

ORDINANCE NO. 2603

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
SECTION 19.14.582 OF THE CHULA VISTA MUNICIPAL CODE
TO ALLOW FOR ZONING ADMINISTRATOR DESIGN REVIEW OF
ADDITIONAL CATEGORIES OF PROJECTS

WHEREAS, in October 1992, the City Council approved the Permit Streamlining Workplan and Implementation Schedule; and,

WHEREAS, among other measures, said workplan called for allowing administrative review of a broader range of projects subject to design review; and,

WHEREAS, on May 2, 1994, the Design Manual Advisory Committee voted 7-0 to recommend approval of the proposed amendment; and,

WHEREAS, the proposed amendment has also been recommended for approval by the Design Review Committee (by a vote of 5-0 on June 27, 1994), the Economic Development Commission (by a vote of 9-0 on July 6, 1994), and by the Planning Commission in accordance with Resolution PCM-92-17/PCA-95-01 (by a vote of 6-0 on July 27, 1994); and,

WHEREAS, the Environmental Review Coordinator has determined that the proposed code amendment is a procedural measure, not subject to CEQA under its General Rule; and,

WHEREAS, the City Clerk set the time and place for a hearing on said revised Design Manual, and notice of said hearing together with its purpose was given by its publication in a newspaper of general circulation in the City at least 10 days prior to the hearing; and,

WHEREAS, the hearing was held at the time and place as advertised, namely 4:00 p.m., September 6, 1994, in the Council Chambers, 276 Fourth Avenue, before the City Council and said hearing was thereafter closed.

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

SECTION I: That the public necessity, convenience, general welfare, and good zoning practice justifies the amendment and that the amendment is consistent with the City of Chula Vista General Plan.

SECTION II: That Section 19.14.582 of the Chula Vista Municipal Code is hereby amended to read:

19.14.582 Design review committee-Duties and responsibilities.

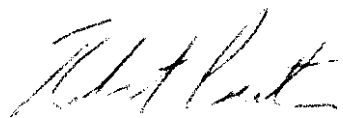
- A. The design review committee shall review plans for the establishment, location, expansion or alteration of uses or structures in all R-3 zones, all commercial and industrial zones, and development and redevelopment within redevelopment project

area boundaries and shall approve, conditionally approve or deny such plans, except when projects are within the boundaries of a redevelopment project, in which case the committee shall recommend approval, conditional approval or denial to the redevelopment agency of the city. The committee shall render decisions on minor proposals as defined in Agency Resolution No. 71.

- B. The design review committee shall also review plans for the establishment, location, expansion or alteration of multiple family dwelling uses, major use permits, commercial, or industrial projects or structures located within the 1985 Montgomery annexation area, and governed by Chapter 19.70 of this ordinance.
- C. The design review committee shall review all appeals filed to contest sign design rulings of the zoning administrator.
- D. The design review committee shall base its findings and action upon the provisions of the effected design manuals of the city.
- E. The design review committee shall prepare and adopt operational procedures, bylaws and business forms.
- F. The design review committee shall submit annual reports on its operations to the city planning commission and redevelopment agency.
- G. The fee for a hearing before the design review committee is the Required Fee(s).
- H. The zoning administrator has the discretion, with the concurrence of the applicant, to act in the place of the design review committee in the case of minor projects, including signs, commercial, industrial, or institutional additions which constitute less than a 50 percent increase in floor area or 20,000 sq. ft., whichever is less, and residential projects of four units or less. The zoning administrator may also act in the place of the design review committee in the case of new commercial, industrial or institutional projects with a total floor area of twenty thousand square feet or less when such projects are located within a planned community area with its own design guidelines and design review process. A decision of the zoning administrator may be appealed to the design review committee in the same manner as set forth in Section 19.14.583. The fee for zoning administrator design review shall be the Required Fee(s).

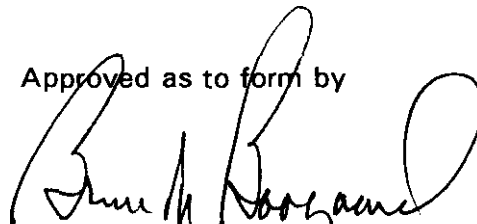
SECTION III: This ordinance shall take effect and be in full force on the thirtieth day from and after its adoption.

Presented by



Robert 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 13th day September, 1994, by the following vote:

AYES: Councilmembers: Fox, Horton, Moore, Nader, Rindone

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None



Tim Nader, Mayor

ATTEST:

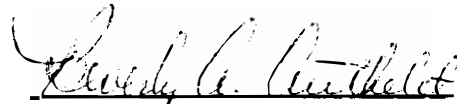


Beverly A. Authelet, City Clerk

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. 2603 had its first reading on September 6, 1994, and its second reading and adoption at a regular meeting of said City Council on the 13th day of September, 1994.

Executed this 13th day of September, 1994.



Beverly A. Authelet, City Clerk