serve employees on-site (when conducted on premises).

d) Other uses and buildings customarily appurtenant to permitted uses.

All accessory uses and structures must comply with applicable provisions of CVMC 19.58.020.

4-D. Development Standards Table

Table 3 - Development Standards Table

Development Standards	PA-A	PA-B1	PA-B2
Lot Coverage (Max.)	0.75	0.5	0.5
Floor Area Ratio (F.A.R.)	3.0	1.0	2.0
Building Height (Max.)	80′	45′	60′
Setbacks (Min.)			
H Street	20′	-	15′ min. / 20′ max.
Bay Blvd.	20′	-	-
G Street	20′	20′	-
Building Separation (Min.)	20′	20′	-
Building Design	See Section 8-B	See Section 8-B	See Section 8-B

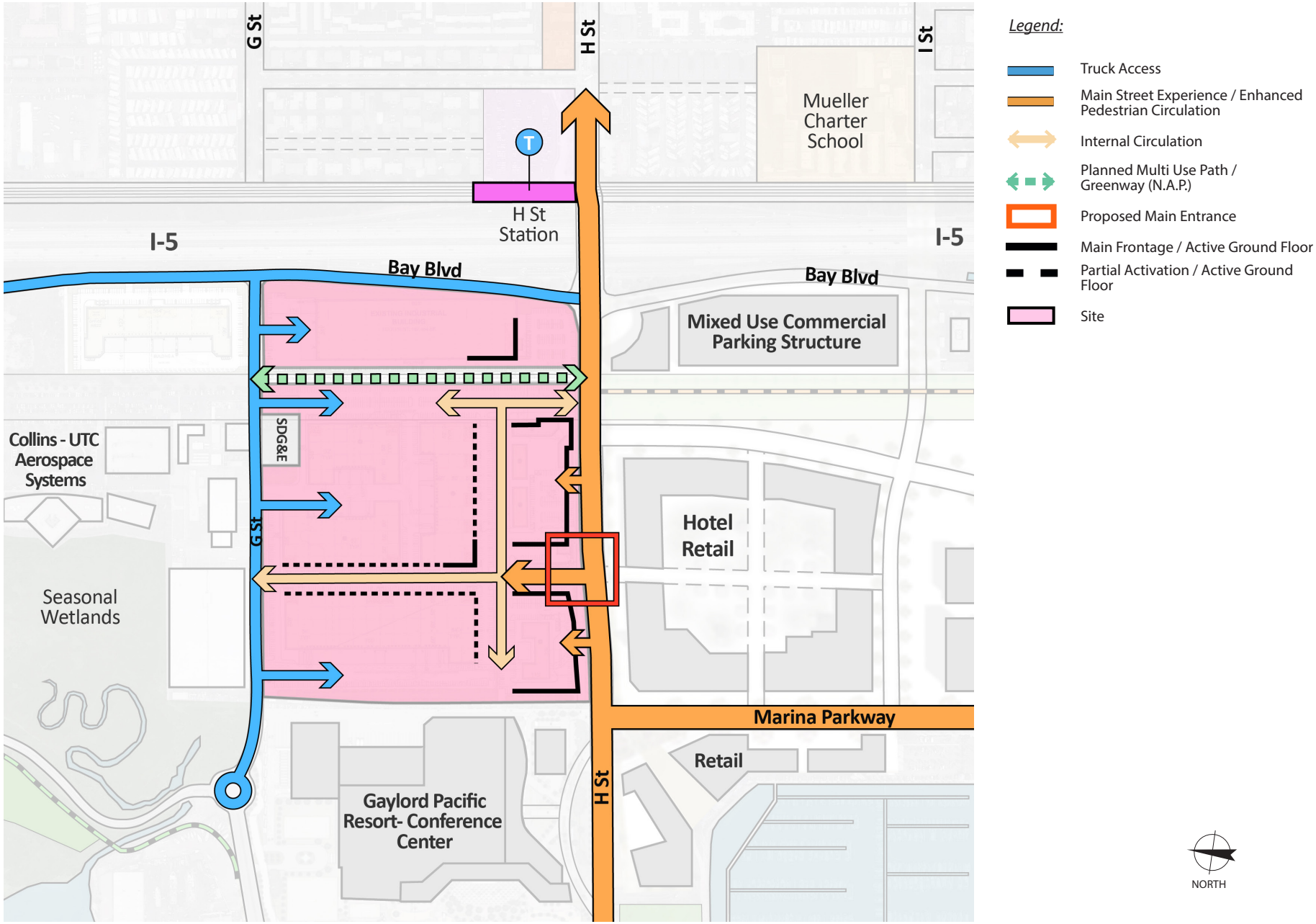


Figure 13 - Specific Plan Circulation Framework

**This map is conceptual and is shown for illustrative purposes only*

5-A. Circulation Concept

The Specific Plan envisions a connected, walkable and bikeable place with pleasant spaces for residents, workers, and visitors to enjoy the bayfront environment. The circulation concept is to provide for a "park once" experience, where the sequence of arrival to parking or drop-off to walking to a building or outdoor space to entering a business is seamless, elegant, enjoyable, and uplifting.

See Figure 13 for the Specific Plan Circulation Framework and Figure 14 for Street Section Key Map.

H Street, Bay Boulevard, and G Street provide direct access to the specific plan area along the north, south, and east sides of the planning areas. Internal private drives provide access through and within the planning areas. Truck access will be taken primarily from Bay Boulevard, G Street and internal drives and is discouraged on H Street. Additionally, the Specific Plan calls for pedestrian paths around the perimeter of all planning areas, between PA-B1 and PA-B2, and connecting to PA-A. A pedestrian and bicycle path extension of the Bayshore Bikeway is planned for the area between PA-A and PA-B1&B2.

Parking is accommodated in surface lots, located adjacent to each planning area and next to each building in PA-B1. Dedicated waling paths connect parking areas to buildings and gathering spaces.



Gateways

The arrival experience to the site is also the arrival experience to the Chula Vista Bayfront. As such, a heightened sense of arrival must be pronounced by key gateways it the area. The Specific Plan envisions three gateway opportunities on H Street:

1. The intersection of Bay Blvd. with H Street.
2. The entrance to planned retail on PA-B2 on the corner of H Street and a new street envisioned in the Bayfront Specific Plan (Street 'A').
3. The primary entry to the development which demarcates the hotel and retail pads of PA-B2 and leads into PA-B1. This entry may also align with a planned entrance to planned hotel/retail envisioned for the opposing southern block in the Bayfront Specific Plan.

Bay Boulevard

This roadway runs parallel to I-5 along the east property line and is designated as a Class I Collector. It will serve as an access road and buffer to the I-5 freeway. *See Figures 15 and 16 for representative cross-sections of Bay Boulevard.*

H Street

This roadway is designated as a 4-lane Arterial. Recent and existing street improvements include new sidewalks, landscape, palm trees, lighting, and a separated bicycle path on the south side of the street. The Specific Plan envisions an expanded sidewalk with landscaped setbacks and additional street trees on the north side of the street. *See Figures 17, 18 and 19 for representative cross-sections of H Street.*

Marina Parkway

This roadway is no longer a Public Street and is designated for future use as a utility corridor for the Convention Center. It will serve to provide a landscaped buffer and screen for service areas of the Specific Plan and the Gaylord Pacific Resort/ Conference Center. This segment will also provide a walking path connection from the Gaylord Pacific Resort to the proposed hotel on PA-B2.

G Street

This roadway is designated as a Private Street for a portion within the Specific Plan Boundary, while the Public Street portion serves access to many public utility corridors and an SDG&E substation. It will function primarily as a service road, providing access to "back of house" areas. Truck access will be limited to this roadway. *See Figures 20 and 21 for representative cross-sections of G Street.*

Internal Drives

Circulation internal to the specific plan area is provided through private drives. *See Figures 22, 23, and 24 for representative cross-sections of internal drives.*

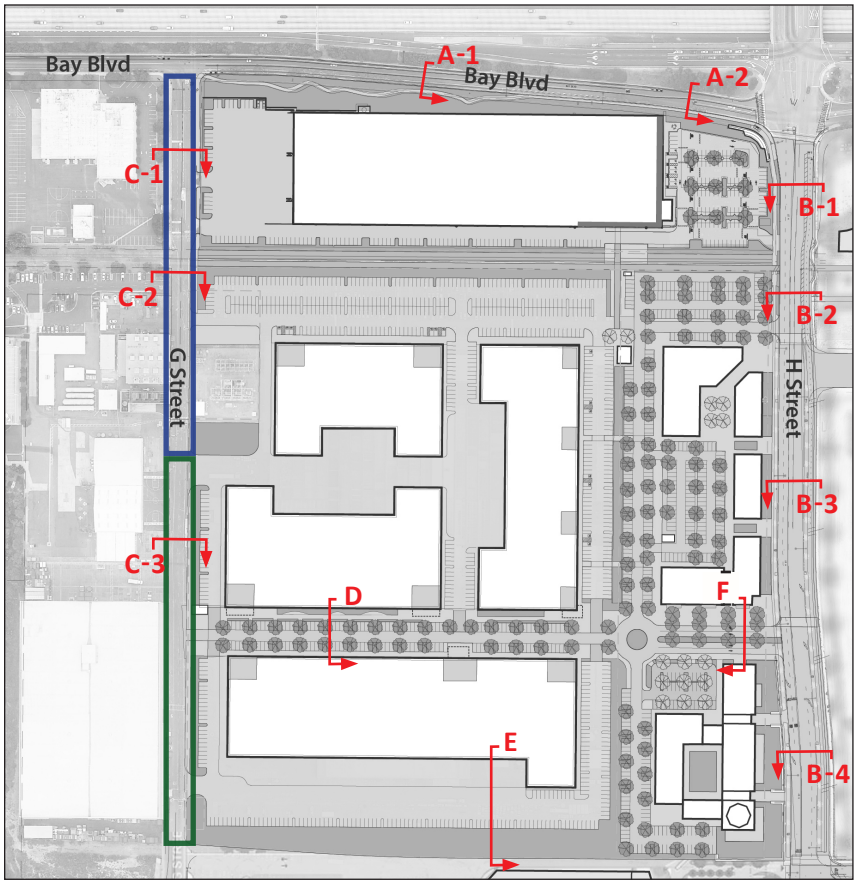


Figure 14 - Street Section Key Map

*All Images are conceptual and are shown for illustrative purposes only

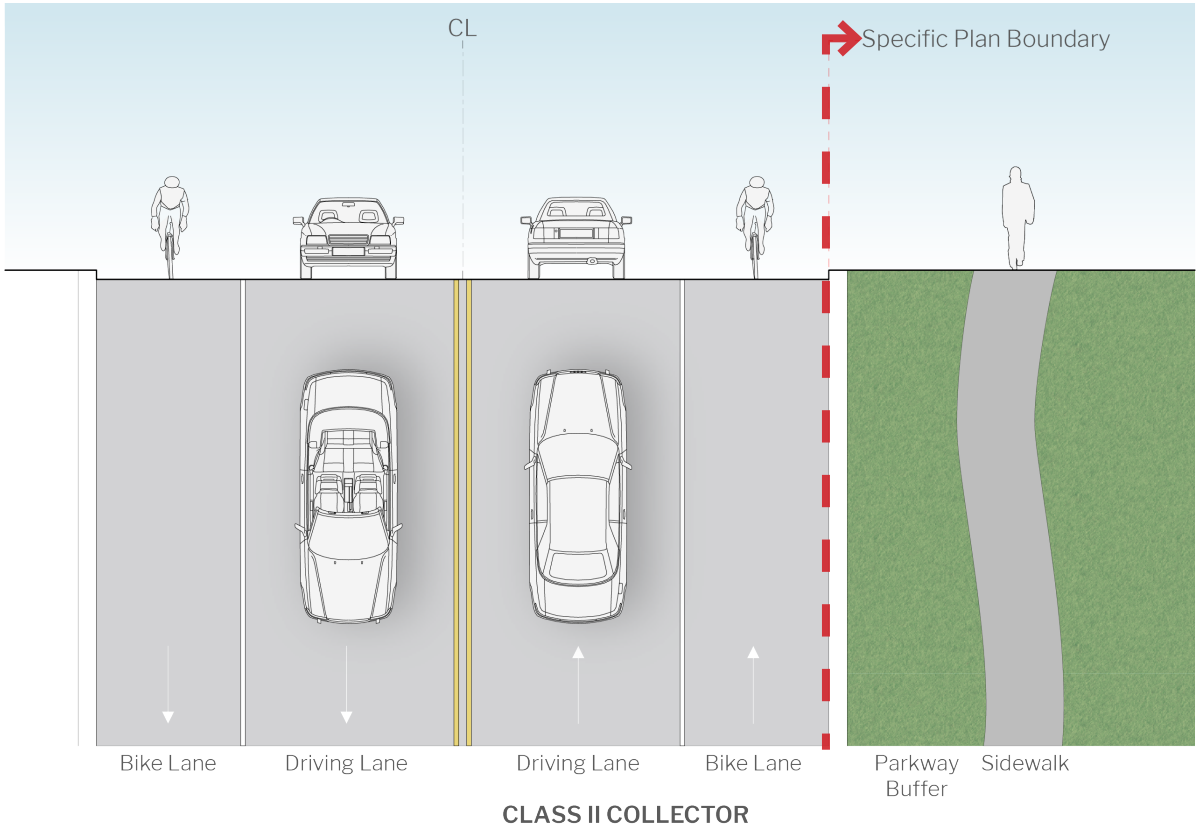


Figure 15 - Section A1: Bay Blvd.

