

ORDINANCE NO. 2198

AN ORDINANCE OF THE CITY OF CHULA VISTA PREZONING
THE PROPOSED BONITA-SUNNYSIDE FIRE PROTECTION
ANNEXATION AREA BY ADOPTING RELEVANT PORTIONS OF
THE COUNTY OF SAN DIEGO ZONING ORDINANCE

WHEREAS, on February 10, 1987, a petition was filed with
LAFCO to annex 7.7 square miles of the Bonita-Sunnyside Fire
Protection District to the City of Chula Vista, and

WHEREAS, in addition to the dissolution of the Fire
Protection District, some territory would be detached from the
Spring Valley Sanitation District, and

WHEREAS, prezoning of an area to be annexed is required
by the City of Chula Vista, and

WHEREAS, this action is exempt from environmental review
under Section 15378(b) of the State CEQA Guidelines, and

WHEREAS, it is staff's recommendation that County Zoning
regulations continue to be enforced as the City ordinance while
study is conducted to determine the relationship of existing
development within the Bonita-Sunnyside area, and

WHEREAS, staff has determined that the County Zoning for
the Bonita-Sunnyside area is in substantial compliance with the
adopted Chula Vista General Plan, and

WHEREAS, this proposed zoning would only become
effective subsequent to voter approval of the annexation proposal.

NOW, THEREFORE, the City Council of the City of Chula
Vista does hereby ordain as follows:

SECTION I: That Title 19 of the Chula Vista Municipal
Code be, and the same is hereby amended by adding Chapter 19.72
to read as follows:

CHAPTER 19.72 ZONING REGULATIONS FOR BONITA-SUNNYSIDE

Sec. 19.72.010 Intent.

A. The City Council of the City of Chula Vista intends
to allow County zoning regulations to continue in
effect in the Bonita-Sunnyside area while a study

is conducted to determine the relationship of existing development, County zoning regulations and proposed City zoning for the area. The Sweetwater Planning Committee will review these issues and make recommendations to the Planning Commission and City Council on a proposed zoning plan. 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 Bonita-Sunnyside Fire Protection District.

- B. In the event 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. 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.

Sec. 19.72.020 Adoption of County Zoning Regulations.

For the purpose of regulating the use of land, the height of buildings, the area of lots, building sites, yard spaces and other matters relating to zoning, the City Council of the City of Chula Vista hereby adopts San Diego County Ordinance No. 5281 (New Series), commonly referred to as the "Zoning Ordinance San Diego County" as the Zoning Ordinance for the Bonita-Sunnyside area as though fully set forth herein. Said ordinance is adopted in its entirety except for Sections 1000-1019 and Part 7.

Sec. 19.72.030 Terms.

- A. Wherever the phrase "Board of Supervisors" appears in Section 19.72.030, it shall be read as the City Council of the City of Chula Vista.
- B. Wherever the phrase "San Diego County Planning Commission", "Planning Commission" or "Board of Planning and Zoning Appeals" appears in Section 19.72.020, it shall be read as the Chula Vista Planning Commission.

C. Wherever the phrase "Zoning Administrator" appears in Section 19.72.020, it shall be read as the Zoning Administrator of the City of Chula Vista.

D. Wherever the phrase "minor use permit", "administrative permit" or "major use permit" appear in Section 19.72.020, it shall be read as conditional use permit.

Sec. 19.72.040 Fees.

Notwithstanding any provisions to the contrary in Section 19.72.020, the Master Fee Schedule of the City of Chula Vista shall be used to determine the appropriate fee for the processing of zoning applications, land use applications and variances.


Sec. 19.72.050 Duties of Zoning Administrator.

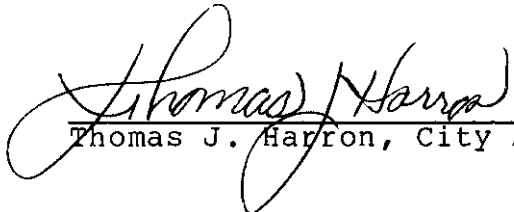
The City Council of the City of Chula Vista recognizes that the adoption of the County of San Diego Zoning Ordinance for the Bonita-Sunnyside area will create ambiguities with the zoning regulations for the remainder of the City of Chula Vista. The City Council, therefore, authorizes the Zoning Administrator to use the Council's expressed intent for the Bonita-Sunnyside area to resolve these ambiguities in an administrative process.

SECTION II: This ordinance shall take effect on December 31, 1987 if the petition for annexation is approved by the voters on the November, 1987 ballot.

Presented by

Approved as to form by


George Krempel, Director of
Planning


Thomas J. Harron, City Attorney

2666a

FIRST READ AT A REGULAR MEETING OF THE CITY COUNCIL OF THE
C OF CHULA VISTA, CALIFORNIA, HELD March 24, 19 87, AND
FINALLY PASSED AND ADOPTED AT A REGULAR MEETING THEREOF HELD April 7,
19 87, BY THE FOLLOWING VOTE, TO-WIT:

AYES: Councilmen : McCandliss, Moore, Nader, Cox
NAYES: Councilmen : Malcolm
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. 2198, and that the same has not been amended or repealed.

DATED _____



CITY OF
CHULA VISTA

CC-660

City Clerk