

RESOLUTION NO. 13957

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CHULA VISTA APPROVING AMENDMENT NO. 7 TO THE  
CERTIFIED CHULA VISTA LOCAL COASTAL PROGRAM AND  
BAYFRONT SPECIFIC PLAN AND AUTHORIZING SUBMITTAL  
OF SAID AMENDMENT TO THE CALIFORNIA COASTAL  
COMMISSION

The City Council of the City of Chula Vista does hereby resolve as follows:

WHEREAS, on January 11, 1989, the Planning Commission of the City of Chula Vista conducted a public hearing to consider Amendment No. 7 to the Certified Local Coastal Program and Bayfront Specific Plan and approve the proposed LCP Amendment No. 7; and


WHEREAS, the City Council of the City of Chula Vista conducted a public hearing on January 24, 1989, and considered Amendment No. 7 to the Certified Chula Vista LCP.

WHEREAS, the City of Chula Vista intends to carry out the certified Chula Vista LCP in a manner consistent with the California Coastal Act.


NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chula Vista hereby:

1. Approves Amendment No. 7 to the Certified Chula Vista Local Coastal Program as presented in Exhibit B hereto attached.
2. Authorizes submittal of said Amendment No. 7 to the California Coastal Commission as an amendment that will take effect automatically upon Commission approval.

Presented by

  
\_\_\_\_\_  
David K. Gustafson  
Acting Community Development Director

Approved as to form by

  
\_\_\_\_\_  
Thomas J. Harvon  
City Attorney

WPC 3933H

PROPOSED AMENDMENTS  
to the  
CHULA VISTA BAYFRONT LOCAL COASTAL PROGRAM

Parts I and II

December 12, 1988

PART I

DRAFT

Amendments to Certified Chula Vista LCP (Part I)

The following amendments (Part I) to the certified City of Chula Vista Local Coastal Program concern only the property located north and south of "J" Street between Interstate 5 and Bay Boulevard. These new provisions allow a maximum increase in development intensity and building height if development meets certain conditions (listed in attached Appendix C).

Additions to the existing Local Coastal Program are indicated by underlining.

(Specific Plan)

Section 19.85.01 - Building Height

The maximum heights of buildings shall be controlled by Map 2, Building Height Controls, and shall be measured in stories or feet, whichever is less:

Two-story maximum - 22 feet.

Four-story maximum - 44 feet.

Five-story maximum - 55 feet.

Eight-story maximum - 88 feet.

Twelve-story conditional - a maximum of 132 feet, provided that the increase in height above 88 feet can be shown to produce a visually and environmentally superior solution for a visually prominent and resource-sensitive location, and which adheres to the following standards:

- a. Linear slab or cruciform design shall be avoided in favor of a stepped building form.
- b. The building shall enclose a south facing public outdoor space.