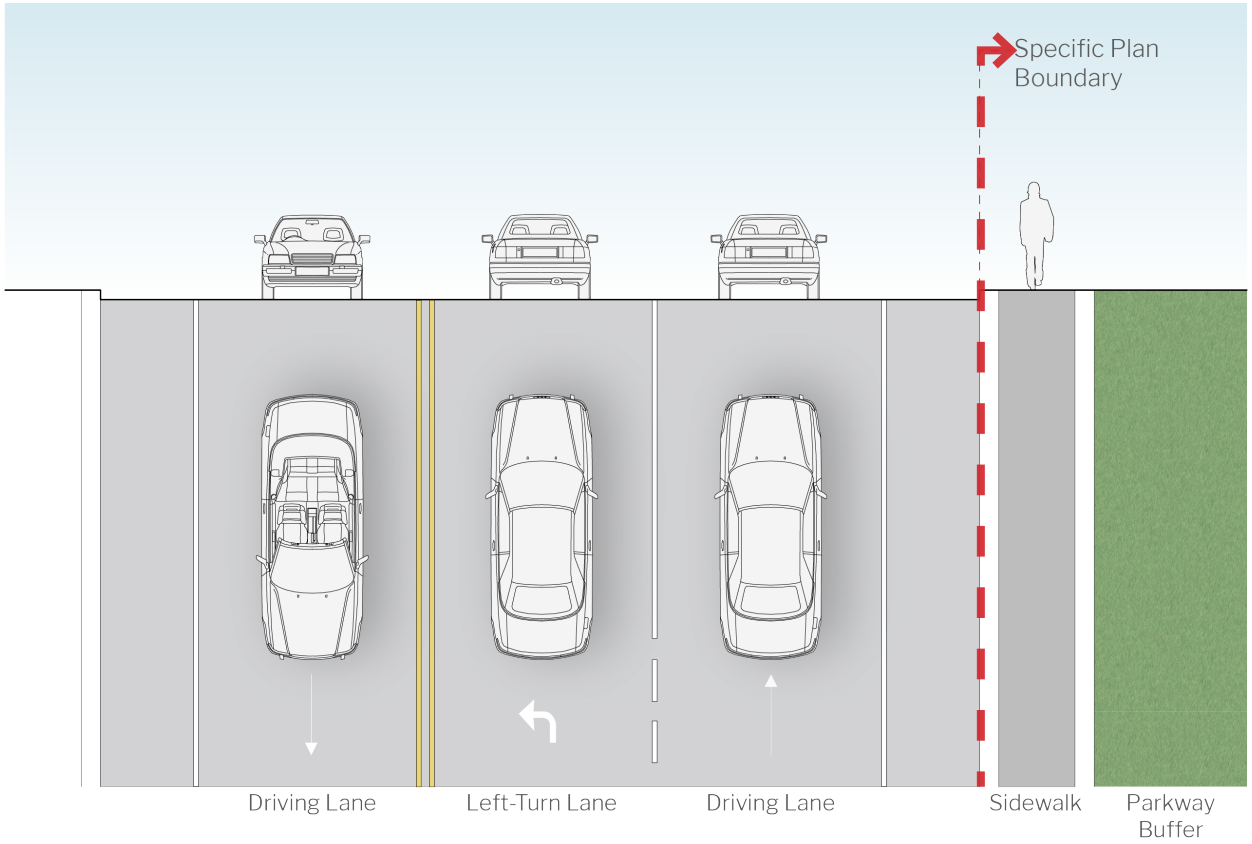


Figure 16 - Section A2: Bay Blvd. at H Street Intersection

*All Images are conceptual and are shown for illustrative purposes only

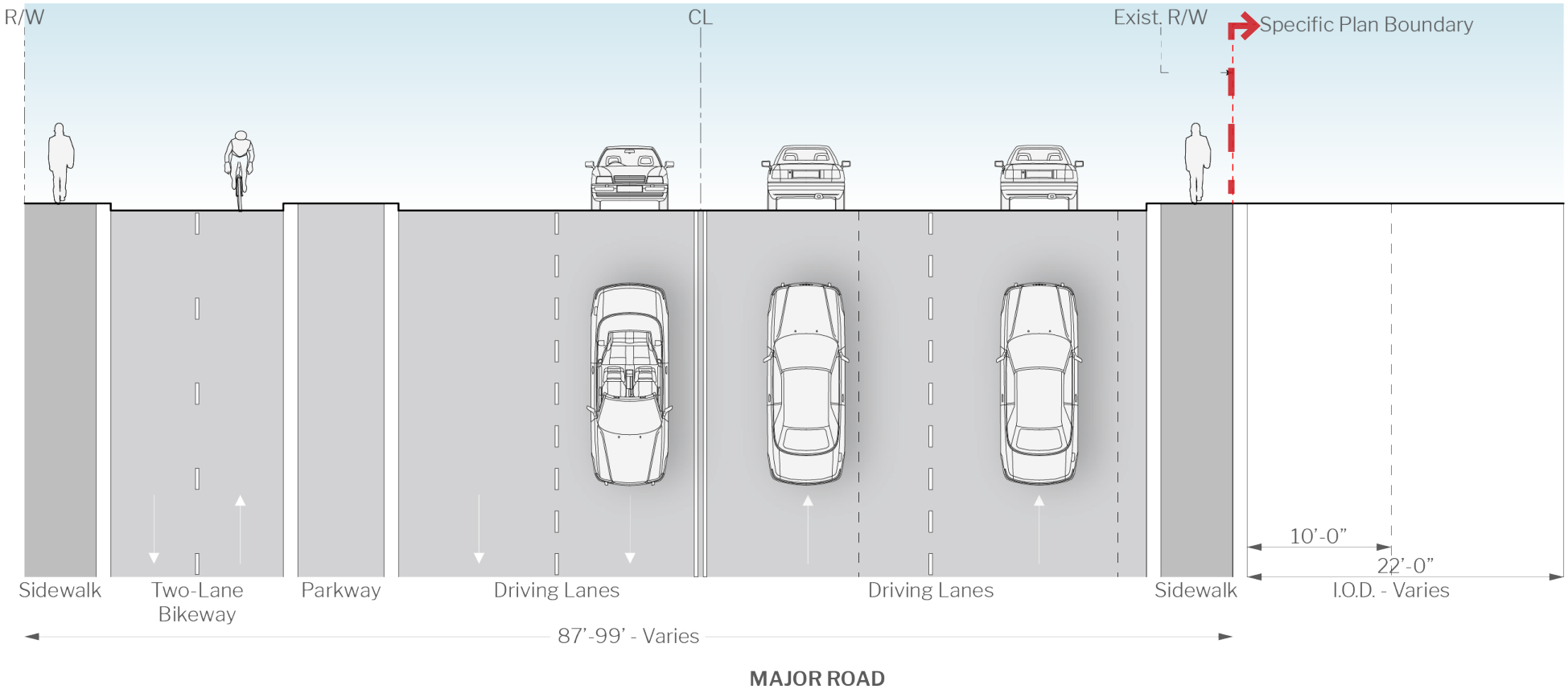


Figure 17 - Section B1 - H Street at Bay Blvd. Intersection

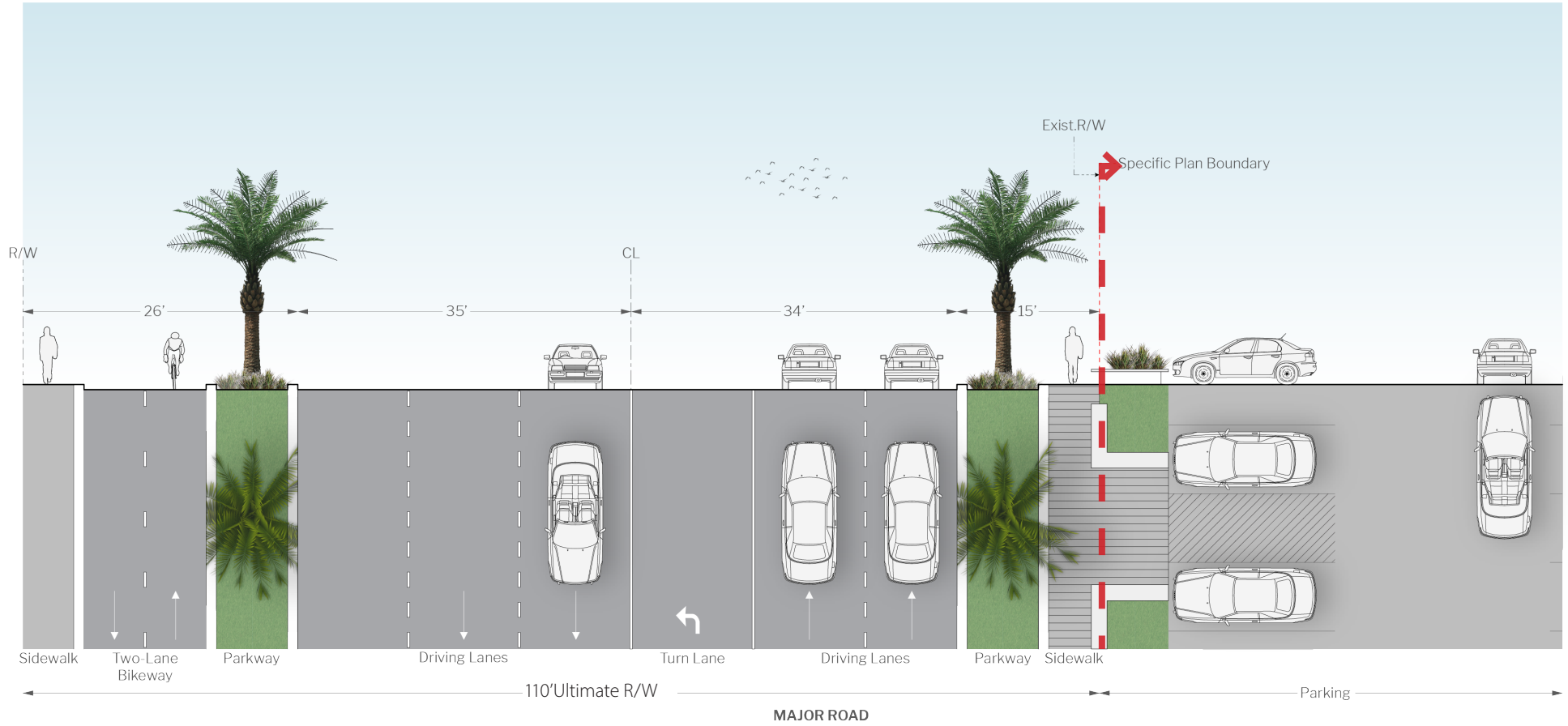


Figure 18 - Section B2 - H Street between railway and Street A

*All Images are conceptual and are shown for illustrative purposes only

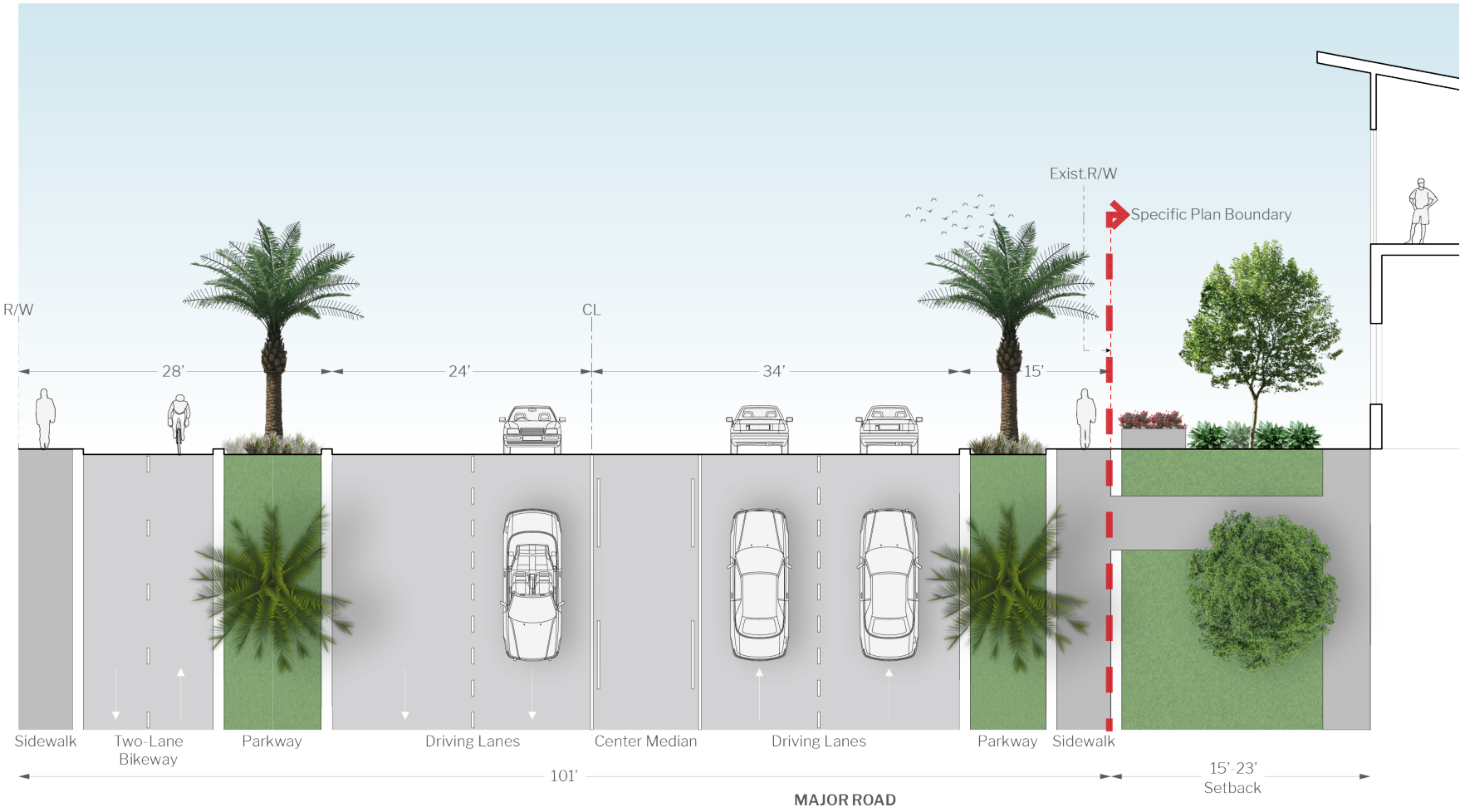


Figure 19 - Section B3 - H Street at PA-B2

*All Images are conceptual and are shown for illustrative purposes only

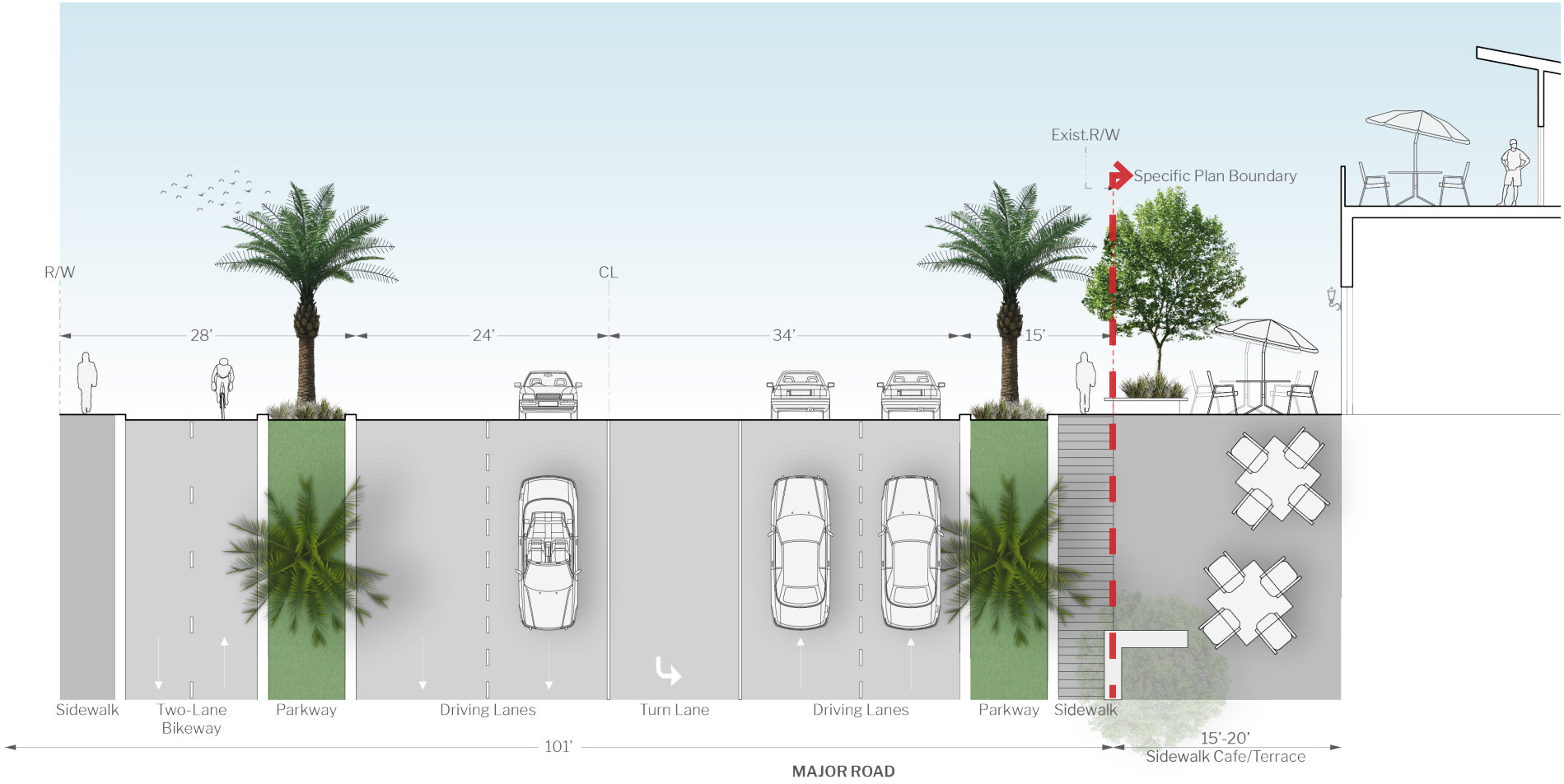


Figure 20 - Section B4 - H Street at Marina Pkwy.

