

ORDINANCE NO. 2064

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
CHAPTER 19.46 OF THE CHULA VISTA MUNICIPAL CODE
RELATING TO CONDITIONAL USES AND PROHIBITED USES IN
THE I-ZONE

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

SECTION I: That Sections 19.46.020 and 19.46.040 of
Chapter 19.46 of the Chula Vista Municipal Code be, and the same
is hereby amended to read as follows:

Sec. 19.46.020 Permitted Uses.

Permitted uses in an I zone are as follows:

- A. Any manufacturing, processing, assembling, research,
wholesale, or storage uses except as hereinafter
modified;
- B. Automobile and metal appliance manufacturing and
assembly, structural steel fabricating shops,
machine shops;
- C. Brick or pottery manufacturing; stone or monument
works;
- D. Trucking yards, terminals, and distributing opera-
tions;
- E. Electrical generating plants and liquified natural
gas plants;
- F. Temporary tract signs, subject to the provisions of
Section 19.58.320 and Section 19.60.470.
- G. Any other use which is determined by the commission
to be of the same general character as the above
uses.

Sec. 19.46.040 Conditional Uses.

Conditional uses in an I district include:

- A. Motels;
- B. Restaurants;

- C. Service stations, subject to the provisions of Section 19.58.280;
- D. The retail sale of such bulky items as furniture, carpets and other similar items;
- E. Retail distribution centers and manufacturers' outlets which require extensive floor areas for the storage and display of merchandise, and the high-volume, warehouse-type sale of goods and, retail uses which are related to, and supportive of existing, on-site retail distribution centers or manufacturers' outlets. Conditional use permit applications for the establishment of retail commercial uses, covered by the provisions of this subsection, shall be considered by the City Council subsequent to its receipt of recommendations thereon from the Planning Commission.
- F. The following uses covered by this subsection, shall be considered by the City Council subsequent to its receipt of recommendations thereon from the Planning Commission:
 - 1. Brewing or distilling of liquor, or perfume manufacture;
 - 2. Meat packing;
 - 3. Large scale bleaching, cleaning and dyeing establishments;
 - 4. Railroad yards and freight stations;
 - 5. Forges and foundries.
 - 6. Automobile salvage and wrecking operations, and industrial metal and waste rag, glass or paper salvage operations, provided that all operations are conducted within a solid screen not less than eight feet high, and that materials stored are not piled higher than said screen.
- G. Any other use which is determined by the commission to be of the same general character as the above uses;
- H. Unclassified uses, as provided in Chapter 19.54.

SECTION II: That a new Section 19.46.041 be, and the same is hereby added to Chapter 19.46 of the Chula Vista Municipal Code to read as follows:

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Prohibited uses in the I zone include:

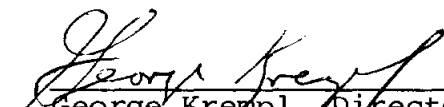
- A. Any of the following manufacturing uses, involving primary production of the following products from raw materials, such as:
1. Asphalt, cement, charcoal and fuel briquettes;
 2. Aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, creosote, hydrogen and oxygen, industrial alcohol, nitrates of an explosive nature, potash, plastic materials and synthetic resins, pyroxylin, rayon yarn, and hydrochloric, nitric, phosphoric, picric and sulphuric acids;
 3. Coal, coke and tar products, manufacturing of explosives, fertilizers, gelatin, animal glue and size;
 4. Turpentine, matches, paint;
 5. Rubber and soaps;
 6. Grain milling;
 7. The following processes: nitrating of cotton or other materials; magnesium foundry; reduction, refining, smelting and alloying of metal or metal ores; products such as gasoline, kerosene, naphtha, lubricating oil; distillation of wood or bones; storage, curing or tanning of raw, green or salted hides or skins;
 8. Stockyards and slaughterhouses, except as allowed elsewhere in this title, and slag piles; and
 9. Storage of fireworks or explosives, except where incidental to a permitted use.

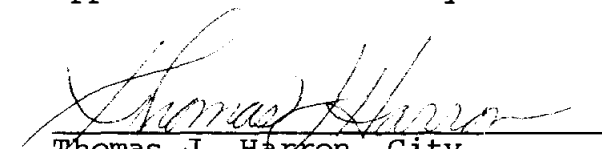
SECTION III: This ordinance shall take effect and be in full force on the thirty-first day from and after its adoption.

BE IT FURTHER ORDAINED that the City Council does hereby adopt Negative Declaration IS-84-18 on this project.

