

Chapter 2.24

REDEVELOPMENT AGENCY*

Sections:

2.24.010 Authority to transact business.

2.24.020 City Council to constitute agency.

~~**2.24.030 Implementation of Redevelopment Agency functions in designated areas by Chula Vista Redevelopment Corporation.**~~

* For provisions of Community Redevelopment Law, see Health & Safety Code § [33100](#), et seq.

Code reviser's note: Ord. [3202](#) authorizes the City's participation in the Alternative Voluntary Redevelopment Program in accordance with Health & Safety Code § [34193](#) and compliance with Health & Safety Code Division [24](#), Part [1.9](#).

2.24.010 Authority to transact business.

It is found and declared, pursuant to Section 33101 of the Community Redevelopment Law, that there is a need for the Redevelopment Agency created by Section 33100 of said law to function in the City, and said agency is hereby authorized to transact business and exercise its powers under the Community Redevelopment Law. (Ord. 1425 § 1, 1972).

2.24.020 City Council to constitute agency.

Pursuant to the provisions of Section 33200 of the Community Redevelopment Law, the City Council declares itself to be the agency provided in CVMC [2.24.010](#) and that all of the rights, powers, duties, privileges and immunities vested by the Community Redevelopment Law in such agency shall be, and are, vested in this body. (Ord. 1425 § 2, 1972).

~~2.24.030 — Implementation of Redevelopment Agency functions in designated areas by Chula Vista Redevelopment Corporation.~~

~~In accordance with Chapter 2.55 CVMC, and notwithstanding any provision of this chapter, the Chula Vista Redevelopment Corporation shall carry out those duties of the Redevelopment Agency as set forth in CVMC 2.55.050 and 2.55.060 within those geographic areas of the City that the City Council designates as areas within which the Chula Vista Redevelopment Corporation has the authority to exercise planning and redevelopment functions. (Ord. 3009 § 1, 2005).~~

Chapter 19.14

ADMINISTRATIVE PROCEDURES – PERMITS – APPLICATIONS – HEARINGS – APPEALS

Sections:

- 19.14.020 Zoning Administrator – Creation of position – Authority.**
- 19.14.070 Conditional use permit – Application – Fee – Public hearing.**
- 19.14.080 Conditional use permit – Prerequisites for granting.**
- 19.14.090 Conditional use permit – Public hearing procedure – Finding of facts.**
- 19.14.260 Conditional use permit or variance – Time limit for utilization – Void
when – Extensions – Validity.**
- 19.14.270 Procedures for enforcing conditional use permits and variances.**

19.14.020 Zoning Administrator – Creation of position – Authority.

A. In order to relieve the Planning Commission, ~~or the Historic Preservation Commission or Chula Vista Redevelopment Corporation, within designated redevelopment project areas,~~ of certain routine functions necessary to the proper administration of this chapter, a Zoning Administrator is created.

B. *Authority.* The Development Services Director or designee may serve as a Zoning Administrator. The Zoning Administrator shall have the authority to consider applications, preside at hearings, and make impartial decisions on permits, maps, or other matters based on the application, written materials prepared prior to the hearing, and information received at the hearing. (Ord. 3199 § 4, 2011; Ord. 3153 § 2 (Exh. A), 2010; Ord. 2790, 1999; Ord. 1212 § 1, 1969; prior code § 33.1302(A)).

19.14.070 Conditional use permit – Application – Fee – Public hearing.

A. Applications for conditional use permits or modifications thereto shall be made to the Development Services Director in writing on a form prescribed by the Development Services

Director and shall be accompanied by plans and data sufficient to show the detail of the proposed use or building.

The application shall be accompanied by a fee as presently designated, or as may in the future be amended, in the master fee schedule. The Development Services Director shall cause the matter, except those subject to CVMC [19.14.030](#), to be set for hearing and notice such hearing in the same manner as required for setting zoning matters for hearing, pursuant to CVMC [19.12.070](#).

B. In the case of hazardous waste facilities as defined in CVMC [19.04.107](#), applications for conditional use permits or modifications thereto shall be made pursuant to CVMC [19.58.178](#), and shall be considered by the Planning Commission, ~~or Chula Vista Redevelopment Corporation for projects within a designated redevelopment project area~~, with a recommendation to be forwarded to the City Council for final review and action. The requirements of CVMC [19.14.090](#) shall apply to ~~both the Planning Commission, or Chula Vista Redevelopment Corporation for projects within a designated redevelopment project area~~, recommendation and the City Council resolution, with the following modifications:

1. The written findings, in addition to the requirements of CVMC [19.14.080](#), shall address those matters as set forth in CVMC [19.58.178\(K\)](#).
2. The decision of the Planning Commission, ~~or Chula Vista Redevelopment Corporation for projects within a designated redevelopment project area~~, shall constitute a recommendation only, and shall neither be a final decision nor subject to appeal.
3. The City Council's decision shall be considered final, and the City Clerk shall transmit a copy of the resolution as provided by CVMC [19.14.130](#). (Ord. 3153 § 2 (Exh. A), 2010; Ord. 2542 § 2, 1993; Ord. 2011 § 1, 1982; Ord. 1813 § 1, 1978; Ord. 1371 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.1304).

19.14.080 Conditional use permit – Prerequisites for granting.

After the public hearing, the Zoning Administrator, or as the case may be, Planning Commission, ~~or Chula Vista Redevelopment Corporation for projects within a designated redevelopment project area~~, may, by resolution, grant a conditional use permit if it finds from the evidence presented at said hearing that all of the following facts exist:

- A. That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or the community;
- B. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
- C. That the proposed use will comply with the regulations and conditions specified in this title for such use;
- D. That the granting of this conditional use will not adversely affect the General Plan of the City or the adopted plan of any governmental agency;
- E. That the proposed conditional use, if located in the coastal zone, is consistent with the certified local coastal program and is consistent with the intent of the zoning district. (Ord. 3153 § 2 (Exh. A), 2010; Res. 11903, 1985; Ord. 1212 § 1, 1969; prior code § 33.1305(A)).

19.14.090 Conditional use permit – Public hearing procedure – Finding of facts.

Not more than 10 business days following the decision, the decision maker, whether Zoning Administrator, or Planning Commission, ~~or Chula Vista Redevelopment Corporation for projects within a designated redevelopment project area,~~ shall make a written finding specifying the acts relied upon in rendering said decision, fully setting forth the facts and circumstances that fulfill or fail to fulfill the requirements of this section and CVMC [19.14.080](#), and, in situations where approval was granted, the conditions and safeguards deemed necessary and desirable for such approval. A copy of this written finding of facts shall be filed with the Development Services Director and mailed to the applicant. The decision shall become final on the eleventh day following the decision, except where appeal is taken as provided herein. (Ord. 3153 § 2 (Exh. A), 2010; Ord. 2790, 1999; Ord. 2374 § 2, 1990; Ord. 1212 § 1, 1969; prior code § 33.1305(B)).

19.14.260 Conditional use permit or variance – Time limit for utilization – Void when – Extensions – Validity.

A. A permit grants the applicant 36 months to initiate utilization of the permit. A variance or conditional use permit shall be deemed to be utilized if the property owner has substantially changed his position in reliance upon the grant thereof. Evidence of change of position would include completion of construction, substantial work has been performed in reliance of the permit granted, or the use of the property in the manner granted by the permit.

B. *Expiration Date.* A permit and the rights granted thereunder shall expire if the applicant has not utilized the permit prior to the expiration date of the permit, including any extensions granted pursuant to subsection (C) of this section.

C. *Application for an Extension.* Prior to the expiration of a permit, the appropriate decision maker, whether the Zoning Administrator, ~~or the Planning Commission, or Chula Vista–Redevelopment Corporation for projects within a designated redevelopment project area,~~ whichever heard the original application, may grant an extension of time contained in a then-current and valid variance or conditional use permit without a public hearing upon written request of the property owner; provided, that:

1. There has been no material change of circumstances since the granting of the variance or conditional use permit; and
2. Such changes, if any, which, when considered in conjunction with the construction or use of property theretofore permitted, would not be injurious to the neighborhood or otherwise detrimental to the public welfare.

D. *Stay of Proceedings.* If an application for extension of time is filed in a timely manner, the permit shall be automatically extended for a period of 60 calendar days from the expiration date or until a decision on the extension of time has been made, whichever occurs last.

E. *Review of Application.* An application for an extension of time of a permit shall be reviewed by the Development Services Director to determine whether the proposed development has significantly changed or is in substantial conformance with the approved permit. If the proposed development is in substantial conformance with the approved permit, an extension will be granted and an application for an amendment to the permit will not be required. The extension of time may be granted without notice or public hearing by the original permitting

authority, upon making a determination that the findings and conditions of the original approval still apply and if the original permit account balance is in good standing. The burden of proof is on the permittee to establish with substantial evidence that the permit should not expire.

F. *Length of Extension.* An extension shall not exceed 12 months from the original expiration date.

G. *Fees.* Fee(s) for an extension of time for a variance or conditional use permit shall be in the amount identified in the master fee schedule or any amendments thereto. (Ord. 3153 § 2 (Exh. A), 2010; Ord. 2506 § 1, 1992; Ord. 2011 § 1, 1982; Ord. 1212 § 1, 1969; prior code § 33.1310).

