

ORDINANCE NO. 2636

AN ORDINANCE OF CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING THE ZONING MAP OR MAPS ESTABLISHED BY SECTION 19.18.010 OF THE CHULA VISTA MUNICIPAL CODE BY REZONING THE 2.53 ACRE PARCEL LOCATED AT 760 BROADWAY WITHIN THE SOUTHWEST REDEVELOPMENT PROJECT AREA FROM C-T (COMMERCIAL THOROUGHFARE) TO C-C-P (CENTRAL COMMERCIAL WITH PRECISE PLAN)

WHEREAS, a duly verified application for a rezoning was filed with the Planning Department of the City of Chula Vista on December 16, 1994 by Josef A. and Lenore S. Citron; and

WHEREAS said application requested to change the zoning from C-T, Thoroughfare Commercial zone to C-C-P, Central Commercial with Precise Plan for 1.26 acres located at 760 Broadway within the Southwest Redevelopment Project Area and diagrammatically represented on the area map attached hereto as Exhibit A; and

WHEREAS, the Environmental Review Coordinator conducted an Initial Study, IS-95-03 and addendum of potential environmental impacts associated with the project and has concluded that there will be no significant environmental impacts which cannot be mitigated and recommends adoption of the Mitigated Negative Declaration issued on IS-95-03, and

WHEREAS, on June 26, 1995, the Resource Conservation Commission voted to recommend approval of the Mitigated Negative Declaration and addendum issued on IS-95-03; and

WHEREAS, on June 14, 1995 the City Planning Commission voted to recommend that the City Council approve the rezoning in accordance with Resolution PCZ-95-A/PCC-95-23; and

WHEREAS, the City Clerk set the time and place for a hearing on said rezoning application and notice of said hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the city and its mailing to property owners within 500 feet of the exterior boundaries of the property at least ten days prior to the hearing; and

WHEREAS, the hearing was held at the time and place as advertised, namely 6:00 p.m. July 11, 1995 in the Council Chambers, 276 Fourth Avenue, before the City Council, the City Council considered public testimony, and said hearing was thereafter closed.

WHEREAS, based on the findings and recommendations of the Environmental Review Coordinator, the City Council and the Redevelopment Agency adopted the Mitigated Negative Declaration and Addendum issued on IS-95-03 and all related findings and mitigation programs (the "Mitigated Negative Declaration").

WHEREAS, this Ordinance was introduced for first reading to the Council on August 1, 1995 and considered by the Council for second reading on August 8, 1995.

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

Section 1: The City does hereby adopt and incorporate herein Resolution No. 17964 of the City Council adopting the Mitigated Negative Declaration.

Section 2: The City Council hereby finds that the rezoning is consistent with the City of Chula Vista General Plan and that public necessity, convenience and general welfare and good zoning practice support the rezoning to C-C-P, Central Commercial with Precise Plan.

Section 3: The parcel located at 760 Broadway, as shown on attached Exhibit A (the "Rezoned Parcel") is hereby rezoned to C-C-P, Central Commercial with Precise Plan.

Section 4: The "P" Precise Plan Modifier is appropriate for the Rezoned Parcel because all the circumstances set forth in Chula Vista Municipal Code Section 19.56.041 exist with respect thereto.

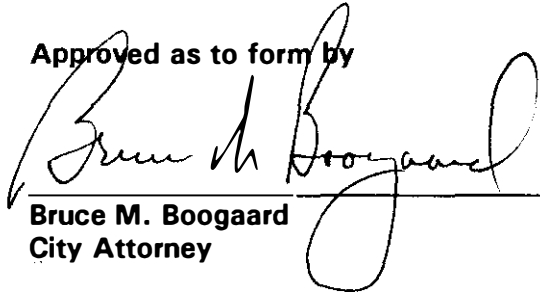
Section 5: This Ordinance shall take effect and be in full force the thirtieth day from its adoption.