Presented by

Approved as to form by


George Krempel, Director of
Planning


Thomas J. Harron, City
Attorney

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FIRST READ AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA, CALIFORNIA, HELD April 3, 19 84, AND FINALLY PASSED AND ADOPTED AT A REGULAR MEETING THEREOF HELD April 10, 19 84, BY THE FOLLOWING VOTE, TO-WIT:

AYES: Councilmen : McCandliss, Scott, Malcolm, Cox, Moore
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. 2064, and that the same has not been amended or repealed.

DATED _____

(seal)

City Clerk

negative declaration

PROJECT NAME: Zoning Text Amendment requiring City Council approval for uses involving hazardous waste materials

PROJECT LOCATION: Not site specific

PROJECT APPLICANT: City of Chula Vista

CASE NO: IS-84-18

DATE: February 9, 1984

A. Background

In December 1983 the City Council amended Chapter 19.54, Unclassified uses requiring Council approval for those uses having a Citywide impact. The Council also directed staff to prepare an amendment to the Code to require Council approval for those uses involving hazardous waste materials.

B. Project Description

Amend the Chula Vista Municipal Code (Chapter 19.46) to read as follows:

19.46.020 Permitted uses.

Permitted uses in an I zone are as follows:

- A. Any manufacturing, processing, assembling, research, wholesale, or storage uses except as hereinafter modified;
- B. Automobile and metal appliance manufacturing and assembly, structural steel fabricating shops, machine shops, *φόρμές/από/φόρματάρεις;*
- Ε/ Βρέσλινο/ορ/διεπιλλιλινο/ορ/λιθούρες/ορ/πέρφωπέ/μάηυφάκτάρεις*
- Β/ Μάατ/ράκκλινο/*
- Ε/ C. Brick or pottery manufacturing; stone or monument works;*
- Φ/ Λάργε/σάλε/βλεάκλινο/ελεάκλινο/άηδ/ογέκλινο/εσταβλισημέντες/*
- Β/ D. Μαλλροάδ//γάρδ//άηδ//ερε/οητ//ετακλινο//άηδ//ε Trucking yards, terminals, and distributing operations;*
- Α/ E. Electrical generating plants and liquified natural gas plants;*



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10. Automobile salvage and wrecking operations, and industrial metal and waste rag, glass or paper salvage operations, provided that all operations are conducted within a solid screen not less than eight feet high, and that materials stored are not piled higher than said screen.

8. E. Retail distribution centers and manufacturers' outlets which require extensive floor areas for the storage and display of merchandise, and the high-volume, warehouse-type sale of goods and, retail uses which are related to, and supportive of existing, on-site retail distribution centers or manufacturers' outlets. Conditional use permit applications for the establishment of retail commercial uses, covered by the provisions of this subsection, shall be considered by the City Council subsequent to its receipt of recommendations thereon from the Planning Commission.

F. The following uses covered by this subsection, shall be considered by the City Council subsequent to its receipt of recommendations thereon from the Planning Commission:

1. Brewing or distilling of liquors, or perfume manufacture;
2. Meat packing;
3. Large scale bleaching, cleaning and dyeing establishments;
4. Railroad yards and freight stations;
5. Forges and foundries.

6. Automobile salvage and wrecking operations, and industrial metal and waste rag, glass or paper salvage operations, provided that all operations are conducted within a solid screen not less than eight feet high, and that materials stored are not piled higher than said screen.

11. G. Any other use which is determined by the commission to be of the same general character as the above uses;

12. H. Unclassified uses, as provided in Chapter 19.54;

19.46.041 Prohibited uses and processes

Prohibited uses in the I zone include:

A. Any of the following manufacturing uses, involving primary production of the following products from raw materials, such as:

1. Asphalt, cement, charcoal and fuel briquettes,

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2. Aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, carbon black and bone black, creosote, hydrogen and oxygen, industrial alcohol, nitrates of an explosive nature, potash, plastic materials and synthetic resins, pyroxylin, rayon yarn, and hydrochloric, nitric, phosphoric, picric and sulphuric acids,
3. Coal, coke and tar products, manufacturing of explosives, fertilizers, gelatin, animal glue and size,
4. Turpentine, matches, paint,
5. Rubber and soaps,
6. Grain milling,
7. The following processes: nitrating of cotton or other materials; magnesium foundry; reduction, refining, smelting and alloying of metal or metal ores; products such as gasoline, kerosene, naphtha, lubricating oil; distillation of wood or bones; storage, curing or tanning of raw, green or salted hides or skins,
8. Stockyards and slaughterhouses, except as allowed elsewhere in this title, and slag piles,
9. Storage of fireworks or explosives, except where incidental to a permitted use.