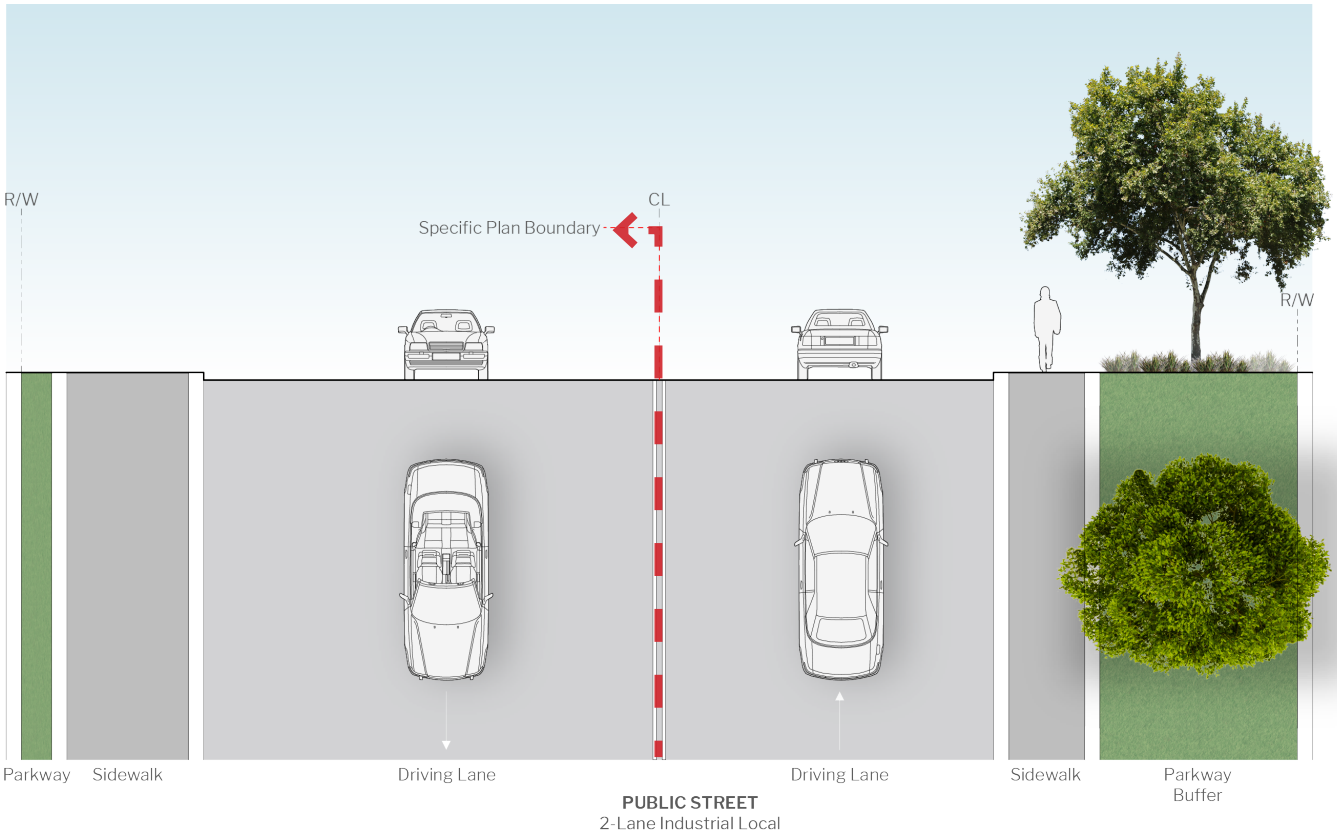


Figure 21 - Section C1 - G Street at Bay Blvd. Entrance

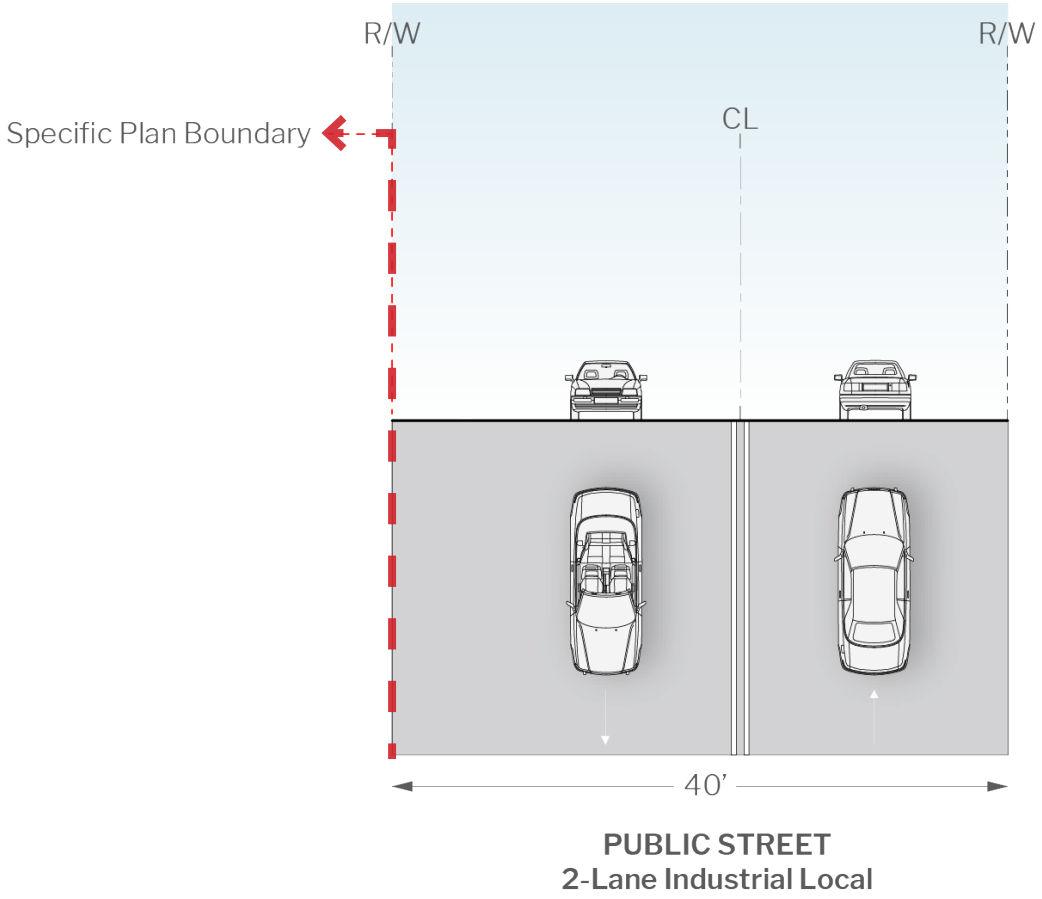


Figure 22 - Section C2 - G Street Public Road

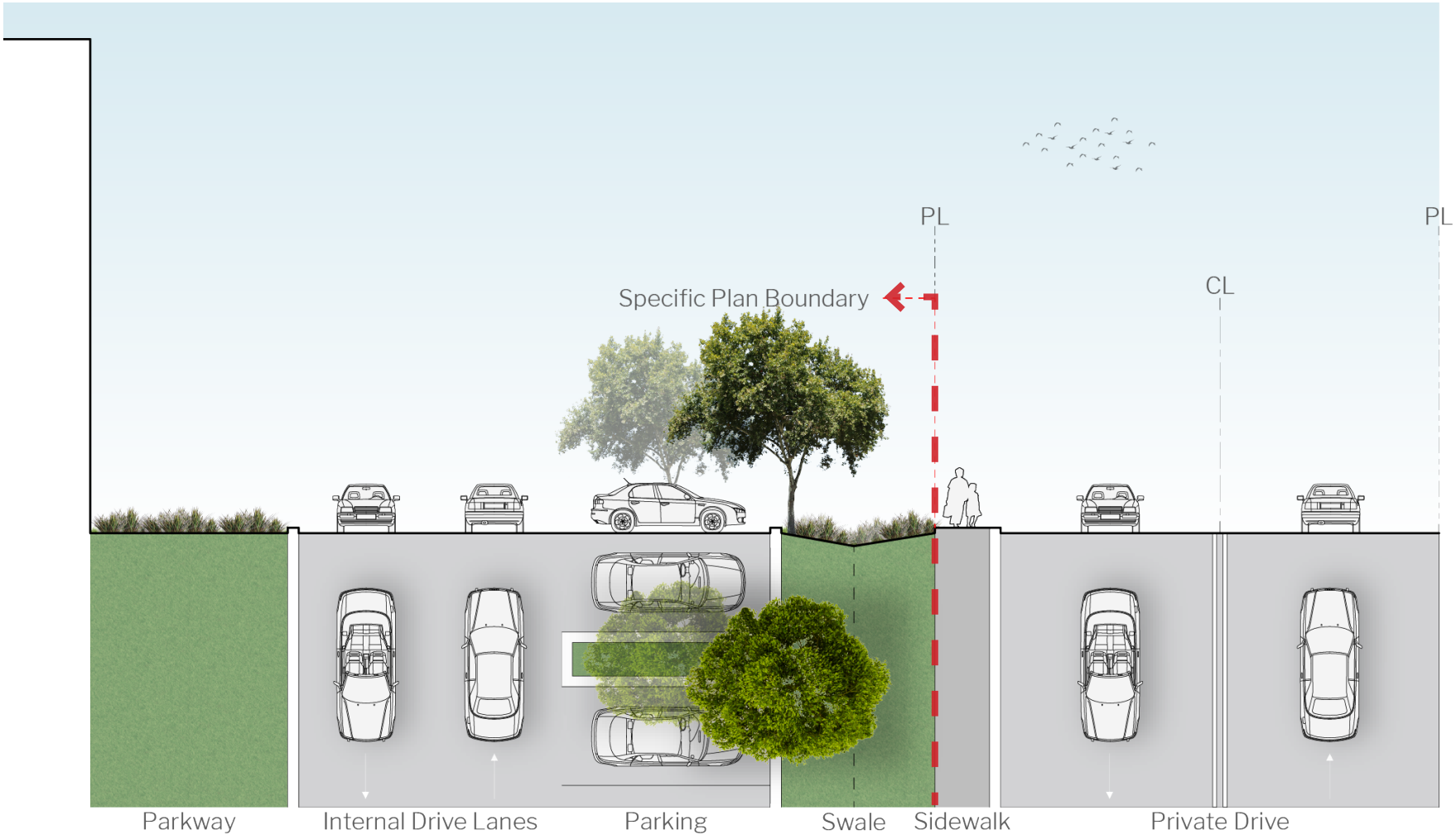


Figure 23 - Section C3 - G Street Private Road

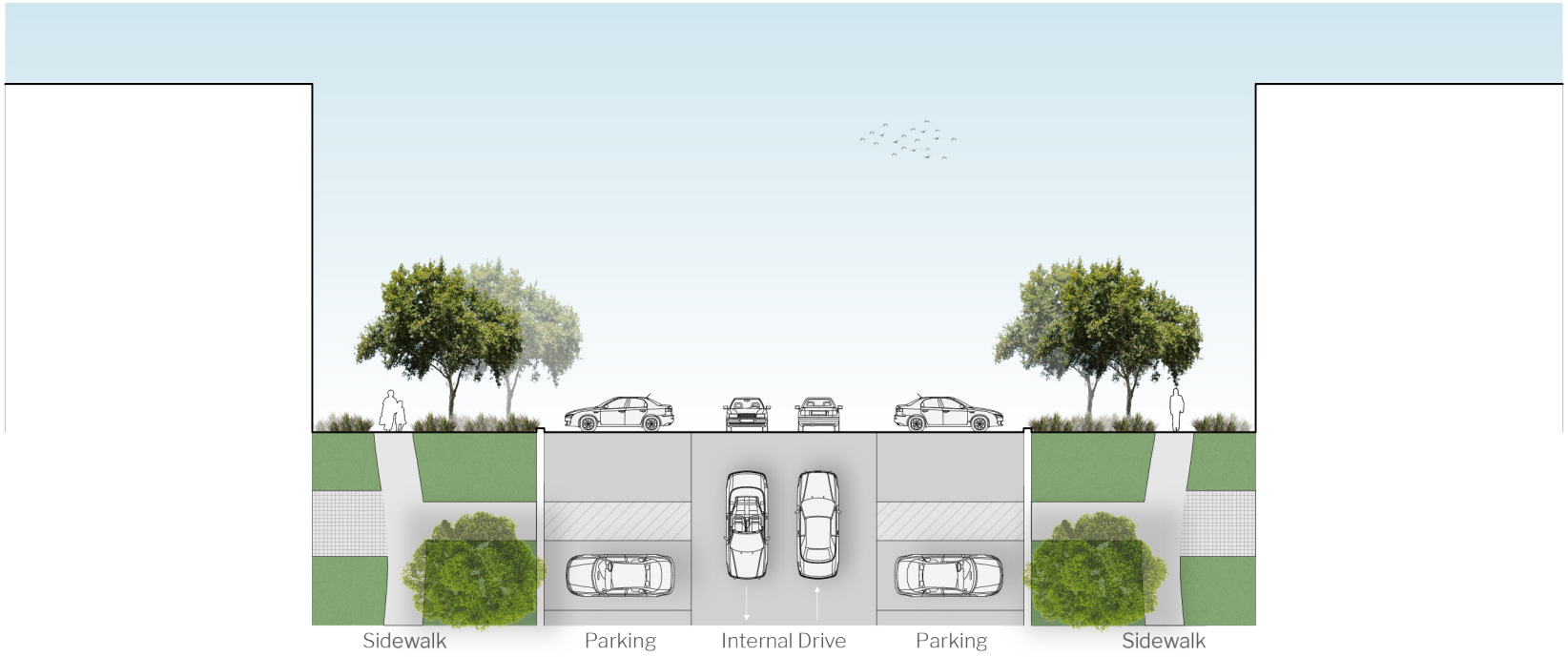


Figure 24 - Section D- Typical Private Drive

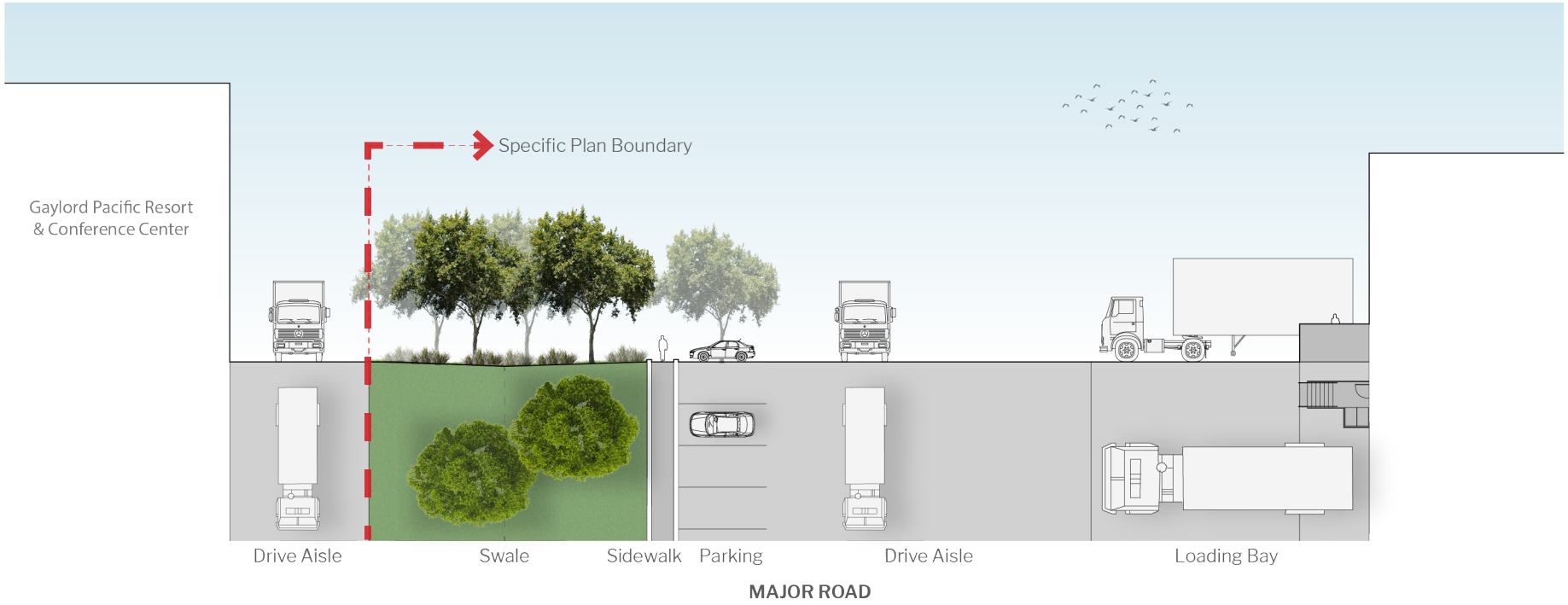


Figure 25 - Section E - Access Drive

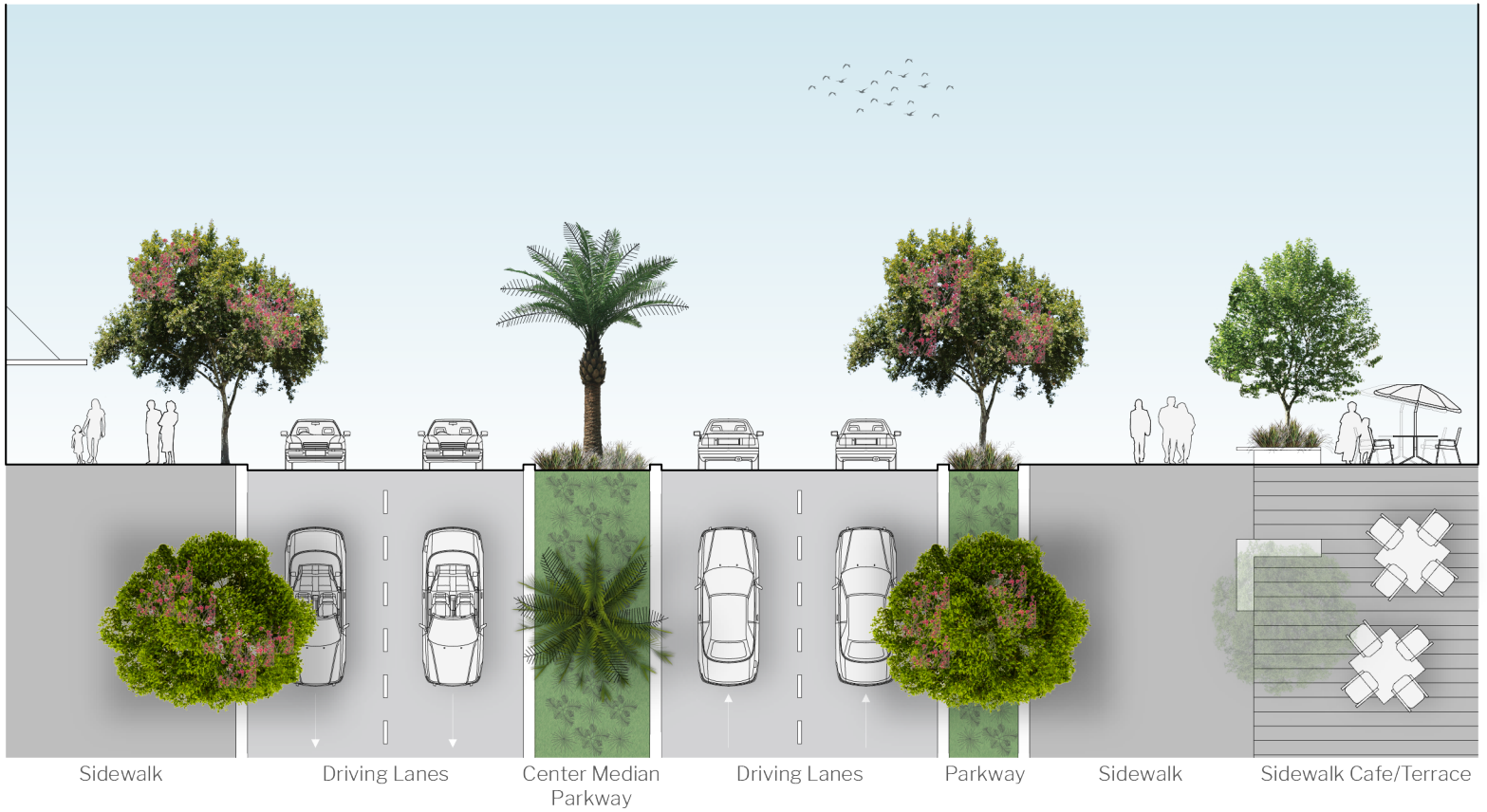


Figure 26 - Section F - Entry Drive

Bayshore Bikeway & Bayfront Shuttle

In May 2020 the Chula Vista City Council approved the 2020 Chula Vista Active Transportation Plan (ATP) Master Plan to help guide future pedestrian and bicycle improvements. This plan is an update to the 2010 Pedestrian Master Plan and 2011 Bikeway Master Plan and combines these two documents into one integrated mobility plan focused primarily on non-motorized users. The ATP identifies a 2.9 mile long multi-use path along H Street from Bay Blvd. to Hidden Vista Dr. and the extension of an existing multi-use path within the Bayfront Master Plan area that will loop around the Gaylord Pacific Resort, up H Street and over to Marina Parkway and J Street, where it connects with the existing Bayshore Bikeway South of J Street.

In 2012, the Port of San Diego adopted the Chula Vista Bayfront Master Plan Public Access Program, which identifies a future Chula Vista Bayfront Shuttle that would loop through the Bayfront Master Plan area from E Street around the Gaylord Pacific Resort and up to H Street.

The City of Chula Vista proposes a new multi-use path that would run along a portion of the SDG&E and Rail easement to implement a portion of the Bayshore Bikeway extension from G Street to H Street. The remainder of the easement will serve as parking, landscape, and access through the development. Additionally, multi-use paths within the plan area would connect the SDG&E and rail easement with Marina Parkway and H Street with G Street.