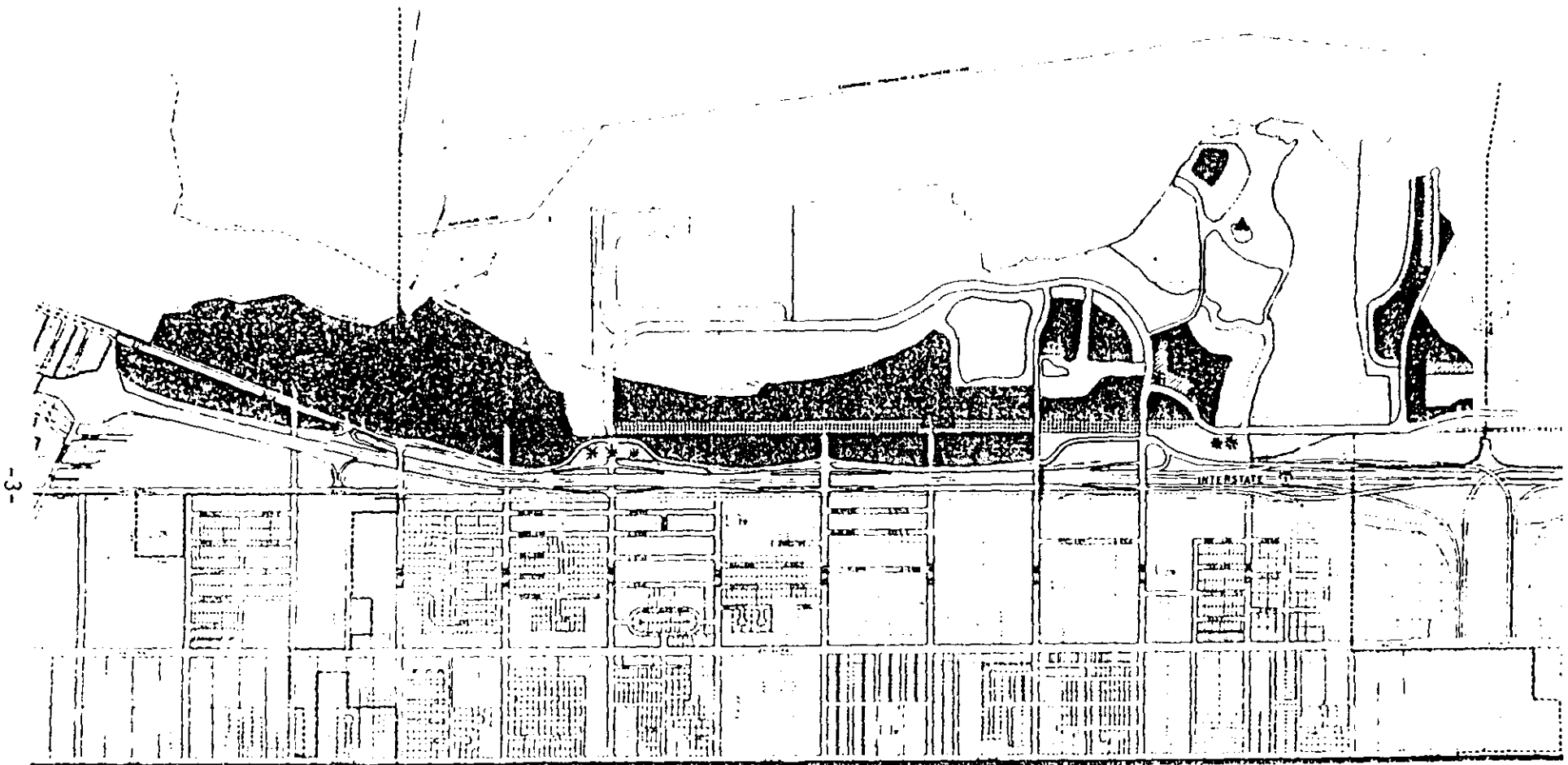
Special Condition #1 - a maximum height of 70 feet is allowed within 400 feet of the intersection of "E" Street and Bay Boulevard in the southwest corner of such intersection.

An architectural focal point such as a tower or other vertical form reaching a height of (up to) 70 feet shall be permitted in the office park north of Marina Parkway subject to site and design review to consider and protect public views from Marina Parkway to San Diego Bay. This vertical element will be a visual landmark identifying the core area of the Midbayfront.

Special Condition #2 - A maximum height of 44' is allowed in the northwest quadrant of Bay Boulevard and "E" Street, provided that said structure is at least 400' north of "E" Street and does not contain more than 20% of the allowed FAR for the total site.

Special Condition #3 - A maximum building height shall be 45 feet provided specific site development plans are recommended by the Chula Vista Design Review Committee and approved by the Chula Vista Redevelopment Agency based on guidelines listed in Appendix C.

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2 Story Maximum (30 feet) ▲

4 Story Maximum (44 feet)

5 Story Maximum (55 feet)

8 Story Maximum (88 feet)  
12 Story Conditional - 132 Ft.

- \* Special Condition No.1 - See Sec.19.85.01
- \* \* Special Condition No.2 - See Sec.19.85.01
- \* \* \* Special Condition No.3 - See Sec.19.85.01

▲ A Viewing Tower for the Nature Interpretive Center is Permitted up to 45 feet High.

