

ORDINANCE NO. 2189

AN ORDINANCE OF THE CITY OF CHULA VISTA REZONING
THAT AREA KNOWN AS THE LAS FLORES ZONING STUDY
AREA FROM A R-2 TO A R-2-P ZONE

WHEREAS, on November 18, 1986, Council considered the Las Flores Zoning Study, a study prepared by staff for a 37-acre area surrounding Minot Avenue and Las Flores Drive, and

WHEREAS, the Planning Commission had voted to retain the existing R-2 zone prior to the November Council hearing, with the proviso that additional street dedication could be required at any time through the parcel map process, and

WHEREAS, at the November hearing, Council unanimously voted to retain the R-2 zone but to attach the P precise plan modifier to require each development proposal to be reviewed and approved by the Design Review Committee, and

WHEREAS, it is staff's intention to defer the installation of specific development guidelines for the area for a period of 4 to 6 months, and

WHEREAS, the development guidelines will include treatment of bulk and scale in duplex developments, private open space, and provision for adequate on-site parking, to alleviate the potential for overcrowded on-street parking which could occur as development continues, and

WHEREAS, on December 17, 1986, the Planning Commission reviewed Council's action to attach the P modifier to the existing R-2 zone in the Las Flores Zoning Study area and voted to endorse the action of the Council without comment.

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

SECTION I: That the Zoning Map established by Section 19.18.010 of the Chula Vista Municipal Code be hereby amended by adding thereto the following zoning change:

That that certain area known as the Las Flores Zoning Study area be, and the same is hereby rezoned from R-2 to R-2-P zone.

pursuant to the provisions set forth in Section 19.12.020 governing the rezoning of property.

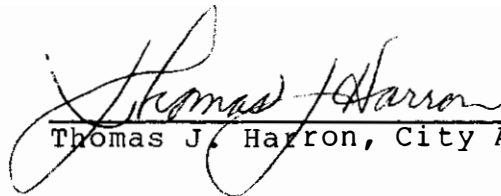
SECTION II: That any and all ordinances heretofore adopted by the City Council of the City of Chula Vista concerning zoning of said property be, and the same are hereby rescinded insofar as the provisions therein conflict with this ordinance.

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

Presented by

Approved as to form by


George Kreml, Director of
Planning
2440a


Thomas J. Harron, City Attorney

1st reading
by the City Council of
Chula Vista, California
Dated *1-27-86*

FIRST READ AT A REGULAR MEETING OF THE CITY COUNCIL OF THE
Y OF CHULA VISTA, CALIFORNIA, HELD January 27, 19 87, AND
FINALLY PASSED AND ADOPTED AT A REGULAR MEETING THEREOF HELD February 3,
19 87, BY THE FOLLOWING VOTE, TO-WIT:

AYES: Councilmen : McCandliss, Nader, Malcolm, Cox, Moore
NAYES: Councilmen : None
ABSTAIN: Councilmen : None
ABSENT: Councilmen : None

Gregory R. Cox
Mayor of the City of Chula Vista

ATTEST Jessica 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. 2189, and that the same has not been amended or repealed.

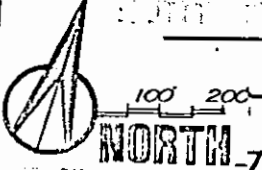
DATED _____



City Clerk

LOCATOR
LEGEND
— Indicates Zoning Boundaries
- - - - - Indicates Project Area

Minot Study



SECOND

MINOT

R-1 PRESENT ZONE

PROJECT AREA

SECOND AVENUE

FIRST AVENUE

R-2 PRESENT ZONE

R-3 PRESENT ZONE

STREET

2189