

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA AMENDING THE GENERAL PLAN, AS REVISED BY RESOLUTION NO. 5878, ADOPTED ON THE 15th DAY OF DECEMBER, 1970, TO SPECIFY REQUIREMENTS FOR PROVISION OF ADEQUATE PUBLIC FACILITIES, PRIMARILY SCHOOLS, TO SERVE THE NEEDS OF NEWLY DEVELOPED AREAS

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

WHEREAS, the City Council has heretofore revised the General Plan of the City of Chula Vista pursuant to Resolution No. 5878, adopted on the 15th day of December, 1970, and

WHEREAS, the City Council has heretofore, pursuant to Resolution No. 6140, established a policy to insure the adequacy of public facilities in newly developed areas, and

WHEREAS, it is now apparent that said policy does not, as it presently exists, conform with nor is it sanctioned by existing state laws, and

WHEREAS, the State Subdivision Map Act does require, pursuant to Sections 11511, 11526 and 11526.1 of the Business and Professions Code of the State of California, that any proposed subdivision together with the provisions for its design and improvement is consistent with the applicable general or specific plans of the city.

§ 11511. "Improvement."

(b) "Improvement" also refers to such specific improvements or types of improvements the installation of which, either by the subdivider, by public agencies, by private utilities, or by a combination thereof, is necessary or convenient to insure conformity to or implementation of applicable general or specific plans of a city or county.

§ 11526. Provisions Governing Design, etc., Maps and Procedure.

(c) No city or county shall approve a tentative or final subdivision map unless the governing body shall find that the proposed subdivision, together with the provisions for its design and improvement, is consistent with applicable general or specific plans of the city or county.

§ 11526.1. Required Plan and Finding Before Approval of Map.

No city or county shall approve a final subdivision map for any land project, as defined in Section 11000.5, unless:

(a) The city or county has adopted a specific plan covering the area proposed to be included within the land project.

(b) The city or county finds that the proposed land project, together with the provisions for its design and improvement, is consistent with the specific plan for the area.

and

WHEREAS, the City Council of the City of Chula Vista recognizes that adequate public facilities should be specifically required by the General Plan of the City of Chula Vista in order to satisfy the needs created by newly developed areas, and

WHEREAS, the specification of adequacy of public facilities, primarily school facilities, should also be set forth in the General Plan in order to conform to the requirements of the State of California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista that the General Plan of the City of Chula Vista, as revised by Resolution No. 5878, adopted on the 15th day of December, 1970, be, and the same is hereby amended in the following respects:

PART III

THE CHULA VISTA GENERAL PLAN - 1990

GOALS OF THE CHULA VISTA PLAN

Before a community can plan, there must be agreement on what it is planning for - that is, on the principal goals which the community believes important to achieve over the next two decades. The following five goals are considered important objectives in the future development of Chula Vista.

Following each general goal is a list of more specific actions or policies designed to achieve that goal. This list attempts to identify the principal steps which should be taken to implement the Plan but does not pretend to be exhaustive.

1. Improve and expand the economic base.
 - a. Enlarge and diversity the industry.
 - b. Maximize commercial potential.
 - c. Exploit tourist potential, particularly the proximity to Mexico and the beaches.
2. Preserve and enhance the residential quality of Chula Vista.
 - a. Establish a high quality for new development, both single and multi-family.
 - b. Preserve existing sound areas.
 - c. Promote orderly expansion of multiple housing in appropriate areas.
 - d. Promote a diversity of dwelling types throughout the City while maintaining the densities designated on the Plan.
 - e. Promote architectural and environmental compatibility of neighborhoods of mixed dwelling types.
 - f. Avoid undesirable economic or other segregation in Chula Vista.
 - g. Annex all unincorporated areas to the east of Chula Vista in order to assure that development will meet City standards.
3. Provide adequate and convenient public facilities to serve anticipated population.
 - a. Bring neighborhood and community recreation areas up to accepted standards.
 - b. Provide one or more large parks in areas best suited to this use.
 - c. Provide for recreational use of a portion of the waterfront.

- d. Continue to develop and improve the Civic Center as a major focus and service center for the community.
- e. Provide for adequate storm drainage, particularly through preservation of natural channels.
- f. Encourage development of Southwestern College as a major community cultural and educational center.
- g. Provide municipally operated facilities, e.g., fire stations to insure an adequate level of service and protection as established by standards and criteria adopted by the City of Chula Vista.
- h. Provide adequate school facilities in order to satisfy the educational needs for newly developed areas in accordance with the level of educational services as established by standards and criteria adopted by the school districts operating within the City of Chula Vista.