See Figures 25 and 26 for planned multi-use path and shuttle routes.



View of existing bikeway along Sun Outdoors Park

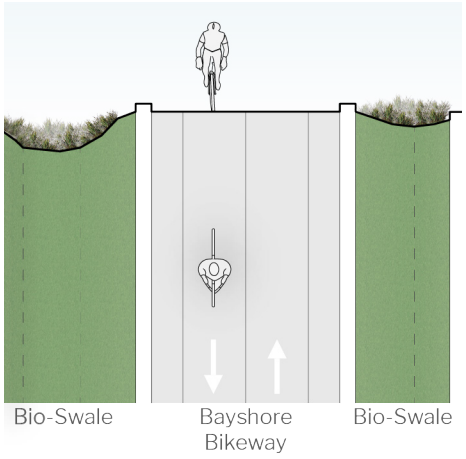


Figure 27 - Section of planned multi-use path along rail right-of-way

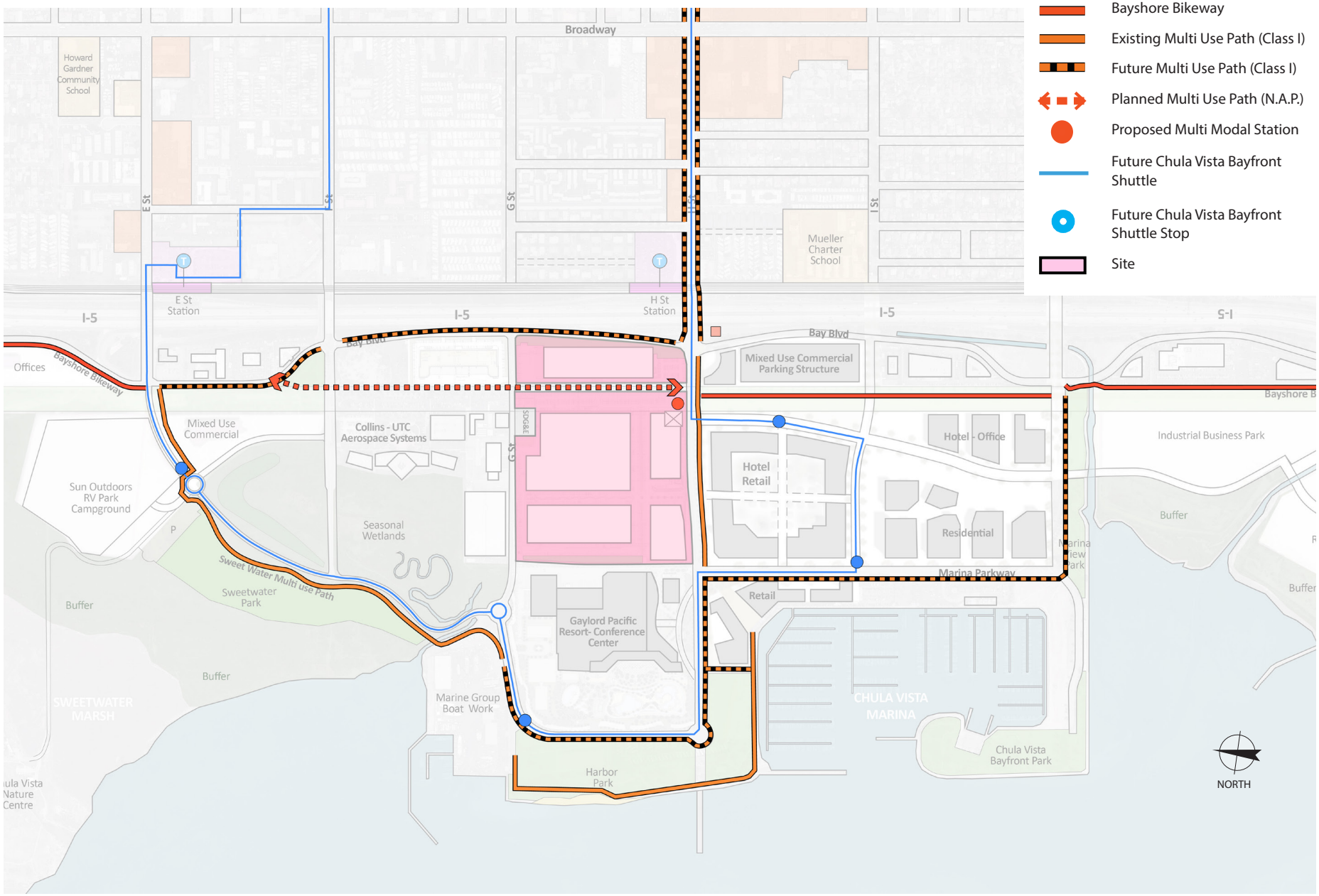


Figure 28 - Chula Vista Bayfront Plan Bicycle and Shuttle Circulation Plan

*This map is conceptual and is shown for illustrative purposes only



6-A. Open Space & Amenities Concept

This chapter describes the Specific Plan open space and amenities concept and provides polices that further that concept. Potential open spaces and amenities include a variety of community areas anticipated in the Specific Plan area, along with supporting amenities.

Open Space Concept and Descriptions

The Specific Plan envisions a diversity of environments cohesively connected with placemaking that relates directly to the proposed land uses and environmental context of each planning area. Each area provides an opportunity to support a range of amenities, such as:

- Terraces/ Steps
- Roof Decks
- Overlooks
- Plazas
- Paseos
- Greenways
- Boardwalks
- Courtyards/ Patios
- Buffers & Screening

A. 'H' STREET FRONTAGE ZONE

- Primary formal frontage area of the Specific Plan
- "Main Street" Experience, sense of arrival within the Chula Vista Bayfront neighborhood
- Traffic calming elements: pedestrian crossings, bulb outs, planted median, signage, expanded sidewalks
- Marina and waterfront vibe (landscape, street lighting, furniture, art)
- Mix of buffering to street traffic and ground floor activation
- Active uses within setbacks (greenways, terraces, plazas, sidewalk cafes)
- Use of firm architectural edges to define the urban environment of H Street.

