

BONITA GLEN SPECIFIC PLAN

Approved by City Planning Commission Resolution PCM-77-4

Adopted by City Council Resolution No. 8670

Amended by City Council Resolution No. 11080

Amended by City Council Resolution No. 11190

Amended by City Council Resolution No. 11192

Amended by City Council Resolution No. 11511

AMENDED BY CITY COUNCIL RESOLUTION No. 11847

Chula Vista Planning Department
June 1977

Amended November 1982

Amended March 1983

Amended January 1984

Amended NOVEMBER 1984

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
CHULA VISTA, CALIFORNIA, this 17th day of January

19 84, by the following vote, to-wit:

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

/s/ Gregory R. Cox
Mayor of the City of Chula Vista

ATTEST /s/ Jennie M. Fulasz
City Clerk

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

I, JENNIE M. FULASZ, CMC, CITY CLERK of the City of Chula Vista, California,
DO HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of
RESOLUTION NO. 11511, and that the same has not been amended or repealed.

DATED January 13, 1983

(seal)

Jennie M. Fulasz
City Clerk

I. Introduction

- A. The 8.74 acres constituent to the site of the Bonita Glen Specific Plan are located on the southerly side of Bonita Road, between Bonita Glen Drive and the I-805/Bonita Road interchange. This territory is designated "Retail Commercial" under the Chula Vista General Plan, but has been variously zoned (E-1, R-1, R-3, and C-C-D) under the zoning plans of the City of Chula Vista and the County of San Diego. The predominant zone of the site is the C-C-D, Central Commercial Zone. This zone is oriented towards retail commercial and compatible uses which are characterized by a strong emphasis upon qualitative community design. The C-C-D uses are those which are suited to the East Chula Vista-Bonita area and are the foundation of the Bonita Glen Specific Plan.
- B. The factors discussed in the above paragraph, indicate that the rezoning of the entire nine acres in Bonita Glen to C-C-P would probably constitute sound urban planning. While this conclusion is supportable, there is a preferable alternative -- the specific plan process. The territory of Bonita Glen, situated at the gateway to the Bonita Community, and virtually self-contained, has a natural capability to accommodate a sensitive, preplanned combination of uses, through the application of the specific plan process. This process is designed to promote higher levels of land-use innovation and design flexibility than the City's conventional zoning regulations.
- C. The specific plan alternative to zoning is authorized under Articles 8, 9 and 10, Chapter 3, Title 7 of the Government Code (Planning and Zoning Law), and Sections 19.06.020 through 19.06.050 of the Chula Vista Municipal Code.

The following outline succinctly describes the structure of the Bonita Glen Specific Plan.

I. Introduction

II. The Test of the Bonita Glen Specific Plan

A. Summary

1. Goals
2. General Objectives
3. General Description of the Specific Plan

B. Standards and Regulations

- C. Plan Amendment, Effectuation, and Administration
 - 1. Process and Procedure for the Amendment of the Specific Plan.
 - 2. Process and Procedure for the Approval and Adoption of Project Plans.
 - 3. Process and Procedure for the Amendment of Project Plans.
 - 4. Process and Procedure for the Modification of Project Plans.
- D. Conclusion

III. The Graphics of the Bonita Glen Specific Plan

- A. Graphic Description of the Project Area (Exhibit A).
- B. The Conceptual Plan (Exhibits B1 and B2).
- C. "Suggested Elevation" (Exhibit C).
- D. "Suggested Elevation" (Exhibit D).

II. The Text of the Bonita Glen Specific Plan

A. Goals and Objectives

Section 1. Goals The implementation of the Chula Vista General Plan and its several elements, and the promotion of the orderly growth, development and conservation of the Central Chula Vista and Bonita Communities are the goals of this specific plan.

Section 2. General Objectives. The following subparagraphs embody the general objectives of the Bonita Glen Specific Plan.

- a. The establishment of standards and regulations for the planned development of a certain 8.74 acres of land generally bounded by the I-805/Bonita Road interchange, Bonita Road, Bonita Glen Drive and Vista Drive, and graphically described on Exhibit A, attached hereto.
- b. The encouragement of the development of an integrated residential-commercial project based upon special standards and regulations, and a predetermined conceptual plan, which is graphically depicted on Exhibit B, attached hereto.

- c. The encouragement of higher levels of design freedom and land-planning innovation than those which could be achieved through the application of conventional zoning provisions.
- d. The establishment of procedures for the administration and amendment of the Bonita Glen Specific Plan.

Section 3. General Description of the Specific Plan. The Bonita Glen Specific Plan prepared in accordance with Section 65450, et. seq., of the State Planning and Zoning Law, and Section 19.06.020, et. seq., of the Chula Vista Municipal Code, proposes the development of a residential-retail commercial project(s) on 8.74 acres of land in the Central Chula Vista/Bonita Area. The plan is based upon special standards and generalized site utilization plans, and is designed to promote innovative and imaginative project planning. The text of the specific plan provides land use, bulk, height, setback, urban design, parking, landscaping, and sign control standards and regulations.

B. Standards and Regulations

1. The following land uses, when consistent with the adopted conceptual plan, and when approved under the project plan process and procedure, pursuant to Section 6.2, are permitted within the project area of the Bonita Glen Specific Plan.
 - a. Book, stationery, clothing, shoe, variety, and jewelry stores.
 - b. Pharmacies, saddle shops, cycleries, travel agencies, and restaurants.
 - c. Specialty food stores, markets, antique shops, and dry cleaning agencies.
 - d. Small theatres and artists' studios.
 - e. Banks, savings and loan offices, insurance offices, general business, professional, and real estate offices.
 - f. Apartments, condominiums, residential hotels, motels, motor hotels.
 - g. Other retail stores and services approved by the Planning Commission.
2. The standards and regulations contained herein represent the policy of the Planning Commission and City Council with regard to development in the Bonita Glen area. It is intended that the standards be considered as more than guidelines but that

they not be as inflexible as ordinance standards. The Planning Commission, upon the recommendation of the Zoning Administrator, may adjust said standards and regulations upon finding that said adjustment will not adversely affect the nature, character, design, order, amenity or intent of the Bonita Glen project or Specific Plan. An appeal from the action of the Planning Commission may be filed with the City Council, provided it is filed within ten days of the Planning Commission's action.

4. The following bulk, height, setback, parking, landscaping, urban design, and sign control regulations shall apply to all uses and structures established and constructed within the project area of the Bonita Glen Specific Plan.

a. Bulk Requirements

Maximum building coverage: 40% of the net area of the site.

Minimum distance between buildings: As determined by the Zoning Administrator, who shall use the height, location, length, and occupancy load of the involved building as governing criteria.

b. Height Regulations

Maximum building height: ⁸ 30 feet (~~two~~ ^{three} stories).

Maximum height of clock towers, spires, cupolas, belvederes and architectural features: ~~45~~ 50 feet.

c. Setback Requirements

All buildings and structures shall be set back a minimum of 25 feet from the street right-of-way which abuts upon the Retail Commercial Area.

d. Offstreet Parking Requirements

Retail stores and dry cleaners: 1 offstreet parking space per 200 sq. ft. of gross floor area.

Offices: 1 offstreet parking space per 300 sq. ft. of gross floor area.

Studios: 1 offstreet parking space per 400 sq. ft. of gross floor area.

Theatres: 1 offstreet parking space per 3.5 fixed seats.

Residential apartments: Same as zoning regulations, see Section 19.62.050 of the Chula Vista Municipal Code.

Restaurants: 1 offstreet parking space for each 2.5 seats.

Residential hotels: 1 offstreet parking space per guest room or suite.

Other uses: To be determined by the Planning Commission.

e. Landscaping Requirement

A minimum of 15% of the net area of the project area of the Bonita Glen Specific Plan shall be devoted to landscaping, which may take the form of planted areas, architectural flooring, plazas, fountains, open enclosures, ponds, and mall furniture.

f. Urban Design Requirements

The design of each proposed land use, building, structure, sign, parking area, and site plan shall be reviewed by the Director of Planning, and shall be subsequently referred to the Parking Commission for its consideration and action. The Commission shall consider each proposed design from the standpoint of its consistency with the nature, character, and design quality of the Bonita Road-Bonita Glen Drive area, and the Bonita community at large. The applicant, within ten days after the date of Commission action, may file an appeal from the decision of the Planning Commission with the City Council.

g. Sign Control Regulations

A maximum of one square foot of sign area per each lineal foot of building frontage, but not more than 50 sq. ft. of sign area shall be permitted for each land use in the project area. Said sign shall be located parallel to, and attached to the front of, the use it advertises or represents.

In addition to the above signs, the entire project area may be represented by one 25 ft. high, freestanding sign. The said sign shall not exceed 100 sq. ft. (See attached Resolution No. 11080, adopted 11/16/82.)

The Planning Commission may permit, in addition to the above signs, external directories and graphics.

h. Access and Circulation

Access to the site shall be as generally shown on Exhibit B. The access drive to Bonita Road shall be considered as a "trial" access point permitting left turns into and out of the site. Should traffic problems develop as a result of future use or be anticipated when the particular use of the site is known, the City can be expected to reduce or eliminate the problems by either constructing a raised center island median or by requiring a future developer to do so. This access may be closed by the City at such time as the City Council finds that the following conditions exist:

- 1) The use of the driveway adversely affects the movement of traffic on Bonita Road; and
- 2) Adequate access to the center is available from Bonita Glen Drive and Vista Drive.

In order to provide an adequate onsite circulation system and offstreet parking area, nonexclusive access easements shall be provided for the benefit of all property owners in the area.

C. Plan Amendment, Effectuation, and Administration

1. Process and Procedure for the Amendment of the Specific Plan.

The process and procedure for the amendment of the text or graphics of the Specific Plan are provided in Sections 19.06.030 and 19.06.040 of the Chula Vista Municipal Code.

2. Process and Procedure for the Approval or Amendment of Project Plans.

No land use shall be established, and no structure shall be constructed in the absence of its approval under the project plan process and procedure, or through the amendment or modification of an approved project plan.

All proposed project plans and proposals for the amendment of project plans shall be submitted to the Planning Commission for its review and action. If the proposed project plan or amendment substantially conforms to the Specific Plan, the Planning Commission shall approve or conditionally approve the said plan or amendment. If the Commission cannot make this finding, it shall deny the proposed project plan or amendment.

An appeal from the action of Planning Commission may be filed with the City Council, provided such appeal is filed within 10 days after the date of said action.

3. Process and Procedure for the Modification of Project Plans.

Modifications to project plans may be approved by the Director of Planning. An appeal from the Director's decision may be filed at any time with the Planning Commission.

For the purposes of this Specific Plan, a modification to a project plan is defined as a minor change which does not affect the project plan's nature, character, or design.

D. Conclusion

The Specific Plan for Bonita Glen is designed to effectuate the Chula Vista General Plan. Less rigid and parochial than the zoning regulations, the said Specific Plan is predicated upon special, flexible parameters and conceptual formulation. Since the Specific Plan is not founded upon firm local zoning legislation, it must be anticipated that changes and refinements to its standards, regulations and conceptual plan will occasionally be proposed by the project developer, residents of the Central Chula Vista and Bonita communities, and/or, City staff.

III. The Graphics of the Bonita Glen Specific Plan

The plan shown on Exhibit "B" should be considered to be schematic in nature. It is not intended to show the location of buildings with regard to existing parcels.

It is recognized that the area covered by the Bonita Glen Specific Plan consists of 13 parcels under four ownerships. Under these conditions, the unified development of a commercial/residential complex may be difficult. The Shell Oil Company ownership at the corner of Bonita Glen Drive and Bonita Road may be especially difficult in this regard. With the possible exception of the Shell property, it is the intent of this Specific Plan to allow the various properties to develop individually but in accordance with the overall plan. If the Shell property is not acquired by a party having a larger interest in the overall 8.74 acrea area, it may be appropriate to allow a separate freestanding use on the site.

WPC 0590P

INTERSTATE 805

VAC. C-V-PF VAC. INSURANCE OFFICE
R-15-F CHURCH RESTAURANT VAC. C-C-D-F

BONITA ROAD

SERVICE STATION
C-N-P-F COMM'L CENTER
C-N-P

SFD VAC. SHELL VAC. YORK VAC. YORK VAC.
R-I-F GREGORY & MIATT R-I VIGIL SFD PHINNEY VAC. VAC. VAC. YORK
(E-1)

100 YEAR FLOODPLAIN BOUNDARY

MFD (66)

UNNAMED ROAD

MFD (65)

R-3-D

BONITA GLEN DRIVE

C-C-D

MFD (12)

MFD (100)

VAC.

FERREIRA VAC.

SFD

SFD

SFD

SFD

R-15

CITY OF CHULA VISTA
COUNTY OF SAN DIEGO
(A-3-(1))

SFD

SFD

R-E-D

(E-1)

VISTA DRIVE

ADRIENNE DR.