MAP 2  
**CHULA VISTA**  
**LOCAL COASTAL PROGRAM**  
**BUILDING HEIGHT**  
**CONTROLS**

sgpa

(Specific Plan)

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(4)

TABLE 1  
DEVELOPMENT INTENSITY AND SITING

	Minimum Lot Area (s.f.)	Residential Density	Front Yards	Exterior Side Yards	Side Yards	Floor-Area Ratio	Usable Open Space per Res. d.u.
Residential	3,500	15-30 d.u./acre	15	10	--	--	400
Commercial: Office Park	7,000	--	10	10	--	0.5 <sup>1</sup>	--
Commercial: Highway Related	5,000	--	10 <sup>2</sup>	-- <sup>2</sup>	-- <sup>2</sup>	0.25 <sup>2</sup>	--
Commercial: Marine Related	3,000	--	10	--	--	0.25	--
Commercial: Specialty Related	10,000	--	20	10	--	0.25	--
Commercial: Hotel	20,000	--	50	30	--	0.5	--
Industrial: Business Park	10,000	--	30	15	20	0.5	--
Industrial: General	20,000	--	20	15	20	0.5	--

<sup>1</sup>Transfer of development rights shall be permitted to allow a FAR of .65 in portions of the office park north of Marina Parkway with a reduction of FAR on parcels of equal size in the office park area south of Marina Parkway to .35 to maintain an overall FAR of .5.

<sup>2</sup>In the event additional land area is gained for development of properties located at the northeast and southeast corners of Bay Boulevard and J Street by covering the adjacent drainage channel, the on-site F.A.R. and setbacks may vary in accordance with special condition #3 (sec. 19.85.01) and appendix C.

TABLE 2  
PERMITTED SIGNS  
(See also Bayfront Sign Program)

Land Use	RESIDENTIAL	SPECIAL	DEVELOPMENT	REALTY	CIVIC	BUSINESS	ADVERTISING
RESIDENTIAL	●	●	●	●	●		
COMMERCIAL: OFFICE PARK		●	●	●	●	●	
COMMERCIAL: HIGHWAY RELATED		●	●	●	●	●	
COMMERCIAL: MARINA RELATED		●	●	●	●	●	
COMMERCIAL: SPECIALTY RETAIL		●	●	●	●	●	
COMMERCIAL: HOTEL		●	●			●	
INDUSTRIAL: BUSINESS PARK		●	●	●	●	●	
INDUSTRIAL: GENERAL		●	●	●	●	●	

GUIDELINES FOR DEVELOPMENT OF PROPERTY

LOCATED AT THE NORTHEAST AND SOUTHEAST CORNERS OF

BAY BOULEVARD AND "J" STREET

Specific development plans for the development of property located at the northeast and southeast corners of Bay Boulevard and "J" Street shall be subject to Design Review Committee recommendation and Agency approval based on the following guidelines:

1. Building setbacks shall be:

	<u>Parcel 2 (Northeast Corner)</u>	<u>Parcels 3/4 (Southeast Corner)</u>
a. <u>"J" Street (to maintain view corridor)</u>	<u>50 ft.</u>	<u>30 ft.*</u>
b. <u>Bay Boulevard</u>	<u>30 ft.</u>	<u>30 ft.</u>
c. <u>Adjacent to I-5 Freeway</u>	<u>50 ft.</u>	<u>25 ft.</u>
d. <u>From intersection of "J" Street and Bay Boulevard (measured perpendicular to angular corner property line)</u>	<u>60 ft.</u>	<u>60 ft.</u>

\*50 ft. setback required for construction exceeding a building height of 28 feet.

2. Maximum building height shall be 45 feet.

3. Architectural features such as a tower, with floor areas not exceeding 10% of the ground floor area, may exceed the 45 ft. height limit by 15 ft. Note: For calculation of the tower area, land over the drainage channel between Lots 3 and 4 and on Lot 2 shall be included in ground floor calculations to the extent the second floor spans the channel.

One architectural tower shall be allowed on Parcel 2 and one on the combined Parcels 3 and 4.

4. Landscaping of the site shall be 15 - 20% of the total lot area.

5. Minimum landscaping depths along street frontages shall be 15 ft. in width.



6. Elevations facing the freeway shall be articulated in massing or architectural treatment.
7. Pedestrian linkages shall be provided to connect both sides of "J" Street as well as linking the projects to the Bayfront development.
8. The maximum floor area ratio (F.A.R.) for Lot 2 and the adjoining lot to the east ("the channel") when combined shall be .55.
9. The maximum F.A.R. for Lots 3 and 4 (the southeast parcel) when combined with the adjoining parcel ("the channel") shall be .50.
10. Compact parking stalls shall be permitted with dimensions of 7.5 feet wide by 16 feet in length. The number of these stalls may be authorized to a maximum of 20% of the required parking.

