

ORDINANCE NO. 3362

ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
CHAPTER 19.02 OF THE CHULA VISTA MUNICIPAL CODE
TO AFFIRM PERMISSIVE ZONING PRINCIPLES AND TO
CLARIFY THAT USES PROHIBITED ELSEWHERE IN THE
MUNICIPAL CODE ARE ALSO PROHIBITED LAND USES

WHEREAS, the impetus for this subject amendment to Municipal Code Chapter 19.02 stems from the state laws governing medical marijuana; and

WHEREAS, on October 9, 2015, Governor Jerry Brown signed the "Medical Marijuana Regulation and Safety Act" (the "Act"), which is comprised of the state legislative bills known as AB 243, AB 266, and SB 643, into law; and

WHEREAS, the Act becomes effective January 1, 2016 and contains provisions that govern the cultivating, processing, transporting, testing, and distributing of medical cannabis (i.e., marijuana) to qualified patients; and

WHEREAS, the Act states that a local government that wishes to prevent marijuana cultivation, as defined in the Business and Professions Code section 19300.5(1), must have a land use regulation or ordinance regulating or prohibiting the cultivation of marijuana, either expressly or otherwise under the principles of permissive zoning, prior to March 1, 2016 to retain jurisdiction over such cultivation (Health and Safety Code 11362.777(c)(4)); and

WHEREAS, the Chula Vista Municipal Code expressly prohibits the cultivation of medical marijuana in Title 5, section 5.66.020; and

WHEREAS, the Chula Vista Municipal Code in Title 19 operates as a permissive zoning code, whereby uses not expressly permitted are prohibited; and

WHEREAS, the Director of Development Services has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the activity is not a "Project" as defined under Section 15378 of the state CEQA Guidelines because it will not result in a physical change in the environment; therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines, the activity is not subject to the CEQA. In addition, and notwithstanding the foregoing, the Director of Development Services has also determined that there is no possibility that the activity may have a significant effect on the environment; therefore, pursuant to Section 15061(b)(3) of the State CEQA Guidelines, the activity is not subject to the CEQA. Thus, no environmental review is required; and

WHEREAS, the Planning Commission previously held a public hearing on this matter and recommends that the City Council affirm permissive zoning principles and clarify that uses prohibited elsewhere in the Municipal Code are also prohibited land uses; and

WHEREAS, the Director of Development Services set the time and place for a public hearing on the Amendment to Chapter 19.02, and notice of the public 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 public hearing.

NOW, THEREFORE, BE IT ORDAINED, that the City Council of the City of Chula Vista hereby makes the following findings:

Section I.

1. That section 19.08.020 of the Municipal Code currently declares unlawful any land uses not permitted in the City of Chula Vista, as such, the City Council finds and affirms that the City's Zoning Code has and continues to operate as a permissive zoning code. Therefore, the City Council desires to enact an ordinance amending Municipal Code Chapter 19.02 to affirm and make clear that Title 19 operates under permissive zoning principles and that any use not permitted, including the cultivation of marijuana, is prohibited.
2. That while cultivation of marijuana is currently prohibited under the City's permissive zoning regimen and under Chapter 5.66 of the City's Municipal Code, the City Council desires to amend Chapter 19.02 to make clear that any action prohibited elsewhere in the Municipal Code, which would include the cultivation of medical marijuana under Chapter 5.66, is also prohibited as a land use under Title 19.

THE CITY COUNCIL OF THE CITY OF CHULA VISTA DOES FURTHER ORDAIN as follows:

Section II. That Chapter 19.02 of the Chula Vista Municipal Code is hereby amended to read as follows:

Chapter 19.02 – General Provisions

19.02.070 Permissive Zoning Principle

The provisions of this title are governed by the principles of permissive zoning, whereby any use not permitted is prohibited.

19.02.080 Actions Prohibited Elsewhere In Code

Actions prohibited elsewhere in this code are also prohibited as land uses under this Title.

Section III. Severability

If any portion of this Ordinance, or its application to any person or circumstance, is for any reason held to be invalid, unenforceable or unconstitutional, by a court of competent jurisdiction, that portion shall be deemed severable, and such invalidity, unenforceability or unconstitutionality shall not affect the validity or enforceability of the remaining portions of the Ordinance, or its application to any other person or circumstance. The City Council of the City of Chula Vista hereby declares that it would have adopted each section, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more other sections, sentences, clauses or phrases of the Ordinance be declared invalid, unenforceable or unconstitutional.

Section IV. Construction

The City Council of the City of Chula Vista intends this Ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this Ordinance shall be construed in light of that intent.

Section V. Effective Date

This Ordinance shall take effect and be in force on the thirtieth day after its final passage.

Section VI. Publication

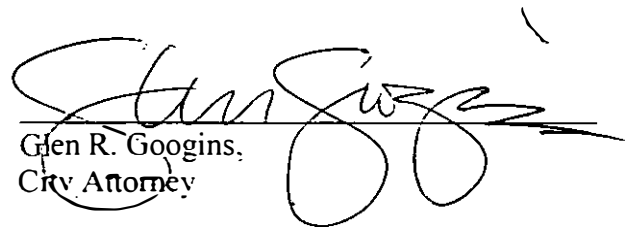
The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted according to law.

Presented by



Kelly G. Broughton, FASLA
Director of Development Services

Approved as to form by



Glen R. Googins,
City Attorney

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 2nd day of February 2016, by the following vote:

AYES: Councilmembers: Aguilar, Bensoussan, McCann, Miesen, and Salas

NAYS: Councilmembers: None

ABSENT: Councilmembers: None

Mary Salas
Mary Salas, Mayor

ATTEST:

Donna R. Norris
Donna R. Norris, CMC, City Clerk

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

I, Donna R. Norris, City Clerk of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 3362 had its first reading at a regular meeting held on the 26th day of January 2016 and its second reading and adoption at a regular meeting of said City Council held on the 2nd day of February 2016; and was duly published in summary form in accordance with the requirements of state law and the City Charter.

2/8/2016
Dated

Donna R. Norris
Donna R. Norris, CMC, City Clerk