

ORDINANCE NO. 1298

AN ORDINANCE OF THE CITY OF CHULA VISTA, AMENDING THE ZONING MAP OR MAPS ESTABLISHED BY SECTION 33.401 OF THE CHULA VISTA CITY CODE, PREZONING THAT CERTAIN AREA NORTH OF TELEGRAPH CANYON ROAD-OTAY LAKES ROAD TO P-C

The City Council of the City of Chula Vista does hereby ordain as follows:

SECTION I: That the Zoning Map or Maps established by Section 33.401 of the Chula Vista City Code be hereby amended by adding thereto the following prezoning of property:

That that certain property, consisting of approximately 3100 acres, located north of Telegraph Canyon Road-Otay Lakes Road be, and the same is hereby prezoned to P-C, pursuant to the provisions of Section 33.1201 of said Code authorizing the prezoning of unincorporated territory adjoining the City, and said zoning shall become effective at and upon the date the subject property shall be annexed to the City of Chula Vista.

SECTION II: That in accordance with Section 33.520, paragraph (d), of the Chula Vista City Code, the City Council does hereby adopt the findings and standards recommended by the Planning Commission as set forth in Exhibit "A", being Resolution No. PCZ-70-0, attached hereto and incorporated herein by reference as if set forth in full, for the development of the property hereby incorporated into the Planned Community zone.

SECTION III: This ordinance shall take effect and be in force on the thirty-first day from and after its passage and approval.

Presented by

Approved as to form by

Bruce H. Warren
Bruce H. Warren, Director of Planning

George D. Lindberg
George D. Lindberg, City Attorney

ADOPTED AND APPROVED by the CITY COUNCIL of the CITY OF CHULA VISTA, CALIFORNIA, this 22nd day of September, 1970, by the following vote, to-wit:

AYES: Councilmen Scott, Hobel, Hamilton, Hyde, Egdahl

NAYES: Councilmen None

ABSENT: Councilmen None

Thomas D. Hamilton
Mayor of the City of Chula Vista

ATTEST Kenneth Campbell
City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF CHULA VISTA)

I, Jennie M. Fulasz, City Clerk of the City of Chula Vista, California, DO HEREBY CERTIFY that the above is a full, true and correct copy of Ordinance No. 1298, and that the same has not been amended or repealed. DATED Sept 22, 1970

Jennie M. Fulasz
City Clerk



City of Chula Vista
CALIFORNIA

DEPARTMENT OF PLANNING

August 10, 1970

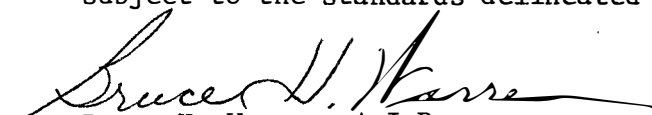
The Honorable Mayor and City Council
of the City of Chula Vista
Civic Center
Chula Vista, Ca. 92010

Subject: Resolution No. PCZ-70-0
Prezoning to P-C area north of Telegraph Canyon Road-
Otay Lakes Road

Gentlemen:

At their meetings of July 5, July 20, and August 3, 1970, the City Planning Commission held public hearings to consider a request to prezone approximately 3100 acres of land located north of Telegraph Canyon Road-Otay Lakes Road from County A-1-8 and unzoned to P-C (Planned Community). The application was submitted by Otay Land Company.

In accordance with the attached resolution, the Commission recommends that your honorable body enact the zone change as requested, subject to the standards delineated in the resolution.


Bruce H. Warren, A.I.P.
Director of Planning

j
Resolution attached

cc: Gersten Construction Company, Charter Oil Building, Suite 1904,
110 West C Street, San Diego 92101
Wilsey & Ham, 44 East Foothill Blvd., Arcadia, Ca. 91006
S.D. County Planning Dept., 207 County Adm.Center, San Diego 92101
Building Inspection Department
Engineering Division

RESOLUTION NO. PCZ-70-0

RESOLUTION OF THE CITY PLANNING COMMISSION RECOMMENDING TO
CITY COUNCIL PREZONING TO "P-C" FOR THAT AREA NORTH OF
TELEGRAPH CANYON ROAD-OTAY LAKES ROAD

WHEREAS, a duly verified application for prezoning was filed with the City Planning Department on the 12th day of June 1970, Application No. PCZ-70-0, and

WHEREAS, said application requested that the property located north of Telegraph Canyon Road-Otay Lakes Road (3100 acres) more particularly described in said Application, be prezoned from County A-1-8 and unzoned to P-C (planned community), and

WHEREAS, the Planning Commission set the time and place for a hearing on said application, and notice of said hearing, together with its purpose, was given by the publication in a newspaper of general circulation in the City at least 10 days prior to the date of said hearing, and

WHEREAS, hearings were held at said time and place, namely Monday, July 6, 1970, and Monday, July 20, 1970, Council Chamber, Civic Center, 276 Fourth Avenue, before the City Planning Commission, and said hearing was thereafter closed.

THEREFORE BE IT RESOLVED THAT the City Planning Commission recommends that the P-C prezoning be approved and that the Chula Vista General Plan be revised as proposed in this land use plan of Rancho Bonita, except as otherwise noted in this resolution.

In accordance with Section 33.520, paragraph D, the following findings are made:

1. Based on the proposed development schedule, precise plans for certain increments of the Plan will be initiated within one year from approval of the Planning Commission General Development Plan.