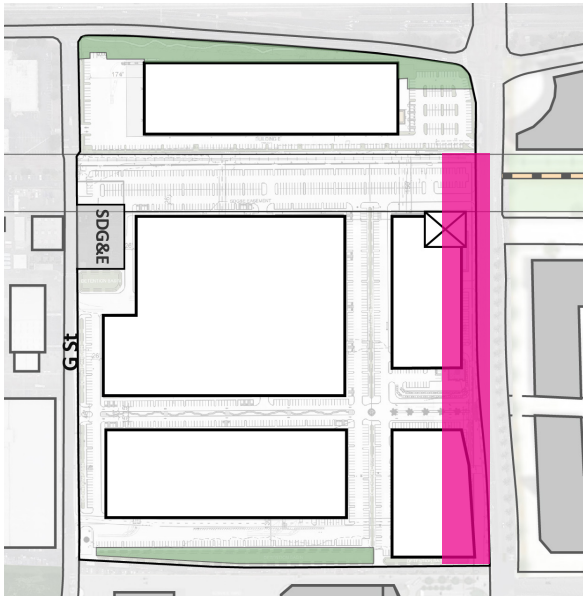


Figure 29 - H Street Frontage Zone

B. MAIN ENTRANCE ZONE

- Primary formal entrance to the Specific Plan development
- Urban Gateway for cars, pedestrians and bicycles
- Maximize massing and frontage of buildings
- Accent landscaping (signature trees, terraced landscaping, colorful planting)
- Art Installation
- Opportunity for signage , branding, and wayfinding
- Active uses on corners of entrance (restaurant terrace, retail entrance,

C. INTERIOR ZONE

- Primary circulation for regional technology park workers
- Pleasant walking experience along building edges
- Landscaped street parking
- Sidewalks and landscaped setbacks
- Partial ground floor activation (Building entrances, entry porches, building lobbies)
- Pedestrian-scaled lighting and shade
- Integrated stormwater drainage, infiltration
- Opportunity for signage , branding, and wayfinding
- Active uses at building entrances (patios, seating, entry porch)

D. GATEWAY ZONE

- Primary Gateway into the Bayfront
- Landscaped edge along Bay Blvd. and H Street with gateway signage and enhanced lighting
- Direct access to the Bayshore Bikeway
- Access to the development's interior through secured crossing
- Opportunities for activation of northeast corner of PA-B2 with a retail entry plaza and micro-mobility hub for shared bike/scooter and shuttle access.

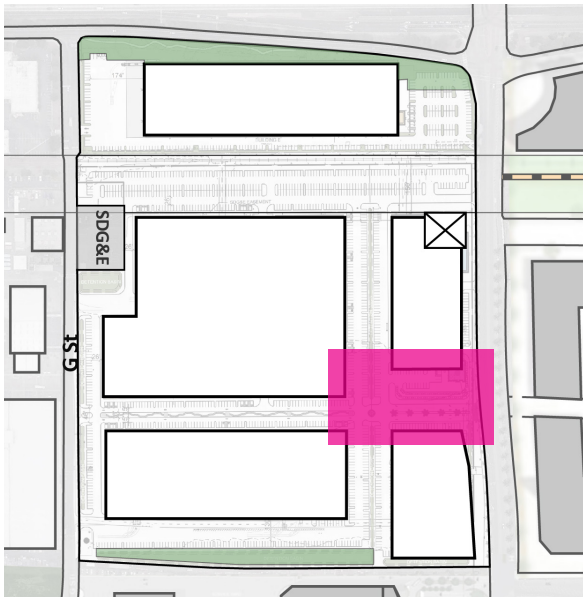


Figure 30 - Main Entrance/ Gateway Zone

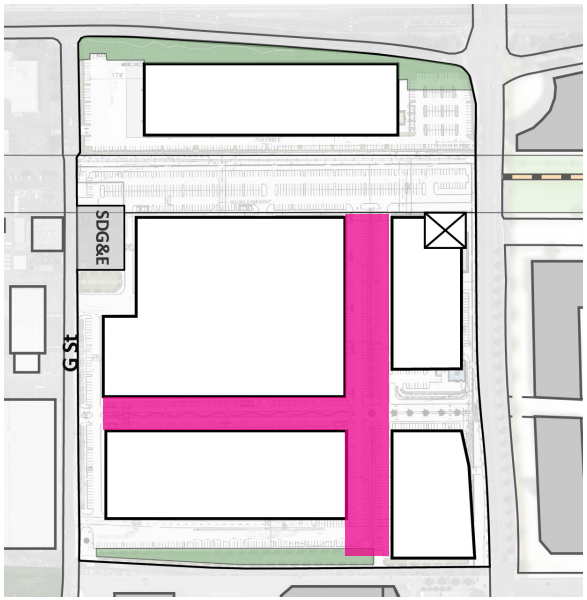


Figure 31 - Interior Zone

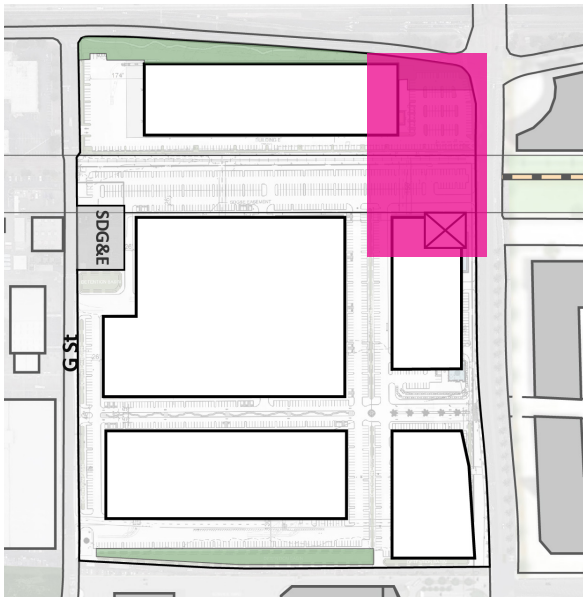


Figure 32 - Bayshore Bikeway Zone









Examples of Outdoor Landscaped Areas













Examples of Terraces/ Steps, Roof Decks, Overlooks, Plazas, Paseos, Boardwalks, Courtyards/ Patios

*All Images are conceptual and are shown for illustrative purposes only



Figure 33 - Conceptual sketch of H Street at retail frontage

7-A. Infrastructure

Introduction and Applicability

Infrastructure improvements necessary within the Specific Plan Boundary and surrounding area include extensions of existing water, sewer, and roadways. New storm drains, and associated drainage improvements are also planned.

These improvements are intended to complement the improvements envisioned in the Chula Vista Bayfront Specific Plan as well as planned facilities of adjacent developments. The infrastructure outlined within this subsection are conceptual, and show how water, sewer and drainage systems will be incorporated into the development Specific Plan area, as well as adjacent existing and planned development to assure adequate levels of service, as well as points of connection for future developments in the area. The concepts shown in this subsection are subject to revision, based on future building permit approvals, plan phasing, and specific needs as may be identified in final design engineering.

Infrastructure improvements will be designed based on the City's codes and regulations, the subdivision manual, the stormwater BMP manual, and other applicable manuals. Grading and construction drawings shall be supported by studies and reports including but not limited to: soils report, drainage study, Stormwater Quality Management Plan (SWQMP).

Transportation & Roadways

The Specific Plan development will rely on the existing roadway network, with new private drives within the development that will connect H Street and G Street and the north and south ends of the development. For more detail, see Section 5 of this plan.

Development in the Specific Plan will occur assuming the existing transportation network and from planned/approved off-site improvments by other developments lcoated within the Bayfront Specific Plan. The Project consists of a combination of a project-and programmatic-level traffic analyses. The project-level analysis would be completed for the uses in Planning Area B-1. The programmatic-level analysis would be completed for the uses in Planning Areas A and B-2. After applying the existing trip credits, the Project-Level Analysis is forecasted to generate a net total of 5,115 daily trips with 446 AM peak-hour trips and 442 PM peak-hour trips. The Programmatic-Level Analysis is forecasted to generate a net total of 6,349 daily trips with 210 AM peak-hour trips and 460 PM peak hour trips. This trip generation budget will be used to ensure future development in the Specific Plan does not exceed the trip generation and off-site traffic deficiencies at intersections documented in the Local Mobility Analysis (Appendix K).

At the time that Design Review applications for development within Planning Areas A and B-2 are submitted, the specific Project Information Form (PIF) for each submittal will determine the trip generation for each planning area, together with a cumulative trip summary which includes all approved projects to-date within the Specific Plan. This cumulative summary will be compared for consistency against the Scenario Trip Budgets derived from the Local Mobility Analysis. Supplemental transportation analysis will be required if the subsequent developments exceed the trip generation budgets established in the LMA.

Wastewater Service

Wastewater from the Project site would be conveyed by the City's local 12-inch main sewer line located in G Street. Wastewater from Planning Area B-2 flows north through private easements across Planning Area B-1, and combined flow to a single connection point in G Street. Planning Area A is also served by the City sewer main in G Street. No sewer mains exist within Bay Boulevard.

The City main sewer line in G Street flows to the existing City Sewage Pump Station sited at the northwest corner of

Planning Area B-2, which then lifts the sewage into dual force mains in G Street, prior to connecting to the 78" City of San Diego Interceptor at G Street and the SDG&E Railroad corridor. Development in Planning Areas B-1 and B-2 would rely on planned upgrades to the G Street Pump Station.

Water Service

The Project is located in the Sweetwater Authority water service area. Planning Area B-1 and A are served by a 12" potable water main located within G Street. Planning Areas B-2 and A are served by a 16" water main located within H Street.

Storm Drain

On-site runoff is collected and transported by concrete gutters into storm drains located along the westerly property line of Planning Areas B-1 & B-2. These private storm drains connect to large-diameter City of Chula Vista storm drains located at the southwest and northwest corners of Planning Areas B-1 and B-2. Planning Area A drains as overland flow into a ditch along its western property line before entering the City's storm drain system along H Street.

Based on the most current Flood Insurance Rate Map (FIRM) for this area, the Project site is classified as Flood Zone X, which has a less than 1% probability of annual flooding. The FEMA map number for this area is 06073C1913H and the panel number is 1913.

All drainage facilities will be designed in consideration of the following goals:

- Incorporate Low Impact Development / water quality features on-site, through a combination of site specific and regional methods.
- Water quality features will include a combination of controls within each building lot or site, as well as the downstream area of the planning areas.
- Water quality features are to include swales, bio-retention basins, and mechanical treatment

Police Service

The Chula Vista Police Department provides police protection for the city and will also cover the project site. The Chula Vista Police Station on 315 4th Avenue will provide police protection for the project and is located approximately 1 mile from the project site.

Fire Protection

The Chula Vista Fire Department (CVFD) provides fire protection services and emergency first response services to the project site and within the Chula Vista Fire Protection District (CVFPD). The Fire Department currently operates ten fire stations. The nearest fire station to the site is Fire Station No. 1, located less than one mile from the site. A looping fire supression system will be provided with all new developments in the specific plan.

Gas & Electric

Within the project vicinity, gas and electric services are provided through San Diego Gas and Electric facilities. Gas and electric service will be extended to serve the site within the extension of H Street, which fronts the Specific Plan Area. All electric distribution facilities serving the project will be underground.

Waste Collection and Disposal

Solid waste shall be removed, conveyed, and disposed to the Otay Landfill or Sycamore Canyon Landfill by the City of Chula Vista through its exclusive franchise collection agreement with Allied Waste Services.

Schools

The City of Chula Vista is served by the Chula Vista Elementary School District and the Sweetwater Union High School District. The nearest schools to the project site are Mueller Charter School and Chula Vista Middle School, which are less than one mile from the project site. Chula Vista High School is within two miles of the project site. Since no residences are included as part of the Specific Plan, there is no potential for affecting the demand for school facilities within Chula Vista.

Public Parks

Chula Vista has approximately 90 existing, proposed, and future park and recreation facilities across the city, with the nearest existing facility located in the Bayfront at Bayside/Marina Park. The project site is not subject to the Growth Management Oversight Commission parks and recreation threshold as it is located on the west side of I- 805.



Conceptual Rendering of Bayside Marina Park and Beach
SOURCE: Port of San Diego and City of Chula Vista: https://fox-5sandiego.com/news/new-images-released-of-planned-chula-vista-bayfront-parks/

8-A. Design Guideline Goals

This chapter describes the design standards that apply to circulation, parking, buildings and landscape in this Specific Plan. The intent of the design standards and guidelines is to ensure that development projects are implemented consistent with the following design goals:

- Buildings, landscape and open spaces support environmental sustainability and Climate Action goals of the city.
- Buildings, open spaces, parking and circulation are designed to result in a cohesive, complementary, and visually pleasing environment with a sense of place.
- Development results in a safe pedestrian experience, protects the privacy and security of adjacent residential and visitor-serving uses, and is compatible with the character of Bayfront Specific Plan.
- Buildings and landscape amenities are of a high design quality.
- On-site amenities and facilities adequately serve the needs of the site's workers and visitors.

8-B. Architecture

This chapter describes the design standards that apply to architectural design in the Specific Plan. The intent of the design standards and guidelines is to ensure that implementing development projects are consistent with the design goals of the Specific Plan.

Building Siting & Orientation

1. Buildings should be oriented and relate directly to streets, internal drives, common open spaces, and the surrounding Bayfront, and should create an attractive presence.
2. Doors and windows should face and be visible from streets, paseos and internal drives to allow for "eyes on the street" and natural surveillance.
3. Buildings in PA-B2 should be designed and arranged on site so as to create well-defined open spaces and common areas. For example, buildings can be clustered around courtyards, greenways, paseos and plazas.
4. Communal open spaces and amenities in PA-B2 should have a minimum width of 20 feet. Paseos in PA-B2 should have a minimum width of 15 feet.
5. Informal outdoor gathering areas and pedestrian nodes that can function as community gathering spaces should be created and incorporated into the overall site design. These areas should relate to the development's common facilities, such as parking areas, entrances, plazas and terraces.

Building Form, Massing, & Articulation

6. The primary building facade (facades with primary entrances to the building) shall incorporate a minimum of three of the following detailed elements (see figures 32 and 33):

    a) recessed/ framed windows

    b) break in facade plane

    c) change in color/ material at ground level

    d) decorative panels

    e) facade treatments (e.g. awnings, overhangs, trim, sunshades)



Figure 34 - Building Facade Elements

- **A** Framed Openings
- **B** Break in Facade Plane
- **C** Change in Color/ Material at Ground Level
- **D** Decorative Panels
- **E** Facade Treatments (e.g. awnings, overhangs, trim, sunshades)



Figure 35 - Building Facade Elements

- Ⓐ Framed Openings
- Ⓑ Break in Facade Plane
- Ⓒ Change in Color/ Material at Ground Level
- Ⓓ Decorative Panels
- Ⓔ Facade Treatments (e.g. awnings, overhangs, trim, sunshades)



Figure 36 - Building Corner Elements

- Ⓐ Transparent Glazing
- Ⓑ Clear Entrance
- Ⓒ Defined Roofline
- Ⓓ Clear Signage



Figure 37 - Building Corner Elements

- **A** Transparent Glazing
- **B** Defined Roofline
- **C** Facade Treatments (e.g. awnings, overhangs, trim, sunshades)

7. The corners of buildings should be enhanced with architectural treatment which may be accomplished by pronounced building forms, additional building height, enhanced window treatments or projections (such as awnings, trellises, parapets, roof overhangs, etc.)(see figure 37).
8. The parapets of buildings shall include variations in height.

Materials and Colors

1. All buildings within a singular planning area should be unified by complementary building materials, textures, and colors. Exterior columns or supports for site elements, such as trellises and porches, should utilize materials and colors that are compatible with the rest of the development in the planning area.
2. Building materials should be durable, require low maintenance, and be of high quality.
3. Color should be used as an important design element in the development's appearance. The predominant colors for main buildings and accessory structures should be limited, should match, and should be generally consistent with an overall color theme for the development. Compatible accent colors are encouraged to enhance important building elements.
4. The color of relief, decorative trim, and wood frames should be distinctive yet compatible with the overall building color.
5. Materials such as brick, stone, copper, etc. should be left in their natural colors. Such materials should not appear thin and artificial. Veneer should turn corners and avoid exposed edges.
6. Finishes should be non-reflective. To prevent bird strikes, the use of reflective glass shall be restricted. Mirrored glass is prohibited.