19.14.270 Procedures for enforcing conditional use permits and variances.

A. The Director of Development Services shall investigate evidence presented to him or her to determine whether probable cause exists that any of the following has occurred or is substantially likely to occur regarding any variance or conditional use permit:

1. *Fraud.* That the variance or conditional use permit approval was obtained by fraud;
2. *Non-Use.* That the uses and privileges authorized by the variance or conditional use permit have not been initiated in the manner and within the 36 months specified in CVMC [19.14.260](#), and no extension of time has been granted;
3. *Abandonment.* That the property or any structure thereon subject to the variance or conditional use permit has been abandoned or the use authorized has ceased for a period exceeding 12 months;
4. *Violation of Conditions.* That the variance or conditional use permit is being or has been exercised contrary to the conditions of said permit, or in violation of any applicable licenses, permits, regulations or laws;
5. *Violation of Use.* That the variance or conditional use permit is being or has been exercised in a manner other than or in excess of the right granted;

6. *Public Health, Safety and Welfare.* That the use for which the variance or conditional use permit was obtained is being or has been exercised so as to be detrimental to the public health, safety, or general welfare or so as to constitute a public nuisance.

If the Director of Development Services has probable cause to believe that any of the foregoing has occurred or is substantially likely to occur, he/she shall issue a recommendation as to what action should be taken. The recommendation shall be submitted to the individual or body which issued the conditional use permit or variance (hereinafter referred to as “permitting authority”).

B. The permitting authority shall hold a public hearing to consider the Director of Development Services recommendation regarding the conditional use permit or variance.

C. Notice of any public hearing to consider violations of variances and conditional use permits shall be given consistent with the procedures set forth in CVMC [19.12.070](#). The notice shall contain the following information:

1. The date, time, and place of the public hearing;
2. The identity of the permitting authority;
3. A general explanation of the matter to be considered including the nature of the Planning Director’s recommendation;
4. A general description, either in text or by diagram, of the location of the property.

D. *Procedures for Public Hearing.* The following procedures shall be followed for public hearings provided for in this section:

1. *Recommendation and Reports.* The Director of Development Services recommendation and any accompanying staff reports, if any, shall be made available to the public prior to commencement of the public hearing provided for herein.
2. *Recordation.* The public hearing may, at the written request of an interested party, be recorded by either a recording device or stenographer.
3. *Testimony.* Any witness offering evidence or testimony may be placed under oath and subject to cross-examination at the request of the permitting authority or any party interested in the matter which is the subject of the hearing.

4. *Relevancy.* Evidence or testimony must be relevant or material to the fact or facts at issue. Any relevant evidence may be admitted if it is the sort of evidence upon which responsible persons are accustomed to rely in the conduct of serious affairs, regardless of the existence of any common law or statutory rule which would otherwise make improper the admission of such evidence in civil actions. All irrelevant and unduly repetitious evidence may be excluded.

5. *Hearsay.* Hearsay evidence shall be admissible, but the fact that evidence is hearsay may affect the weight given to the evidence in reaching any determination of any question of fact. Hearsay evidence may be used for the purpose of supplementing or explaining other evidence, but may not be sufficient by itself to support a decision unless it would be admissible over objection in civil actions.

6. *Privileges.* The rules regarding privileges shall be effective to the extent they are raised and otherwise required by law to be recognized at the hearing.

7. *Procedural Compliance.* The hearing need not be conducted under rules relating to evidence. Failure of the permitting authority to strictly enforce rules of evidence and reject certain matters which may be irrelevant or immaterial shall not be sufficient to constitute reversible error on the part of the permitting authority if basic procedural due process is granted to all affected parties and a fair hearing has been conducted. Errors which do not affect substantial rights will be disregarded and no presumption of prejudicial error is raised by the failure to strictly adhere to procedural requirements.

E. The permitting authority, after public hearing, shall make a finding or findings whether any or all of the factors articulated in subsection [\(A\)](#) of this section apply to a conditional use permit or variance.

F. Based on its findings, the permitting authority may do any one or a combination of the following:

1. Maintain the existing variance or conditional use permit without modification;
2. Modify or delete any provision or condition of the variance or conditional use permit;
3. Establish any new condition or provision;
4. Revoke the variance or conditional use permit;

5. Establish any fine or charge which may be paid in lieu of revocation, modification, or imposition of a condition.

G. *Written Decision.* The permitting authority must issue a written decision explaining the factual basis for its decision. Notice of the permitting authority's written decision and action shall be mailed to the affected party and any interested party requesting such notice consistent with CVMC [19.12.070](#). Said notice shall be filed with the City Clerk.

H. *Right of Appeal.* Within 10 business days after the notice of the written decision is filed, unless the date is waived by the appellate body upon a showing of good cause, any interested party who participated in the public hearing or the Director of Development Services may appeal the written decision to the appropriate appellate body as follows:

1. If the permitting authority is the Zoning Administrator, appeal shall be filed with the City Council;
2. If the permitting authority is the Planning Commission ~~or Chula Vista Redevelopment Corporation~~, an appeal shall be filed with the City Council;
3. If the permitting authority is the City Council, no further appeal is available.

I. The appeal shall include a statement of the reasons supporting the appeal, including a demonstration that any issues being raised were raised during the public hearing.

J. After an appeal is filed and accepted, the appellate body shall hold a public hearing consistent with the provisions set forth in this section. The appellate body may, in its discretion, consider additional evidence not presented at the public hearing.

K. The appellate body may reverse, uphold, or modify in any manner a written decision or take any action consistent with this section, after public hearing, upon a written appellate decision. Notice of the written appellate decision shall be mailed to the affected party and any interested party requesting such notice consistent with CVMC [19.12.070](#). Said notice shall be filed with the City Clerk.

L. *Appeal to City Council.* If the appellate body is not the City Council, an appeal may be filed by any interested party who participated in the appeal or by the Director of Development Services who may request an appeal to the City Council within 10 business days after the notice of the written appellate decision is filed, unless waived by the City Council upon a showing of good

cause. The appeal shall include a statement of the reasons supporting the appeal, including a demonstration that any issues being raised were raised during the public hearing.

M. Any written decision regarding an appeal shall be final on the eleventh day after its filing, unless an appeal is timely filed, if such an appeal is available to an issuing body, or a waiver is obtained. All written decisions issued by the City Council shall become final when notice of such written decision is filed.

N. After the written decision becomes final, it shall be filed with the Director of Development Services and a copy may be filed with the county recorder of San Diego County. Uses and structures must be brought into compliance with the final decision or otherwise brought into compliance with the underlying zone. Where a variance or conditional use permit is revoked, it shall become void. (Ord. 3153 § 2 (Exh. A), 2010; Ord. 2790, 1999; Ord. 2520 § 1, 1992).

19.20.040 Conditional uses.

The following uses shall be permitted in the A zone, provided, a conditional use permit is issued in accordance with the provisions of CVMC [19.14.030\(A\)](#) or [19.14.040](#), as may be applicable, and CVMC [19.14.050](#) through [19.14.090](#):

- A. Poultry farms, subject to the provisions of CVMC [19.58.240](#);
- B. Kennels, subject to the provisions of CVMC [19.58.190](#);
- C. Riding stables, subject to the provisions of CVMC [19.58.190](#);
- D. Guest ranches, subject to the provisions of CVMC [19.58.270](#);
- E. Stables and corrals, subject to the provisions of CVMC [19.58.310](#);
- F. Hay and feed stores, retail, subject to the provisions of CVMC [19.58.175](#);
- G. Plant nurseries.

The following uses shall be permitted in the A zone, provided, a conditional use permit is issued by the Planning Commission, ~~or Chula Vista Redevelopment Corporation for projects with a designated redevelopment project area~~, or for unclassified uses as defined in CVMC [19.54.020](#):

- H. Electric substations and gas regulators, subject to the provisions of CVMC [19.58.140](#);
- I. Unclassified uses, see Chapter [19.54](#) CVMC. (Ord. 3442 § 2(F), 2018; Ord. 3153 § 2 (Exh. A), 2010; Ord. 1604 § 1, 1975; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.501(D)).

19.22.040 Conditional uses.

The following uses shall be permitted in the R-E zone, provided, a conditional use permit is issued in accordance with the provisions of CVMC [19.14.030\(A\)](#) or [19.14.040](#), as may be applicable, and CVMC [19.14.050](#) through [19.14.090](#):

- A. Public and private noncommercial recreation areas and facilities, such as country clubs and swimming pools (for additional provisions, see CVMC [19.58.100](#) and [19.58.270](#));
- B. Dwelling groups, subject to the provisions of CVMC [19.58.130](#).

The following uses shall be permitted in the R-E zone, provided, a conditional use permit is issued by the Planning Commission ~~or Chula Vista Redevelopment Corporation for projects with a designated redevelopment project area~~, or for unclassified uses as defined in CVMC [19.54.020](#):

- C. Electric substations and gas regulators, subject to the provisions of CVMC [19.58.140](#);
- D. Unclassified uses, see Chapter [19.54](#) CVMC. (Ord. 3153 § 2 (Exh. A), 2010; Ord. 2269 § 4, 1988; Ord. 2111 § 3, 1985; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.502(D)).