WPC 3807H

(Land Use Plan)

TABLE 2: PROPOSED DEVELOPMENT INTENSITY

	<u>DEVELOPABLE ACRES</u>	<u>DEVELOPMENT INTENSITY</u>
Subarea I--D Street Fill	73.5	
Residential	19.0	15 to 30 du/acre
Commercial--Marine-Related	21.1	FAR 0.25
Commercial--Marina	+6.0	NA
Subarea II--Gunpowder Point	40.8	
Commercial--Hotel/Conference	14.0 <sup>3</sup>	FAR 0.5 <sup>2</sup>
Subarea III--Midbayfront	99.0	
Residential	18.1	15 to 30 du/acre
Commercial--Office/Park and Specialty Retail	44.7	FAR 0.5 <sup>5</sup>
Commercial--Highway-Related	15.2	FAR 0.25
Industrial Business Park	21.0	FAR 0.5
Landscaped Parking		Bonus Provisions <sup>3</sup>
Subarea IV--Industrial Area	26.2	
Commercial--Highway-Related	3.1	FAR 0.25 <sup>6</sup>
Industrial/Utilities	14.2	Per Existing Zoning <sup>4</sup>
Landscaped Parking	8.9	Bonus Provisions <sup>3</sup>
Subarea VI--Outparcels	18.8	
Industrial	18.8	Per Existing Zoning <sup>4</sup>

du/acre = Dwelling units per net acre of developable land.

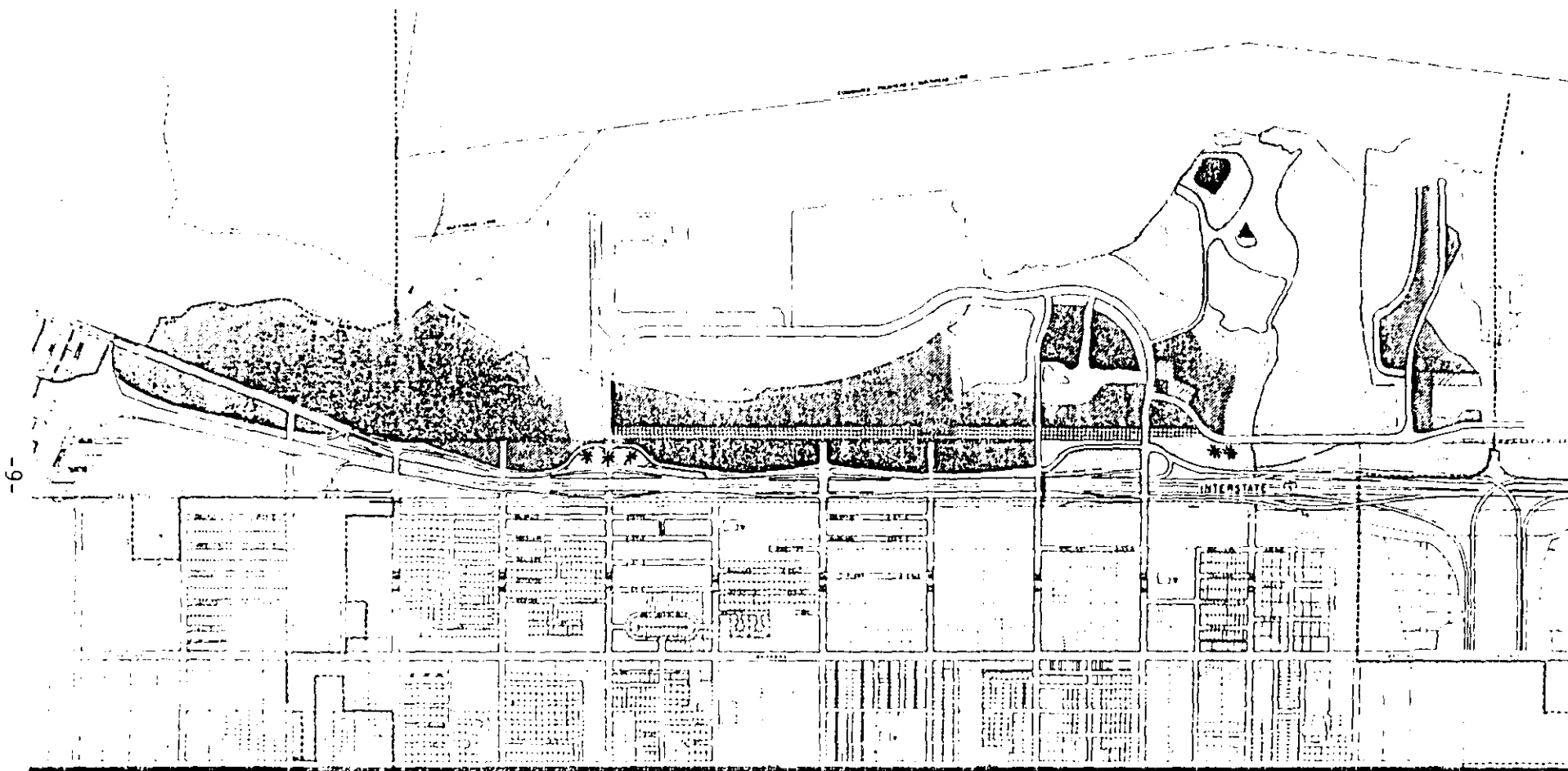
FAR = Floor area ratio or ratio of gross building area to net developable land area.

