

CROSSROADS II

THERE ARE MANY THINGS GOING ON IN CHULA VISTA RIGHT NOW, EACH ONE VERY IMPORTANT AND EACH ONE HAVING RAMIFICATIONS FOR WELL INTO THE FUTURE. IN THIS ISSUE, WE WILL TRY AND BRING YOU UP TO DATE AS TO WHERE THINGS ARE AS WE SEE IT.

BAYFRONT

Many of you may remember that three years ago the City and Pacifica Companies (the developer hoping to build condos on the bayfront) were doing a plan for the mid-Bayfront.

Independently, the Port District began planning the land under its control.

After much encouragement from **Crossroads II** and other organizations, the city and Port agreed that the entire bayfront should be planned together. This was a major victory for the community... **the city and Port are now working together** to plan the entire bayfront as a unit. Pacifica Companies has also joined the planning team.

We have been satisfied with the initial May 2004 plan with one major exception: we do not believe that a 20,000-seat sports arena should be located on our bayfront. As you may know, details such as numbers and building heights were not included in the plan approved in May '04. The job of the Citizens Advisory Committee was to resolve the important height, massing and density issues. Here's what's going on now:

Rohr Aircraft, now called Goodrich Aerospace, is shrinking. The old Rohr buildings you see south of H Street are actu-

ally empty and will soon be razed.

At one point, the Port had pushed for a rather



large amount of "office space" development, but they have been told that they can only have marine-related office uses.

You have probably read about the discussions with Gaylord Entertainment, a company that builds self-*continued, p. 2)*

GENERAL PLAN

A version of the General Plan Update, known as the "Preferred Plan", has been making its way through the process. It proposes to urbanize western Chula Vista, particularly northwest Chula Vista, to a greater degree than most people seem to want. We agree

that San Diego in general, including Chula Vista, must start building up instead of out. There is no more "out" to build to. **Crossroads II** supports the idea of more density in western Chula Vista, but **we think the "Preferred Plan" went too far, too fast.**

The "Preferred Plan" calls for a 40% increase in the number of dwelling units in northwest Chula Vista. The plan allows for an acceptable traffic level of service "E" - just one grade above GRIDLOCK - in northwest Chula Vista. *(continued, p. 2)*

CROSSROADS II STEERING COMMITTEE

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BAYFRONT (CONTINUED FROM PAGE 1)

contained convention centers -- hotel, restaurants, ballrooms, meeting rooms, etc., in one space. We support the idea of a hotel/convention center on the bayfront. But according to the Union-Tribune, Gaylord expressed interest in locating it where a signature park is planned on the waterfront, and we are obviously opposed to that location. Gaylord seems like a responsible company and its project would really jump-start the

development of our bayfront, including to help pay for public amenities such as parks. We support the Gaylord concept but are very concerned about where on the bayfront it would be sited, and how it would look and feel.

Pacifica, the company that wants to build a residential project, is hoping to build more condos than we think are appropriate. We have put our max at 1,500 units. There was an attempt to use the number 2,900 for pur-

poses of the Environmental Impact Report, but the Citizen Advisory Committee voted to use 2,000. So that's movement in the right direction.

Key decisions about the bayfront will be made this fall. We will keep you informed of important issues and meetings.

GENERAL PLAN (CONTINUED FROM PAGE 1)

The "Preferred Plan" calls for three areas in northwest Chula Vista to have unlimited heights for buildings. The three sites include the vicinities of: the E Street trolley station, the H Street trolley station, and H Street between Third and Fourth.

According to the Star-News, Scripps Hospital is also asking permission to build high rises. **We are opposed to any high-rise buildings being allowed in the General Plan.** If an argument can be made for a particular high-rise building near existing trolley stations, that could be considered as "transit-oriented" development. While we oppose any high-rise buildings being allowed in the General Plan, **we would accept "mid-rise,"** which generally means up to 7 stories, or 84 feet, in areas along Broadway and H St.

The most egregious thing about the "Preferred Plan" is that it has the potential to destroy the character of northwest Chula Vista. This was the city's own conclusion in its own Environmental Impact Report (EIR). The EIR suggested an alternative to the "Preferred Plan" called the "Community Character Alternative." **Crossroads II** and a number of other community organizations supported the "Community Character Alternative" as a way to allow for growth, but at the same time protect the thing about northwest Chula Vista we hold dearest...our character...our very soul.

But we also recognized that perhaps the "Community Character Alternative" would not allow enough growth to attract new development. So **Crossroads II** and four other community-based groups sponsored a "Community Character II" workshop on May 11, 2005 to try to find some middle ground that would encourage new growth and development but would also maintain our character. The keynote speaker at this workshop was Mike Stepper, a renowned urban planner. Since that workshop Mike has been working on a revised plan for northwest Chula Vista that he believes will allow us to maintain our character. This plan does not reduce densities called for in the "Preferred Plan," but it does limit building heights to 7 stories (84 feet), with some exceptions allowed near the E and H St. trolley stations if certain conditions are met. Mr. Step-

ner's plan also recommends that the Holiday Gardens condominium complex, which is near the H St. trolley station, be preserved. Discussions between Mr. Stepper and city officials about his plan are taking place.

Because of all the community concern about the "Preferred Plan," the City Planning Department is also working on a revised plan. By the time you read this article, the planning Department's new plan may be unveiled. Stay tuned...we will try to keep you informed with the facts and dates of important meetings.