19.24.040 Conditional uses.

The following uses shall be permitted in the R-1 zone; provided, a conditional use permit is issued in accordance with the provisions of CVMC [19.14.030\(A\)](#) or [19.14.040](#), as may be applicable, and CVMC [19.14.050](#) through [19.14.090](#):

- A. Dwelling groups, subject to the provisions of CVMC [19.58.130](#);
- B. Private, noncommercial, recreational facilities, such as swimming pools, tennis courts, and clubhouses (for additional provisions, see CVMC [19.58.100](#) and [19.58.270](#));
- C. Professional offices (for additional provisions, see CVMC [19.58.244](#)).

The following uses shall be permitted in the R-1 zone; provided, a conditional use permit is issued by the Planning Commission ~~or Chula Vista Redevelopment Corporation for projects with a designated redevelopment project area~~, or for unclassified uses as defined in CVMC [19.54.020](#):

- D. Electric substations and gas regulators, subject to the provisions of CVMC [19.58.140](#);
- E. Unclassified uses, see Chapter [19.54](#) CVMC. (Ord. 3153 § 2 (Exh. A), 2010; Ord. 2269 § 6, 1988; Ord. 2260 § 1, 1988; Ord. 2111 § 5, 1985; Ord. 1822 § 1, 1978; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.503(D)).

19.26.040 Conditional uses.

The following uses shall be permitted in the R-2 zone, provided, a conditional use permit is issued in accordance with the provisions of CVMC [19.14.030\(A\)](#) or [19.14.040](#), as may be applicable, and CVMC [19.14.050](#) through [19.14.090](#):

- A. Off-street parking areas, subject to the provisions of Chapter [19.62](#) CVMC;
- B. Small family day care homes, as defined in CVMC [19.04.095](#), if not operating within a single-family dwelling;
- C. Large family day care homes, as defined in CVMC [19.04.094](#), within a single-family dwelling;
- D. Professional offices (for additional provisions, see CVMC [19.58.244](#)).

The following uses shall be permitted in the R-2 zone, provided, a conditional use permit is issued by the Planning Commission ~~or Chula Vista Redevelopment Corporation for projects with a designated redevelopment project area~~, or for unclassified uses as defined in CVMC [19.54.020](#).

- E. Electrical substations and gas regulators, subject to the provisions of CVMC [19.58.140](#);
- F. Unclassified uses, see Chapter [19.54](#) CVMC. (Ord. 3153 § 2 (Exh. A), 2010; Ord. 2269 § 7, 1988; Ord. 2237 § 1, 1987; Ord. 2111 § 6, 1985; Ord. 1697 § 1, 1976; Ord. 1542 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.504(D)).

19.28.040 Conditional uses.

The following uses shall be permitted in the R-3 zone, provided, a conditional use permit is issued in accordance with the provisions of CVMC [19.14.030\(A\)](#) or [19.14.040](#), as may be applicable, and CVMC [19.14.050](#) through [19.14.090](#):

- A. Except in R-3-T, day nurseries;
- B. Except in R-3-T, incidental services, such as restaurants and retail sales to serve residents; provided, there is no exterior display or advertising and such activities are conducted in spaces which are integral parts of a main building;
- C. Commercial parking garages and off-street parking lots, in accordance with the provisions of CVMC [19.62.010](#) through [19.62.130](#);

~~D. Small family day care homes, as defined in CVMC [19.04.095](#);~~

~~DE.~~ Private, noncommercial recreational facilities, such as swimming pools, tennis courts, and clubhouses (for additional provisions, see CVMC [19.58.100](#) and [19.58.270](#));

~~EF.~~ Professional offices (for additional provisions, see CVMC [19.58.244](#));

~~G. Large family day care homes, as defined in CVMC [19.04.094](#), within a single-family dwelling.~~

The following uses shall be permitted in the R-3 zone, provided, a conditional use permit is issued by the Planning Commission, ~~or Chula Vista Redevelopment Corporation for projects within a designated redevelopment project area,~~ or for unclassified uses as defined in CVMC [19.54.020](#):

- H. Electric substations and gas regulators, subject to the provisions of CVMC [19.58.140](#);
- I. Unclassified uses, see Chapter [19.54](#) CVMC. (Ord. 3442 § 2(H), 2018; Ord. 3153 § 2 (Exh. A), 2010; Ord. 2269 § 8, 1988; Ord. 2111 § 7, 1985; Ord. 2034 § 2, 1983; Ord. 1822 § 2, 1978; Ord. 1697 § 1, 1976; Ord. 1542 § 2, 1974; Ord. 1494 § 3, 1973; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.505(D)).

19.34.030 Conditional uses.

The following uses shall be permitted in the C-N zone, provided, a conditional use permit is issued in accordance with the provisions of CVMC [19.14.030\(A\)](#) or [19.14.040](#), as may be applicable, and CVMC [19.14.050](#) through [19.14.090](#):

- A. Automobile service stations, in accordance with the provisions of CVMC [19.58.280](#);
- B. Sale of beer or other alcoholic beverages for consumption on the premises only where the sale is incidental with the sale of food;
- C. Roof-mounted satellite dishes, subject to the standards set forth in CVMC [19.30.040](#);
- D. Recycling collection centers, subject to the provisions of CVMC [19.58.345](#);
- E. Automated, drive-through car washes, in accordance with the provisions of CVMC [19.58.060](#);
- F. Establishments contained in the list of permitted uses above, but which include the sale of alcoholic beverages for off-site use or consumption, including any new facilities and any facilities which expand the area devoted to alcohol sales or which require the issuance of a type of alcoholic beverage license by the State Alcohol Beverage Control different from the license previously held, in accordance with the procedures in CVMC [19.58.430](#);
- G. Liquor store (package, off-sale only), in accordance with the procedures in CVMC [19.58.430](#);
- H. Drive-through restaurants, those fast food facilities offering drive-through lanes in which food is both ordered and picked up from the vehicle, and taken off-site for consumption; but not including "drive-in" restaurants, those at which food is ordered from and consumed in the parked car on the premises.

The following uses shall be permitted in the C-N zone, provided, a conditional use permit is issued by the Planning Commission, ~~or Chula Vista Redevelopment Corporation for projects within a designated redevelopment project area,~~ or for unclassified uses as defined in CVMC [19.54.020](#):

- I. Electrical substations and gas regulator stations, subject to the provisions of CVMC [19.58.140](#);

J. Unclassified uses, see Chapter [19.54](#) CVMC. (Ord. 3153 § 2 (Exh. A), 2010; Ord. 2715 § 3, 1997; Ord. 2560 § 3, 1993; Ord. 2552 § 1, 1993; Ord. 2526 § 3, 1992; Ord. 2491 § 2, 1992; Ord. 2252 § 2, 1988; Ord. 2233 § 2, 1987; Ord. 2152 § 1, 1986; Ord. 2108 § 1, 1985; Ord. 1571 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.508(C)).

19.36.030 Conditional uses.

The following uses shall be permitted in the C-C zone, provided, a conditional use permit is issued in accordance with the provisions of CVMC [19.14.030\(A\)](#) or [19.14.040](#), as may be applicable, and CVMC [19.14.050](#) through [19.14.090](#):

- A. Car washes, subject to the provisions of CVMC [19.58.060](#);
- B. Automobile rental and towing services;
- C. Social and fraternal organizations (nonprofit), subject to the provisions of CVMC [19.58.100](#);
- D. Trailer rentals;
- E. Veterinarian clinics, subject to the provisions of CVMC [19.58.050](#);
- F. Automobile service stations, subject to the provisions of CVMC [19.58.280](#), and automobile maintenance and repair (minor);
- G. Roof-mounted satellite dishes, subject to the standards set forth in CVMC [19.30.040](#);
- H. Recycling collection centers, subject to the provisions of CVMC [19.58.345](#);
- I. Mixed commercial-residential projects, in those areas not designated MUR by the Chula Vista General Plan, subject to the applicable findings (CVMC [19.14.080](#)) and subject to the provisions of CVMC [19.58.205](#).

The following uses shall be permitted in the C-C zone, provided, a conditional use permit is issued by the Planning Commission, ~~or Chula Vista Redevelopment Corporation for projects within a designated redevelopment project area,~~ or for unclassified uses as defined in CVMC [19.54.020](#):

- J. Skating rinks, subject to the conditions of CVMC [19.58.040](#);
- K. Billiard parlors subject to the provisions of CVMC [19.58.040](#);
- L. Bowling alleys, subject to the provisions of CVMC [19.58.040](#);
- M. Cardrooms;

N. Bars, cocktail lounges and night clubs subject to the provisions of CVMC [19.58.075](#). Businesses with dance floors are also subject to the provisions of CVMC [19.58.115](#) and Chapter [5.26](#) CVMC.

O. Restaurants with dance floors or areas designated for live entertainment. Businesses with dance floors are also subject to the provisions of CVMC [19.58.115](#) and Chapter [5.26](#) CVMC. Businesses with areas set aside for live entertainment are also subject to the provisions of Chapter [9.13](#) CVMC.

P. Unclassified uses, see Chapter [19.54](#) CVMC. (Ord. 3182 § 3(A), 2011; Ord. 3153 § 2 (Exh. A), 2010; Ord. 2633 § 4, 1995; Ord. 2295 § 1, 1989; Ord. 2252 § 5, 1988; Ord. 2233 § 5, 1987; Ord. 2160 § 1, 1986; Ord. 2152 § 2, 1986; Ord. 2108 § 1, 1985; Ord. 1757 § 1, 1977; Ord. 1746 § 1, 1977; Ord. 1571 § 1, 1974; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.509(C)).