Hotel Design for PA-B2

1. Open spaces integrated into the hotel must include activating uses such as restaurants, outdoor sitting and dining areas, and retail shops, which would be open to the public as well as hotel patrons.
2. Public access and other path-finding signage shall be placed at strategic locations throughout the hotel complex and to guide guests and visitors to and from public use areas, shops and restaurants, restrooms, and other facilities.
3. To help integrate all publicly accessible areas and provide convenience and low cost services for the general public, the ground floor of the hotel development and associated outdoor areas shall connect to a variety of pedestrian-oriented amenities nearby, which may include reasonably priced restaurants, newspaper stands, outdoor cafes with sit down and walkup service, informational kiosks, ATM's, public art or gift shops easily accessible to the public.

8-C. Circulation and Parking

Circulation & Parking

1. Cross circulation between vehicles and pedestrians shall be minimized. A continuous, clearly marked walkway shall be provided from the parking areas to main entrances of buildings. The use of enhanced paving for crosswalks and entries is encouraged (such as concrete surface treatment, brick, terra-cotta or stone pavers).
2. Walkways and/or corridors shall be provided between buildings, parking areas, and all site facilities for safe access. Pedestrian walkways in parking areas should be provided, clearly identified, and made safe and attractive through the use of hardscape design, landscaping and lighting.
3. Proposed developments are encouraged to provide a system of paths, sidewalks, corridors, and walkways that are safe and pleasant pedestrian environments, connect buildings and common areas, are well-integrated with the surrounding area, and provide multiple pedestrian access points.
4. Parking areas should be designed to minimize their visual impact.

    a) Where feasible, exterior parking areas are encouraged to be broken up through the use of landscaping or other screening material.

    b) Blank walls that face common areas should be avoided. Landscaped areas are encouraged around parking areas, including a few large areas to accommodate trees.

    c) Where provided, carports and accessory structures shall be designed as an integral part of the development's architecture. They should attempt to be compatible with the main buildings of the development. If prefabricated metal carports are used, architectural detailing consistent with the main building should be incorporated, where feasible.

    d) All exterior parking areas should be landscaped at regular intervals with trees and other plantings in median strips, bio-swales, or planting boxes, where feasible.

    e) First level parking slabs shall, to the extent possible, be located on or near existing grades.

5. The main entry to each building shall be clearly visible from the nearest circulation walkway. A portico, overhang, lobby or recessed area or similar entry feature is encouraged.
6. All photovoltaic arrays shall be roof-mounted on buildings and carports. Ground mounted arrays shall not be permitted. Battery storage areas shall be screened with landscape screening or by an enclosure built with solid walls.
7. Incorporate a minumum of one (1) of the following design features in surface parking areas of the development:

    a) Shade Trees and/or Carports/ Shade Structures.

    b) A minimum 5-foot landscape area (trees, shrubs, groundcover) at the exterior perimeter of all parking lots. The 5-foot landscape area may consist of existing and established native and naturalized vegetation and new container plant material consisting of 24-inch box trees and 1- and 5-gallon shrubs and groundcover. New planting should consist of a combination of small, medium, and large-scale trees, shrubs, and groundcover.

    c) Increased pervious paving with a high albedo, such as permeable pavers, porous asphalt, reinforced grass pavement (turf-crete), stone pavers and other permeable materials.

    Parking areas within the SDGE easement shall be exempted from these requirements.

8-D. Landscape Design

1. Site landscaping shall constitute no less than 10% of the gross site area, excluding the SDGE easement area.
2. Landscaping should be used to create an attractive appearance, unify elements within the development and help the development fit within or complement its surroundings.
3. Use of landscaping is encouraged to define and accentuate specific areas, such as building entrances and the main walkways to common facilities.
4. Hardscape materials should be consistent with the architectural design or style of the development. The use of interlocking pavers, scored concrete, or rough-textured concrete to define site entries is strongly encouraged.
5. Specimen trees and accent plant materials should be used at major focal points, such as the main entrances to the development or where major walkways intersect with open spaces, plazas, and common areas.
6. Dense landscape planting should be used to buffer Planning Area B1 from the services areas of the Gaylord Pacific Resort and Conference Center.
7. Strategically locate landscape elements to define and accentuate different areas of the specific plan:

(a) Edges

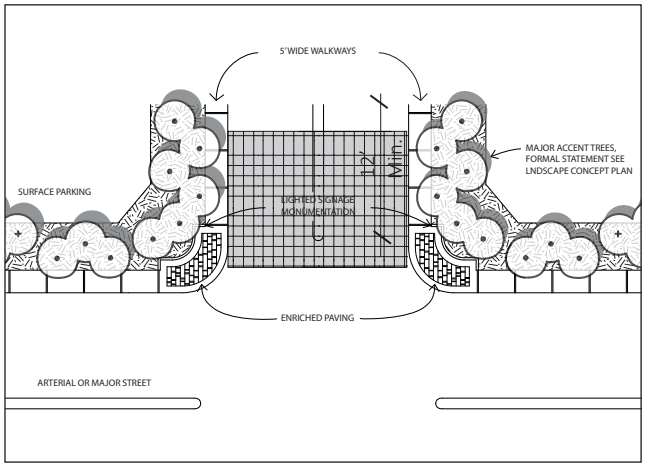
- The perimeter of the specific plan area should present a unifying and three-tiered system of formal and mature trees, dense rows of shrubs and groundcover within the setback areas. The SDGE easement area is excluded from this standard.

(b) Gateways

- The project entrances should be framed with corner markers, low garden walls, gateway signage, perennial color accent landscape, and signature trees.
- Enhanced paving should be provided to accentuate the entrance.



Accent landscaping and enhanced paving to accentuate a development's entrance



Entrances to the development should be well-marked and framed by accent landscaping and special paving

(c) Entrances to Planning Areas

- The shared driveway entrances to each planning area should be framed by accent trees and shrubs that flank both sides of the entrance and define the entrance path.
- Enhanced paving should be provided to accentuate the entrance.

(d) Internal Drives

- Internal drives (excluding docking areas) should be landscaped with a consistent species of low-level shrubs and groundcover between bays of parking spaces, with accent landscape planted at all corners and bends.

(e) Paseos, Greenways & Courtyards

- The spaces between buildings that are not dedicated to parking and drives should be designed as landscaped paseos and courtyards, with highly connected paths and planting schemes that match the size, character and activity envisioned for the space.
- Continuous greenways should connect the buildings to each other and to the surrounding area.

8. Landscape materials, such as vines, hedges, shrubs, berms or garden walls should be used to help screen mechanical equipment, service doors and loading docks, maintenance areas, and utilities so that these are not exposed to view from the street, major walkways, or residences within the development.
9. The design of walls and fences, as well as the materials used, should be consistent with the overall development's design. Fence and wall color should be compatible with the development.
10. Fences, walls, and landscaping shall not block major public views of scenic resources or views of other public viewing areas.

8-E. Lighting

1. Adequate lighting should be provided for all amenity areas, pedestrian walkways, paseos, greenways, courtyards, building entrances and common areas.
2. Low-level, pedestrian scaled lighting and step and path lighting should be provided at all pedestrian walking paths.
3. Lighting should be used to accentuate building entrances, site entrances, landscape and building volumes.
4. Design lighting such that it minimizes negative impacts on wildlife.
5. All street and walkway lighting shall be shielded to minimize sky glow.

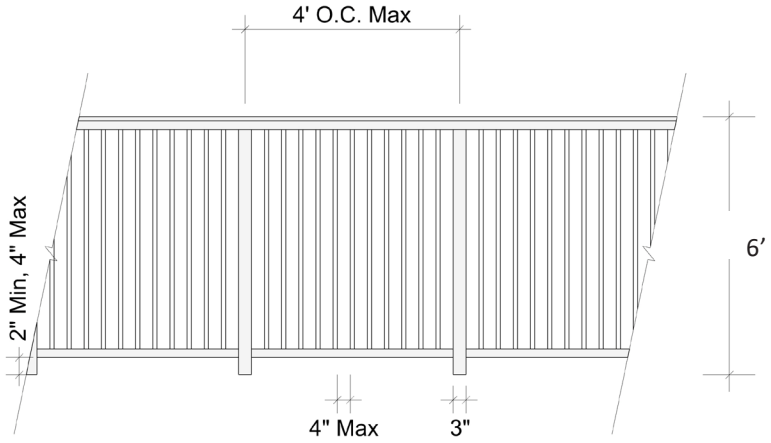
8-F. Trash Enclosures

1. Trash receptacles, adequate areas for collecting and loading recyclable materials, and storage areas shall be provided within the main structures or in separate free-standing structures. They should be placed at or near the rear of the main structures that they serve and near loading areas or drive aisles when feasible, so long as circulation is not blocked during loading operations. Trash enclosures should be located where possible such that trash trucks can service them without having to reverse out of the service area.
2. All trash enclosures, and utility and mechanical equipment shall be screened per CVMC 19.58.340, and enclosures that could be visible from a public street or walkway shall be further screened with landscaping.
3. Policies of the City of Chula Vista's Recycling and Solid Waste Planning Manual shall be incorporated in site design and followed by individual businesses with the Specific Plan area.
4. All trash enclosures shall be designed to be covered and self-closing at all times.

8-G. Fencing

Fencing in the Specific Plan should provide for an extension of the community theme or character of development in the Specific Plan. Continuity of building materials and details will provide a cohesive architectural theme throughout highly visible areas of the planning areas.

The following security fencing is envisioned along the interior property lines with the adjacent Gaylor-Pacific Resort Hotel:



Security Fencing - 6' High Metal Picket Fence

8-H. Signage

Private Signs in the Rohr>Wohl Specific Plan shall be governed by the standards set forth in City of Chula Vista Municipal Code Chapter 19.60 and as modified by the provisions of this Specific Plan as enummerated below. Where the signage standards contained in the Specific Plan conflict with provisions of Chapter 19.60 of the Municipal Code, the standards contained herein shall apply.

1. All signage should be professionally designed, creative, and consistent across the plan area, especially for internal directions and building identification.
2. Clear, legible entry signage should be provided to identify the development. Internal circulation signage and visitor parking areas should also be clearly indicated. A directory/ map that shows the location of buildings and services within each planning area is encouraged.
3. Signs should be sensitively placed throughout the plan area to minimize impacts to visual resources. Signs approved as part of commercial development shall be incorporated into the design of the project. Permitted monument signs shall not exceed eight feet in height. Freestanding pole or roof signs are prohibited.
4. Placement of signs other than traffic or public safety signs that obstruct views to the Bay, parks, or other scenic areas from public viewing areas, and scenic roads shall be prohibited.
5. Gateway signs shall provide identification to the district and shall not include tenant names and logos. Gateway signage shall be located at major intersections/ entrances to the development and limited to a maximum copy area of 100 square feet and a maximum height of eight feet (See Figure 38).



Figure 38 - Example of Gateway Signage

6. Project Identification Signs shall provide identification to a development in the district and shall not include tenant names and logos. Project Identification signage shall be located at major intersections/ entrances to the development and limited to a maximum copy area of 100 square feet and a maximum height of eight feet (See Figure 39).
7. Signs on corner lots may be divided to provide for a sign on each street frontage; however, the total allowance for both signs combined is not to exceed 100 square feet.
8. Industrial and office uses shall be allowed one Identification Sign per building. Signs shall not exceed 40 square feet in area or six feet maximum in height. Total sign area may include a directory or tenant listing if the project is multi-tenant. Each tenant shall be allowed additional identification signage with a maximum of three square feet on or adjacent to the entry door of the tenant space. These tenant signs shall be visible from on-site parking and/or pedestrian walkways, but not intended to be readable from public streets.
9. Commercial and Industrial uses with freeway exposure shall be allowed either Wall Signs or Monument Signs with name and/or logo. If the business logo is well established as an identity mark, then use of logo alone is allowed. Each building may have two wall signs or one ground sign only. Maximum total copy area shall be 100 square feet. Ground signs may be doubled-faced or parallel to the roadway and shall be no greater than eight feet in height.
10. A maximum of two Hotel Name Signs per building shall be allowed on hotel buildings with a maximum 100 square feet for each sign.
11. Wayfinding/ Directional Signs shall be directional in nature and shall not be identification signs. Their maximum height shall be eight feet with 30 square feet maximum copy area per side (See Figure 40).
12. Sign design and lettering shall not permit perching by avian predators of the California least tern, light-footed clapper rail, or Belding's savannah sparrow.

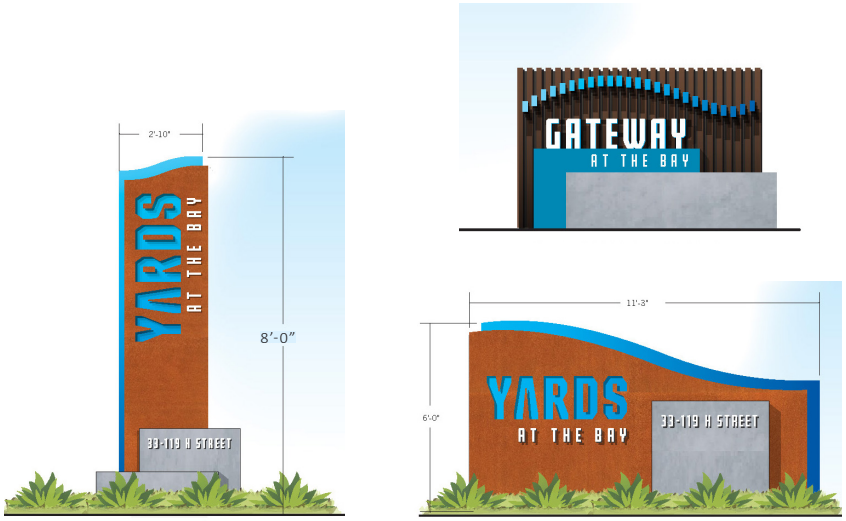


Figure 39 - Examples of Project Identification Signage

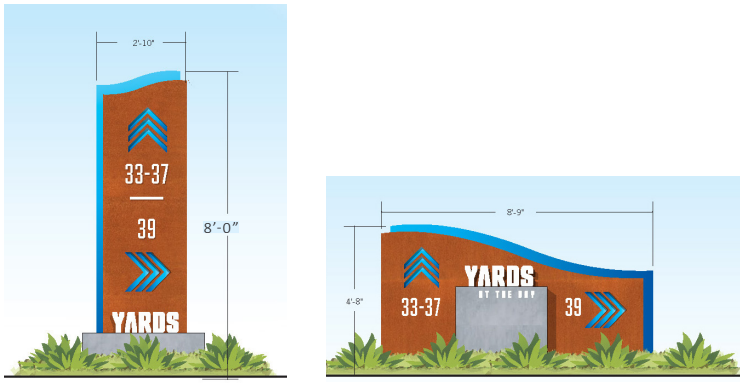


Figure 40 - Examples of Directional Signage

8-i Sustainability

Sustainability is integral to the Rohr>Wohl Bayfront Specific Plan, aligning with location and connectivity goals of sustainable design and Smart Growth.

