

ORDINANCE NO. 2707

AN ORDINANCE OF THE CHULA VISTA CITY COUNCIL AMENDING THE ZONING MAP OR MAPS ESTABLISHED BY SECTION 19.18.010 OF THE CHULA VISTA MUNICIPAL CODE REZONING .93 ACRES LOCATED AT THE SOUTHEAST QUADRANT OF I-5 AND H STREET TO C-C

WHEREAS, a duly verified application for a rezoning of a .43 acre site was filed with the Planning Department of the City of Chula Vista on January 16, 1997 by Barron Land LLD., and

WHEREAS, the City of Chula Vista has expanded the project area by an additional .5 acres to include the property directly adjacent to the east resulting in a .93 acre project site requesting approval of a rezone from C-C-P (visitor Commercial) to C-C (Central Commercial), and

WHEREAS, the Planning Commission held a public hearing on April 9, 1997 and voted 6-0-1 to recommend that the City Council enact an ordinance to rezone said Property to C-C (Central Commercial); and

WHEREAS, the City Council set the time and place for 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 4:00 p.m., May 6, 1997 in the Council Chambers, 276 Fourth Avenue, before the City Council and said hearing was thereafter closed; and

WHEREAS, the Environmental Review Coordinator has concluded that there would be no significant environmental impacts and recommends adoption of the Negative Declaration issued on IS 97-16.

WHEREAS, section 19.18.010 of the Municipal Code authorizes changes to the City of Chula Vista Zoning Map; and

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

SECTION I: Environmental

The City Council finds that the project would have no significant environmental impacts and adopts the Negative Declaration issued on IS 97-16.

SECTION II: Findings

The City Council finds that the rezoning is consistent with the City of Chula Vista General Plan as amended concurrently and Specific Plan known as the "Gateway Plaza Specific Plan" as added concurrently with this action and that the public necessity, convenience, general welfare, and good zoning practice support the rezoning to C-C.

SECTION III: Rezoning

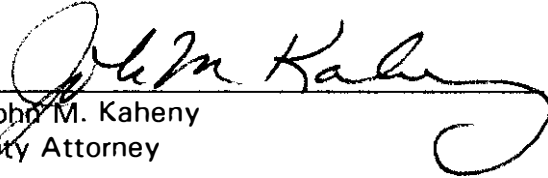
The City of Chula Vista Zoning Map is hereby amended to rezone the Property to C-C "Central Commercial" as shown on the Exhibit attached hereto.

Presented by

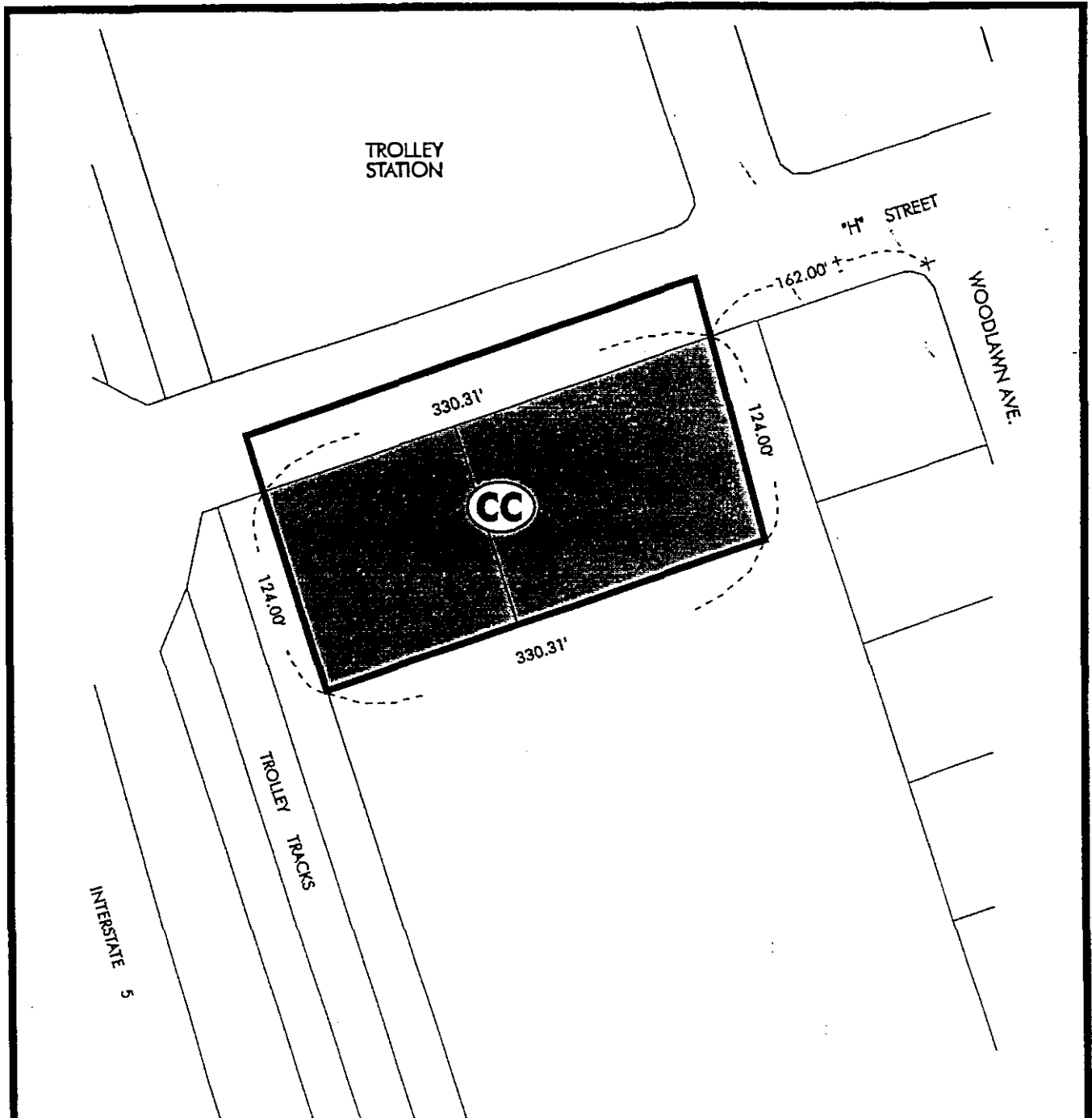
Approved as to form by



Robert A. Leiter
Director of Planning



John M. Kaheny
City Attorney



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CASE NUMBER:	PCZ-97-02
ACREAGE:	.93
SCALE:	No Scale
DATE:	March 28, 1997
DRAWN 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 - 483



PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 6th day of May, 1997, by the following vote:

AYES: Councilmembers: Moot, Padilla, Salas, Horton

NAYS: Councilmembers: None

ABSENT: Councilmembers: Rindone

ABSTAIN: Councilmembers: None



Shirley Horton, Mayor

ATTEST:

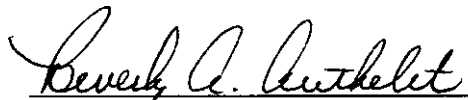


Beverly A. Authelet, City Clerk

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. 2707 had its first reading at a regular meeting held on the 22nd day of April, 1997 and its second reading and adoption at a regular meeting of said City Council held on the 6th day of May, 1997.

Executed this 6th day of May, 1997.



Beverly A. Authelet, City Clerk