19.38.030 Conditional uses.

The following uses shall be permitted in the C-V zone; provided, a conditional use permit is issued in accordance with the provisions of CVMC [19.14.030\(A\)](#) or [19.14.040](#), as may be applicable, and CVMC [19.14.050](#) through [19.14.090](#):

- A. Car washes, subject to the provisions of CVMC [19.58.060](#);
- B. Automobile service stations and towing services, subject to the provisions of CVMC [19.58.280](#);
- C. Bait and tackle shops, including marine sales, supplies and rentals;
- D. Commercial parking lots and parking garages, subject to the provisions of CVMC [19.62.010](#) through [19.62.130](#);
- E. Roof-mounted satellite dishes, subject to the standards set forth in CVMC [19.30.040](#);
- F. Recycling collection centers, subject to the provisions of CVMC [19.58.345](#).

The following uses shall be permitted in the C-V zone; provided, a conditional use permit is issued by the Planning Commission, ~~or Chula Vista Redevelopment Corporation for projects within a designated redevelopment project area,~~ or for unclassified uses as defined in CVMC [19.54.020](#):

- G. Bars or night clubs (dance floors subject to the provisions of CVMC [19.58.115](#) and Chapter [5.26](#) CVMC);
- H. Commercial recreation facilities, subject to the conditions of CVMC [19.58.040](#), as follows:
 - 1. Bowling alley,
 - 2. Miniature golf course,
 - 3. Billiard hall,
 - 4. Skating rink;
- I. Public stables, subject to the provisions of CVMC [19.58.310](#);

J. Unclassified uses, see Chapter [19.54](#) CVMC. (Ord. 3153 § 2 (Exh. A), 2010; Ord. 2273 § 6, 1988; Ord. 2252 § 6, 1988; Ord. 2233 § 6, 1987; Ord. 2160 § 1, 1986; Ord. 2108 § 1, 1985; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.510(C)).

19.40.030 Conditional uses.

The following uses shall be permitted in the C-T zone, provided, a conditional use permit is issued in accordance with the provisions of CVMC [19.14.030\(A\)](#) or [19.14.040](#), as may be applicable, and CVMC [19.14.050](#) through [19.14.090](#):

- A. Used car lots and motorcycle sales and repair, subject to the provisions of CVMC [19.58.070](#);
- B. Trailer and equipment sales and rental establishments and towing service;
- C. Automobile service stations, garages for major and minor repairs, as defined herein, and car-washing establishments, subject to the provisions of CVMC [19.58.060](#) and [19.58.280](#);
- D. Carpenter, electrical, plumbing or heating shops;
- E. Building material sales yards, not including concrete mixing;
- F. Automobile storage, contractor's equipment storage yards, or storage, sale and rental of equipment commonly used by contractors;
- G. Bait and tackle shops;
- H. Lumberyards;
- I. Roof-mounted satellite dishes, subject to the standards set forth in CVMC [19.30.040](#);
- J. Recycling collection centers, subject to the provisions of CVMC [19.58.345](#).

The following uses shall be permitted in the C-T zone, provided, a conditional use permit is issued by the Planning Commission, ~~or Chula Vista Redevelopment Corporation for projects within a designated redevelopment project area,~~ or for unclassified uses as defined in CVMC [19.54.020](#):

- K. Drive-in theaters, subject to the provisions of CVMC [19.58.120](#); and provided, that the screen shall be so located and designed that it is not visible from adjacent thoroughfares, and said screen shall be set back not less than 100 feet from any street or thoroughfare;
- L. Dancehalls, subject to the provisions of CVMC [19.58.040](#);
- M. Commercial recreation facilities (outdoor);

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- N. Automobile paint and body shops;
 - O. Wholesale bakeries;
 - P. Laundries, except industrial, and cleaning and dyeing plants;
 - Q. Radiator repair shops;
 - R. Truck and trailer service, including major repair;
 - S. Cardrooms;
 - T. Emergency shelters subject to the provisions of CVMC [19.58.143](#);
 - U. Unclassified uses, see Chapter [19.54](#) CVMC. (Ord. 3442 § 2(K), 2018; Ord. 3153 § 2 (Exh. A), 2010; Ord. 2252 § 7, 1988; Ord. 2233 § 7, 1987; Ord. 2160 § 1, 1986; Ord. 2152 § 3, 1986; Ord. 2108 § 1, 1985; Ord. 1954 § 1, 1981; Ord. 1855 § 3, 1979; Ord. 1757 § 1, 1977; Ord. 1746 § 1, 1977; Ord. 1716 § 1, 1976; Ord. 1464 § 1, 1973; Ord. 1456 § 1, 1973; Ord. 1356 § 1, 1971; Ord. 1212 § 1, 1969; prior code § 33.522(C)).

19.42.040 Conditional uses.

The following uses shall be permitted in the I-R zone; provided, a conditional use permit is issued in accordance with the provisions of CVMC [19.14.030\(A\)](#) or [19.14.040](#), as may be applicable, and CVMC [19.14.050](#) through [19.14.090](#):

- A. Retail commercial uses necessary to serve the I-R zone;
- B. Manufacture of pharmaceuticals, drugs and the like;
- C. Roof-mounted satellite dishes, subject to the standards set forth in CVMC [19.30.040](#);
- D. Recycling collection centers, subject to the provisions of CVMC [19.58.345](#).

The following uses shall be permitted in the I-R zone; provided, a conditional use permit is issued by the Planning Commission, ~~or Chula Vista Redevelopment Corporation for projects within a designated redevelopment project area~~, or for unclassified uses as defined in CVMC [19.54.020](#):

- E. Unclassified uses, as set forth in Chapter [19.54](#) CVMC;
- F. Hazardous waste facilities, subject to the provisions of CVMC [19.58.178](#). Conditional use permit applications for the establishment of hazardous waste facilities shall be considered by the City Council subsequent to its receipt of recommendations thereon from the Planning Commission in accordance with CVMC [19.14.070\(B\)](#). (Ord. 3268 § 3, 2013; Ord. 3153 § 2 (Exh. A), 2010; Ord. 2542 § 3, 1993; Ord. 2252 § 9, 1988; Ord. 2233 § 9, 1987; Ord. 2160 § 1, 1986; Ord. 2108 § 1, 1985; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.512(D)).

19.44.040 Conditional uses.

The following uses shall be permitted in the I-L zone, provided, a conditional use permit is issued in accordance with the provisions of CVMC [19.14.030\(A\)](#) or [19.14.040](#), as may be applicable, and CVMC [19.14.050](#) through [19.14.090](#):

- A. Service stations, subject to the conditions in CVMC [19.58.280](#);
- B. Restaurants, delicatessens and similar uses;
- C. Major auto repair, engine rebuilding and paint shops;
- D. Commercial parking lots and garages;
- E. Roof-mounted satellite dishes, subject to the standards set forth in CVMC [19.30.040](#);
- F. Recycling collection centers, subject to the provisions of CVMC [19.58.345](#);
- G. Brewing or distilling of liquors requiring a Type 23 Alcoholic Beverage Control license.

The following uses shall be permitted in the I-L zone, provided, a conditional use permit is issued by the Planning Commission, ~~or Chula Vista Redevelopment Corporation for projects within a designated redevelopment project area,~~ or for unclassified uses as defined in CVMC [19.54.020](#):

- H. Machine shops and sheet metal shops;
- I. Steel fabrication;
- J. Plastics and other synthetics manufacturing;
- K. Drive-in theaters, subject to the conditions of CVMC [19.58.120](#);
- L. Trucking yards, terminals and distributing operations;
- M. The retail sale of such bulky items as furniture, carpets and other similar items;
- N. 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;

O. Unclassified uses, as set forth in Chapter [19.54](#) CVMC;

P. Hazardous waste facilities, subject to the provisions of CVMC [19.58.178](#). Conditional use permit applications for the establishment of hazardous waste facilities shall be considered by the City Council subsequent to its receipt of recommendations thereon from the Planning Commission in accordance with CVMC [19.14.070\(B\)](#);

Q. Base load and peaking electrical generating facilities, as defined in CVMC [19.04.089\(A\)](#) and [\(B\)](#) only, and subject to the standards set forth in CVMC [19.58.142](#). (Ord. 3279 § 3, 2013; Ord. 3268 § 3, 2013; Ord. 3153 § 2 (Exh. A), 2010; Ord. 3031 § 1, 2006; Ord. 2542 § 4, 1993; Ord. 2252 § 10, 1988; Ord. 2233 § 10, 1987; Ord. 2160 § 1, 1986; Ord. 2108 § 1, 1985; Ord. 2031 § 1, 1983; Ord. 1927 § 1, 1980; Ord. 1698 § 1, 1976; Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.513(D)).

19.46.040 Conditional uses.

The following uses shall be permitted in the I zone; provided, a conditional use permit is issued by the Planning Commission or for unclassified uses as defined in CVMC [19.54.020](#):

- A. Motels;
- B. Restaurants;
- C. Service stations, subject to the provisions of CVMC [19.58.280](#);
- D. Roof-mounted satellite dishes, subject to the standards set forth in CVMC [19.30.040](#);
- E. Recycling collection centers, subject to the provisions of CVMC [19.58.345](#).

