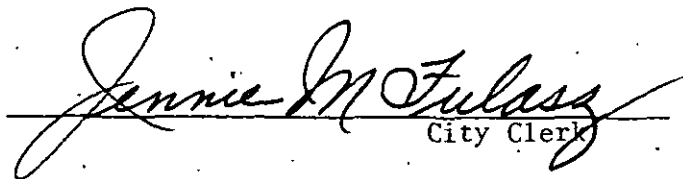


ORDINANCE NO. 1893

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING SECTIONS 19.14.579, 19.14.580, 19.14.582 AND 19.56.048 OF THE CHULA VISTA MUNICIPAL CODE RELATING TO MULTIPLE FAMILY DWELLING, COMMERCIAL AND INDUSTRIAL PROJECTS IN "P" PRECISE PLAN MODIFYING DISTRICTS AND CERTIFYING THE NEGATIVE DECLARATION

At the meeting of February 5, 1980, by a vote of 4 to 1 (Councilman Scott voted "no") the City Council approved the ordinance and placed it on second reading and adoption. The ordinance designates the Design Review Committee as the agency responsible for reviewing developments in the commercial and industrial zones when the "P" Modifying District is attached. The Council also approved the "Commercial Principles Addendum" to the Design Manual which provides the committee with guidelines, criteria and standards upon which to base its decisions. A copy of the ordinance is available at the office of the City Clerk, City Hall, 276 Fourth Avenue, Chula Vista.

  
City Clerk

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ORDINANCE NO. 1893

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING SECTIONS 19.14.579, 19.14.580, 19.14.582 AND 19.56.048 OF THE CHULA VISTA MUNICIPAL CODE RELATING TO MULTIPLE FAMILY DWELLING, COMMERCIAL AND INDUSTRIAL PROJECTS IN "P" PRECISE PLAN MODIFYING DISTRICTS, AND CERTIFYING THE NEGATIVE DECLARATION

The City Council of the City of Chula Vista finds as follows:

That in accordance with the attached Negative Declaration, IS-80-24 and the findings therein, the proposed amendments to the Chula Vista Municipal Code and Design Manual addendum will not have a significant impact upon the environment, and the City Council hereby certifies that the Negative Declaration was prepared in accordance with the California Environmental Quality Act of 1970, as amended.

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

SECTION I: That Sections 19.14.579, 19.14.580, 19.14.582 and 19.56.048 of the Chula Vista Municipal Code be, and the same are hereby amended to read as follows:

Sec. 19.14.579           Precise Plan Approval--Multiple Family Dwelling, Commercial, or Industrial Projects.

Notwithstanding the provisions of other sections of this chapter, the review of precise plans for multiple family dwelling, commercial, or industrial projects shall be procedurally governed by the rules adopted by the Design Review Committee created under Section 19.14.581.

Sec. 19.14.580           Precise Plan Approval for Multiple Family Commercial, or Industrial Projects--Zoning Administrator.

Following the approval or conditional approval of a precise plan for a multiple family dwelling, commercial, or industrial project by the Design Review Committee, or, upon appeal, the Planning Commission or City Council, the Zoning Administrator shall issue a zoning permit as provided in Sections 19.14.500 through 19.14.550 of this title, and the building inspector shall ensure that the development is undertaken and completed in conformance with the approved plan.

Sec. 19.14.582           Design Review Committee--Duties and Responsibilities.

A. The design review committee shall review plans for the establishment, location, expansion or alteration of residential uses or structures in the R-3 zone, and multiple-family dwelling uses, commercial, or industrial projects or structures governed by the P precise plan modifying district; and shall approve, conditionally approve or deny such plans.

- B. The design review committee shall base its findings and action upon the provisions of the design manual of the city.
- C. The design review committee shall prepare and adopt operational procedures, bylaws and business forms.
- D. The design review committee shall submit annual reports on its operations to the city planning commission.


Sec. 19.56.048 P Precise Plan Modifying District--  
Plan Review of Multiple Family Dwelling,  
Commercial, or Industrial Project.

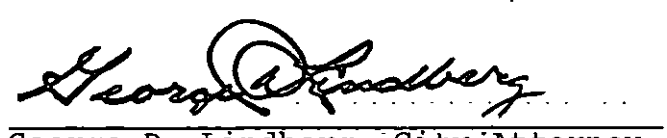
Notwithstanding the provisions of Section 19.56.047, plans for multiple family dwelling, commercial, or industrial projects in areas governed by the P precise plan modifying district shall be reviewed by the design review committee, and shall be considered by the planning commission and the City Council only upon appeal, pursuant to Section 19.14.583.

SECTION II: 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

FIRST READ at a regular meeting of the CITY COUNCIL of the CITY OF CHULA VISTA, CALIFORNIA, held January 22, 1980, and finally PASSED AND ADOPTED at a regular meeting thereof held February 5, 1980, by the following vote, to-wit:

AYES: Councilmen: Hyde, McCandliss, Gillow, Cox  
NAYES: Councilmen: Scott  
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. 1893, and that the same has not been amended or repealed. DATED \_\_\_\_\_.

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

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