

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING SECTIONS 19.24.040 AND 19.28.040 OF THE CHULA VISTA MUNICIPAL CODE, AND ADDING THERETO A NEW SECTION 19.58.244 TO ALLOW LIMITED OFFICES IN HISTORICAL BUILDINGS AND ALLOW PRIVATE NONCOMMERCIAL RECREATIONAL FACILITIES IN THE R-1 AND R-3 ZONES SUBJECT TO A CONDITIONAL USE PERMIT

WHEREAS, a notice of the proposed negative declaration on various Municipal Code amendments to allow limited offices in historical buildings and allow private noncommercial recreational facilities in the R-1 and R-3 zones subject to a conditional use permit was given in accordance with the Environmental Review Policy, and

WHEREAS, the Environmental Review Committee found that said amendments would have no possible significant impact on the environment and forwarded the attached Negative Declaration, IS-78-24, 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 Municipal Code amendments 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 ordain as follows:

SECTION I: That Section 19.24.040 of the Chula Vista Municipal Code be amended by adding thereto new subsections D and E to read as follows:

Sec. 19.24.040 Conditional Uses.

- D. Private, noncommercial recreational facilities, such as swimming pools, tennis courts, and clubhouses (for additional provisions see Sections 19.58.100 and 19.58.270).
- E. Professional offices (for additional provisions see Section 19.58.244).

SECTION II: That Section 19.28.040 of the Chula Vista Municipal Code be amended by adding thereto new subsection I and J to read as follows:

Sec. 19.28.040 Conditional Uses.

- I. Private, noncommercial recreational facilities, such as swimming pools, tennis courts, and clubhouses (for additional provisions see Sections 19.58.100 and 19.48.270).
- J. Professional offices (for additional provisions see Section 19.58.244).

SECTION III: That Chapter 19.58 of the Chula Vista Municipal Code be, and the same is hereby amended by adding thereto a new Section 19.58.244 to read as follows:

Sec. 19.58.244 Professional Offices in the R-1 and R-3 Zones.

It is the intent of this section to allow for limited professional offices on certain lots with existing buildings in the R-1 and R-3 zones, when the Planning Commission approves a conditional use permit therefor by applying the following guidelines:

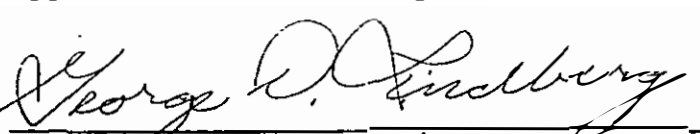
- A. The lot should contain at least 12,500 sq. ft. of level, developable land.
- B. The lot is developed with a house or other structure which has been designated a historic site or has been recognized as having historic importance and has been entered into the Historic Register as provided in Chapter 2.68 of the Chula Vista Municipal Code.
- C. The lot is within 300 feet of a thoroughfare or a heavily traveled collector road.
- D. The use proposed on the lot is limited in scope so as not to generate substantial vehicular traffic on residential streets.
- E. Physical changes to the structure or structures and landscaping which are not in keeping with the basic design and character of the property are prohibited.

SECTION IV: 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 B. Lindberg, City Attorney

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FIRST READ AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA, CALIFORNIA, HELD July 18, 1978, AND FINALLY PASSED AND ADOPTED AT A REGULAR MEETING THEREOF HELD July 25, 1978, by the following vote, to-wit:

AYES: Councilmen Cox, Hyde, Gillow  
NAYES: Councilmen Egdahl  
ABSTAIN: Councilmen None  
ABSENT: Councilmen Scott

*Will T. Hyde*

\_\_\_\_\_  
Mayor of the City of Chula Vista

ATTEST *Jane G. Friedrichs*  
Deputy City Clerk

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

I, JENNIE M. FULASZ, CMC, CITY CLERK of the City of Chula Vista, California, DO HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of \_\_\_\_\_, and that the same has not been amended or repealed.

DATED \_\_\_\_\_

(seal)

\_\_\_\_\_  
City Clerk

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