HIGHRISE: 8+ STORIES

MIDRISE: 4-7 STORIES

**ESPAÑADA: 15 STORIES
(200 FEET)**

EMAIL YOUR OPINION

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CHULA VISTA CITY HALL

691-5044

CVRC, EMINENT DOMAIN, AND THE SUPREME COURT

The Chula Vista city council has approved setting up a private, non-profit corporation whose purpose is to encourage development in designated "redevelopment" areas of Chula Vista. (Contact us if you are not sure if you are in a redevelopment area.) This corporation will be known as the Chula Vista Redevelopment Corporation, or CVRC. Using a process called eminent domain, this corporation will be able to recommend when land should be forcibly taken from private property owners and given to developers. Under Chula Vista policy (which can be changed by the City Council), the only exception would be if a property is BOTH zoned for residential use and occupied as a residence.

The U.S. Supreme Court recently upheld this right by local governments. A 5-4 majority of the Court said that local governments can use eminent domain to force a transfer of property from one private owner to another private

owner if it would enhance tax revenues to the local government. As Justice Sandra Day O'Connor said in her dissent, "Nothing is to prevent the state from replacing any Motel 6 with a Ritz-Carlton, any home with a shopping mall, or any farm with a factory." One of the lawyers on the losing side pointed out, "This case says your home is for sale, whether you know it or not."

And who will gain? Again, Justice O'Connor: "The beneficiaries are likely to be those citizens with disproportionate influence and power in the political process, including large corporations and development firms."

You can trust that **Crossroads II** will ask next year's city council candidates where they stand on using eminent domain to take private property in order to give it to developers.



OMBUDSMAN

An "ombudsman" is a person who helps connect people who are searching for something with that something. In the Chula Vista Mayor's office, the "ombudsman" is called the "Constituent Services Manager." Her name is Zaneta Salde Encarnacion. If you have a problem or concern and you think the City of Chula Vista is involved but you don't know who to call, call Zaneta. Her job is to listen to your concern and connect you with the person in the City bureaucracy who can help you. A very, very useful number to know -- and that number is 691-5044.

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Join Crossroads II for \$10 per year or as an Angel Household for \$25/year!

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Checks payable to:

Crossroads II

262 Second Avenue
Chula Vista, CA 91910

SAVE THE DATE

2nd Annual

Crossroads II Tardeada

At the home of

Judy Cascales & Gonzalo Lopez
235 D Street, Chula Vista

Saturday, July 23rd, 3:00pm—6:00pm

RSVP 691-1651 (\$5 sugg. donation per person)

General Membership Meeting

Civic Center Library Auditorium

Thursday, September 15th, 6pm

Special Keynote Speaker:

Mike Aguirre

San Diego City Attorney

KUDOS TO

Mark Brodeur and his consulting firm for being willing to listen and consider making changes to the Urban Core Specific Plan. In particular, **Pamela Bensoussan** and **Crossroads II** urged that the height limit along the traditional "downtown" Third Avenue be lowered from 84 feet to 45 feet. The Downtown Business Association now uses the word "village" to describe Third Avenue, and we agree, but we have never seen "villages" with 84-foot (7-story) buildings in them. We are really pleased that the 45-foot limit will help retain the traditional look of Third Avenue.

Councilman **Steve Castaneda** and the entire Council for placing a moratorium on additional cash-checking establishments.

City Manager **Dave Rowlands** for keeping his head above water -- in a very short period of time, due to a retirement, a resignation, and an unfortunate illness, he lost three of his four Assistant City Managers. It truly is lonely at the top, eh Dave?

Jim Sandoval, Ed Batchelder and the **City Planning Department** for pushing to reconsider the proposed "preferred" version of the General Plan Update after extensive public comment and a flawed EIR.

AND THE WINNER IS...

In case you think that **Crossroads II** people are too serious about life (and overzealous developers), not so -- we are really artistic wannabes. At the annual "Cinco de Mayo" festival held last May on Third Avenue, **Crossroads II** had a booth. The purpose of our booth was to take the opportunity to talk to Chula Vistans about current events and to advertise our organization.

We decorated our booth to honor the festival for Cinco de Mayo. We created displays explaining what happened on Cinco de Mayo (1862). The booth featured both French and Mexican colors and accoutrements.

Much to our surprise (although we knew we deserved it) we won first prize by the Downtown Business Association for the most appropriately decorated booth. Our tangible reward was enough money to pay our fee for the Lemon Festival coming up on August 14. Special thanks to **Sandy Duncan** for her majority role in the success of our booth. Let's see now -- what goes with the color of lemons??

To volunteer to help at our Lemon Festival booth, August 14, 2005 (Third Avenue) email us at xroads2@cox.net or call 427-7493



*Crossroads II Booth Volunteers left to right:
Theresa Acerro, Sharon Floyd, Peter Watry,
Sandy Duncan, Georgie Stillman*

MEMBERSHIP

A big THANK YOU to all of you who have renewed your membership! If you haven't returned your renewal we hope you will do so. Many of you receive this newsletter as a "Friend" without actually being a member. We need to keep our membership numbers growing so we hope you will consider joining so we can count you in our membership. Together we do have a stronger voice.

We welcome questions or comments via e-mail: xroads2@cox.net *Susan, Membership Coordinator*

CROSSROADS II

NEWSLETTER

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**CITIZENS WORKING TOGETHER TO KEEP
CHULA VISTA A GREAT PLACE TO LIVE.**
