

Revised 6-28-76

ORDINANCE NO. 1689

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING THE CHULA VISTA MUNICIPAL CODE BY ADDING THERETO A NEW SECTION 19.04.039 AND AMENDING SECTION 19.28.060 TO ESTABLISH A MINIMUM HEIGHT REQUIREMENT IN THE R-3-H ZONE, AND CERTIFYING THE NEGATIVE DECLARATION

WHEREAS, a notice of the proposed negative declaration on the proposed zoning text amendment to establish a minimum height for the R-3-H zone was given in accordance with the Environmental Review Policy, and

WHEREAS, the Environmental Review Committee found that this project would have no possible significant impact on the environment and forwarded the attached Negative Declaration, IS-76-26, to the City Council of the City of Chula Vista for their consideration, and

WHEREAS, said Negative Declaration has been available to agencies having jurisdiction by law, all responsible agencies, and to the public for an adequate period of time for their review and comment.

NOW, THEREFORE, the City Council of the City of Chula Vista finds as follows:

1. That the City Council of the City of Chula Vista adopts as its record of this finding of no possible significant impact the Council agenda statement on this agenda item and all of the attachments thereto.

2. That the City Council of the City of Chula Vista finds in accordance with the recommendation of the Environmental Review Committee and the attached Negative Declaration that the proposed zoning text amendment to establish a minimum height for the R-3-H zone will not have any possible significant impact on the environment; and the attached Negative Declaration, incorporated herein by reference as if set forth fully, has been prepared in accordance with the California Environmental Quality Act of 1970, as amended.

3. That the Environmental Review Coordinator is hereby authorized and directed to file said Negative Declaration with the County Clerk of the County of San Diego subsequent to the preparation of a notice of determination on this project.

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

SECTION I: That Section 19.04.039 be, and the same is hereby added to the Chula Vista Municipal Code to be, and to read as follows:

Sec. 19.04.039. Building, High Rise

"Building, high rise" means any structure which is five stories or more in height.

SECTION II: That Section 19.28.060 of the Chula Vista Municipal Code be, and the same is hereby amended to be, and to read as follows:

Sec. 19.28.060. Height regulations.

A. Height regulations in the R-3 zone and R-3-M, R-3-T and R-3-G classifications are as follows:

No principal building shall exceed either three and one-half stories or forty-five feet in height and no accessory building shall exceed either two stories or twenty-five feet in height, except as provided in Section 19.16.040.

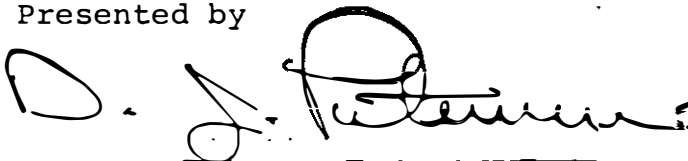
B. Height regulations in the R-3-H zone are as follows:

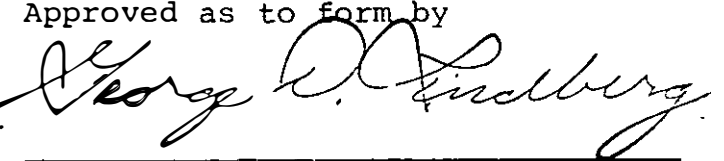
No principal building shall be less than forty-six feet or five stories in height and no accessory building shall exceed either two stories or twenty-five feet in height, except as provided in Section 19.16.040.

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





D. J. Peterson, Director of Planning

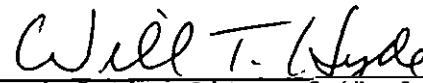
George D. Lindberg, City Attorney

ADOPTED AND APPROVED by the CITY COUNCIL of the CITY OF CHULA VISTA, CALIFORNIA, this 29th day of June, 1976, by the following vote, to-wit:

AYES: Councilmen Egdahl, Hyde, Cox

NAYES: Councilmen Hobel

ABSENT: Councilmen Hamilton


Mayor of the City of Chula Vista
Pro Tempore

ATTEST 
Deputy City Clerk

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

I, _____, 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. _____, and that the same has not been amended or repealed. DATED _____.

City Clerk