/// Deletions
 _____ Additions

C. Compatibility with Zoning and Plans

The proposed project is compatible with the Zoning Ordinance and is consistent with the goals and objectives of the General Plan.

F. Findings of Insignificant Impact

1. The project involves a zoning text amendment and is not site specific; therefore, no natural or manmade resources will be affected. Each proposed project considered under these provisions will be subject to additional environmental review.
2. The proposed amendment is not at variance with the goals and objectives of the General Plan and short-term goals will not be achieved to the disadvantage of long-term environmental goals.
3. There are no impacts anticipated to occur which could interact to create a substantial cumulative impact on the environment.
4. The zoning text amendment is to assure that no hazards to human beings will result from land uses involved in the use of hazardous waste materials.

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G. Consultation

1. Individuals and Organizations

City of Chula Vista

Steve Griffin, Associate Planner
Mando Liuag, Associate Planner
Duane Bazzel, Assistant Planner
Roger Daoust, Senior Engineer
Ted Monsell, Fire Department
Tom Dyke, Building Department

2. Documents

IS-81-17, ZTA allowing retail in I or I-L zone.
Chapter 19 of the Chula Vista Municipal Code.

The Initial Study application and evaluation forms documenting the findings of no significant impact are on file and available for public review at the Chula Vista Planning Department, 276 Fourth Avenue, Chula Vista, CA 92010.



ENVIRONMENTAL REVIEW COORDINATOR
WPC 0175P
EN 6 (Rev. 12/82)

city of chula vista planning department
environmental review section



RESOLUTION NO. PCA-84-2

RESOLUTION OF THE CITY OF CHULA VISTA PLANNING
COMMISSION RECOMMENDING TO THE CITY COUNCIL THE
ADOPTION OF AN AMENDMENT TO CHAPTER 19.46
I-GENERAL INDUSTRIAL ZONE REQUIRING COUNCIL
APPROVAL OF CERTAIN CONDITIONAL USES

WHEREAS, it has been determined that in the best interest of the community those uses involving hazardous waste material or having a citywide impact be subject to City Council review and approval and that certain uses not in keeping with the character of the City be prohibited, and

WHEREAS, the Planning Commission set the time and place for a hearing on said amendment and notice of said hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the city at least ten days prior to the hearing, and

WHEREAS, the hearing was held at the time and place as advertised, namely 7:00 p.m., February 22, 1984, in the Council Chambers, 276 Fourth Avenue, before the Planning Commission and said hearing was thereafter closed, and

WHEREAS, the Commission found that the project would have no significant environmental impacts and adopted the Negative Declaration issued on IS-84-18.

NOW, THEREFORE, BE IT RESOLVED THAT FROM THE FACTS PRESENTED AT THE HEARING, THE PLANNING COMMISSION recommends the adoption of amendments to Title 19 of the Municipal Code as listed in Exhibit "A" attached hereto and made a part of this resolution.

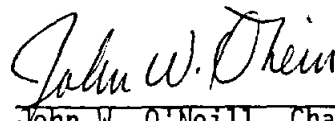
That a copy of this resolution be transmitted to the City Council.

PASSED AND APPROVED BY THE PLANNING COMMISSION OF CHULA VISTA, CALIFORNIA, this 22nd day of February, 1984, by the following vote, to-wit:

AYES: Commissioners Pressutti, Green, E. Guiles, Cannon and O'Neill

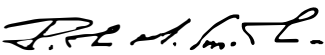
NOES: None

ABSENT: R. Johnson and Shipe



John W. O'Neill, Chairman

ATTEST:



Ruth M. Smith, Secretary

WPC 0793P

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EXHIBIT 'A' PCA-84-2
Proposed revision to Section 19.46.040

19.46.020 Permitted uses.

Permitted uses in an I zone are as follows:

- A. Any manufacturing, processing, assembling, research, wholesale, or storage uses except as hereinafter modified;
- B. Automobile and metal appliance manufacturing and assembly, structural steel fabricating shops, machine shops, ~~foundries~~ *foundries*;
B/ Brewing or distilling of liquors or perfume/manufacture
B/ Meat/packaging
- ~~B/~~ C. Brick or pottery manufacturing; stone or monument works;
B/ Large scale bleaching, dyeing and dyeing establishments
- ~~B/~~ D. ~~Railroad yards and freight stations~~ *and* Trucking yards, terminals, and distributing operations;
- ~~H/~~ E. Electrical generating plants and liquified natural gas plants;
- ~~I/~~ F. Temporary tract signs, subject to the provisions of Section 19.58.320 and Section 19.60.470;*
- ~~J/~~ G. Any other use which is determined by the commission to be of the same general character as the above uses.

