

**DRAFT****RESOLUTION 20xx-xxx****RESOLUTION     ADOPTING     CHULA     VISTA  
BAYFRONT     DESIGN     GUIDELINES     DATED  
DECEMBER 28, 2017**

**WHEREAS**, the San Diego Unified Port District (District) is a public corporation created by the Legislature in 1962 pursuant to Harbors and Navigation Code Appendix I (Port Act); and

**WHEREAS**, in 2002, the District, City of Chula Vista (City) and the City of Chula Vista Redevelopment Agency (CVRDA) started a multi-agency comprehensive planning effort for the Chula Vista Bayfront (CVB); and

**WHEREAS**, after a robust public stakeholder effort, in May 2010, the Board of Port Commissioners (BPC), certified a Final Environmental Impact Report for the Chula Vista Bayfront Master Plan and Port Master Plan Amendment, (UPD # 83356-EIR-658, SCH #2005081077), dated June 18, 2010 (FEIR) and a Port Master Plan Amendment (PMPA) for the Chula Vista Bayfront Master Plan (CVBMP); and

**WHEREAS**, after certification of the FEIR, the BPC approved the PMPA and the City Council, City Planning Commission, and the CVRDA each unanimously approved amendments to the City's Local Coastal Program (LCP); and

**WHEREAS**, during the planning stages of the CVBMP, the District and the City sought to obtain the Bayfront Coalition's (Coalition) support for the approval of the CVBMP and the Coalition wished to obtain additional measures for protection of the environment above and beyond those required by the California Environmental Quality Act (CEQA) and any other applicable federal, state and local laws and regulations; and

**WHEREAS**, in 2010 and prior to the certification of the FEIR and PMPA, the District, City and CVRDA entered into a CVBMP Settlement Agreement with the Coalition; and

**WHEREAS**, among other items, the Settlement Agreement included a requirement for the development of CVBMP Design Guidelines (Guidelines) to address cohesive development and streetscape design standards between public and private developments; and

**WHEREAS**, the Settlement Agreement created a process to form the Bayfront Cultural Design Committee (BCDC) to assist the District in processing

20xx-xxx

the Guidelines which was subsequently formed consistent with the Settlement Agreement; and

**WHEREAS**, on August 9, 2012, the California Coastal Commission (CCC) unanimously approved the CVBMP amendments to the Port Master Plan (PMP) and the LCP; and

**WHEREAS**, as part of the CCC's approval and certification, a Public Access Program and Development Policies (individually, CVBMP Development Policies) were added to the PMPA and LCP amendment; and

**WHEREAS**, the Development Policies incorporated items from the Settlement Agreement including the creation of the Guidelines and the BCDC; and

**WHEREAS**, the BCDC is also required to provide input on the design of major development projects throughout the CVB; and

**WHEREAS**, the BCDC consists of representatives from the Chula Vista planning and sustainability commissions, local business representatives, community organization representatives, an architect, a landscape architect, and an urban designer; and

**WHEREAS**, in September 2017, District staff retained KTU+A, an urban design and landscape architecture firm, to support the District in its efforts to complete the Guidelines; and

**WHEREAS**, three public meetings were held with the BCDC to establish the Guidelines and on November 7, 2017, the BCDC took action to recommend the District's approval of the Guidelines; and

**WHEREAS**, the Guidelines provide a best practices framework and will allow flexibility for the design of the public realm and private development of the CVB; and

**WHEREAS**, when utilized in conjunction with the controlling documents for the CVB, the Guidelines will help further the vision of the CVBMP to create a special contiguous waterfront that extends all along the Bayfront; and

**WHEREAS**, the formulation and process for adoption of the Guidelines for the CVBMP were specifically analyzed as part of the FEIR and the content of the proposed Guidelines are within the scope of the analysis conducted within the FEIR.

20xx-xxx

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Port Commissioners of the San Diego Unified Port District (Board) finds, based on the review of the entire administrative record, that the Guidelines are within the scope of the environmental analysis of the FEIR, that subsequent or supplemental CEQA review in accordance with CEQA Guidelines Sections 15162 and 15163, is not required and pursuant to CEQA Guideline Section 15162(b), the Board finds that no further analysis or environmental documentation is necessary. The Board further finds that the Guidelines comply with Section 87 of the Port Act because they relate to development of the uses specified therein. The Port Act was enacted by the California Legislature and is consistent with the Public Trust Doctrine. Consequently, the Guidelines are consistent with the Public Trust Doctrine.

**BE IT FURTHER RESOLVED**, that District hereby adopts the Chula Vista Bayfront Design Guidelines dated December 28, 2017.

APPROVED AS TO FORM AND LEGALITY:  
GENERAL COUNSEL

---

By: Assistant/Deputy

PASSED AND ADOPTED by the Board of Port Commissioners of the San Diego Unified Port District, this 6<sup>th</sup> day of February 2018, by the following vote: