

RESOLUTION NO. 12789

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA APPROVING THE CONSTRUCTION OF 18
RESIDENTIAL UNITS AT 270 "C" STREET IN THE R-1
ZONE PURSUANT TO CONDITIONAL USE PERMIT
PCC-87-8 - SOUTH BAY PIONEERS

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

WHEREAS, the South Bay Pioneers operate a facility for
the rehabilitation of people with alcohol related problems, and

WHEREAS, the South Bay Pioneers made two different
proposals to the City Council in 1985 for the construction of
units which would be used in the rehabilitation program for
members of families receiving help from the facility on "C"
Street, and

WHEREAS, the City Council denied the two earlier
proposals by the applicant in 1985, however, on August 12, 1986,
the City Council indicated that the South Bay Pioneers could file
a new conditional use permit application without fee, and

WHEREAS, an Initial Study, IS-85-23, of possible adverse
environmental impacts of the project was conducted by the
Environmental Review Coordinator on January 3, 1985, and

WHEREAS, the Environmental Review Coordinator concluded
that there would be no significant environmental effects and
recommended that the Negative Declaration be adopted, and

WHEREAS, the Planning Commission, on October 8, 1986,
voted 5-0, with two commissioners absent, to adopt the Negative
Declaration and to approve the request by the applicant of an 18
unit apartment facility in accordance with Planning Commission
Resolution PCC-87-8, and

WHEREAS, the staff recommendation is to deny the
conditional use permit PCC-87-8 as requested, but approve the
construction of residential structures at 270 "C" Street subject
to certain conditions.

NOW, THEREFORE, BE IT RESOLVED that the City Council of
the City of Chula Vista hereby denies applicant's conditional use
permit PCC-87-8 as submitted, but approves the construction of
residential structures at 270 "C" subject to the following
conditions:

1. The number of units shall be limited to 18 one-bedroom apartments (minimum 500 square feet each).
2. The units shall be a maximum of two stories in height.
3. Each unit shall have a minimum of one resident parking space.
4. The 18 units shall consist of a combination of duplex and/or triplex units separated by a minimum of 10'.
5. The project shall be subject to site plan and architectural review by the Design Review Committee prior to application for a building permit.
6. A landscape and irrigation plan shall be submitted with the application for a building permit.
7. Installation of any missing improvements on "C" Street fronting the property will be required. Existing power poles and street sign at the intersection of "C" Street and Del Mar Avenue must be relocated (Note: The Engineering Department estimates the cost of improvements and corrective work required along this frontage to be \$210,000).
8. Prior to issuance of any building permit for the expansion of the facility, the permittee shall enter into an agreement with the City of Chula Vista ensuring that the use of the facility shall remain consistent with this conditional use permit. Said agreement shall be secured by a recorded Deed of Trust. The agreement shall be satisfactory to the City Attorney's office.


BE IT FURTHER RESOLVED that the approval of PCC-87-8 is based upon the following findings:

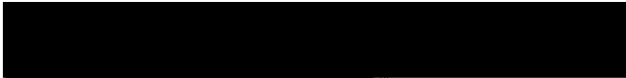
1. The project as conditioned meets a community need by providing an expansion of an existing facility and a new program component in the treatment of alcoholism.
2. The project site is depressed in elevation and buffered from surrounding uses by terrain, landscaping and lot orientation, and activities will be monitored by South Bay Pioneers staff.

3. The project will be required to comply with all applicable codes and regulations prior to the issuance of building permits.
4. The project is permitted by conditional use permit, and conditions have been imposed which would ensure its retention in this use.

Presented by

Approved as to form by


George Krempf, Director of
Planning


Charles R. Gill, Assistant City
Attorney

2140a

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF

CHULA VISTA, CALIFORNIA, this 28th day of October

19 86, by the following vote, to-wit:

- AYES: Councilmembers Campbell, Moore, Cox
- NAYES: Councilmembers McCandliss, Malcolm
- ABSTAIN: Councilmembers None
- ABSENT: Councilmembers None

 _____ of the City of Chula Vista
 ATTEST _____
 City Clerk

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

I, JENNIE M. FULASZ, CMC, CITY CLERK of the City of Chula Vista, California,
 DO HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of
 RESOLUTION NO. 12789, and that the same has not been amended or repealed.

DATED _____

City Clerk

