

ORDINANCE NO. 2791

AN ORDINANCE OF THE CITY OF CHULA CITY COUNCIL AMENDING THE COMMERCIAL DISTRICT REGULATIONS OF THE RANCHO DEL REY SECTIONAL PLANNING AREA (SPA) 1 PLAN TO ALLOW FOR SELF-STORAGE FACILITIES TO BE CONSIDERED SUBJECT TO APPROVAL OF A CONDITIONAL USE PERMIT

A. RECITALS

1. Project Site

WHEREAS, the property which is the subject matter of this Ordinance is diagrammatically represented in Exhibit A ("Project Site")

2. Project Applicant

WHEREAS, on February 24, 1999, Caster Group, L.P. filed an application for an amendment to the Rancho del Rey Sectional Planning Area (SPA) Plan; and

3. Project Description; Application for Miscellaneous Amendment

WHEREAS, the proposed amendment to the SPA Plan, consists of amending the land use allowances of the Commercial District to allow self-storage facilities subject to approval of a Conditional Use Permit ("Project"); and

4. Planning Commission Record on Application

WHEREAS, the Planning Commission held an advertised public hearing on said Project on April 28, 1999, and voted 4-0 to recommend that the City Council approval the project, based upon the findings listed below; and,

5. City Council Record of Applications

WHEREAS, a duly called and notice public hearing was held before the City Council of the City of Chula Vista on June 8, 1999, and the minutes and resolutions resulting therefrom, are hereby incorporated into the record of this proceeding.

B. PLANNING COMMISSION RECORD

The proceedings and all evidence introduced before Planning Commission at their public hearing on this Project held on April 28, 1999, and the minutes and resolutions resulting therefrom, are hereby incorporated into the record of this proceeding.

C. ENVIRONMENTAL DETERMINATION

The City's Environmental Review Coordinator has reviewed the Project and prepared an addendum to the Rancho del Rey SPA Environmental Impact Report (87-01), which concluded that amending the Commercial District Regulations to allow self-storage facilities to be considered within the District boundaries subject to a Conditional Use Permit would result in only minor technical changes or additions which are necessary to make the EIR adequate under CEQA and that none of the conditions of Section 15162 have occurred. The addendum has been prepared in accordance with the requirements of the California Environmental Quality Act, State Guidelines thereto and the Environmental Review Procedures of the City.

D. PREVIOUS EIR 87-01 REVIEWED AND CONSIDERED; FINDINGS; APPROVALS

The City Council of the City of Chula Vista has previously reviewed, analyzed, considered and certified EIR 87-01 (Rancho del Rey SPA 1) .

E. INDEPENDENT JUDGMENT OF CITY COUNCIL

The City Council finds that the addendum prepared to EIR 87-01 reflects the independent judgment of the City Council of the City of Chula Vista and hereby adopts the Addendum to EIR 87-01.

F. SPA FINDINGS

1. THE PROPOSED SECTIONAL PLANNING AREA PLAN IS IN CONFORMITY WITH THE GENERAL DEVELOPMENT PLAN OF THE P-C ZONE, ANY ADOPTED SPECIFIC PLANS, AND THE CHULA VISTA GENERAL PLAN AND ITS SEVERAL ELEMENTS.

The proposed amendment is in conformity with the Rancho del Rey SPA 1 General Development Plan and the Chula Vista General Plan. A self-storage facility can be designed in such a way as to "blend in" with surrounding commercial development. If adopted, the proposed amendment would allow self storage uses to be incorporated into the conditionally permitted land uses of the C-1 Commercial District. Said uses would require further review for site specific land use compatibility and the approval of a Conditional Use Permit. The proposed amendment will not affect the Rancho del Rey SPA I General Development Plan nor the City's General Plan, both of which will retain the commercial/retail designation.

2. THE PROPOSED SECTIONAL PLANNING AREA PLAN WOULD PROMOTE THE ORDERLY, SEQUENTIALIZED DEVELOPMENT OF THE INVOLVED SECTIONAL PLANNING AREA PLAN.

It is anticipated that the proposed amendment will not affect the orderly development of properties within the Commercial District in that all properties within the Commercial District other than the subject site are already developed. In addition, the use will still require the approval of a Conditional Use Permit to insure land use compatibility.

3. THE PROPOSED SECTIONAL PLANNING AREA PLAN WOULD NOT ADVERSELY AFFECT ADJACENT LAND USE, RESIDENTIAL ENJOYMENT, CIRCULATION OR ENVIRONMENTAL QUALITY.

It is anticipated that the proposed project will not adversely affect adjacent land uses, residential enjoyment or environmental quality. The project site is physically isolated from surrounding developments on three sides by slopes or roadway separation. The applicant will utilize a combination of landscaping and architectural treatment in order for the facility to be compatible with the surrounding area. It is anticipated there will be no adverse impacts on circulation or environmental quality in that the site has been previously rough graded and the traffic generation will be less than that of a typical commercial project.

G. COUNCIL ACTION

The City Council of the City of Chula Vista hereby amends Chapter IX-B of the Rancho del Rey SPA 1 Commercial District Regulations to add self-storage facilities as a conditionally permitted use within the boundaries of the commercial District subject to further review and approval of a Conditional Use Permit and directs that all applicable sections of the Commercial District Regulations be amended to reflect same.