The following uses shall be permitted in the I zone; provided, a conditional use permit is issued by the Planning Commission, ~~or Chula Vista Redevelopment Corporation if located within a designated redevelopment project area~~, or for unclassified uses as defined in CVMC [19.54.020](#):

- F. The retail sale of such bulky items as furniture, carpets and other similar items;
- G. 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 or manufacturers' outlets;
- H. Brewing or distilling of liquor, or perfume manufacturing;
- I. Meat packing;
- J. Large-scale bleaching, cleaning and dyeing establishments;
- K. Railroad yards and freight stations;
- L. Forges and foundries;
- M. Automobile salvage and wrecking operations, and industrial metal and waste rag, glass or paper salvage operations; provided, that all operations are conducted within a solid screen not less than eight feet high, and that materials stored are not piled higher than said screen;

- N. Auctions of vehicles, heavy machinery and equipment, subject to the provisions of CVMC [19.58.055](#), and only where the P precise plan modifier has been applied to the general industrial I zone;
- O. Unclassified uses, as set forth in Chapter [19.54](#) CVMC;
- P. Hazardous waste facilities, subject to the provisions of CVMC [19.58.178](#). Conditional use permit applications for the establishment of hazardous waste facilities shall be considered by the City Council subsequent to its receipt of recommendations thereon from the Planning Commission in accordance with CVMC [19.14.070\(B\)](#);
- Q. Base load and peaking electrical generating facilities, as defined in CVMC [19.04.089\(A\)](#) and [\(B\)](#) only, and subject to the standards set forth in CVMC [19.58.142](#). (Ord. 3279 § 3, 2013; Ord. 3268 § 3, 2013; Ord. 3153 § 2 (Exh. A), 2010; Ord. 2584 § 4, 1994; Ord. 2542 § 5, 1993; Ord. 2252 § 11, 1988; Ord. 2233 § 11, 1987; Ord. 2160 § 1, 1986; Ord. 2108 § 1, 1985; Ord. 2064 § 1, 1984; Ord. 2031 § 1, 1983; Ord. 1927 § 2, 1980; Ord. 1698 § 1, 1976; Ord. 1356 § 1, 1971; Ord. 1281 § 1, 1970; Ord. 1212 § 1, 1969; prior code § 33.514(D)).

19.47.040 Conditional uses.

The following uses shall be permitted in the P-Q zone, provided, a conditional use permit is issued by the Planning Commission or for unclassified uses as defined in CVMC [19.54.020](#):

- A. Cellular facilities;
- B. Recycling collection centers, subject to the provisions of recycling collection centers standards in CVMC [19.58.345](#).

The following uses shall be permitted in the P-Q zone, provided, a conditional use permit is issued by the Planning Commission, ~~or Chula Vista Redevelopment Corporation if located within a designated redevelopment project area~~, or for unclassified uses as defined in CVMC [19.54.020](#):

- C. Land reclamation projects;
- D. Fire stations;
- E. Post offices;
- F. Sanitary landfills, unless excepted by CVMC [19.47.100](#);
- G. Schools;
- H. Utility substations;
- I. Golf driving ranges, with or without lighting;
- J. Unclassified uses, as provided in Chapter [19.54](#) CVMC;
- K. Hazardous waste facilities, subject to the provisions of CVMC [19.58.178](#). Conditional use permit applications for the establishment of hazardous waste facilities shall be considered by the City Council subsequent to its receipt of recommendations thereon from the Planning Commission in accordance with CVMC [19.14.070\(B\)](#); and
- L. Electrical generating facilities, as defined in CVMC [19.04.089\(A\)](#) and [\(B\)](#) only, and subject to the standards set forth in CVMC [19.58.142](#). (Ord. 3279 § 3, 2013; Ord. 3268 § 3, 2013; Ord. 3153 § 2 (Exh. A), 2010; Ord. 2672, 1996).

Chapter 19.60

SIGNS

Sections:

19.60.510	Commercial – Administrative and professional office (C-O) zone.
19.60.530	Neighborhood commercial (C-N) zone.
19.60.540	Central commercial (C-C) zone.
19.60.550	Visitor commercial (C-V) zone.
19.60.560	Commercial thoroughfare (C-T) zone.
19.60.570	Industrial research (I-R) zone.
19.60.580	Limited industrial (I-L) zone.
19.60.590	General industrial (I) zone.
19.60.810	Processing of applications.

19.60.510 Commercial – Administrative and professional office (C-O) zone.

The following signs are allowed in C-O zones:

A. *Wall and/or Marquee.* Each establishment shall be allowed a combined sign area of 20 square feet for each portion of the building facing a dedicated street or alley. Establishments facing a major or collector street shall be allowed an additional one square foot for each two feet of lineal building frontage over 20 feet facing said street, but shall not exceed a total of 50 square feet.

Each establishment shall also be allowed signs facing on-site parking areas for five or more cars and walkways, a minimum of 10 feet in width. The signs shall be allowed one-half square foot per lineal foot of building facing said area; maximum area, 20 square feet per establishment.

B. *Freestanding (Pole).* Each lot shall be allowed a freestanding sign with a maximum sign area of three square feet; however, if more than one establishment is located on the lot or is located in a building designed for occupancy by more than one establishment, the area of the sign may be increased an additional three square feet for each establishment displayed on the sign to a maximum area of 12 square feet and four tenant establishment signs. The sign shall not exceed

eight feet in height. An establishment or business complex located on a major or collector street shall be allowed a freestanding pole sign subject to the following:

1. Maximum height, 16 feet;
2. Maximum sign area, 32 square feet;
3. Minimum ground clearance, eight feet;
4. The sign shall not be permitted to project into the public right-of-way;
5. The sign shall maintain a 10-foot setback from all interior property lines;
6. Only one establishment or the name of the commercial complex may be displayed on the sign.

C. *Ground (Monument)*. A low-profile ground sign may be used in place of a freestanding pole sign. The sign shall be subject to the following:

1. Maximum height, four feet. Establishments located on major or collector streets, six feet;
2. Maximum sign area, 12 square feet. Establishments located on major or collector streets, 25 square feet;
3. The sign shall maintain a five-foot setback from all streets and 10 feet from all interior property lines;
4. The sign structure shall be designed to be architecturally compatible with the main building and constructed with the same or similar materials.

D. *Projecting*. A projecting sign may be used in lieu of a freestanding (pole or ground) sign subject to the following:

1. The maximum projection from the face of the building shall be based on the clearance of the sign from the bottom of the sign to the ground as shown in the following table:

Ground Clearance	Maximum Projection	Maximum Diagonal Projection (Corner Lot)
8' or less	1'0"	1'0"
9'	1'6"	1'8"
10'	2'0"	2'4"
11'	2'6"	3'0"
12'	3'0"	3'8"
13'	3'6"	4'4"
14'	4'0"	5'0"

2. Projecting signs less than eight feet from the ground shall not project closer than three feet to any area used for vehicular circulation and six inches to any area used for pedestrian circulation;

3. The sign shall not project above the roof, parapet or first story;

4. The maximum sign area for double-faced signs shall be 12 square feet and 24 square feet for spheres, cylinders, and multisided signs, not including the top and bottom of the sign when no copy is applied to those surfaces.

E. *Signs on Screening Walls or Fences.* Signs denoting the names of the occupants, principal establishment, or name of the commercial complex may be applied to a wall or fence used as screening of parking areas in lieu of a freestanding or projecting sign. Maximum sign area shall be three square feet; except, an establishment or complex located on a major or collector street shall be allowed an area of 25 square feet.

F. The ~~Design Review Committee~~ Zoning Administrator may reduce sign areas and height below those authorized above based on the sign guidelines and criteria contained in the design manual, without consideration of the graphic design of the copy or message displayed on the sign. (Ord. 2924 § 2, 2003).

19.60.530 Neighborhood commercial (C-N) zone.

The following signs are allowed in C-N zones:

A. *Wall and/or Marquee.* Each establishment shall be allowed a combined sign area of one square foot per lineal foot of building frontage facing a dedicated street or alley; however, the sign may be increased to a maximum of one and one-half square feet per lineal foot of building frontage; provided, the sign does not exceed 50 percent of the background area on which the sign is applied, mounted or displayed.

Each establishment shall be allowed signs facing on-site parking areas for five cars or more and walkways 10 feet in width. Such signs may contain a sign area of one-half square foot per lineal foot of building frontage. The maximum sign area shall not exceed 20 square feet per establishment.

B. *Freestanding (Pole).* A freestanding pole sign shall be subject to the following:

1. Each neighborhood shopping center or shopping complex consisting of one parcel or contiguous parcels shall be allowed one freestanding pole sign (in existing developed shopping centers a freestanding service station sign shall be allowed to remain and will not be included in determining the total number of signs allowed);
2. Signs are restricted to those lots having a minimum frontage of 100 feet on a dedicated street. In the case of corner lots, only one frontage shall be counted;
3. Maximum height, 25 feet;
4. Maximum sign area, 100 square feet;
5. Minimum ground clearance, eight feet;
6. The sign may project a maximum of five feet into the public right-of-way;
7. The sign shall maintain a 10-foot setback from all interior property lines;
8. Freestanding pole signs less than eight feet in height are restricted to a maximum sign area of 12 square feet and shall maintain a minimum setback of five feet from all streets;
9. Commercial messages on pole signs in the C-N zone may identify only the name of the shopping center or complex and tenants therein.

