

ORDINANCE NO. 2283

AN INTERIM ORDINANCE OF THE CITY OF CHULA VISTA
REGULATING THE PROCESSING OF LAND USE PROPOSALS
WHICH ARE INCONSISTENT WITH THE MONTGOMERY SPECIFIC
PLAN

WHEREAS, on January 12, 1988, the City Council adopted Resolution No. 13413 approving Part Two of the Montgomery Specific Plan, and

WHEREAS, several of the zoning districts in Montgomery which were originally established under County jurisdiction are not consistent with Part Two of the newly adopted Montgomery Specific Plan, and, therefore, need amendment, and

WHEREAS, in the interim period between the adoption of the Specific Plan and the amendment of the zoning, there is an inconsistency between the two which must be resolved.

The City Council of the City of Chula Vista does hereby ordain:

SECTION I: All development in the Montgomery area shall be consistent with the Montgomery Specific Plan. Where existing zoning is inconsistent with the Specific Plan and the developer desires to develop the property in accordance with the existing zoning, the developer must first submit a proposed amendment to the Specific Plan. All such amendments shall be subject to public hearings by the Montgomery Planning Committee, City Planning Commission and the City Council. If the amendment is adopted, the developer can proceed with the normal processing of the development proposal.

Notwithstanding the above provisions, those projects which have been substantially processed by the date of the adoption of this ordinance may proceed without the prerequisite Specific Plan Amendment, provided that the Zoning Administrator issues, in each case, a Permit to Complete Processing based upon the findings that the effectiveness of the Specific Plan, and the order and amenity of the Montgomery Community would not be substantially impaired by the issuance of the Permit.

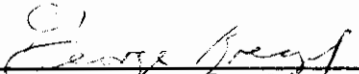
Projects shall be deemed to be substantially processed where the property owners have procured approved tentative subdivision or parcel maps; building permits; conditional use permits; or Design Review Committee approvals, in furtherance of the proposed developments. The Zoning Administrator, furthermore, may deem that projects have been substantially processed where the involved property owners have submitted tentative subdivisions or parcel maps or applications for design review, but are awaiting consideration by the appropriate City agency or official.

Appeals from the actions of the Zoning Administrator may be filed, within 10 days after the dates of the said actions, with the Montgomery Planning Committee. Further appeals to the City Planning Commission and the City Council may be submitted, pursuant to the provisions of Sections 19.14.100, 19.14.110 and 19.14.130 of the Chula Vista Municipal Code.

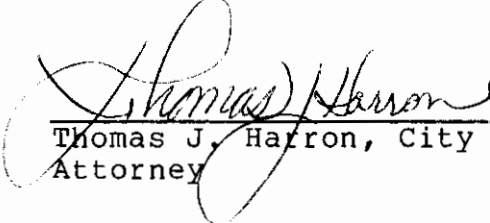
SECTION II: Upon a four-fifth's vote, this ordinance shall become effective immediately and shall be effective for ninety (90) days from its adoption. Within said period, the City Clerk shall notice a public hearing for consideration of an extension of this ordinance for a one-year period.

Presented by

Approved as to form by



George Krempf, Director of
Planning



Thomas J. Harron, City
Attorney

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FIRST READ AT A REGULAR MEETING OF THE CITY COUNCIL OF THE
C OF CHULA VISTA, CALIFORNIA, HELD September 6, 19 88, AND
FINALLY PASSED AND ADOPTED AT A REGULAR MEETING THEREOF HELD September 6,
19 88, 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 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. 2283, and that the same has not been amended or repealed.

DATED _____



City Clerk