*Editorial note: This section amended to conform with provisions of Ord. 1575, 1974.

19.46.040 Conditional uses.

Conditional uses in an I district include:

- A. Motels;
- B. Restaurants;
- C. Service stations, subject to the provisions of Section 19.58.280;
- ~~F/~~ D. The retail sale of such bulky items as furniture, carpets and other similar items;

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10/ Any // of // the // following // manufacturing // uses // involving // production // of // the // following // products // from // raw // materials // provided // that // such // uses // are // located // not // less // than // five // hundred // feet // from // the // nearest // R // zone // C // zone // U-R // zone // or // A // zone // designated // for // future // residential // development // in // the // general // plan:

- 1/ Asphalt, cement, charcoal and fuel briquettes;
- 2/ Anthracite // dyes // ammonia // carbide // caustic // soda // cellulose // chlorine // carbon // black // and // bone // black // creosote // hydrogen // and // oxygen // industrial // alcohol // nitrate // of // an // explosive // nature // potash // plastic // materials // and // synthetic // resins // pyroxylin // rayon // yarn // and // hydrochloric // nitric // phosphoric // sulfuric // acids;
- 3/ Coal // coke // and // gas // products // manufacturing // of // explosives // fertilizers // gelatin // animal // glue // and // size;
- 4/ Turpentine // machines // paint;
- 5/ Rubber and soaps;
- 6/ Grafting;
- 7/ The // following // processes // involving // of // cotton // or // other // materials // magnesium // foundry // reduction // refining // smelting // and // alloying // of // metal // or // metal // ores // refining // petroleum // products // such // as // gasoline // kerosene // naphtha // lubricating // oil // distillation // of // wood // or // bones // storage // curing // or // tanning // of // raw // green // or // salted // hides // or // skins;
- 8/ Stockyards // and // slaughterhouses // except // as // allowed // elsewhere // in // this // title // and // tag // piles;
- 9/ Storage // of // fireworks // or // explosives // except // where // incidental // to // a // permitted // use;
- 10/ Automobile // salvage // and // wrecking // operations // and // industrial // metal // and // waste // rag // glass // or // paper // salvage // operations // provided // that // all // operations // are // conducted // within // a // solid // screen // not // less // than // eight // feet // high // and // within // materials // storage // area // not // piled // higher // than // six // feet.

11/ E. Retail distribution centers and manufacturers' outlets which require extensive floor areas for the storage and display of merchandise, and the high-volume, warehouse-type sale of goods and, retail uses which are related to, and supportive of existing, on-site retail distribution centers or manufacturers' outlets. Conditional use permit applications for the establishment of retail commercial uses, covered by the provisions of this subsection, shall be considered by the City Council subsequent to its receipt of recommendations thereon from the Planning Commission.

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3. Coal, coke and tar products, manufacturing of explosives, fertilizers, gelatin, animal glue and size,
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9. Storage of fireworks or explosives, except where incidental to a permitted use.

/// Deletions
— Additions

WPC 0663P

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LEGEND


 Land Zoned
 General Industrial

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4. PUBLIC HEARING: PCA-84-2 - CONSIDERATION OF PROPOSED AMENDMENT TO CHAPTER 19.46 I-GENERAL INDUSTRIAL ZONE REQUIRING CITY COUNCIL APPROVAL OF CERTAIN CONDITIONAL USES

Associate Planner Liuag explained that Council directed staff, at the meeting in December 1983, to prepare an Amendment to the Municipal Code which would require Council approval for uses involving hazardous waste material. The majority of such uses are classified as heavy industrial uses which are not in keeping with the character of the City; there have been no applications since 1969; and it is doubtful if heavy industrial use facilities will wish to locate here. Several other permitted uses are inappropriate for location in the City and should be subject to a use permit. Such uses, including meat packing, brewing and distilling, and railroad yards are contained in the proposed Amendment.

Staff recommends the enactment of an Ordinance amending Chapter 19.46, as shown on attached Exhibit "A."

This being the time and the place as advertised, the public hearing was opened.

No one wishing to speak, the public hearing was closed.

MSUC (Guiles/Pressutti) to find that this project will have no significant environmental impacts and adopt the Negative Declaration issued on IS-84-18.

MSUC (Guiles/Cannon) to recommend that City Council enact an Ordinance amending Chapter 19.46 of the Municipal Code as shown on attached Exhibit "A."

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