

ORDINANCE NO. 2142

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
TITLE 19 OF THE CHULA VISTA MUNICIPAL CODE TO
INCLUDE THE 1985 MONTGOMERY ANNEXATION AREA IN
THE DESIGN REVIEW PROCESS

WHEREAS, the Planning Commission at its meeting of February 13, 1986, voted to recommend approval of the proposed amendment to Title 19 of the Municipal Code to include the 1985 Montgomery annexation area in the design review process, and

WHEREAS, the Environmental Review Coordinator has found that the proposed ordinance amendment is a non significant activity under Section 2.4.3.2 of the Environmental Review Procedures of the City of Chula Vista.

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

SECTION I: That Sections 19.14.482 and 19.70.010 of Title 19 of the Chula Vista Municipal Code be, and the same are hereby amended to read as follows:

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 on structures governed by the P precise modifying district and shall approve, conditionally approve or deny such plans.
- B. The design review committee shall also review plans for the establishment, location, expansion or alteration of multiple family dwelling uses, major use permits, commercial, or industrial projects or structures located within the 1985 Montgomery annexation area, and governed by Chapter 19.70 of this ordinance.
- C. The design review committee shall base its findings and action upon the provisions of the design manual of the city.

- D. The design review committee shall prepare and adopt operational procedures, bylaws and business forms.
- E. The design review committee shall submit annual reports on its operations to the city planning commission.
- F. The fee for a hearing before the design review committee is as presently designated, or as may in the future be amended, in the master fee schedule.

Sec. 19.70.010 Intent.

- A. The City Council of the City of Chula Vista intends to maintain the zoning regulations of the County of San Diego in the Montgomery area which became part of the City of Chula Vista on December 31, 1985. This area is specifically described in the annexation maps as filed with the Local Agency Formation Commission and encompasses the area formerly served by the Montgomery Fire Protection District. This chapter shall only apply to the Montgomery area.
- B. In the even that conflicts arise as to the provisions of this chapter and any other provisions of the Chula Vista Municipal Code, the latter shall take precedence, except as to those items specifically relating to land use regulation.
- C. The establishment, location, expansion or alteration of multiple family dwelling uses, uses subject to major use permits, commercial or industrial projects or structures shall be subject to design review procedures specified in sections 19.14.581 through 19.14.590.
- D. In the event that this chapter, any section within this chapter, or any portion of any section in this chapter are held to be invalid by a court of competent jurisdiction, the remainder of this chapter shall be in full force and effect.

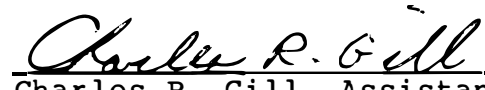
SECTION II: This ordinance shall take effect and be in full force on the thirty-first day from and after its adoption.

Presented by

Approved as to form by



 George Kremp, Director of
 Planning
 1299a



 Charles R. Gill, Assistant
 City Attorney

FIRST READ AT A REGULAR MEETING OF THE CITY COUNCIL OF THE
TY OF CHULA VISTA, CALIFORNIA, HELD March 4, , 19 86, AND
FINALLY PASSED AND ADOPTED AT A REGULAR MEETING THEREOF HELD March 11 ,
19 86 , BY THE FOLLOWING VOTE, TO-WIT:

AYES: Councilmen : Cox, Malcolm, Moore, Scott, 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. 2142 , and that the same has not been amended or repealed.

DATED _____

(seal)

City Clerk

ORDINANCE NO. 2142

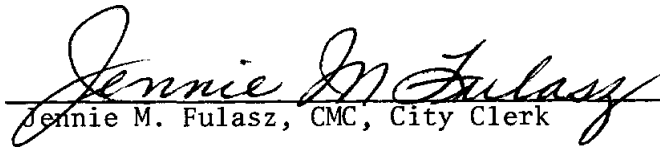
AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING TITLE 19
OF THE CHULA VISTA MUNICIPAL CODE TO INCLUDE THE 1985
MONTGOMERY ANNEXATION AREA IN THE DESIGN REVIEW PROCESS

By a unanimous vote on March 11, 1986, the City Council
placed the ordinance on second reading and adoption.

Generally, the ordinance places the entire Montgomery area
within the "P" Precise Plan Modifying District in order to
ensure that some type of design control would be exercised
while the County's zoning system remained in effect over
the area. The ordinance amends Title 19 of the Municipal
Code to require multiple-family residential projects, major
use permit, commercial and industrial projects within the
1985 Montgomery annexation area to undergo review and
approval by the Design Review Committee.

Copies of the ordinance are available at the office of the
City Clerk, City Hall, 276 Fourth Avenue, Chula Vista, CA.

Dated: 3/12/86


Jennie M. Fulasz, CMC, City Clerk

OK Per Charlie Hill
3-12-86 KK