

ORDINANCE NO. 3031

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
THE MUNICIPAL CODE TO ADD SECTION 19.44.040Q AND
AMEND SECTION 19.44.050, RELATED TO THE BREWING
AND DISTILLING OF LIQUORS IN THE LIMITED
INDUSTRIAL (I-L) ZONE

WHEREAS, the Chula Vista Municipal Code currently prohibits all brewing or distilling of liquors in the I-L zone; and

WHEREAS, the operational profile of small scale brewing and distilling of liquors is similar in nature to other conditionally permitted uses in the I-L zone; and

WHEREAS, the Environmental Review Coordinator has determined that the proposed ordinance amendment is exempt pursuant to Section 15060(b)(3)(General Rule) of the State California Environmental Quality Act (CEQA) Guidelines; and

WHEREAS, the Planning Commission held a duly noticed public hearing on January 25, 2006, and has forwarded a recommendation to the City Council to adopt the proposed amendments and additions to the City's Zoning Ordinance.

NOW, THEREFORE, the City Council of the City of Chula Vista does hereby ordain:

SECTION I. That Section 19.44.040 of the Chula Vista Municipal Code is amended to read as follows:

19.44.040 Conditional Uses.

Conditional uses permitted in an I-L zone include:

- A. Machine shops and sheet metal shops;
- B. Service stations, subject to the conditions in CVMC 19.58.280;
- C. Steel fabrication;
- D. Restaurants, delicatessens and similar uses;
- E. Drive-in theaters, subject to the conditions of CVMC 19.58.120;
- F. Major auto repair, engine rebuilding, and paint shops;
- G. Commercial parking lots and garages;

- H. Plastics and other synthetics manufacturing;
- I. Building heights exceeding three and one-half stories or 45 feet;
- J. Unclassified uses, as set forth in Chapter 19.54 CVMC;
- K. Trucking yards, terminals and distributing operations;
- L. The retail sale of such bulky items as furniture, carpets and other similar items;

M. Retail distribution centers and manufacturers' outlets which require extensive floor areas for the storage and display of merchandise, and the high-volume, warehouse-type sale of goods and retail uses which are related to and supportive of existing, on-site retail distribution centers of manufacturers' outlets. Conditional use permit applications for the establishment of retail commercial uses, covered by the provisions of this subsection, shall be considered by the city council subsequent to its receipt of recommendations thereon from the planning commission;

N. Roof-mounted satellite dishes, subject to the standards set forth in CVMC 19.30.040;

O. Recycling collection centers; subject to the provisions of CVMC 19.58.345;

P. Hazardous waste facilities, subject to the provision of CVMC 19.58.178;

Q. Brewing or distilling of liquors requiring a Type 23 Alcoholic Beverage Control License;

Conditional use permit applications for the newly listed use in this section shall be considered and approved by the zoning administrator.

SECTION II. That Section 19.44.050 of the Chula Vista Municipal Code is amended to read as follows:

19.44-050 Prohibited uses and processes.

Prohibited uses in an I-L zone include:

A. Manufacturing uses and processes involving the primary production of products from raw materials, including the following materials and uses:

1. Asphalt, cement, charcoal and fuel briquettes,
2. Rubber, chemical and allied products, and soap and detergents,
3. Coal, coke and tar products and the manufacturing of explosives, fertilizers, gelatin, animal glue and size,

4. Turpentine, matches, paint and other combustible materials,
5. Stockyards, slaughterhouses and rendering plants,
6. The storage of fireworks and explosives,
7. Industrial metal, waste rag, glass or paper salvage operations and slag piles,
8. Fish, sauerkraut, vinegar and similar uses,
9. Brewing or distilling of liquors except for businesses requiring a Type 23 licenses from the Department of Alcoholic and Beverage Control or perfume manufacturing.

B. The following processes: nitrating of cotton or other materials; foundries; reduction, refining, smelting, alloying, rolling, drawing and extruding of metal or metal ores; refining of petroleum products; distillation of wood or bones; storage, curing or tanning of raw, green or salted hides or skins; and grain milling;


C. Any other use which is determined by the commission to be of the general as the above uses.

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

Submitted by

Approved as to form by


James D. Sandoval, AICP
Planning and Building Director



Ann Moore
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 21st day of March, 2006, by the following vote:

AYES: Councilmembers: Castaneda, Chavez, McCann, Rindone and Padilla

NAYS: Councilmembers: None

ABSENT: Councilmembers: None



Stephen C. Padilla, Mayor

ATTEST:



Susan Bigelow, MMC, 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. 3031 had its first reading at a regular meeting held on the 14th day of March, 2006 and its second reading and adoption at a regular meeting of said City Council held on the 21st day of March 2006.

Executed this 21st day of March 2006.



Susan Bigelow, MMC, City Clerk