

ORDINANCE NO. 2295

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING SECTION 19.36.030 AND ADDING SECTION 19.58.205 TO THE CHULA VISTA MUNICIPAL CODE TO ALLOW FOR MIXED-USE PROJECTS IN THE C-C ZONE

WHEREAS, Appel Development Corporation has submitted a request for the City to consider an amendment to the zoning ordinance to allow mixed-use (commercial-residential) projects by conditional use permit in the C-C Central Commercial zone, and

WHEREAS, the amendment would provide an appropriate zone and mechanism to consider mixed use projects as called for in the text of the General Plan update, and

WHEREAS, the proposal is exempt from environmental review pursuant to Section 15061(a)(3) of the CEQA Guidelines.

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

SECTION I: That Section 19.36.030 of the Chula Vista Municipal Code is hereby amended by added a new Subsection O to read as follows:

Sec. 19.36.030 Conditional Uses.

O. Mixed commercial-residential projects, subject to the provisions of Section 19.58.205.

Chapter 19.58 of the Chula Vista Municipal Code to read as follows:

Sec. 19.58.205 Mixed commercial-residential projects in the C-C-P zone

Mixed commercial-residential projects may be allowed in the C-C-P zone upon the issuance of a conditional use permit and subject to the following standards and guidelines:

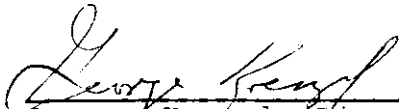
A. The conditional use permit shall be subject to review and approval of the City Council following the recommendation of the Planning Commission;

- B. The commercial and residential components shall be planned and implemented together;
- C. The maximum allowable residential density will be governed by the provisions of the R-3 zone based on the total project area, less any area devoted exclusively to commercial use, including commercial parking and circulation areas. The approved density may be significantly less than the maximum allowable density depending on site specific factors, including the density and relationship of surrounding residential areas, if any;
- D. Parking, access and circulation shall be largely independent for the commercial and residential components of the project. Each use component shall provide off-street parking in accordance with City standards;
- E. The residential component shall meet the private and common open space requirements of the R-3 zone;
- F. The conditional use permit may include a restriction on commercial uses and/or business hours in order to avoid conflicts with residential units.

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

Presented by

Approved as to form by



George Kreml, Director of
Planning



Thomas J. Haron, City Attorney

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FIRST READ AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA, CALIFORNIA, HELD February 7, 19 89, AND FINALLY PASSED AND ADOPTED AT A REGULAR MEETING THEREOF HELD February 14, 19 89, BY THE FOLLOWING VOTE, TO-WIT:

AYES: Councilmen : McCandliss, Nader, Cox, Malcolm, 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. 2295, and that the same has not been amended or repealed.

DATED _____



City Clerk