Presented by



Chris Salomone
Community Development Director

Approved as to form by



Bruce M. Boogaard
City Attorney

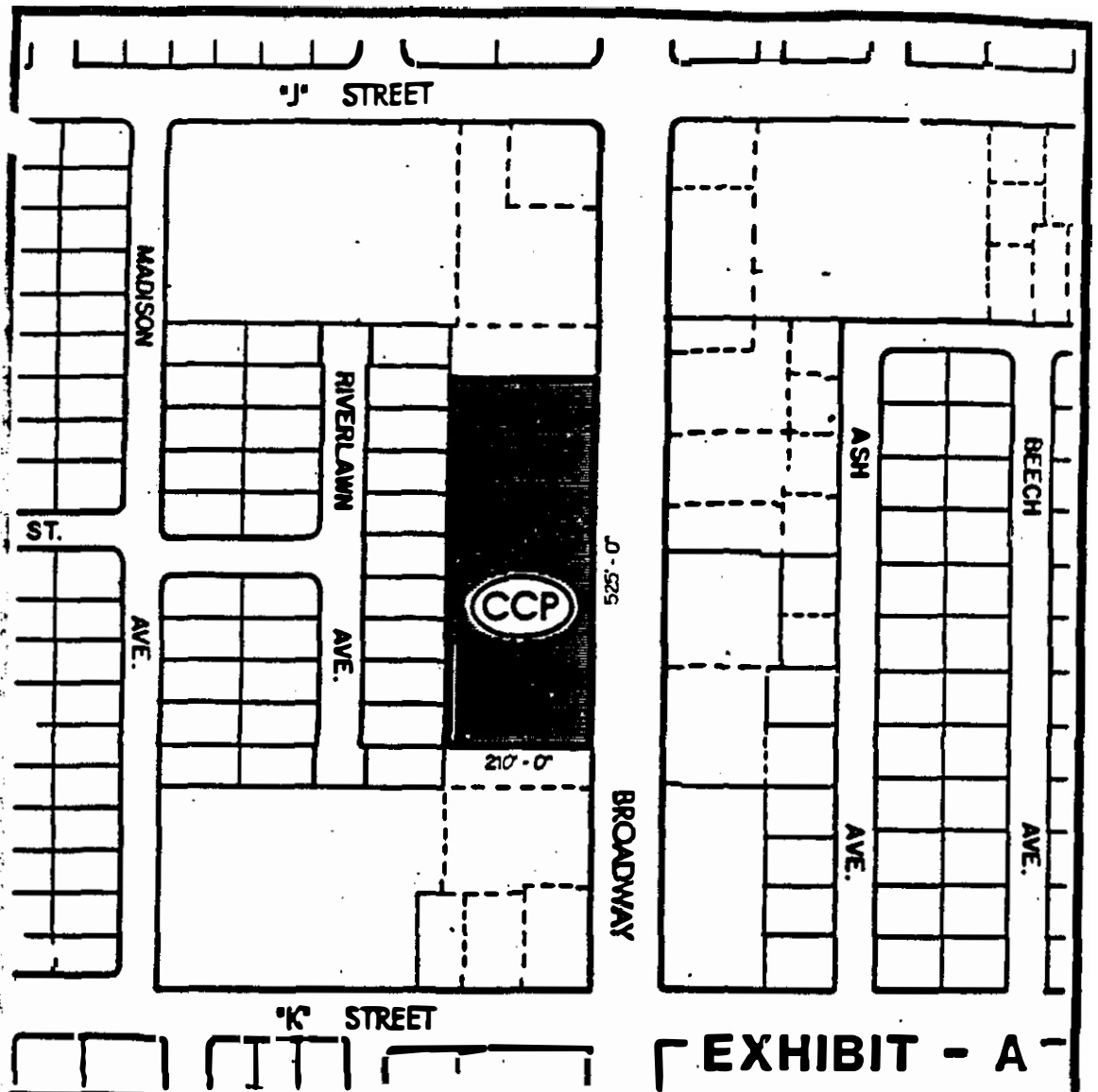


EXHIBIT - A

CASE NUMBER:	PCZ - 95 - A
ACREAGE:	2.53
SCALE:	1" = 400'
DATE:	JUNE 5, 1995
AWN BY:	C. J. FERNANDEZ
CHECKED BY:	

CHULA VISTA PLANNING DEPARTMENT

I HEREBY CERTIFY THAT THIS ZONING MAP
WAS APPROVED AS A PART OF ORDINANCE
BY THE CITY COUNCIL ON _____
CITY CLERK _____ DATE _____



ZONING MAP



PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 8th day of August, 1995, by the following vote:

AYES: Councilmembers: **Alevy, Moot, Padilla, Rindone, Horton**

NAYS: Councilmembers: **None**


ABSENT: Councilmembers: **None**

ABSTAIN: Councilmembers: **None**



Shirley Horton, 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. 2636 had its first reading at a regular meeting held on the 1st day of August, 1995 and its second reading and adoption at a regular meeting of said City Council held on the 8th day of August, 1995.

Executed this 8th day of August, 1995.



Beverly A. Authelet, City Clerk