

ORDINANCE NO. 1716

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING SECTION 19.40.030 OF THE CHULA VISTA MUNICIPAL CODE AND ADDING THERETO A NEW SECTION 19.40.160, TO PERMIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT IN THE C-T DISTRICT, AND CERTIFYING THE NEGATIVE DECLARATION

WHEREAS, a notice of the proposed negative declaration on a zoning text amendment to permit multiple-family residential development in the C-T district was given in accordance with the Environmental Review Policy, and

WHEREAS, the Environmental Review Committee found that said zoning text amendment would have no possible significant impact on the environment and forwarded the attached Negative Declaration, IS-76-74, 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, and

WHEREAS, the information contained in said negative declaration has been considered by the City Council of the City of Chula Vista prior to its action on the discretionary item before the City Council.

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 said zoning text amendment to permit multiple-family residential development in the C-T district 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 19.40.030 of the Chula Vista Municipal Code be, and the same is hereby amended by adding to said section a new paragraph W, to read as follows:

Sec. 19.40.030 ..

Conditional Uses.

W. R-3 residential uses as regulated in the R-3 zoning district, subject to the provisions of Section 19.40.160.

SECTION II: That the Chula Vista Municipal Code is hereby amended by adding thereto a new Section 19.40.160, to be and to read as follows:

Sec. 19.40.160 .

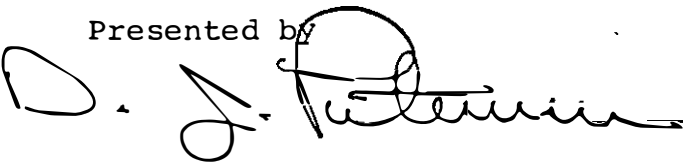
Setbacks from Major Thoroughfare for R-3 uses.


In any C-T district fronting on a major thoroughfare, R-3 uses permitted by conditional use permit will not be permitted within the front 200 feet of the property and shall be separated from adjacent incompatible land uses by a zoning wall. Setback, side and rear yard requirements shall be the same as in R-3 districts. The yard facing the separated C-T uses may be considered as a side yard if the property has access to an additional public street.

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

Presented by

Approved as to form by





D. J. Peterson, Director of Planning

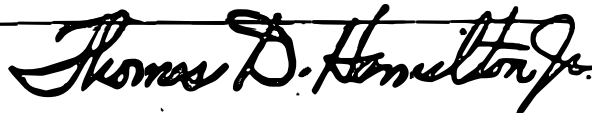
George D. Lindberg, City Attorney

ADOPTED AND APPROVED by the CITY COUNCIL of the CITY OF CHULA VISTA, CALIFORNIA, this 14th day of December, 1976, by the following vote, to-wit:

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

NAYES: Councilmen None

ABSENT: Councilmen None



Mayor of the City of Chula Vista

ATTEST 
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

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