NA = Not applicable.

- 1 Marina: An allowance of approximately 6.0 acres site is made for a recreational boating marina or a small commercial marina repair and storage facility. This area does not include upland support facilities covered by the marine commercial designation.
- 2 26.8 acres of upland area are excluded for purposes of establishing permitted FAR.
- 3 Bonus Provisions: Increased development is proposed on parcels adjacent to the areas where long term provisions are secured to utilize the PCW for parking and parking areas are landscaped per prevailing standards.
- 4 Existing Zoning: Intensity of use does not vary from existing Chula Vista zoning code.

- 5 Transfer of development rights shall be permitted to allow a FAR of .65 in portions of the office park area north of Marina Parkway with reduction of FAR on parcels of equal size in the office park area south of Marina Parkway to .35 to maintain an overall FAR of .5.
- 6 In the event additional land area is gained for development of properties located at the northeast and southeast corners of Bay Boulevard and "J" Street by covering adjacent drainage channels, the onsite FAR and setbacks may vary in accordance with Special Condition #3 (Sec. 19.85.01) and Appendix C of the Bayfront Specific Plan.
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- 2 Story Maximum
- 4 Story Maximum
- 5 Story Maximum

- 8 Story Maximum
- 12 Story Conditional - See Text
- \* Special Condition No.1 - See Sec.19.85.01
- \*\* Special Condition No.2 - See Sec.19.85.01
- \*\*\* Special Condition No.3 - See Sec.19.85.01
- ▲ Special Condition For Viewing Tower At Interpretive Center - See Text

FIGURE 5  
 CHULA VISTA  
 LOCAL COASTAL PROGRAM  
**RECOMMENDED  
 BUILDING HEIGHTS**

sgpa

(Land Use Plan)

R-13957 (18)

(Land Use Plan)

#### DEVELOPMENT INTENSITY

The proposed intensity of development is based on height limitations, parking requirements, on-site open space or landscape provisions, traffic capacity, and economic feasibility. The intensity of development consequently varies by land use type.

1. Height Limits. The recommended building heights for the Bayfront are indicated in Figure 5. The prevailing height limit is four stories throughout most of the Bayfront. This limit allows for extensive open space and landscape provisions without exceeding the traffic capacity of the proposed circulation improvements. There are areas in which the height limit varies from prevailing provisions, calling for both lower and taller height recommendations, due to program requirements, environmental management objectives, or physical form and appearance objectives. These variances include the following:

Gateways. To achieve a "gateway," or sense of entry to the Bayfront and relate it to the existing new development along Bay Boulevard, the areas immediately adjacent to the E Street and J Street bridges are recommended to stay between one and two stories/ except in accordance with special conditions set forth in Section 19.85.01 of the Bayfront Specific Plan.

PART II

Draft

AMENDMENTS TO THE CERTIFIED CHULA VISTA LCP (PART II)

The following amendments to the certified City of Chula Vista Local Coastal Program are proposed to clarify and simplify the performance standards and processing requirements for coastal development permits. These amendments do not provide for any changes in the type, location, density, or intensity of uses permitted by the existing Local Coastal Program.

Additions to existing language in the Local Coastal Program are indicated by underlining; deletions are indicated by ~~strike-throughs~~.