H. EFFECTIVE DATE OF THIS ORDINANCE

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

Presented by

Approved as to form by

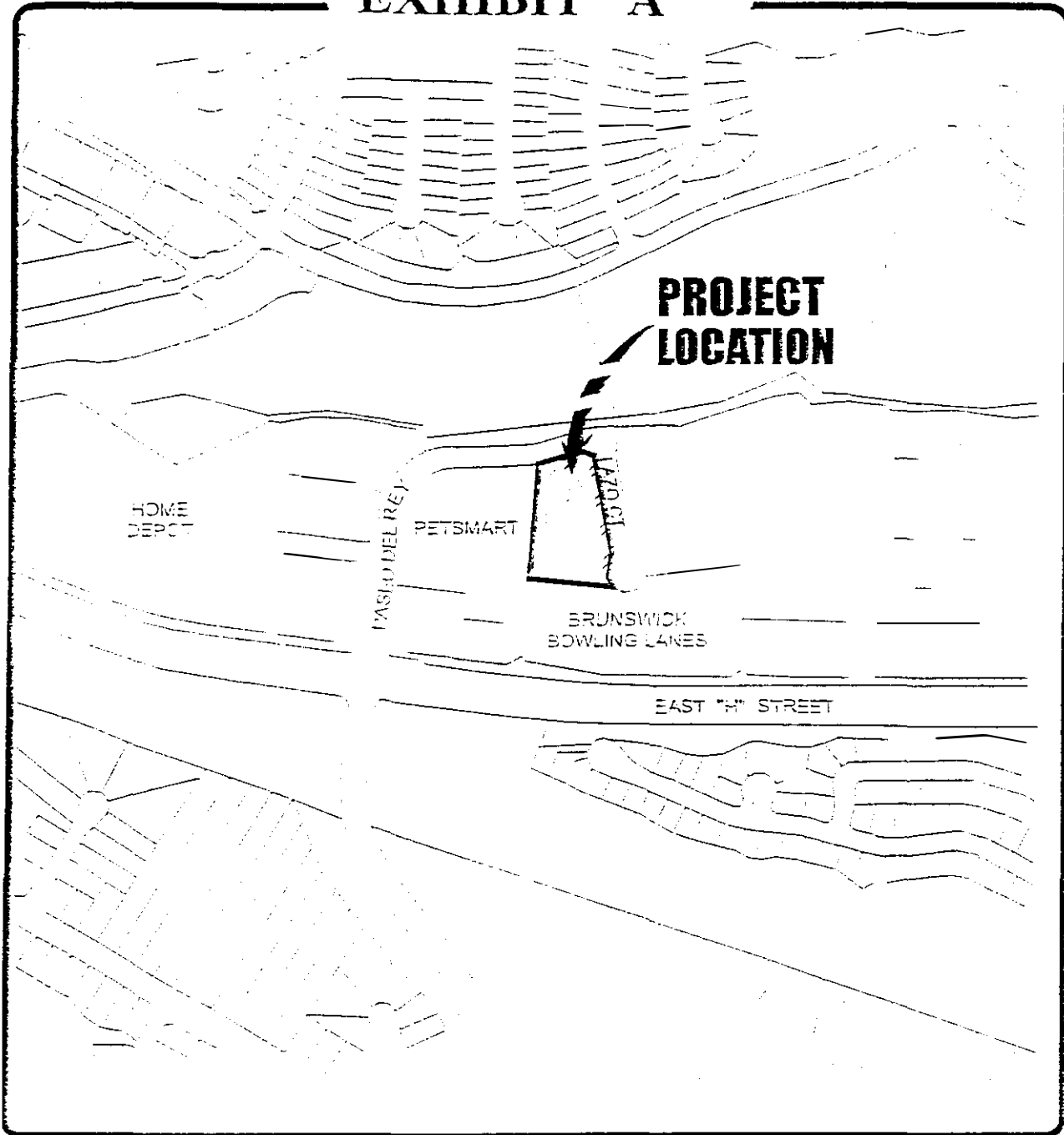


Robert A. Leiter
Planning & Building Director



John M. Kaheny
City Attorney

EXHIBIT "A"



CHULA VISTA PLANNING AND BUILDING DEPARTMENT

LOCATOR



NORTH

PROJECT: A-1 Mini Storage
APPLICANT:

PROJECT ADDRESS: 640 Lezo Ct.

SCALE: No Scale

FILE NUMBER: PCC-99-31

PROJECT DESCRIPTION:

CONDITIONAL USE PERMIT

Request: Proposal for mini self storage facility.

Related Cases: POM9909, IS9922, DRC9942

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 22nd day of June, 1999, by the following vote:

AYES:	Councilmembers:	Davis, Padilla, Salas and Horton
NAYS:	Councilmembers:	None
ABSENT:	Councilmembers:	Moot
ABSTAIN:	Councilmembers:	None



Shirley Horton, Mayor

ATTEST:



Susan Bigelow, City Clerk

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

I, Susan Bigelow, City Clerk of Chula Vista, California, do hereby certify that the foregoing Ordinance No.2791 had its first reading at a regular meeting held on the 8th day of June, 1999 and its second reading and adoption at a regular meeting of said City Council held on the 22nd day of June, 1999.

Executed this 22nd day of June, 1999.



Susan Bigelow, City Clerk