C. *Ground (Monument)*. A low-profile ground sign may be used in lieu of a freestanding pole sign. The sign shall be subject to the following:

1. Maximum height, eight feet;
2. Maximum sign area, 50 square feet;
3. The sign shall maintain a minimum setback of five feet from all streets and 10 feet from all interior property lines;
4. The sign structure shall be designed to be architecturally compatible with the main building and constructed with the same or similar materials.

D. *Signs on Screening Walls or Fences*. In lieu of a freestanding sign, a sign may be applied to a wall or fence used for screening of parking areas. The sign shall be subject to the following:

1. The sign may only denote the name of the principal establishment or the name of the commercial complex;
2. Maximum sign area, 25 square feet.

E. The ~~Design Review Committee~~ Zoning Administrator may reduce sign areas below those authorized above based on the sign guidelines and criteria contained in the design manual, without consideration of the graphic design of the copy or message displayed on the sign. (Ord. 2924 § 2, 2003).

19.60.540 Central commercial (C-C) zone.

The following signs are allowed in C-C zones:

A. *Wall and/or Marquee*. Each establishment shall be allowed a combined sign area of one square foot per lineal foot of building frontage facing a dedicated street or alley; however, the sign area may be increased to a maximum of three square feet per lineal foot of building frontage; provided, the sign does not exceed 50 percent of the background area on which the sign is applied, mounted or displayed.

Each establishment shall also be allowed signs facing on-site parking areas for five cars or more and walkways 10 feet or more in width. Such signs may contain an area of one square foot per

lineal foot of building frontage facing said area; however, the area may be increased to two square feet per lineal foot of building frontage; provided, the sign does not exceed 50 percent of the background area on which the sign is applied, mounted or displayed. The maximum sign area shall not exceed 100 square feet.

B. *Freestanding (Pole)*. Each lot shall be allowed one freestanding sign subject to the following:

1. Signs are restricted to those lots having a minimum frontage of 100 feet on a dedicated street. In the case of corner lots or through lots, only one frontage shall be counted;
2. The sign may contain one square foot of area for each lineal foot of street frontage but shall not exceed 150 square feet. In the case of corner lots or through lots, only the frontage the sign is oriented to shall be counted toward the allowable sign area;
3. Maximum height, 35 feet;
4. Minimum ground clearance, eight feet;
5. The sign may project a maximum of five feet into the public right-of-way;
6. The sign shall maintain a 10-foot setback from all interior property lines;
7. Corner parcels containing five acres or more shall be allowed one freestanding sign on each street frontage on a major or collector street and shall be spaced at intervals of not less than 500 feet apart. Such signs shall not face the side of any adjoining lot in an R district;
8. Commercial messages on pole signs in the C-C zone may identify only the name of the shopping center or complex and tenants therein;
9. Freestanding pole signs less than eight feet in height are restricted to a maximum sign area of 15 square feet and shall maintain a minimum setback of five feet from all streets.

C. *Ground (Monument)*. A low-profile ground sign may be used in lieu of a freestanding pole sign. The sign shall be subject to the following:

1. Maximum height, eight feet;
2. Maximum sign area, 50 square feet;

3. The sign shall maintain a minimum setback of five feet from all streets and 10 feet from all interior property lines;
4. The sign structure shall be designed to be architecturally compatible with the main building and constructed with the same or similar materials.

D. *Signs on Screening Walls or Fences.* In lieu of a freestanding sign, a sign may be applied to a wall or fence used for screening of parking areas. The sign shall be subject to the following:

1. The sign may only denote the name of the principal business or the name of the commercial complex;
2. Maximum sign area, 25 square feet.

E. The ~~Design Review Committee~~ Zoning Administrator may reduce sign areas below those authorized above based on the sign guidelines and criteria contained in the design manual, without consideration of the graphic design of the copy or message displayed on the sign. (Ord. 2924 § 2, 2003).

19.60.550 Visitor commercial (C-V) zone.

The following signs are allowed in C-V zones:

A. *Wall and/or Marquee.* Each establishment shall be allowed a combined sign area of one square foot per lineal foot of building frontage facing a dedicated street or alley; however, the sign area may be increased to a maximum of three square feet per lineal foot of building frontage; provided, the sign does not exceed 50 percent of the background area on which the sign is applied.

Each establishment shall also be allowed signs facing on-site parking areas for five cars or more and walkways 10 feet or more in width. Such signs may contain an area of one square foot per lineal foot of building frontage facing said area; however, the area may be increased to two square feet per lineal foot of building frontage; provided, the sign does not exceed 50 percent of the background area on which the sign is applied, mounted or displayed. The maximum sign area shall not exceed 100 square feet.

B. *Freestanding (Pole).* Each lot shall be allowed one freestanding sign subject to the following:

1. Signs are restricted to those lots having a minimum frontage of 100 feet on a dedicated street. In the case of corner lots or through lots, only one frontage shall be counted;
2. The sign may contain one square foot of area for each lineal foot of street frontage but shall not exceed 150 square feet. In the case of corner lots or through lots, only the frontage the sign is oriented to shall be counted toward the allowable sign area;
3. Maximum height, 35 feet;
4. Minimum ground clearance, eight feet;
5. The sign may project a maximum of five feet into the public right-of-way;
6. The sign shall maintain a 10-foot setback from all interior property lines;
7. Corner parcels containing five acres or more shall be allowed one freestanding sign on each street frontage on a major or collector street and shall be spaced at intervals of not less than 500 feet apart. Such signs shall not face the side of any adjoining lot in an R district;
8. Commercial messages on pole signs in the C-V zone may identify only the name of the shopping center or complex and tenants therein;
9. Freestanding pole signs less than eight feet in height are restricted to a maximum sign area of 15 square feet and shall maintain a minimum setback of five feet from all streets.

C. *Ground (Monument)*. A low-profile ground sign may be used in lieu of a freestanding pole sign. The sign shall be subject to the following:

1. Maximum height, eight feet;
2. Maximum sign area, 50 square feet;
3. The sign shall maintain a minimum setback of five feet from all streets and 10 feet from all interior property lines;
4. The sign structure shall be designed to be architecturally compatible with the main building and constructed with the same or similar materials.

D. *Signs on Screening Walls or Fences*. In lieu of a freestanding sign, a sign may be applied to a wall or fence used for screening of parking areas. The sign shall be subject to the following:

1. The sign may only denote the name of the principal establishment or the name of the commercial complex;
2. Maximum sign area, 25 square feet.

E. The ~~Design Review Committee~~ Zoning Administrator may reduce sign areas below those authorized based on the sign guidelines and criteria contained in the design manual, without consideration of the graphic design of the copy or message displayed on the sign. (Ord. 2924 § 2, 2003).

19.60.560 Commercial thoroughfare (C-T) zone.

The following signs are allowed in C-T zones:

A. *Wall and/or Marquee*. Each establishment shall be allowed a combined sign area of one square foot per lineal foot of building frontage facing a dedicated street or alley; however, the sign area may be increased to a maximum of three square feet per lineal foot of building frontage; provided, the sign does not exceed 50 percent of the background area on which the sign is applied, mounted or displayed.

Each establishment shall also be allowed signs facing on-site parking areas for five cars or more and walkways 10 feet or more in width. Such signs may contain an area of one square foot per lineal foot of building frontage facing said area; however, the area may be increased to two square feet per lineal foot of building frontage; provided, the sign does not exceed 50 percent of the background area on which the sign is applied, mounted or displayed. The maximum sign area shall not exceed 100 square feet.

B. *Freestanding (Pole)*. Each lot shall be allowed one freestanding sign subject to the following:

1. Signs are restricted to those lots having a minimum frontage of 50 feet on a dedicated street. In the case of corner lots, only one frontage shall be counted;
2. The sign may contain one square foot of area for each lineal foot of street frontage, but shall not exceed 150 square feet. In the case of corner lots or through lots, only the frontage the sign is oriented to shall be counted toward the allowable sign area;
3. Maximum height, 35 feet;

4. Minimum ground clearance, eight feet;
5. The sign may project a maximum of five feet into the public right-of-way;
6. The sign shall maintain a 10-foot setback from all interior property lines;
7. Corner parcels containing five acres or more shall be allowed one freestanding sign on each street frontage on a major or collector street and shall be spaced at intervals of not less than 500 feet apart. Such signs shall not face the side of any adjoining lot in the R district;
8. Commercial messages on pole signs in the C-T zone may identify only the name of the shopping center or complex and tenants therein;
9. Freestanding pole signs less than eight feet in height are restricted to a maximum sign area of 15 square feet and shall maintain a minimum setback of five feet from all streets.

C. *Ground (Monument)*. A low-profile ground sign may be used in lieu of a freestanding pole sign. The sign shall be subject to the following:

1. Maximum height, eight feet;
2. Maximum sign area, 50 square feet;
3. The sign shall maintain a minimum setback of five feet from all streets and 10 feet from all interior property lines;
4. The sign structure shall be designed to be architecturally compatible with the main building and constructed with the same or similar materials.