SFD

EXHIBIT A
PCM-77-4
BONITA GLEN
SPECIFIC PLAN
AREA: 8.74 AC. ±



NORTH

0' 100' 200'

SFD

SFD

LOCATOR
PCM-77-4
BONITA GLEN
SPECIFIC PLAN



0' 200' 400'

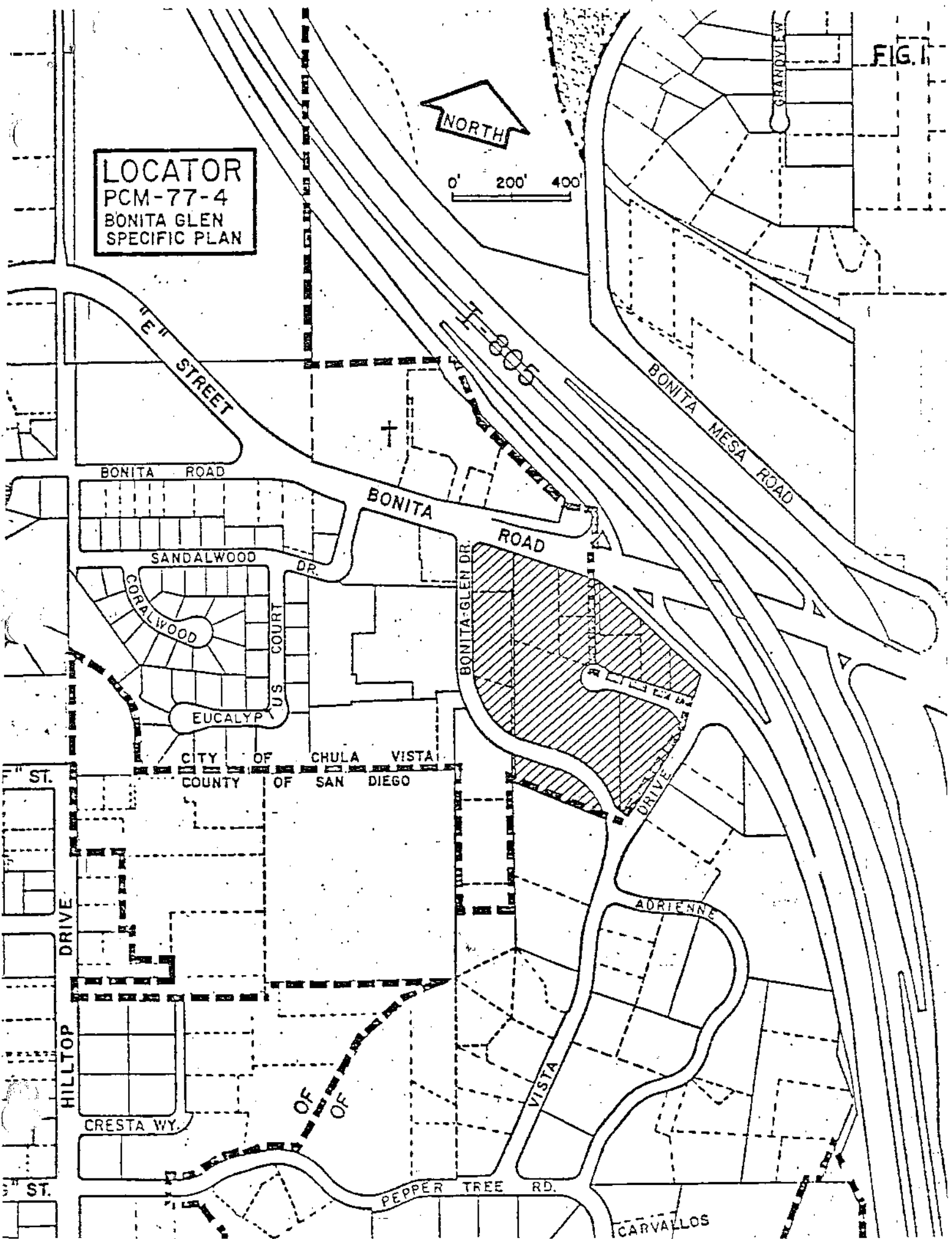
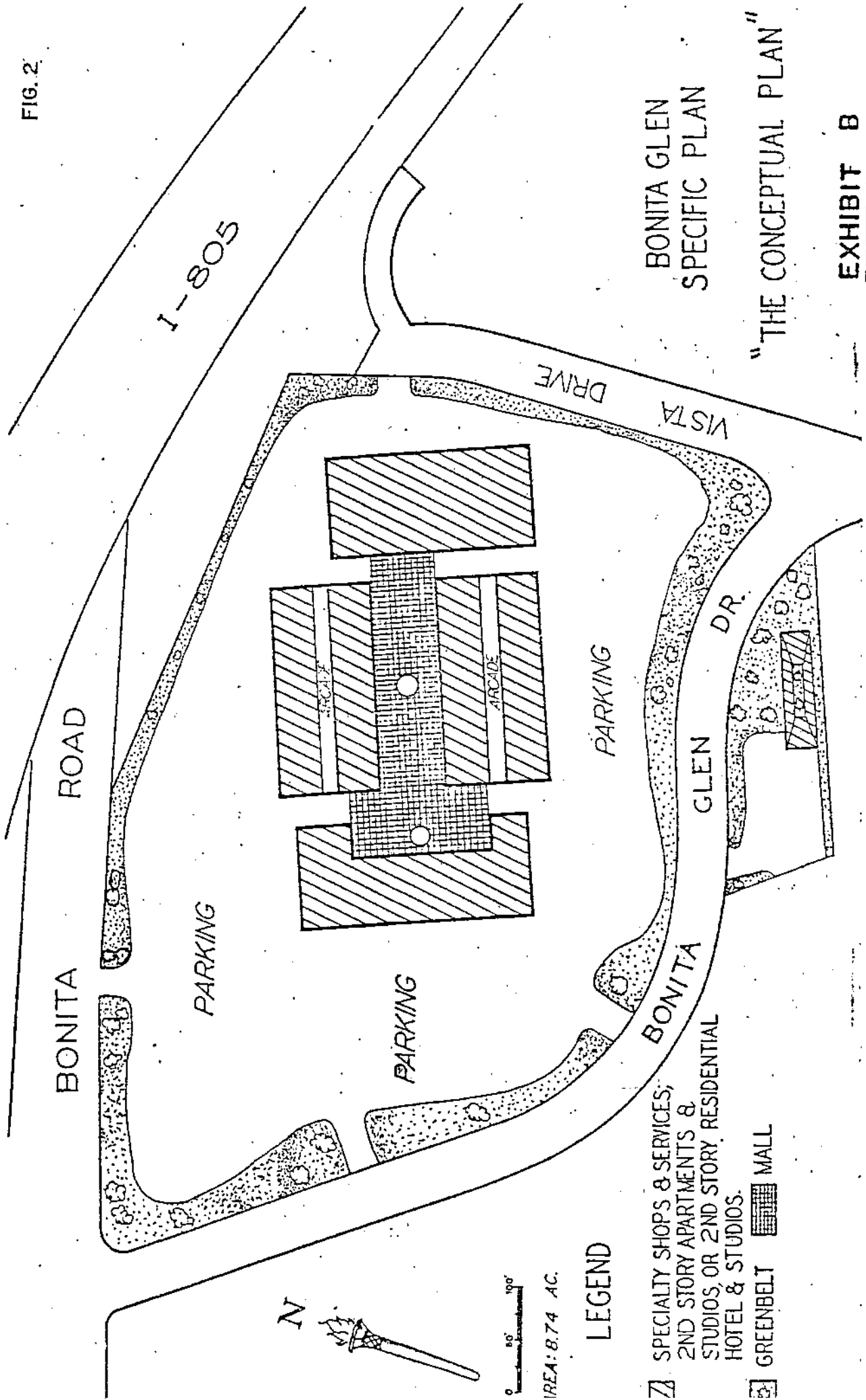




FIG. 2



 SPECIALTY SHOPS & SERVICES;
 2ND STORY APARTMENTS &
 STUDIOS, OR 2ND STORY RESIDENTIAL
 HOTEL & STUDIOS.

 GREENBELT MALL

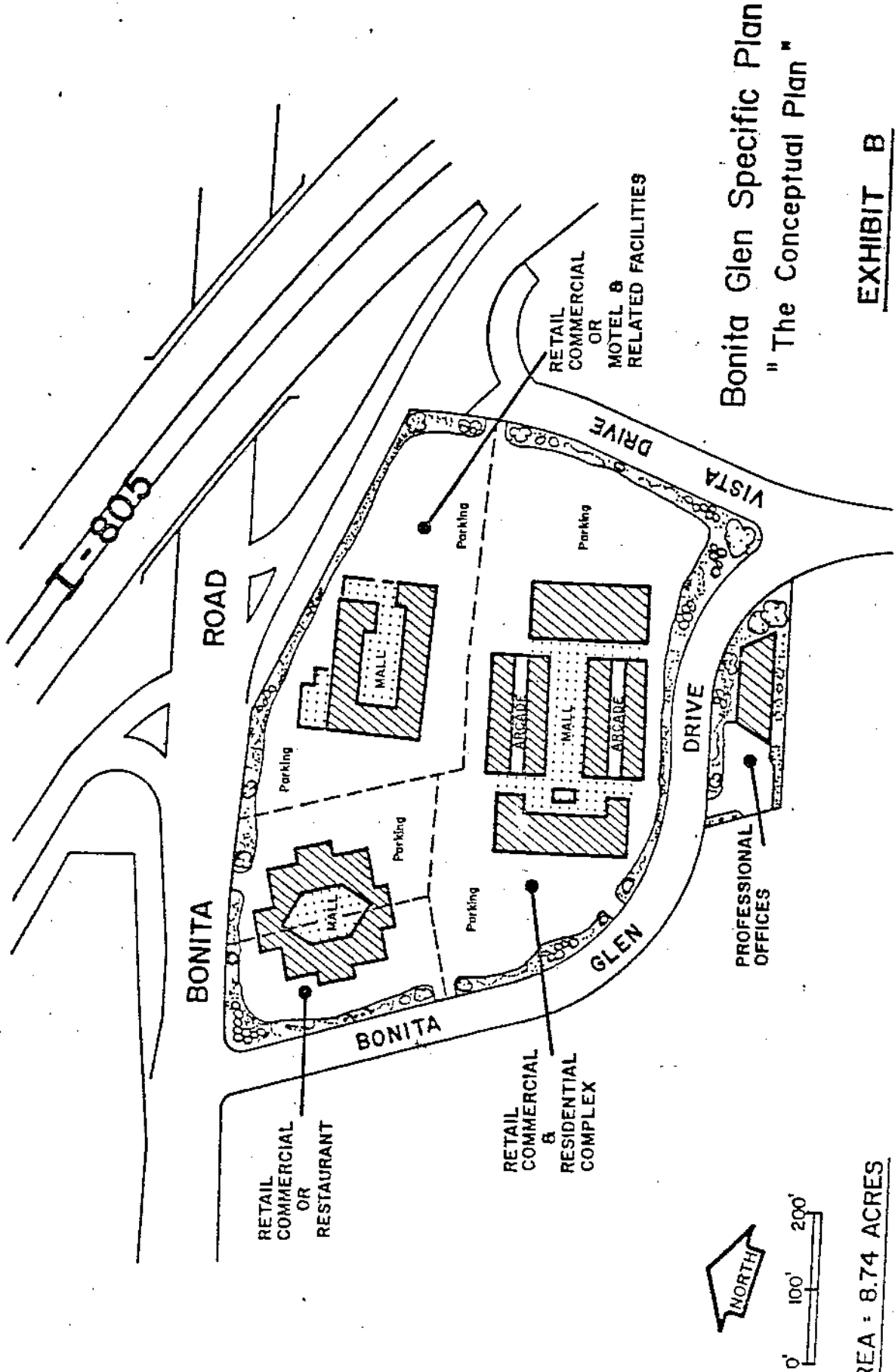
LEGEND

BONITA GLEN
SPECIFIC PLAN

"THE CONCEPTUAL PLAN"

EXHIBIT B

(ALTERNATIVE 1)



Bonita Glen Specific Plan
 "The Conceptual Plan"