Location: The Rohr>Wohl Bayfront Specific Plan is at the geographic center of the South Bay region, at a strategic crossroads between Downtown San Diego, National City, and Tijuana. Community services are abundant in this area, with retail, restaurant, grocery, education, parks and other community services within a mile radius of the site. It is an area rich with transit services, including the San Diego Trolley Blue Line, with stops at E Street and H Street.

Connectivity: Existing connectivity is reinforced and strengthened on this Specific Plan, enhancing the ideal location by incorporating strong pedestrian, bicycle and vehicular connections to surrounding districts, trails, bicycle infrastructure and transit services. Mobility is supported through internal drives, paseos, and multi-use paths.

The following guidelines further these sustainability principles through building design.

1. All proposed buildings should be constructed with high-quality and durable building materials to minimize the replacement costs and construction waste that result from periodic renovations. Where possible, developments should incorporate materials with recycled content to divert the amount of waste generated by construction and demolition.
2. Developments are encouraged to use regional materials (locally harvested, manufactured and/or appropriate to local climate) and rapidly renewable materials for interior finishes.
3. Where possible, developments should reduce the amount of site paving; provide paving material that stays cool and allows water to filter through the soil; increase landscaped areas; and provide shade throughout the site in order to reduce ambient temperatures and solar heat gain on constructed surfaces.
4. Exterior lighting should be directed and designed to prevent direct glare into adjacent dwelling units and onto neighboring uses/ properties.
5. All buildings should be designed to increase shade and to protect residents from wind, sun and rain with architectural features (such as, recessed windows and entrances).
6. New construction should incorporate non-polluting and non-toxic materials and finishes with zero or low VOC's (volatile organic compounds).
7. Insulating materials and landscaping should be used to attenuate the noises generated within and outside the project site.
8. To maximize water efficiency, new landscape designs should incorporate landscape material that is drought tolerant, native, and/ or water efficient in accordance with the Chula Vista Landscape Water Conservation Ordinance (CVMC 20.12). The use of California-friendly plants, shrubs and trees is also encouraged.
9. Landscapes within the Specific Plan Area shall incorporate the use of certified compost and mulch in accordance with SB1383 regulations for organic waste reduction.

9-A. Approvals

Implementation of the Specific Plan shall conform to Sections 65550 through 65553 of the California Government Code relating to the administration of specific plans and to City of Chula Vista Municipal Code (CVMC) Section 19.07.030. All development proposals within the boundaries of this specific plan shall submit for Design Review Approval, as set forth in the CVMC Section 19.14.582. Each project shall be evaluated administratively by the City's Development Services Department for compliance with the terms and intent of this plan, both expressed and implied.

9-B. Severability

All regulations, conditions, standards and guidelines contained in this Specific Plan shall be deemed distinct and independent provisions of the Specific Plan. If any section, clause, phrase or portion of this document is for any reason determined to be invalid by the decision of any federal or state court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Specific Plan.

9-C. Administration and Review Process

The standards and other requirements of this Specific Plan shall be administered and enforced by the City of Chula Vista Development Services Department and other City departments in the same manner as the provisions of the Municipal Code. Unless specified otherwise, where the provisions contained herein differ from those in the City of Chula Vista Municipal Code, the provisions of this Specific Plan shall take precedence. Design Review and Planned Sign Permits for implementing developments in the Specific Plan shall be processed through an administrative review by City of Chula Vista Development Services staff in accordance with CVMC Section 19.07.010 through 19.07.030

9-D. Specific Plan Amendments

Approval of this Specific Plan signifies acceptance by the City of Chula Vista of a general framework and specific development standards for the Rohr>Wohl Bayfront Specific Plan. It is anticipated that certain modifications to the Specific Plan text and exhibits may be necessary during the life of the project. Any modifications to the Specific Plan shall occur in accordance with the amendment process described herein and pursuant to CVMC Chapter 19.14. These amendments, should they occur, are divided into two categories. Administrative amendments allow for minor changes to the Specific Plan (as enumerated below) and may be approved by the Zoning Administrator. All other proposed changes (not enumerated below) are considered formal amendments and are required to be reviewed for approval by the Planning Commission and City Council. In all cases, amendments must be found to be consistent with the goals and policies of the Specific Plan.

Administrative Amendments:

Upon determination by the Zoning Administrator, certain minor modifications to the Specific Plan text and graphics may not require formal amendments (i.e. through public hearing) to the Specific Plan as approved. The Zoning Admnistrator has the authority to approve modifications to the Specific Plan as follows:

1. Expansions or reductions of the geographic area covered by a given Planning Area.
2. Realignment or modifications of internal streets serving the project, lot lines, easement locations and grading adjustments, with concurrence from the City Engineer.

3. Minor adjustments in allocation of building areas and common amenities, provided the total gross floor area of each planning area does not exceed the Floor Area Ratio allowances in Table 3 - Development Standards.

4. Modification of design criteria specified in this Specific Plan, such as paving treatments, architectural details, landscape treatments, fencing, lighting, and entry treatments.

5. Final sizing and precise location of water, sewer, storm drainage, and other like infrastructure improvements with concurrence of the City Engineer.

6. Change in utility and/or infrastructure servicing agencies.

7. Landscape, wall material, wall alignment and streetscape design modifications, which substantially conform to the intent of the design guidelines contained in this Specific Plan as determined by the Director of Planning or his/her designee.

8. Modifications of a similar nature to those listed above, which the Director of Planning or his/her designee deems minor, which are in keeping with the intent of the Specific Plan.

9. Additional environmental review shall not be required for administrative amendments to the Specific Plan, provided such changes are determined to be in accordance with the overall intent of the Specific Plan and do not represent (a) a substantial change in the project which would require major revisions to the adopted environmental document due to the involvement of new significant environmental effects, a substantial increase in the severity of previously identified significant effects, (b) a substantial change in the circumstances under which the project is being undertaken that will require major revisions in the adopted environmental document , (c) new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence to the project, at the time the adopted environmental document was certified.

Formal Amendments:

All Specific Plan modifications which do meet the criteria for an Administrative Amendment noted in this chapter shall be deemed to require a Formal Amendment of the Specific Plan. These amendments shall be processed pursuant to Chapter 19.07 of the Chula Vista Zoning Ordinance. All Formal Amendments shall be reviewed for approval by the Planning Commission and City Council. To process a Formal Amendment, it shall be the responsibility of the amendment applicant to demonstrate that:

1. the proposed amendment meets the goals and objectives of the Chula Vista General Plan and the Chula Vista Bayfront Local Coastal Program Land Use Plan; and

2. any impacts to the Specific Plan resulting from the amendment can be satisfactorily addressed.

It shall also be the applicant's responsibility to update any Specific Plan studies and/or provide additional studies when determined necessary by the Director of Developent Services.

9-E. Development Financing and Maintenance

Development and associated infrastructure improvements of the Specific Plan will be privately financed. All access roadways and landscape areas in the Specific Plan area shall be private facilities. Maintenance and operation of the Specific Plan roadways, community landscaped areas and common amenities shall be provided though private lease agreements.

Relationship to General Plan

The Chula Vista General Plan was adopted in 2005 and recently amended in 2021 and includes policies and standards to guide the development of the city. The Rohr>Wohl Bayfront Specific Plan will require an amendment to the Chula Vista General Plan.

General Plan Consistency

In accordance with California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457), cities are authorized to adopt Specific Plans in order to implement their General Plan. The City of Chula Vista will adopt the Rohr>Wohl Bayfront Specific Plan by ordinance, requiring public hearings by both the Planning Commission and City Council.

The Specific Plan is a regulatory plan constituting the development concept and zoning for the subject properties. Site Development Plans, tract or parcel maps, development agreements, local public works projects, zoning ordinances (Government Code Sections 65455, 65867.5(b)), and any action requiring ministerial or discretionary approval related to the project must be consistent with the final adopted Rohr>Wohl Specific Plan.

While Specific Plans are not required to rigidly conform to the City's General Plan, they must demonstrate consistency with the goals and policies set forth in the General Plan to demonstrate that the specific plan and General Plan are in general harmony.

Appendix B outlines the key policies and goals of the General Plan that relate to the Rohr>Wohl Specific Plan and demonstrates specific plan consistency with those goals and policies.

Relationship to Local Coastal Program Land Use Plan

The Chula Vista Bayfront Local Coastal Program Land Use Plan was certified by the California Coastal Commission in 2013 and amended by the City of Chula Vista in 2017. It includes policies and standards to guide the development of the Chula Vista Bayfront. The Rohr>Wohl Bayfront Specific Plan will require an amendment to the Chula Vista Bayfront Local Coastal Program Land Use Plan.

A

APPENDIX 'A' - LAND USE DEFINITIONS

LAND USE	DEFINITION
Administrative and professional offices or services (e.g. financial planners, banks, insurance, real estate, architect, attorneys, consultants, contractors office, shared workspaces, creative office and corporate and regional headquarters)	The primary use of administrative businesses is providing services to consumers, or professional offices. This does not include medical offices, temporary offices, or offices that are accessory to another business or financial institutions such as banks and trust companies, credit agencies, etc. It can also include an office that is incidental and accessory to another business or sales activity that is the primary use (part of the same tenant space or integrated development). The qualification criteria for this definition is that the floor area of the accessory office use shall not exceed 50% of the total net habitable or leasable floor area of the tenant space for a single-use development. This use listing includes offices of administrative businesses providing direct services to consumers (e.g., insurance companies, utility companies), professional offices (e.g., accounting, attorneys, public relations), and offices engaged in the production of intellectual property (e.g., advertising, architecture, computer programming).
Accessory Commercial	The retail sales of various products and services in an industrial building, space, or other clearly defined/dedicated area that is located within the building occupied by a primary tenant.
Adult Day Care	A nonmedical care facility provided to six or fewer adults for a period of less than 24 hours at a time.
Alcohol sales, on- or off-site (as stand-alone store or as ancillary use to any other business)	An establishment where alcoholic beverages are sold and served for consumption. This is not limited to any facility which has obtained a California Department of Alcoholic Beverages Control license.
Amusement, Entertainment, Fitness and Sports Facility	Predominantly amusement and entertainment services, participant sports, and health activities conducted entirely or partially within an enclosed building (e.g. bowling alleys, billiard and pool rooms, ice/roller skating rinks, dance halls, gymnasiums, meeting halls, lodge halls, fraternal organizations and clubs, golf practice facilities, racquetball courts, indoor climbing facilities, soccer arenas, athletic clubs, and health clubs)
Animal Hospitals including veterinary clinics	A facility where the medical care and treatment of animals occurs. Also may include the sheltering of animals during treatment period.
Animal Sales and Grooming (Pet Store)	A facility where the retail sale of animals including both domestic and exotic. Services such as bathing, trimming, and boarding of animals is included. Boarding could be up to 72 hours.
Artist shops	A facility which sells art glass, ceramic, jewelry and other handcrafted goods. This may include a production and crafting area.
Auction House	A facility where the buying and selling of assets takes place. Typically, the sale is sold with the highest bidder and is accepted by the auctioneer.

Automotive and Truck Repair (e.g., auto glass repair and installation, heavy truck repair, auto repair and tire stores)	Sales and service of part and service of autos, vans, trucks and heavy equipment. Services are not limited to the repair, alteration, restoration, towing, painting or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles.
Bakery/Candy/Creamery	A shop where baked goods such as bread-type products or other sweet products are sold to the general public.
Bars or night clubs	An establishment which typically provides live music entertainment and sells alcoholic beverages. This includes bars, taverns, pubs, cocktail lounges, or other similar facilities.
Bed and Breakfast	A short-term place of residence that does not exceed 28 consecutive days. Typically in a single-family residential building and where breakfast is served only to those who stay in the lodge.
Boat Building	A facility used for the construction and maintenance or repair of boats. This may include the storage or sale but does not involve a marina or boat shed. All activities shall be performed indoors or within an enclosed facility.
Boat parts and supplies stores (new and used)	The retail sales of various products including new or used boat parts and accessories and supplies. Does not include tire repair shops or businesses dealing exclusively in used parts, which exclude recycling businesses.
"Boat sales and leasing (new and used) ""Boat sales in conjunction with nearby marina"""	The retail sales of watercraft and recreational vehicles associated with watercraft including trailers, boats, personal watercraft, etc. Sales shall be conducted within an indoor storefront with limited outdoor storage.
Boat service and repair (minor and major)	This facility undertakes the services and repair of marine related equipment such as boats, yachts, and other water related equipment.
Brewery and Distillery	A facility where the products are processed into alcoholic beverages and related storage, bottling, shipping, sale and tastings of such occurs.
Building Materials store and yard	"A retail establishment selling lumber and other large building materials, where most display and sales occur indoors. Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales."
Car Washing	This use is defined as drive though, self service and/or car washing facilities. This includes fully mechanized facilities which may include detailing services.
Card Rooms	An establishment where gaming occurs, typically card games for play by the public. Additionally, a game room is also defined as a room that offers card games where competitions occur between players.
Catering	The service of preparing food for distribution for an individual, business or organization.

APPENDIX 'A' - LAND USE DEFINITIONS

Cinemas	An establishment licensed to showcase movies or theater entertainment, typically on a main screen or stage.
Clothing Stores	A retail store where clothing is sold, also includes department stores, dry goods, shoe stores, etc.
Commercial Art/Graphic design	This facility includes art galleries, and the sale and creation of items typically takes place on site.
Commercial Cannabis Grow Activity	A facility that cultivates, grows, manufactures, produces, possesses, laboratory testing, tests and packs, for the proposed sale of cannabis for medical or non-medical purposes. This includes holding licenses by the state or other government entity as directed by Division 10 of the California Business and Professions Code which regulates cannabis businesses.
Commercial Cannabis Sales	A facility that delivers, sales, distributes, labels and provides the distribution of or delivery of cannabis and cannabis products for medical or non-medical cannabis and includes the activities of any business licensed by the state or other government entity under Division 10 of the California Business and Professions Code or any provision of the state law that regulates the licensing of cannabis businesses.
Commercial- Industrial	On-site, retail sales of products within an industrial building (the subject building) for walk-in customers and/or will call customers who order products via the internet/telephone or at a separate location such as a retail store. This use is secondary/accessory to the primary industrial use(s) that occur on-site and/or within the subject building, such as manufacturing, wholesale, storage, and distribution. The products available for retail sale shall be limited to products that are manufactured on-site or within the subject building, that are primarily sold on a wholesale basis, and/or are stored in, and/or distributed from, the subject building. Products include items such as personal/home electronics, home improvement materials and automotive accessories. This classification allows, but does not require, physical retail and/or display/showroom space within the subject building. If such space is proposed/required, then the floor area used for that purpose shall only occupy the floor area that was originally designated for the office of the subject building, or 25 percent of the gross floor area of the subject building, whichever is less, and shall be subject to the parking requirements for retail uses.
Commercial Laundry Facility	A facility where laundry workers operate washing machines and cleaning equipment to clean clothing and other textile products.
Community facilities	A public or private building or recreational and multipurpose meeting facility consisting of meeting rooms, kitchen, outdoor barbecue facilities that are available to use by various populations for a variety of group activities (e.g., meetings, parties, dances, receptions, etc.)

