

ORDINANCE NO. 2008

AN EMERGENCY ORDINANCE OF THE CITY OF CHULA VISTA
AMENDING SECTION 18.12.140 OF THE CHULA VISTA MUNICIPAL
CODE RELATING TO THE TIME OF EXPIRATION OF TENTATIVE
MAPS AND THE EXTENSION OF TENTATIVE MAPS

WHEREAS, there presently exists approved or conditionally approved subdivision maps of property within the City of Chula Vista which are about to expire, and

WHEREAS, in accordance with the findings of the State of California, in order to permit cities and counties to preserve development applications which are about to expire and which cannot presently be processed due to prevailing adverse economic conditions in the construction industry, it is necessary that this ordinance take immediate effect.

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

SECTION I: That Section 18.12.140 of the Chula Vista Municipal Code be, and the same is hereby amended to read as follows:

Sec. 18.12.140 Expiration of Tentative Map and Extension
 of Time for Filing Final Map-Application
 Required-Public Hearing.


The approved or conditionally approved tentative map shall expire in thirty-six months in accordance with the total authorized period of the present or as amended requirements of Section 66452.6 of the Subdivision Map Act unless it is extended in accordance with the provisions of this section. Within such time period or the period of any extension thereof, the subdivider may cause a final map to be prepared and submitted to the City Council for approval or disapproval in accordance with the tentative map as approved or conditionally approved and in accordance with the Subdivision Map Act and the provisions of this title.

The subdivider may request an extension of the approved or conditionally approved tentative map by written application to the Director of Planning. Such application shall be filed at least thirty and not more than ninety days before the approval or conditional

approval is due to expire. The application shall state the reasons for the requested extension and at any time within ninety days of the expiration of the map. The Planning Director shall determine whether a public hearing is required based on changing conditions in the area. After conducting a public hearing or reviewing the requested extension, the Planning Commission may approve or deny the requested extension. An extension shall not exceed thirty-six months as provided in Section 66452.6 of the Subdivision Map Act. In the event the Planning Commission denies a subdivider's application for extension or refuses to extend the tentative map for the full period as authorized by the Subdivision Map Act, the subdivider may within fifteen days appeal to the City Council. Following the meeting or the hearing on an appeal from the decision of the Planning Commission, the City Council shall grant or deny the extension.

SECTION II: This ordinance shall become effective upon its first reading and adoption if passed by at least four (4) affirmative votes of the City Council as an emergency measure.

Presented and Approved as to form by


George U. Lindberg, City Attorney

01-2008

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
CHULA VISTA, CALIFORNIA, AT FIRST READING THIS 12th DAY OF October,
1982, by the following vote, to-wit:

AYES: Councilmen: Scott, Cox, Malcom Moore, McCandliss
NAYES: Councilmen: None
ABSTAIN: Councilmen: None
ABSENT: Councilmen: None

Gregory R. Cox
Mayor of the City of Chula Vista

ATTEST

Jennie M. Fulasz
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
ORDINANCE NO. 2008, and that the same has not been amended or repealed.

DATED _____

(seal)

City Clerk