



Mar West Real Estate

Cheryl Cox
Chula Vista Mayor and Council Office
276 Fourth Avenue
Chula Vista, CA 91910

DOCKET 07-00-4	
DATE	MAR 18 2008
RECD.	APR 21 2008

Send Statement via email

MAR 24 2008

March 18, 2008

Re: Opposition Letter - Chula Vista Energy Upgrade Project
Chula Vista Commerce Center Owners Association

Sent via Mail & Email

Dear Cheryl,

Mar West Real Estate is the managing agent for the Chula Vista Commerce Center Owners Association, located at 3513-3523 Main. The Chula Vista Commerce Center Owners Association shares the Eastern property line with the proposed Chula Vista Energy Upgrade project, and we are extremely concerned about the existing operation and the future potential expansion plans.

Specifically, the issues that I would like you to address are as follows:

1. Zoning – At a site zoned for “Limited Industrial” use; how can a non-conforming use that requires a Special Use Permit be amended / revised to allow a larger operation if the original Use was non-conforming to existing zoning. At the time that the initial permit was issued in 9/2000, the adjacent properties were both junkyards. Eight years have passed since the Special Use Permit was issued and now both neighboring properties on either side of the Plant are composed of Light Industrial / Office / Retail users.
2. Noise – The current noise that is produced is at an extremely high level. The noise produced easily travels through buildings, cars, etc...
3. Pollution – The emissions that are released from the plant are unpleasant, and are very strong during the Plant’s operating times.
4. Landscape – The Landscape Plan has not been followed as documented in the original application dated 9/2000.

Based on the current operations at the existing plant, the Chula Vista Commerce Center Owners Association is strongly opposed to any future expansion. Additionally, I suspect that the Plant is not operating under the Agreement regarding the existing noise, pollution and emissions.

It is very important for you to address our concerns. My contact information is attached below.

Sincerely,

MAR WEST REAL ESTATE, managing agent
Chula Vista Commerce Center Owners Association

Shayne Ferber

Associate Property Manager
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