1. Amendment 1: Grading

[A. Land Use Plan:]

BASIC UTILITY SERVICE AND GRADING OBJECTIVES

The following general objectives are proposed to guide the future design and implementation of utility services and areawide grading:

1. Provide adequate sizing of utility lines to assure sufficient capacity for the most intensive users.
2. Minimize the import of soil to that necessary for the protection of developable areas from flooding during ~~concurrent~~ the 100 year design storms, and high tide conditions
3. Protect existing natural resources from ~~and~~ any significant adverse impacts during the construction phases.
4. Provide for an adequate on-site storm drainage system to preclude stormwater drainage from development from draining directly into wetland habitat without adequate filtering of sediments or the spilling of pollutants.
5. Prohibit all grading and stockpiling of earthen materials between November 1 and March 31 except where proposed land development meets the requirements of Section 19.87.07 of the Bayfront Specific Plan.

BASIC UTILITY SERVICE AND GRADING OBJECTIVES (CHAPTER III)

- . Objective 4. "Provide for an adequate on-site storm drainage system to preclude drainage from development from entering directly into wetland habitat without adequate filtering of sediments or pollutants."
- . Objective 5. Prohibit all grading and stockpiling of earthen materials between November 1 and March 31 except where proposed land development meets the requirements of Section 19.87.07 of the Bayfront Specific Plan.

[B. Specific Plan:]

Section 19.87.03 - Utility Service and Grading Objectives

Map 4, Utility System, shall control the location of sewer water systems. The following objectives shall guide the design and implementation of utility services and areawide grading:

1. Provide adequate sizing of utility lines to assure sufficient capacity for the most intensive users.
2. Minimize the import of soil to that necessary for the protection of developable areas from flooding during concurrent storms and high-tide conditions.
3. Protect existing natural resources from ~~and~~ any significant adverse impacts during construction ~~phases~~.
4. Provide for an adequate on-site storm drainage system to preclude drainage from development from entering directly into wetland habitat without adequate filtering of sediments or ~~trapping~~ of pollutants.
5. Provide appropriate slope gradients in critical locations to ensure proper drainage.
6. Prohibit all grading and stockpiling of earthen materials between November 1 and March 31 except where proposed land development meets the requirements of Section 19.87.07 of the Bayfront Specific Plan.

Section 19.87.07-Grading and Drainage

1. Development on the Midbayfront ~~the~~/project shall import earth to ensure building pads above the 100-year flood level (about elevation 10 6) and above higher high-tide level. The grading concept for imported fill for the Midbayfront is shown in Map 5, Land Form and Drainage.
2. Special care shall be taken in development proposals ~~at~~/the adjacent to wetland habitat ~~marshes~~ to avoid or minimize ~~reduce~~ problems of silting and oil or chemical leakage. Some diversion of ~~flood~~ water is necessary and one or more desilting/retention basin(s) may be required in development projects to protect and enhance the biological and water quality of the wetland habitat. A major ~~detention~~ desiltation basin shall be built in the Midbayfront to accept surface drainage and provide for desilting/ during and after construction of development projects and for oil and chemical entrapment. [Page 38]





coverage that is adequate to achieve the provisions of this policy. Temporary erosion control measures, shall include the use of berms, interceptor ditches, filtered inlets, debris basins, silt traps, or other similar means of equal or greater effectiveness. From November 1 to March 31, grading may be permitted provided the applicant conforms to the requirements of subsection C and submits monthly documentation within two weeks following the end of the preceding month to the City Engineer of the condition of the erosion control procedures for graded pads, slopes and stockpiles whenever precipitation during the month exceeds two (2) inches.

c. From November 1 to March 31, grading may occur in phased increments as determined by the City Engineer provided all of the following requirements have been met:

(1) The increments shall be limited to those areas that have been prepared to control the effects of soil erosion. Control measures, such as sedimentation basins, detention basins and other facilities, shall be scheduled and placed in a sequence that shall minimize and control the offsite transportation of sediments. Such erosion control measures shall be installed for such increments prior to commencing any grading that would be performed during the period between November 1 and March 31.

(2) The applicant shall post a deposit, for such areas to be graded, which shall remain in force and effect for one year after final inspection approval of grading by the City. The deposit shall be sufficient to cover the costs of any remedial grading and replanting of vegetation, including any restoration of wetlands, or other environmentally sensitive habitat areas adversely affected by the failure of the erosion control measures required herein, as determined by the City Engineer. The deposit will inure to the benefit of the City in case of noncompliance as determined by the City Engineer.