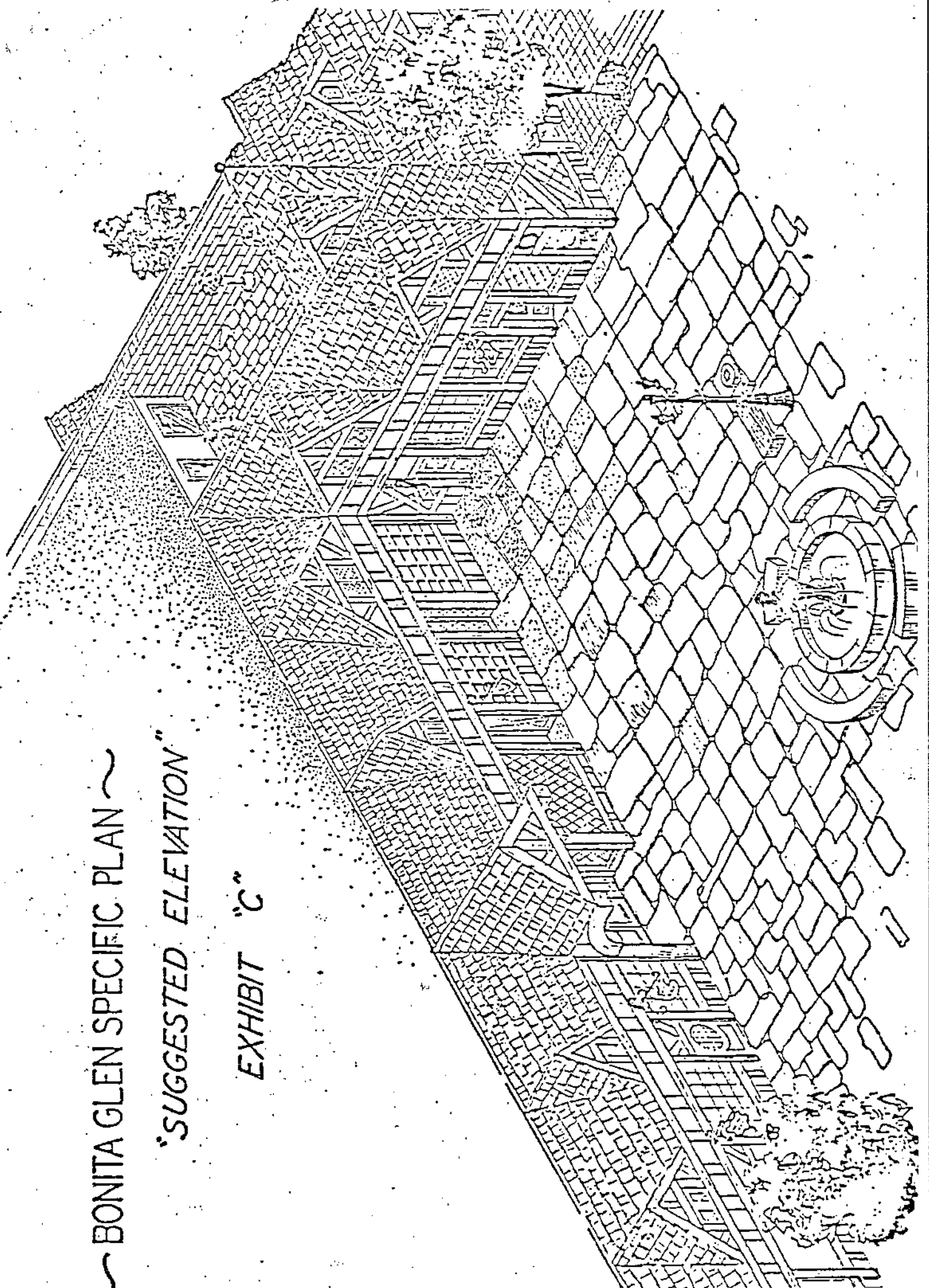
EXHIBIT B
 (ALTERNATIVE 2)