Computer sales	A facility where the selling, manufacturing, retailer, or wholesaler of computers, software, and accessories takes place.
Consignment Store	A facility where people bring items to sell that were gently used such as clothes, shoes, and equipment in exchange for a portion of the sale price.
Construction equipment sales, repair, and incidental retail sale of spare parts (operational shall occur within an enclosed building)	The retail sales, repair or operation within a storage yard operated by, or on behalf of a contractor for storage, sale, or rental of large equipment, vehicles, or other materials commonly used in the individual contractor's type of business. Storage of scrap materials used for repair and maintenance of contractor's own equipment; and buildings or structures for uses such as offices and repair facilities.
Contractors (e.g., construction, plumbing, janitorial, drywall, communications, HVAC, electrical and engineering), with storage enclosed within a building	An individual, firm or company undertaking the works of whom the contract has been entered to.
Convenience stores/market	This use is defined as an easy access retail store with a variety of merchandise for traveler's needs. The space can be 5,000 square feet or less.
Convention Centers	A building which serves to hold a convention where groups gather based on a common interest. There is typically ample floor area to accommodate hundreds or thousands of attendees. An auditorium, lecture halls, meeting rooms, and conference rooms are at times included.
Copy Centers/postal service centers/blueprinting	This is defined as facilities that print by letterpress, screen, lithography, or electrostatic, copying and others in the printing trade. Also included is newspaper, book, periodical publishers.
Corporate or Regional Headquarters	Large corporate offices where the primary use includes offices of administrative business to support a regional or corporate business that is generally not located within the same building or lease space.
Drive In and Drive Through Sales	A type of facility where a customer is remained seated within an automobile to receive goods and/or services such as food, financial services or car washes, etc. Drive-in Theater is excluded from this use.
Dry Goods	The storage or sales of items or goods which includes caned goods, material, chairs, mattresses, carpets and other of similar construction.

APPENDIX 'A' - LAND USE DEFINITIONS

E-Commerce	Activities that involve the buying, selling, and distribution of products and associated services over the internet or through mobile applications. Products are transported using freight trucks and stored in warehouses or fulfillment centers to then be distributed to designated shipping locations using delivery trucks. Excludes incidental consumer or business-to-business orders in which the sole or primary function of the facility is not the storage, processing or shipment of goods to consumers or end-users via internet or mobile applications. Consists of the following categories of e-commerce distribution:
Distribution/Fulfillment Center	A fulfillment center or similar use's primary purpose is storage and distribution (non-sort) of e-commerce products to consumers or end-users, either directly or through a parcel hub. These facilities shall have a minimum ceiling height of 24 feet.
Delivery Station	A "last mile" facility or similar establishment for the processing and/or re-distribution of parcels or products. A delivery stations primary function is moving a shipment from one mode of transport to another for delivery directly to consumers or end-users.
Electric Vehicle/Service/Sales (i.e. Green Technology Vehicle sales and service)	The leasing or sales of electric vehicles (EV), parts or services for EV's, and minor repairs/service including minor body work, replacement parts (excluding paint booths), where all activities occur within a building, office space, or commercial store front, with limited outdoor storage. Sales are limited to EV, hybrid vehicles and related service/parts sales.
Electronic Assembly	A facility used for the production of electronic products and device manufacturing.
Escrow Office/Financial Institution	This use provides services relating to escrow (e.g., process of completing a transaction), real estate, and other financial institutions.
Food Hall/Creative food uses	This use is defined as an outdoor food center composed of commercial kitchens and common seating areas. Entertainment may be permitted.
Food Halls (including gourmet food markets) Food Halls (including gourmet food markets) with dedicated space for live entertainment Food Halls shall permit the accessory sales of retail goods	This use is defined as a food center composed of commercial kitchens with common eating/seating areas. Entertainment can be included. Additionally, accessory sales of retail goods shall be permitted as a stand alone use or as an accessory use to the primary sales area of a tenant space as long as the total floor area of the accessory retail sales use does not exceed 25 % of the total net leasable floor area of the food hall.
Food Lab/Incubator Space	Activities that include turning fresh foods into food products through processes including, washing, chopping, freezing, packaging, and cooking foods for the purpose of creating food lines for private and commercial food operations under contract or for marketing purposes. These are typically small food kitchen with storage warehouses and cooking facilities. Spaces may include food observation areas, meeting rooms, etc.

Furniture Store/Appliance Store	A store that primarily sells product and related services, including incidental repair services: window coverings, floor coverings, furniture, glass and chinaware, home appliances, home furnishings, home sound systems, interior decorating materials and services, large musical instruments, lawn furniture, movable spas and hot tubs, office furniture, other household electrical and gas appliances, refrigerators, stoves, and electronics.
General retail sales/ store (e.g., furniture store, clothing, department stores, electronics, art, books, discount store, pharmacies/drug stores, flower/gift shops, toy stores, and supermarkets)	Stores and shops that sell single or multiple items of merchandise. Per this definition, this includes but is not limited to bakeries, clothing and accessories, collectibles, department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florists and houseplant stores, stationary equipment among others.
Government and Civic Buildings	A buildings or other community facility such as a police sub-station, City Hall, satellite Public Works facility, etc. which provides services to the community or public.
Government Offices	This use provides services relating to government functions or providing administrative services to the citizens (e.g., local, state, federal).
Green Manufacturing	Manufacturing of goods that typically include, but are not limited to, manufacturing, processing, assembling, packaging, treatment, or fabrication of finished made-to-order products utilizing semi-finished manufactured materials rather than raw materials and materials that may include repurposed or recycled materials (excluding recycling business). Examples of green technology manufacturing include, but are not limited to solar panels, wind turbines, geothermal system components, and batteries for electric vehicles/bicycles. The uses do not typically produce odors, noise, vibration, or particulates that would adversely affect uses in the same structure or on a same site.
Group home facilities	A facility which provides 24-hour nonmedical care and supervision with services provided by staff employed. Group homes may offer specific services to a specific population such as children.
Heavy Industrial	Manufacturing of large products that requires heavy machinery and may result in potentially harmful or noxious impacts to noise, air quality, vibration, or soil of a surrounding area.
Hospital	An institution in which patients are given medical or surgical care and which is licensed by the state to use the title "hospital" without qualifying descriptive word.
Hotels	A facility with suites rented to the public for lodging for less than 30 days. A hotel provides amenities to services such as restaurants, meeting rooms, personal services, etc. Additional guest amenities include swimming pools, tennis courts, indoor athletic recreational facilities, retail uses, etc.

APPENDIX 'A' - LAND USE DEFINITIONS

Ice Cream Shop	A facility which sells or manufacturers dairy or nondairy creameries made of frozen food. Typically a mixture of dairy products containing at least 10% milkfat.
Insurance, Investment, Title Company	Insurance, Investment, Title Company uses pertain to companies involved in insuring title claims for real estate purposes.
Joint use Parking lots	A shared required parking facility by two or more non-residential uses of establishments.
Kennel, Commercial	This use provides boarding of animals which may include daytime boarding such as a "doggy day care" and grooming facilities.
Laboratories (e.g., film, medical, dental, R & D)	A building or facility where scientific experiments, tests, investigation, etc. are conducted. In addition, these places are often where the use of hazardous chemicals occurs.
Library, Museum, and Cultural facilities	This use is mainly public or quasi-public facility which may include aquariums, arboretums, art exhibits, botanical gardens, historic sites, libraries, museums, where the primary purposes is to educate and promote arts and culture.
Light Manufacturing	This use generally includes but is not limited to manufacturing, assembly, fabrication, processing or repair processes that do not extensively or necessarily require large truck containers. Typically this does not involve the transport of large scale products but may include rail traffic. These types of business establishments are customarily directed to the wholesale market, inter-plant transfer, rather than direct sale to the consumer. Such uses may include, but are not limited to, electronic microchip assembly; printing, publishing, and allied industries; food processing and manufacturing; candy and other confectionery products; bottled or canned soft drinks and carbonated water; apparel and other finished products; paperboard containers and boxes; drugs; medical equipment; and small fabricated metal products such as hand tools, general hardware, architectural, and ornamental metal work and toys, amusement, sports, and athletics goods.
Liquor Store	A facility which is engaged in the sale of alcoholic liquor. This differs from a grocery store, convenience store or restaurant.
Live work studio	This use consists of a dual commercial/office and residential component as a single unit (e.g., studio, loft, or one bedroom). The work area must be at least twice the size of the residential area.
Maker Spaces	"Activities typically include, but are not limited to on-site, small-scale production of goods, completely hand-fabricated parts or hand-fabrication of custom or crafted goods not for mass production. Maker space can include ceramic studios, leatherwork or woodwork, 3D printing, laser cutting, local food and beverage production, metal or glass work, candle making, or custom jewelry. Retail sales are permitted but limited to 25% of the floor space. "

Maritime Services	The transportation of goods by vessels on ocean waters.
Medical Offices and Services (e.g., doctors, dentists, chiropractic, physical therapy, outpatient surgery center, acupuncture/ acupressure, group medical center, health maintenance organizations, optical store, optometric offices, podiatrist, Psychiatrist, Psychologist offices, etc.) Medical, dental and health practitioners	Medical offices are defined as buildings used by physicians to examine and consult with patients. Facility primarily engaged in providing outpatient medical, mental health, surgical, and other personal health services, but which is separate from hospitals, including medical and dental laboratories, medical, dental, and psychiatric offices, outpatient care facilities, and other allied health services. Counseling services by other than medical doctors or psychiatrists are included under Office, business and professional. This use is engaged in providing outpatient medical, mental health, surgical and other personal health services which is different from hospitals, dental laboratories and other allied health services.
Mobile Hot Food Trucks	A vehicle which is equipped to transport, sell, and prepare food or foodstuffs as defined by Vehicle Code Section 670. This includes trailers or wagons which can be pulled by a vehicle.
Newsstands	A stand that sells newspapers or magazines typically in a box like structure.
Nursery schools/Day care facilities for 15 or more children	A facility that is state licensed which provides nonmedical care and supervision for minor children (less than 18 years old) for a period less than 24 hours. Generally supervision is up to seven to 14 children.
Nursing home facilities	A nursing home facility is a place where services are provided for people who suffer from physical or mental disabilities. Also for persons who cannot be cared for at home and require constant nursing care.
Office equipment/supplies	This use is for the administrative business purposes but does not include medical services. Often a facility that sells or manufactures business equipment such as computers, office furniture, etc.
Outdoor Commercial Recreation	A facility for various outdoor sports and recreation typically where a fee is charged. Examples include: amusement and theme parks, golf driving ranges, health and athletic club, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, zoos and water slides.
Parcel Delivery Service	An establishment which delivers and receives packages, documents, and parcels.
Park and Ride Facility	An area where vehicles may be stationed in order to carpool with commuters or to ride public transit (e.g., bus, railways, etc.)
Parking Facility	A parking lot or parking structure used for parking motor vehicles where the is the primary use of the site. Parking structures and lots developed in associations with a project or other primary use are not included in this definition.
Pawnshop	A business that dedicates to lending money upon personal property.

APPENDIX 'A' - LAND USE DEFINITIONS

Personal Care Services	An establishment that provides nonmedical services for personal care. This includes but is not limited to barber, beauty, nail shops, day spas, hair salons, shoe repair, weight loss clinics, tailors, self-service laundry facilities, dry cleaners, massage, banks and financial institutions, photography or portrait studio, tailor/shoe repair, miscellaneous small repairs/service such as clocks, jewelry, vacuums, electronic equipment) etc.
Plant Nurseries (Retail with limited plant production on site only)	An area where greenhouses or other similar agricultural structures used to plant flowers, shrubs or other plants for sale. Box Plants Only, No in-ground
Pool Hall/Billiards	An establishment primarily open to the public where the ability to rent six or more billiard or pool tables is the primary service. See Amusement, Entertainment, Fitness and Sports Facility
Port-Related Industrial (IP)	A facility, use, or manufacturing use that is predominately related to maritime industry and resources. These uses are typically water dependent and oriented commercial/recreational facilities but could also include services related to these industries such as manufacturing of parts, accessories, storage of goods, or coordination of uses between the port and warehouse uses. All uses shall be performed indoors or within an enclosed facility.
Printing and Publishing	This is defined as facilities that print by letterpress, gravure, screen, lithography, or electrostatic, copying and others in the printing trade. This includes bookbinding, typesetting, engraving, photoengraving, and electrotyping. Also included is newspaper, book, periodical publishers.
Public Safety Facility	A facility that operates by public agencies, this includes but is not limited to fire stations, police and sheriff substations, an incarceration facilities.
Public Transit Opportunities	Services where the public may access buses, trains, subways and other forms of transportation that are set on fares and run on routes.
Recreational Equipment rental/sales (e.g. bicycles)	A facility where the sale or rental of bikes, skates, surfboards, Segway's and similar recreational equipment. Does not include the sale of vehicles.
Recreational Vehicle Storage	The use of storing recreational vehicles, equipment, and operational vehicles at a secure or fenced storage.
Recycling Facility, Processing	A facility used for the collection and processing of recyclable materials. The process is defined as preparing materials for end-user's specifications such as flattening, grinding or crushing, etc. This is the sole activity of the facility.
Religious Facilities (including churches, places of worship, etc.)	A place where a group of people congregate to perform acts of religious study or devotion.

Research and Development	A facility that is generally designated for scientific research, and the design, development, and testing of electrical, electronic, magnetic, optical, and mechanical components in advance of product manufacturing, that is not associated with a manufacturing facility on the same site. Includes, but is not limited to, chemical, medical, and biotechnology research and development. R&D does not include uses defined in Technology Contract/Consulting.
"Restaurants Restaurants with dedicated space for live entertainment"	An establishment which sells food and beverages typically prepared and/ or served at the facility or carry-out. This includes coffee houses, cafeterias part of office and industrial uses. There are three categories of restaurants: 1) restaurants, no liquor service 2) restaurants, beer and wine 3) restaurant, full liquor service
School	This use is defined as any privately owned or public institution for the purposes of educational and learning activities. College or universities, medical schools, law schools and others including offices.
Service Retail (e.g., auto shops, camera and supplies, candle shops, hardware, hobby supplies, medical supplies, paint stores, pet supplies, plumbing, and sporting good stores)	A shop or store selling merchandise which include clothing and accessories, department stores, drug and discount stores, dry goods, general stores, hardware, musical instruments, sporting goods and equipment, etc.
Service Stations	A place where the sale of fuels, lubricants or petrol is used for automobile vehicles.
Smoke Shop	This use is defined as a facility that devotes more than 15% of its floor area to smoking, drug, and/or tobacco equipment or devotes space to the display for selling smoking, drug, and/or tobacco supplies.
Sports Entertainment Use (Bowling alleys, ice/roller rink, swim clubs and tennis clubs)	See definition for Amusement, Entertainment, Fitness and Sports Facility
Stained Glass Studios	A studio where the production of colored glass for decorative windows or other objects is utilized.
Stamps/Coins/Collectibles	A facility which sells collectible items such as sport cards and comic books, stamps, or coins, etc.
Storage Yard	The use of this facility is for the outside storage of material, equipment, vehicles, etc. This does not include uses for retail sales.
Storage, Personal Storage Facility	A structure composed of compartmentalized stalls or lockers rented to individuals for storage or personal possessions.
Storage, Warehouse	A facility used for storage, warehousing, or distribution of commercial goods of any nature such as furniture, household goods, and includes cold storage. This differs from wholesale businesses, storage and distribution, which purpose is for wholesaling and distribution of wholesale goods.