(3) The applicant agrees to provide daily documentation to the City Engineer of the condition of the erosion control procedures for any 24-hour period in which precipitation exceeds 0.25 inches. Such documentation shall be provided within five working days of said 24-hour period. Failure to provide such documentation of the occurrence of any significant discharge of sediments or silts in violation of this policy shall constitute automatic grounds for suspension of the applicant's grading permits(s) during the period of November 1 to March 31.

4. Erosion Control Monitoring Program for Chula Vista Coastal Zone Areas Draining Directly Into Wetlands.

a. Overall field review of grading operations will be performed by the City Engineer on each grading project in the Coastal Zone.

- b. Field review of erosion control devices, sedimentation basins, detention basins, and landscaping will be made by the City Engineer prior to the advent of the rainy season, and throughout the rainy season as necessary to monitor grading operations phased between November 1 and March 31. The City Engineer shall document non-compliance of projects with the grading and erosion control requirements and correct problems with funds from the deposit posted by the applicant.
- c. The City Engineer will periodically review and prepare a report on the effectiveness of the runoff and erosion control measures for areas within the Chula Vista Coastal Zone. The initial report shall be completed within two years following February 1989 and thereafter six months prior to any scheduled review by the California Coastal Commission of the Local Coastal Program for the City of Chula Vista. A copy of the report shall be submitted to the Chula Vista City Council and to the Executive Director of the Coastal Commission.

## 2. Amendment 2: De Minimis Permit Waivers

[Specific Plan]

### Section 19.92.03-Applicability

- (a) Except as provided in Section 19.92.03 and Section 19.92.04 below, any applicant person wishing to undertake a development in the coastal zone shall obtain a coastal development permit in accordance with the provisions of this article, in addition to any other permit required by law. Development undertaken pursuant to a coastal development permit shall conform to the plans, specifications, terms and conditions approved in granting the permit. The procedures described herein may be used in conjunction with other procedural requirements of the City approving authority, provided that the minimum requirements as specified herein are assured. [Page 87]
- (b) The Director of Planning may issue a written waiver from the coastal development permit requirements of this article for any development that is de minimis. A proposed development is de minimis if the Director of Planning determines, based on a review of an application for a coastal development permit, that the development involves no potential for any adverse effect, either individually or cumulatively, on coastal resources and that it will be consistent with all applicable objectives, policies, and standards of the certified Local Coastal Program. The determination shall be made in writing and based upon factual evidence.
- (c) De minimis waivers shall be permitted only in the non-appealable area of the City's coastal development permitting jurisdiction when no local public hearing is required.

(d) The Director of Planning will consider the following types of projects for possible permit waivers:

- (1) Projects which would have been placed on the consent calendar without special conditions;
- (2) Projects fully consistent with the certified Local Coastal Program (LCP) and for which all applicable policies of the LCP are objective in nature, such that staff does not have to exercise its judgment as to satisfaction of subjective criteria;
- (3) Projects located in areas where similar projects have been approved as a routine matter without conditions or opposition.

(e) The following projects will not be considered for possible waivers:

- (1) Projects which involve questions as to conformity with the certified LCP, or which may result in potential impacts on coastal resources and public access;
- (2) Projects with known opposition or probable public controversy;
- (3) Projects which involve divisions of land including condominiums.

(f) If, upon review of the coastal development permit application, the Director of Planning determines that the development is de minimis, the applicant, shall post public notice of the de minimis waiver on the property for at least seven calendar days prior to the final decision granting the waiver. Notice of intent to issue a de minimis waiver shall also be made to the Coastal Commission and to persons known to be interested in the proposed development in the following manner:

Within ten (10) calendar days of accepting an application for a de minimis waiver or at least seven (7) calendar days prior to the decision on the application, the Director of Planning shall provide notice, by first class mail, of pending waiver of permit requirements. This notice shall be provided to all persons who have requested to be on the mailing list for that development project or site or for coastal decisions within the local jurisdiction, to all property owners and residents within 100 feet of the perimeters of the parcel on which the development is proposed, and to the Coastal Commission.

(g) The notice shall contain the following information:

- (1) A description of the proposed project and location;
- (2) A statement that the development is within the coastal zone;
- (3) The date of filing of the application and the name of the applicant;
- (4) The number assigned to the application;

- (5) The date of the hearing at which the waiver may become effective;
- (6) The general procedure concerning the submission of public comments either in writing or orally prior to the decision;
- (7) A statement that a public comment period of sufficient time to allow for the submission of comments by mail will be held prior to the decision.