2. The proposed development will constitute a residential environment of sustained desirability and stability and will provide compatible variety to the character of the surrounding developed area. To assure this, the following standards or conditions are adopted for use in development of precise plans:

PARKS AND OPEN SPACE

a. NEIGHBORHOOD PARKS - The present land use plan projects a need for approximately 10-12 neighborhood parks. Neighborhood parks should be provided at approximately one-half mile intervals in the low and medium density areas. High density areas would require parks at 1/4 mile intervals. Sites should be planned as 5-acre minimum sites in conjunction with elementary school grounds; up to 10 acres is desirable for those parks not adjacent to schools.

b. COMMUNITY PARKS - The City of Chula Vista has three community parks under development which are either in or adjacent to this planning area. These include the Southwestern College Community Cultural Center, Rohr Park, and the Greg Rogers Park. These facilities together with the Wilderness Park and the Community Center shown on the Land Use Plan, should meet the requirements of the City of Chula Vista for service distribution on community parks. Because of topographic barriers, the Rohr Park is, however, less accessible and it would be desirable to retain selected portions of the floor of the north leg of Rice Canyon as a supplement for community park development.

c. OPEN SPACE (general) - While not all open space need be level and available for active recreation, some areas within the canyons may require grading, landscaping and development for active use. Areas for retention of public or private open space are, but not limited to: Wilderness Park, Community Center, Equestrian Center, Community Club, San Diego Gas & Electric Company easements or rights-of-way, San Diego Pipeline, various canyons and other public or private easements. Grading (cut and fill) should not intrude into the open space areas indicated on the Plan unless specifically approved by the Planning Commission.

Prior to the submission of the first development plans, a master plan of riding and hiking trails shall be submitted for Planning Commission approval. This requirement may be modified if plans properly consider adjacent areas. This plan should include any existing easements across the property. The overall grading and development plans for each phase of construction should indicate access and use of all open space, pedestrian and equestrian trails, and such development plans should provide pedestrian or equestrian access to designated open space areas.

In relation to park land and open space, some of the standards delineated above may be met in the development of private recreation areas for planned unit developments, etc. This determination is possible only with the development of neighborhood studies.

PUBLIC FACILITIES AND SCHOOLS

a. ELEMENTARY SCHOOLS - The projected population for this community will generate a need for 12 K-6 schools. Some of the proposed sites may require relocation as detailed plans are developed.

b. JUNIOR HIGH SCHOOLS - Two 30-acre junior high school sites will be needed. Preliminary studies would place one each north and south of H Street.

c. SENIOR HIGH SCHOOLS - At least one 48-acre high school site will be needed and should be located between H Street and Telegraph Canyon Road. District representatives indicate that depending upon generating factors of the various types of dwelling units, this and adjacent development may cause the need for another site.

d. FIRE STATIONS - Two sites will be needed as shown on the plan revised by the Planning staff.

e. LIBRARY - One branch library will be needed and should be provided within or adjacent to a shopping center.

f. POLICE FACILITY - The Police Department projects no need for branch facilities to serve this community. Development of surrounding areas may create the need for one in the vicinity of Southwestern College.

Further details at this time are not necessary and will be studied as precise plans are developed. The standards and conditions delineated above are acceptable to the public authorities whose jurisdictions are involved.

COMMERCIAL DEVELOPMENT

a. NEIGHBORHOOD CENTERS - Such centers may be needed and are sometimes desirable if well-designed and maintained. The specific locations as shown on the plan are not approved and will be considered only as detailed neighborhood plans are developed.

b. COMMUNITY SHOPPING CENTERS - The two centers proposed along Telegraph Canyon Road and Otay Lakes Road are well-located and provide adequate facilities for the type needed at these locations.

c. REGIONAL SHOPPING CENTER - Ultimate population in this area along with other areas of development in eastern Chula Vista will support a regional shopping center of this size. While the site should be acknowledged on the plan, precise zoning beyond 50 acres should not be made available until the growth trend is established in this area. Existing and proposed zoning along Interstate 805 is sufficient to serve the population of our planning area probably through 1990. If this Regional Center and that proposed at the Interchange of 54 and 805 are approved, a reevaluation of existing zoning elsewhere should be made.

TRAFFIC CIRCULATION

Based on studies conducted by the State Division of Highways, the County Engineer, and our own Engineering Division, some of the thoroughfares as proposed will not be suitable and adequate to carry the anticipated traffic. Alternate routes (north-south, north of "H" Street) must be presented before approval of the Plan by the City Council. Thoroughfares must be located in areas of least disruption to existing and proposed neighborhoods.

Special standards of development shall be utilized in the development of H Street, Telegraph Canyon Road and Otay Lakes Road. These standards shall relate to: (a) landscaping, (b) design control of all signs and structures, (c) grading, and (d) retention of existing desirable natural features.

With the preceding considerations, the Planning Commission recommends to the City Council that rezoning to P-C (Planned Community) be granted.

BE IT FURTHER RESOLVED that this resolution be transmitted, along with the application to the City Council, and a copy of this resolution shall be transmitted to the applicant.

PASSED AND APPROVED BY THE CITY PLANNING COMMISSION OF CHULA VISTA, CALIFORNIA, this 3rd day of August 1970, by the following vote, to-wit:

AYES: Members Stewart, Macevicz, Rice, James, Adams and Hillson

NOES: None

ABSENT: Member Chandler

Jennie M. Fulasz Secretary

Leslie Rice Chairman