

ORDINANCE NO. 2452A

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
CHAPTERS 19.04 AND 19.48 OF THE CHULA VISTA MUNICIPAL
CODE RELATING TO THE PROVISION OF COMMUNITY PURPOSE
FACILITIES

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

SECTION I: That Section 19.04.055 is hereby added to Chapter 19.04 (Definitions) of the Chula Vista Municipal Code to read as follows:

Sec. 19.04.055 Community purpose facility.

"Community purpose facility" means a structure for assembly, as well as ancillary uses such as a parking lot, within a planned community including but not limited to those which serve the following types of purposes:

- A. Boy Scouts, Girl Scouts, and other similar organizations;
- B. Social and human service activities, such as Alcoholics Anonymous;
- C. Services for homeless;
- D. Services for military personnel during the holidays;
- E. Senior care and recreation;
- F. Worship, spiritual growth and development, and teaching of traditional family values;
- G. Day care facilities that are ancillary to any of the above;
- H. Private schools that are ancillary to any of the above.

SECTION II: That Section 19.48.020 of Chapter 19.48 (Planned Community Zone) is hereby amended as follows:

Sec. 19.48.020 Regulations generally-Minimum acreage -Ownership restrictions.

The following regulations shall apply in all P-C zones and all development shall be subject to other provisions of this chapter, except that where conflict in regulation occurs, the regulations specified in this section shall apply:

- A. P-C zones may be established on parcels of land which are suitable for, and of sufficient size to be planned and developed in a manner consistent with the purposes of this chapter and the objectives of this division. No P-C zone shall include less than fifty acres of contiguous lands;
- B. All land in each P-C zone, or approved section thereof, shall be held in one ownership or under unified control unless otherwise authorized by the planning commission. For the purposes of this chapter, the written consent or agreement of all owners in a P-C zone to the proposed general development plan and general development schedule shall be deemed to indicate unified control.
- C. All land in each P-C zone, or any section thereof, shall be subject to the requirement that adequate land be designated for "community purpose facilities," as defined in Section 19.04.055. A total of 1.39 acres of net usable land (including setbacks) per 1,000 population shall be designated for such facilities in any planned community, and shall be so designated in the Sectional Planning Area (SPA) Plan(s) for each planned community. This total acreage requirement may be reduced only if the City Council determines, in conjunction with its adoption of a SPA Plan, that a lesser amount of land is needed, based on availability of shared parking with other facilities, or other community purpose facilities that are guaranteed to be made available to the community. Any shared parking arrangements pursuant to this section shall be guaranteed regardless of any future changes in occupancy of facilities.

SECTION III: That Section 19.48.040 of Chapter 19.48 of the Chula Vista Municipal Code is amended as follows:

Sec. 19.48.040 Application-General development plan required-Contents required.

- A. The application shall include a general development plan which shall consist of a plan diagram and text. The application shall be accompanied by a fee as set forth in the master fee schedule of the city. The plan diagram shall show the following:
 - 1. The topographic character of the land;
 - 2. Any major grading intended;
 - 3. The general location of all existing and proposed uses of the land;

4. The approximate location of all traffic ways; except those solely serving abutting uses;
 5. Any public uses, such as schools, parks, playgrounds, open space and undisturbed natural land; and,
 6. The approximate location of different residential densities of dwelling types.
- B. The application shall include a text which indicates:
1. Description of the project, including the boundaries and names of proposed sectional planning areas;
 2. The anticipated sequential development of each section of the development for which specific uses are intended or for which sectional planning area plans will be submitted;
 3. The approximate area of each sectional planning area of the development and the area of each separate land use;
 4. For residential development or residential areas of any P-C zone development:
 - a. The approximate number of dwelling units proposed by type of dwelling. This may be stated as a range with maximum and minimum number of units of each type,
 - b. The approximate total population anticipated in the entire development and in each sectional planning area. This may be stated as a range with a maximum and minimum number of persons,
 - c. The general criteria relating to height, open space, and building coverage,
 - d. The number of dwelling units per gross acre proposed for each sectional planning area of the development,
 - e. The approximate land area and number of sites proposed for public use of each type,
 - f. Where appropriate, the approximate retail sales area space in square feet and gross area in acres proposed for commercial development with standards of off-street parking and landscaping and circulation for vehicles and pedestrians;

5. For commercial or industrial areas of any proposed P-C zone:
 - a. Types of uses proposed in the entire area and each sectional planning area thereof,
 - b. Anticipated employment in the entire development and in each sectional planning area thereof. This may be stated as a range,
 - c. Methods proposed to control or limit dangerous or objectionable elements, if any, which may be caused or emitted by proposed uses. Such dangerous or objectionable elements may include fire, explosion, noise or vibration, smoke, dust, odor, or other form of air pollution, heat, cold, dampness, electric or other disturbance, glare, liquid or solid refuse or waste or other substance, condition or element which might adversely affect the surrounding area,
 - d. The approximate standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading proposed for the intended structures or uses;
6. For institutional, recreational or other nonresidential uses of any P-C zone:
 - a. Approximate types of uses proposed in the entire area and each sectional planning area thereof,
 - b. Significant applicable information with respect to enrollment, residence, employment, patients, attendance, and other pertinent social or economic characteristics of development,
 - c. The approximate standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, proposed for the intended structures or uses.
 - d. Determination of the amount of acreage required to be designated for "community purpose facilities" pursuant to Section 19.48.101 (c).

SECTION IV: That Section 19.48.090 of Chapter 19.48 of the Chula Vista Municipal Code is amended to read:

Sec. 19.48.090 Sectional planning areas and sectional planning area plans- Requirements and content.

- A. All P-C zones shall be divided into sectional planning areas. These areas of subcommunities shall be depicted on the plan diagram of the general development plan of a P-C zone, and shall be addressed in the text thereof.
- B. Sectional planning areas shall be composed of identifiable planning units, within which common services and facilities, a strong internal unity, and an integrated pattern of land use, circulation, and townscape planning are readily achievable. Where practicable, sectional planning areas shall have discernible physical boundaries.
- C. Prior to any development within a sectional planning area, the developer shall submit a sectional planning area plan, accompanied by the requisite filing fee as presently designated, or as may in the future be amended, in the master fee schedule, and a completed, official application, to the planning commission for public hearing, consideration, and recommendatory action, unless such sectional planning area plans are not required by the text of an adopted general development plan. The sectional planning area plan shall include the following site utilization plan and documents.
 1. A site utilization plan of the sectional planning area at a scale of one inch equals two hundred feet minimum or as determined by the director of planning. The plan shall extend a minimum of three hundred feet beyond the boundaries of the sectional planning area and show the following:
 - a. The boundaries of the sectional planning area;
 - b. North arrow and scale;
 - c. Preliminary grading (including slope ratios and spot elevations where appropriate);
 - d. Existing and proposed streets (This shall include all public and private streets as well as their approximate grades and typical widths. The names of the existing streets shall be indicated);

- e. Existing easements (identify);
- f. Existing and proposed riding and hiking trails;
- g. Existing and proposed bicycle routes;
- h. Pedestrian walks;
- i. Permanent physical features (i.e., water towers, transmission towers, drainage channels, etc.);
- j. Land uses (include the acreage of each) for:
 - (a) Parks,
 - (b) Open space,
 - (c) Schools (indicate type),
 - (d) Public and quasi-public facilities (include type),
 - (e) Residential:
 - Dwelling type (i.e., single family, duplex, attached, etc.)
 - Lot lines
 - Lot size
 - Number of units (indicate density for each dwelling type)
 - Parking (covered or open parking and parking ratio)
 - Typical floor plans and site plans at a minimum scale of one inch equals twenty feet. (The site plan shall include sufficient detail of adjacent development to determine the relationship of driveways, landscaping, walks, buildings, etc.)
 - The building elevations of each type of structure (including exterior colors and materials)
 - (f) Commercial:
 - Location and proposed use of each structure;

The building elevations and floor plans of each structure (include exterior colors and materials);
Retail floor area (square footage);
Landscaped areas;
Circulation (vehicular and pedestrian);
Off-street parking (standards and ratio);

(g) Industrial:

Location and proposed use of each structure;

The building elevations and floor plans of each structure (include exterior colors and materials);

Retail floor area (square footage)
Landscaped areas
Circulation (vehicular and pedestrian)
Off-street parking (standards and ratio)

(h) Community Purpose Facilities:

Location and acreage of sites, in conformance with Section 19.48.020C.

A specific listing of types of uses to be included in this category, which are compatible with the permitted uses in the planned community.

As to any land uses designated on the sectional planning area plan for use as community purpose facilities:

- i. Conditional Interim Uses Permitted After 5 Years. The City Council, upon receiving the advice and recommendation of the Planning Commission, may, after five (5) years of non-use as a community purpose facility after the issuance of the first certificate of occupancy on a structure in SPA Plan areas, in accordance with the procedures for issuance of conditional use permits contained in Chapter 19.14 of this Code, conditionally permit interim, non-permanent, non-residential uses which are not community purpose facility uses

that Council finds (1) the interim use to be compatible with the surrounding land uses (2) that the community purpose facility use is not imminently likely; and (3) that denial of an interim use would constitute a further hardship to the landowner. If an interim use is permitted by the City Council, it shall in no event be permitted for longer than 5 years, and shall be terminable within said 5 year period upon one year's advance notice of intent to terminate said conditional use permit by the City Council. City Council shall give such one year notice upon being advised of a sale or lease by the owner to a purchaser or tenant for use as a community purpose facility.

- ii. Review by City Council. For each approved sectional planning area plan on which is designated one or more community purpose facility uses, City Council shall review said plan annually for the purpose of determining the actual market interest in the purchase or lease of land so designated and the marketing activity associated therewith.
2. Development standards (i.e., permitted land uses, lot coverage, height and bulk requirements, signs, etc.) for each land use area and designation.
 3. Development to occur in phases shall be so indicated on the plan. A skeletal plan shall be prepared for those areas indicated for future development. The skeletal plan shall indicate circulation, building locations, preliminary grading, areas devoted to landscaping, density and parking. The submission of each subsequent phase will require a new application and a fee as presently designated, or as may in the future be amended, in the master fee schedule, for a modification of a sectional planning area plan, together with the required detail plans.

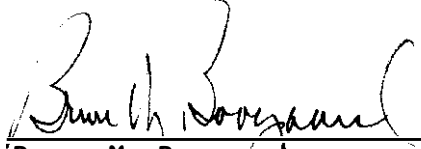
SECTION V: This ordinance shall take effect and be in full force on the thirtieth day from its adoption.

Presented by



Robert A. Leiter
Director of Planning

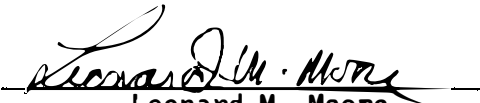
Approved as to form by



Bruce M. Boogaard,
City Attorney

PASSED, APPROVED and ADOPTED by the City Council of the City of Chula Vista, California, this 23rd day of April, 1991, by the following vote:

AYES:	Councilmembers:	Malcolm, Moore, Nader, Rindone
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None


Leonard M. Moore
Mayor, Pro-Tempore

ATTEST:


Beverly A. Authelet, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF CHULA VISTA)

I, Beverly A. Authelet, City Clerk of the City of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 2452A had its first reading on April 16, 1991, and its second reading and adoption at a regular meeting of said City Council held on the 23rd day of April, 1991.

Executed this 23rd day of April, 1991.


Beverly A. Authelet, City Clerk