D. *Projecting*. A projecting sign may be used in place of a freestanding (pole or ground) sign subject to the following:

1. The maximum projection from the face of the building shall be based on the clearance of the sign from the bottom of the sign to the ground as shown in the following table:

Ground Clearance	Maximum Projection	Maximum Diagonal (45°) Projection (Corner Lot)
8' or less	1'0"	1'0"
9'	1'6"	1'8"
10'	2'0"	2'4"
11'	2'6"	3'0"
12'	3'0"	3'8"
13'	3'6"	4'4"
14'	4'0"	5'0"
15'	4'6"	5'8"
16' or more	5'0"	6'4"

2. Projecting signs less than eight feet from the ground shall not project closer than three feet to any area used for vehicular circulation and six inches to any area used for pedestrian circulation;

3. The sign shall not project above the roof, parapet, or first story;

4. The maximum sign area shall be 60 square feet for spheres, cylinders and multisided signs, not including the top and bottom of the sign where no copy is applied to those surfaces.

E. *Rooftop.* Each lot shall be allowed a rooftop sign in lieu of a freestanding or projecting sign in accordance with the following:

1. Such signs are restricted to those establishments having a minimum street frontage of 100 feet on a dedicated street and a minimum building frontage of 50 feet. In the case of corner lots, only one frontage shall be counted;

2. The height of the rooftop sign above the building on which it is located shall not exceed the height of the building measured from the ground level to the top of a parapet wall, a

ridge line or the highest point of the roof. But in no case shall the height exceed 35 feet above the ground level;

3. The maximum area of the sign shall not exceed 50 square feet for buildings having 50 feet of frontage. Buildings with frontages of more than 50 feet may increase the area of the sign two square feet per lineal foot over 50 feet but shall not exceed 150 square feet.

Building Frontage	Sign Area (Sq. Ft.)
50'	50
55'	60
60'	70
65'	80
70'	90
75'	100
80'	110
85'	120
90'	130
95'	140
100' and over	150

4. The sign shall be placed perpendicular to the street it is oriented to and shall maintain a minimum setback of 10 feet from the sides of the building;

5. The sign shall not be permitted to project beyond the building face.

F. *Signs on Screening Walls or Fences.* In lieu of a freestanding sign, a sign may be applied to a wall or fence used for screening of a parking area. The sign shall be subject to the following:

1. The sign may only denote the name of the principal establishment or the name of the commercial complex;
2. Maximum sign area, 25 square feet.

G. The ~~Design Review Committee~~ Zoning Administrator may reduce sign areas below those authorized above based on the sign guidelines and criteria contained in the design manual, without consideration of the graphic design of the copy or message displayed on the sign. (Ord. 2924 § 2, 2003).

19.60.570 Industrial research (I-R) zone.

The following signs are allowed in I-R zones:

A. *Wall and/or Marquee*. Each establishment shall be allowed a combined sign area of one square foot for each lineal foot of building frontage facing a dedicated street or alley, to a maximum of 100 square feet.

Each establishment shall also be allowed signs facing on-site parking areas for five cars or more and walkways 10 feet or more in width. They shall be allowed a sign area of one square foot per lineal foot of building frontage facing said area, to a maximum of 50 square feet.

B. *Freestanding (Pole)*. Each lot shall be allowed one freestanding pole sign subject to the following:

1. Signs are restricted to those lots having a minimum frontage of 75 feet on a dedicated street. In the case of corner lots, only one frontage shall be counted;
2. Maximum sign area, 75 square feet;
3. Maximum height, 20 feet;
4. Minimum ground clearance, eight feet;
5. The sign shall not be permitted to project into the public right-of-way;
6. The sign shall maintain a 10-foot setback from all interior property lines;
7. Freestanding pole signs less than eight feet in height are restricted to a maximum sign area of 12 square feet and shall maintain a five-foot setback from all streets;
8. Commercial messages on pole signs in the I-R zone may identify only the name of the complex and tenants therein.

C. *Ground (Monument)*. A low-profile ground sign may be used in lieu of a freestanding pole sign. The sign shall be subject to the following:

1. Maximum height, eight feet;
2. Maximum sign area, 50 square feet;
3. The sign shall maintain a minimum setback of five feet from all streets and 10 feet from all interior property lines;
4. The sign structure shall be designed to be architecturally compatible with the main building and constructed with the same or similar materials.

D. *Signs on Screening Walls or Fences*. In lieu of a freestanding sign, a sign may be applied to a wall or fence used for screening of parking areas. The sign shall be subject to the following:

1. The sign may only denote the name of the principal establishment or the name of the commercial complex;
2. Maximum sign area, 25 square feet.

E. The ~~Design Review Committee~~ Zoning Administrator may reduce sign areas below those authorized above based on the sign guidelines and criteria contained in the design manual, without consideration of the graphic design of the copy or message displayed on the sign. (Ord. 2924 § 2, 2003).

19.60.580 Limited industrial (I-L) zone.

The following signs are allowed in I-L zones:

A. *Wall and/or Marquee*. Each establishment shall be allowed a combined sign area of one square foot per lineal foot of building frontage facing a dedicated street or alley; however, the sign area may be increased to a maximum of three square feet per lineal foot of building frontage; provided, that the sign does not exceed 50 percent of the background area on which the sign is applied, mounted or displayed.

Each establishment shall also be allowed signs facing on-site parking areas for five cars or more and walkways 10 feet or more in width. Such signs shall be allowed an area of one square foot

per lineal foot of building frontage facing said area; however, the area may be increased to two square feet per lineal foot of building frontage; provided, that the sign does not exceed 50 percent of the background area on which the sign is applied, mounted or displayed. The maximum sign area shall not exceed 100 square feet.

B. *Freestanding (Pole)*. Each lot shall be allowed one freestanding sign subject to the following:

1. Signs are restricted to those lots having a minimum frontage of 100 feet on a dedicated street. In the case of corner lots, only one frontage shall be counted;
2. The sign may contain one square foot of area for each lineal foot of street frontage but shall not exceed 150 square feet. In the case of corner lots or through lots, only the frontage the sign is oriented to shall be counted toward the allowable sign area;
3. Maximum height, 35 feet;
4. Minimum ground clearance, eight feet;
5. The sign shall not be permitted to project into the public right-of-way;
6. The sign shall maintain a 20-foot setback from all interior property lines;
7. Freestanding pole signs less than eight feet in height are restricted to a maximum sign area of 12 square feet and shall maintain a minimum setback of five feet from all streets;
8. Commercial messages on pole signs in the I-L zone may identify only the name of the complex and tenants therein.

C. *Ground (Monument)*. A low-profile ground sign may be used in lieu of a freestanding pole sign. The sign shall be subject to the following:

1. Maximum height, eight feet;
2. Maximum sign area, 50 square feet;
3. The sign shall maintain a minimum setback of five feet from all streets and 10 feet from all interior property lines;
4. The sign structure shall be designed to be architecturally compatible with the main building and constructed with the same or similar materials.

D. *Signs on Screening Walls or Fences.* In lieu of a freestanding sign, a sign may be applied to a wall or fence used for screening of parking areas. The sign shall be subject to the following:

1. The sign may only denote the name of the principal establishment or the name of the commercial complex;
2. Maximum sign area, 25 square feet.

E. The ~~Design Review Committee~~ Zoning Administrator may reduce sign areas below those authorized above based on the sign guidelines and criteria contained in the design manual, without consideration of the graphic design of the copy or message displayed on the sign. (Ord. 2924 § 2, 2003).

19.60.590 General industrial (I) zone.

The following signs are allowed in I zones:

A. *Wall and/or Marquee.* Each establishment shall be allowed a combined sign area of one square foot per lineal foot of building frontage facing a dedicated street or alley; however, the sign area may be increased to a maximum of three square feet per lineal foot of building frontage; provided, the sign does not exceed 50 percent of the background area on which the sign is applied, mounted or displayed.

Each establishment shall also be allowed signs facing on-site parking areas for five cars or more and walkways 10 feet or more in width. Such signs shall be allowed an area of one square foot per lineal foot of building frontage facing said area; however, the area may be increased to two square feet per lineal foot of building frontage; provided, the sign does not exceed 50 percent of the background area on which the sign is applied, mounted or displayed. The maximum sign area shall not exceed 100 square feet.

B. *Freestanding (Pole).* Each lot shall be allowed one freestanding sign subject to the following:

1. Signs are restricted to those lots having a minimum frontage of 100 feet on a dedicated street. In the case of corner lots, only one frontage shall be counted;

2. The sign may contain one square foot of area for each lineal foot of street frontage but shall not exceed 150 square feet. In the case of corner lots or through lots, only the frontage the sign is oriented to shall be counted toward the allowable sign area;
3. Maximum height, 35 feet;
4. Minimum ground clearance, eight feet;
5. The sign shall not be permitted to project into the public right-of-way;
6. The sign shall maintain a 20-foot setback from all interior property lines;
7. Freestanding pole signs less than eight feet in height are restricted to a maximum sign area of 12 square feet and shall maintain a minimum setback of five feet from all streets;
8. Commercial messages on pole signs in the I zone may identify only the name of the complex and tenants therein.