The Director of Planning shall report to the City Council at its next available public meeting those projects for which waivers are proposed, with sufficient description to give notice of the proposed development to the City Council. A list of waivers issued by the Director of Planning shall be available for public inspection at the public counter of the Community Development Department and at the City Council meeting during which any waivers are reported. A waiver shall not take effect until after the Planning Director makes his/her report to the City Council. If one-third of the City Council (two members) so request, such issuance shall not be effective and, instead, the application for a coastal development permit shall be processed in accordance with the provisions of this article.

### 3. Amendment 3: Hearing Officer

[Specific Plan]

#### Section 19.92.07-Public Hearing on Appealable Developments

At least one public hearing shall be held on application for an appealable development, thereby affording any persons the opportunity to appear at the hearing and inform the City of the nature of his or her ~~their~~ concerns regarding the project. Such hearing shall occur no earlier than seven (7) calendar days following the mailing of the notice required in Section 19.92.06 and shall normally be conducted by the Planning Director or his/her designee. The public hearing may be conducted in accordance with local procedures or in any other manner reasonably calculated to give interested persons, including the applicant, an opportunity to appear and present their viewpoints, either orally or in writing.

#### Section 19.92.09.5-Public Hearing on Non-Appealable Developments: Conditional Uses

At least one public hearing shall be held on each application for a non-appealable development involving a conditional use, thereby affording any persons the opportunity to appear at the hearing and inform the City of the nature of his or her concerns regarding the project. Such hearing shall occur no earlier than ten (10) calendar days following the mailing of the notice required in Section 19.92.06 and shall normally be conducted by the Director of Community Development or his/her designee. The public hearing may be conducted in accordance with local procedures or in any other manner

reasonably calculated to give interested persons, including the applicant, an opportunity to appear and present their viewpoints, either orally or in writing.

4. Land Use: Toxic Wastes

[Specific Plan]

Section 19.81.04-Land Use

Permitted land uses in the ~~Specific Plan Area~~ City's coastal zone shall be controlled by Map 1, the Land Use Controls Map. Land use designations include: industrial: general; industrial: business park; residential; ~~development/develop~~ commercial: office park; commercial: highway-related; commercial: marine-related; commercial: specialty retail; commercial: hotel; landscaped parking; public open space and wetlands.

The specific land uses allowed in each of these designations shall be determined using the use classifications and definitions and listings found therein, provided that in the event subsequent data or findings of a geotechnical, toxic waste, or biological nature on developable areas render the acceptability of such land uses infeasible, dangerous to public health and safety, or so environmentally damaging as to nullify the balanced character of the Bayfront Local Coastal Program ~~Plan~~, such uses shall not be permitted in those areas. Any application for a coastal development permit for any land utilized to store such toxic wastes shall include an analysis of liability and responsibility for removing such toxic wastes, including an implementable program therefor.

All land uses shall also adhere to the Performance Standards, Chapter 19.66 of the City ~~1978~~ Zoning Ordinance, which is incorporated by reference.

WPC 3843H

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
CHULA VISTA, CALIFORNIA, this 7th day of February

19 89, by the following vote, to-wit:

AYES: Councilmen : McCandliss, Nader, Moore  
NAYES: Councilmen : None  
ABSTAIN: Councilmen : None  
ABSENT: Councilmen : Cox, Malcolm

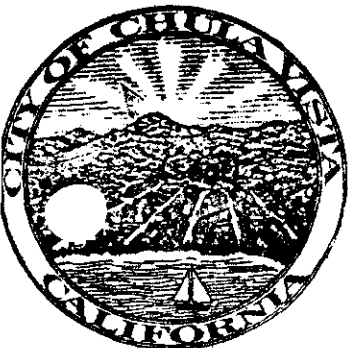
F. Nader  
MAYOR PRO TEMPORE

ATTEST Jennie M. Fulasz  
City Clerk

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

I, JENNIE M. FULASZ, CMC, CITY CLERK of the City of Chula Vista, California,  
DO HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of  
RESOLUTION NO. 13957, and that the same has not been amended or repealed.

DATED \_\_\_\_\_



\_\_\_\_\_  
City Clerk