PART IV

CARRYING OUT THE GENERAL PLAN

SUBDIVISION AND ZONING CONTROLS TO INSURE ADEQUACY OF PUBLIC FACILITIES.

New subdivisions will be developed in the now undeveloped portions of the Chula Vista Planning Area and zoning changes will be made in accordance with the General Plan adopted by the City of Chula Vista, which will create a substantial impact on existing public facilities, e.g., fire stations and schools. The character of the future City will be greatly affected by the quality of the subdivision and zoning ordinances, and the careful administration of the subdivision and zoning processes in order to implement this General Plan.

The requirements for public facilities, in accordance with necessary and desirable levels of services, are required to satisfy needs in newly developed areas in accordance with standards and criteria adopted by the concerned local agencies. The requirement for establishing the fact of the existence of the adequacy of said facilities must be satisfied prior to any discretionary actions undertaken by the City of Chula Vista, including but not limited to, the enactment and amendment of the zoning ordinance, the issuance of zoning variances, the issuance of conditional use permits and the approval of tentative subdivision maps. In addition, said requirement must also be satisfied prior to non-discretionary or ministerial actions of the City of Chula Vista, including but not limited to, the issuance of building permits and the issuance of grading permits in those cases where the proposed development constitutes a significant impact on the services to be provided by schools or the City of Chula Vista.


For purposes of this section, any such non-significant projects shall be construed to mean the issuance of a permit for construction of a new detached single family residential structure to be built in the urbanized area west of Interstate 805, provided that the owner of the lot upon which construction is to occur owns no contiguous undeveloped property.


It is further understood that Resolution No. 6140, marked as Exhibit "A" and attached hereto, shall be incorporated herein be reference as if set forth in full.

BE IT FURTHER RESOLVED that these amendments are adopted as a interim emergency amendment of the General Plan of the City of Chula Vista requiring a 4/5 vote of the City Council of the City of Chula Vista, and shall remain in force and effect for no more than ninety (90) days subsequent to the date of the adoption of this resolution.

Presented by

Approved as to form by


 George D. Lindberg, City Attorney


 George D. Lindberg, City Attorney

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
CHULA VISTA, CALIFORNIA, this 5th day of December, 1972,
by the following vote, to-wit:

AYES: Councilmen Egdahl, Scott, Hobel, Hamilton, Hyde

NAYES: Councilmen None

ABSENT: Councilmen NOne

Thomas D. Hamilton
Mayor of the City of Chula Vista

ATTEST Jennie M. Fulasz
City Clerk

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

I, JENNIE M. FULASZ, 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 _____
and that the same has not been amended or repealed.

DATED: _____

City Clerk

R 6671

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ESTABLISHING A COUNCIL POLICY TO INSURE THE ADEQUACY OF PUBLIC FACILITIES IN NEWLY DEVELOPED AREAS

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

WHEREAS, public facilities including fire stations, libraries and a police station as provided by the City, and school buildings provided by the school districts are available to serve the community needs within the fully developed areas of the City of Chula Vista and in smaller developments immediately contiguous thereto, which facilities have been constructed and maintained from taxes levied upon said developed areas, and

WHEREAS, new patterns of growth and development on a scale either individually or in combination constituting whole new communities in the basically undeveloped areas surrounding the City are creating demands for such public facilities and services, and

WHEREAS, said urbanization has often been accomplished without provision for the location and construction of such facilities thereby leaving the residents of such new developments without such facilities for unreasonable periods of time, and

WHEREAS, the past failure to plan and program new facilities to serve such developments coupled with uncoordinated changes in land use has made it extremely difficult for the City and the school districts to provide necessary facilities and services to insure the health, safety and general welfare of the residents within such new developments, and

WHEREAS, the imposition of the financial burden for the acquisition of sites for such needed public facilities and services upon the already limited resources of the municipality, as well as the short-sighted failure of planned inclusion of such sites within said areas proposed for development, now created a need for the establishment of a policy on the local level until some time as enabling legislation is adopted by the State of California to insure availability of public services concurrent with the habitation of properties in said largely undeveloped areas which are being rezoned or subdivided.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Chula Vista does hereby establish the following policy:

Before approving the subdivision or rezoning of any property, the City Council will require:

1. That the subdivision or rezoning not be in conflict with the General Plan and any other specific plans for the area which have been reviewed by the Planning Commission and adopted by the City Council.
2. That the development plan for the property in question shall include an implementation section which sets forth in detail measures which will be taken to insure that needed public services are provided concurrent with the need generated by the development.