C. *Ground (Monument)*. A low-profile ground sign may be used in lieu of a freestanding pole sign. The sign shall be subject to the following:

1. Maximum height, eight feet;
2. Maximum sign area, 50 square feet;
3. The sign shall maintain a minimum setback of five feet from all streets and 10 feet from all interior property lines;
4. The sign structure shall be designed to be architecturally compatible with the main building and constructed with the same or similar materials.

D. The ~~Design Review Committee~~ Zoning Administrator may reduce sign areas below those authorized consideration of the graphic design of the copy or message displayed on the sign. (Ord. 2924 § 2, 2003).

19.60.810 Processing of applications.

A. *Time*. Unless otherwise stated, all time periods in this section are calendar days.

B. *Completeness.* The Zoning Administrator shall determine whether the application contains all the information and items required by this chapter. If it is determined that the application is not complete, the applicant shall be notified in person or in writing within 30 days of the date of receipt of the application that the application is not complete and the reasons therefor, including any additional information necessary to render the application complete. The applicant shall then have 30 calendar days to submit additional information to render the application complete; failure to do so within the 30-day period shall render the application void. Within 30 days following the receipt of an amended application or supplemental information, the Planning Director shall again determine whether the application is complete in accordance with the procedures set forth in this subsection. Evaluation and notification shall occur as provided above until such time as the application is found to be complete (the “application date”).

C. *Disqualification.* No sign application will be approved if:

1. The applicant has installed a sign in violation of the provisions of this chapter and, at the time of submission of the application, each illegal sign has not been legalized, removed or included in the application;
2. There is any other existing code violation located on the site of the proposed sign(s) (other than an illegal or nonconforming sign that is not owned or controlled by the applicant and is located at a different business location on the site from that for which the approval is sought) which has not been cured at the time of the application;
3. The sign approval application is substantially the same as an application previously denied, unless: (a) 12 months have elapsed since the date of the last application, or (b) new evidence or proof of changed conditions is furnished in the new application; or
4. The applicant has not obtained any applicable required use permit or conditional use permit.

D. *Method of Review.* The method of review is standard compliance review. The Zoning Administrator, ~~or the Design Review Committee~~, Planning Commission or City Council on appeal, shall determine whether approval shall be granted for any sign based on its conformance with the regulations and design standards set forth herein and in the City design manual, without consideration of the graphic design of the copy or message displayed on the sign.

E. *Certain Signs Calling for Design Review.* Decisions under this standard shall be guided by the following principles and shall not be based on the graphic design of the copy or message displayed on the signs:

1. Fluorescent paints shall be avoided;
2. Sign copy should not extend beyond the edges of the background area on which it is applied;
3. The copy area of signs, including logos, emblems, crests and pictorial representations, should not exceed 50 percent of the background area on which it is applied;
4. The height of a pole sign should not be less than twice its width;
5. The height of the bottom of the signboard of a pole sign should be less than three times but more than twice the width of the signboard;
6. The two sides of a rectangular pole sign should have a ratio of three to five;
7. The base of each freestanding sign shall be landscaped in accordance with the landscaping manual of Chula Vista, without consideration of the graphic design of the copy or message displayed on the sign.

F. *Decisions.* Where an application is denied by the Zoning Administrator, ~~or the Design Review Committee~~, Planning Commission or City Council on appeal, the applicant shall be informed in writing of the changes necessary in order to approve the application. If the applicant chooses to amend the application to reflect said changes, the Zoning Administrator shall grant the permit within 30 days of when a complete and conforming application is submitted.

The Zoning Administrator shall render a decision on a sign permit within 30 days of the date of application.

G. *Appeals.* All sign permit applications shall be initially reviewed by the Zoning Administrator. The applicant or any concerned person may appeal any sign related decision in this order: Design Review Committee, Planning Commission and City Council. In each case, written notice of appeal must be filed with the City Clerk within 10 days of when the decision was delivered or sent to applicant and all known concerned persons, or the last day on which a decision could have been timely rendered. In each case, the appellate body must conduct a hearing and consider evidence, and render a written decision within 30 days. In the cases of appeal to the

Planning Commission and the City Council, the hearing must follow normal procedures for agendaizing and giving public notice. Unless time is waived by the applicant, any permit or approval on which the City does not render a definite decision within the required time shall be deemed denied, and the time for appeal or filing judicial review shall commence on the last date on which the City could have issued a decision.

H. *Judicial Review.* Following final decision by the City Council, any concerned person may seek judicial review of the final decision on a sign permit application pursuant to California Code of Civil Procedure Section [1094.8](#).

I. *Multiple Sign Applications.* When an application proposes two or more signs, the application may be granted either in whole or in part, with separate decisions as to each proposed sign. When an application is denied in whole or in part, the Director's written notice of determination shall specify the grounds for such denial.

J. *Revocation or Cancellation.* The Director shall revoke any approval upon refusal of the holder thereof to comply with the provisions of this chapter after written notice of noncompliance and at least 15 days' opportunity to cure.

K. *Permits Issued in Error.* Any approval or permit issued in error may be summarily revoked by the City upon written notice to the holder of the reason for the revocation. (Ord. 2924 § 2, 2003).

Chapter 19.62

OFF-STREET PARKING AND LOADING

Sections:

- 19.62.100a** **Parking areas – Surfacing requirements – Waiver permitted when.**
- 19.62.100b** **Surfacing standards for private vehicular areas.**
- 19.62.130** **Waiver or modification of provisions permitted when.**

19.62.100a Parking areas – Surfacing requirements – Waiver permitted when.

Any off-street parking areas shall be surfaced in accordance with CVMC [19.62.100b](#), Surfacing standards for private vehicular areas, so as to provide a durable and dustless surface, and shall be so graded and drained as to dispose of all surface water accumulated within the area, and shall be so arranged and marked as to provide the orderly and safe loading or unloading and parking and storage of vehicles. The Planning Commission, ~~or Chula Vista Redevelopment Corporation for projects within a designated redevelopment project area~~, may by resolution, waive or modify the standards for any use within the agricultural zone, or any use deemed as temporary (operating for a maximum of one year); provided, however, such temporary use shall be done in accordance with the surfacing standards noted in CVMC [19.62.100b\(A\)](#). (Ord. 3153 § 2 (Exh. A), 2010; Ord. 2743 § 3, 1998; Ord. 1212 § 1, 1969; prior code § 33.801(F)(4)).

19.62.100b Surfacing standards for private vehicular areas.

Areas upon private property which are required to be surfaced per the various City regulations, or pursuant to conditional approval of the Planning Commission, ~~or Chula Vista Redevelopment Corporation for projects within a designated redevelopment project area~~, shall be surfaced in accordance with the requirements contained herein and with the standard specifications for public works construction and any amendments or supplements thereto, including the San Diego regional supplement amendments and the City of Chula Vista standard special

provisions. Such requirements shall apply to all areas to be surfaced for the movement, parking or storage of vehicles except as specifically noted.

A. *Temporary Use (Maximum of One Year)*. Temporary surfacing shall consist of permeable road base material suitable for light traffic or other intended use to form a permeable and dust-free surface. A weed killer shall be applied to the entire area to be surfaced in accordance with the manufacturer's recommendations.

B. *Permanent Use (for Areas Less Than 5,000 Square Feet)*. Permanent pavement for areas less than 5,000 square feet shall consist of a minimum of two inches of asphaltic concrete pavement with seal coat, applied over a four-inch-thick Class II aggregate base or better. Aggregate base shall comply with Section 400-2 of the San Diego regional supplement amendments and shall be compacted to 95 percent minimum relative compaction per ASTM D-1557. Native subgrade shall be graded, scarified, and compacted to 95 percent minimum relative compaction per ASTM D-1557 to a minimum depth of six inches prior to application of the asphaltic concrete structural section.

Permanent areas less than 5,000 square feet for the storage only of passenger-type vehicles may be surfaced as specified under "temporary use." This provision shall apply only to the specific storage areas and does not include areas designated for parking or movement of vehicles.

C. *Permanent Use (for Areas Greater Than 5,000 Square Feet)*. Permanent pavement for areas greater than 5,000 square feet for private vehicular areas shall comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) Municipal Permit for San Diego Region and the City's development storm water manual, and shall be constructed of pervious pavements such as permeable unit pavers, or porous asphalt or concrete. If impervious pavements are proposed, the runoff shall be directed to low impact development (LID) or treatment control facilities such as vegetated swales or bioretention areas. Such LID and treatment control best management practices (BMPs) shall be designed in accordance with acceptable design standards established in the City's development storm water manual. Pervious pavements, LID features, and treatment control BMPs shall be maintained for the life of the project to function as designed to infiltrate, filter, or treat runoff from impervious areas. (Ord. 3153 § 2 (Exh. A), 2010; Ord. 2743 § 3, 1998).

19.62.130 Waiver or modification of provisions permitted when.

The Planning Commission ~~or Chula Vista Redevelopment Corporation for projects within a designated redevelopment project area~~ may, by resolution, waive or modify the provisions as herein set forth, establishing required parking areas for such uses as electrical power generating plants, electrical transformer stations, utility or corporation storage yards or other uses requiring a very limited number of persons as compared to the number of persons required by the usual industry of comparable size expressed in square footage. (Ord. 3153 § 2 (Exh. A), 2010; Ord. 1212 § 1, 1969; prior code § 33.801(G)).