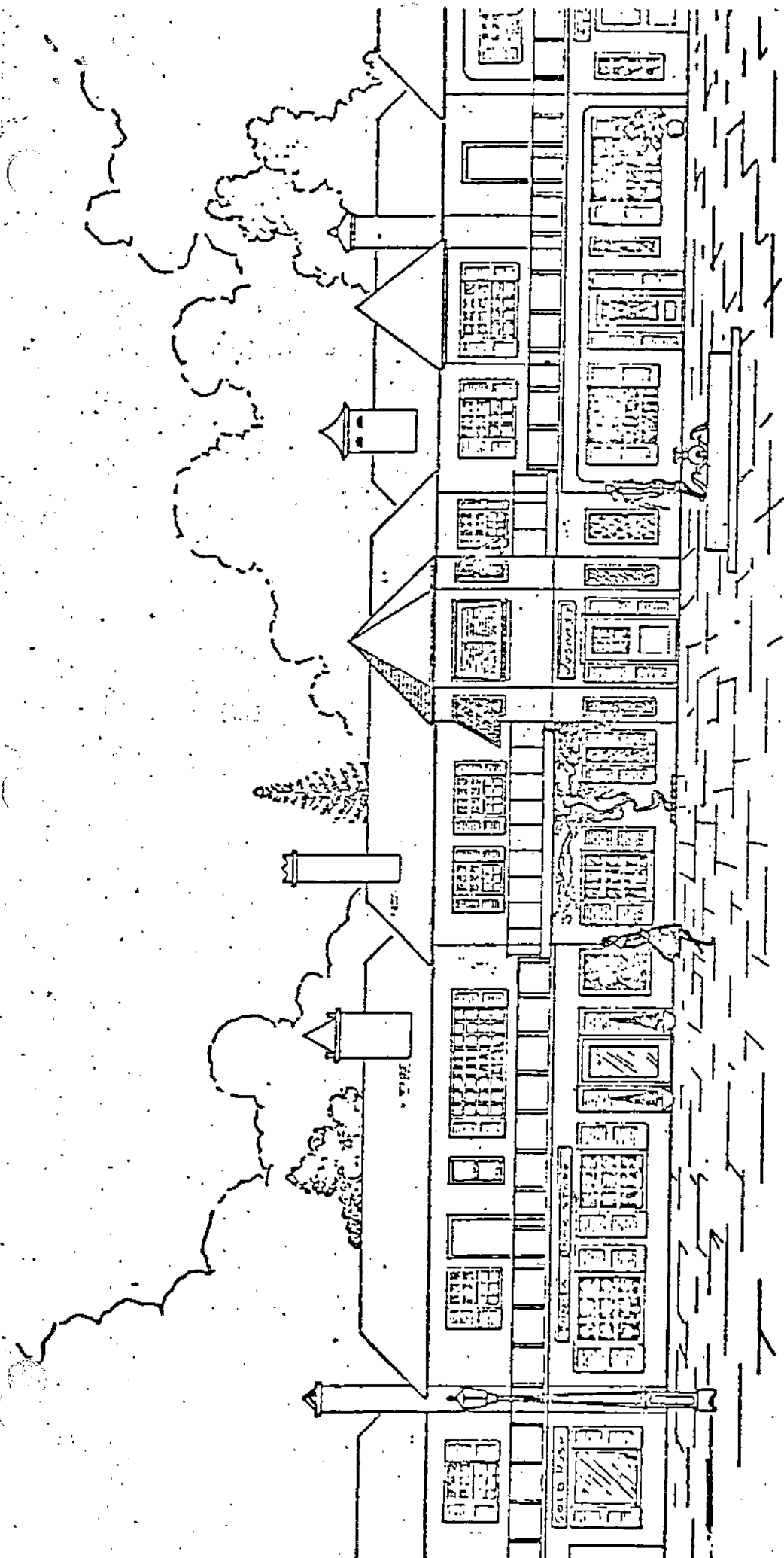
AREA - 8.74 ACRES

~ BONITA GLEN SPECIFIC PLAN ~

"SUGGESTED ELEVATION"

EXHIBIT "C"





— BONITA GLEN SPECIFIC PLAN —
"SUGGESTED ELEVATION"
EXHIBIT "D"

RESOLUTION NO. 11847

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHULA
VISTA AMENDING THE HEIGHT REGULATION OF THE BONITA
GLEN SPECIFIC PLAN

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

WHEREAS, the City Council has previously adopted a Bonita
Glen Specific Plan which includes a height limitation for build-
ings of two stories (30 feet) and for architectural features of 45
feet, and

WHEREAS, La Quinta Motor Inns has requested an amendment
to the Bonita Glen Specific Plan increasing the height limitation
to three stories (38') and for architectural features to 50 feet,
and

WHEREAS, the applicant, La Quinta Motor Inns, proposes to
construct a 140-unit three-story motel on the property at 110
Bonita Road within the Bonita Glen Specific Plan, and

WHEREAS, the proposed amendment would not apply to the
property on the south side of Bonita Glen Drive or to development
within 100 feet of Vista Drive, and

WHEREAS, a Negative Declaration, IS-85-9, has been
prepared on this project.

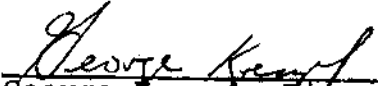
NOW, THEREFORE, BE IT RESOLVED that the City Council of
the City of Chula Vista does hereby adopt the Negative Declara-
tion, IS-85-9, for this project.

BE IT FURTHER RESOLVED that the City Council does hereby
amend the Bonita Glen Specific Plan by increasing the height
limitation for buildings from two stories (30') to three stories
(38') and for architectural features from 45 feet to 50 feet.

BE IT FURTHER RESOLVED that said new height limitations
shall not apply to the property on the south side of Bonita Glen
Drive or to development within 100 feet of Vista Drive.

Presented by

Approved as to form by


George Krempf, Director of
Planning


Thomas J. Harron, City
Attorney

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF

CHULA VISTA, CALIFORNIA, this 27th day of November

19 84, by the following vote, to-wit:

AYES: Councilmen Malcolm, McCandliss, Moore, Cox

NAYES: Councilmen None

ABSTAIN: Councilmen Scott

ABSENT: Councilmen None

Gregory R. Co

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, CMC, CITY CLERK of the City of Chula Vista, California,

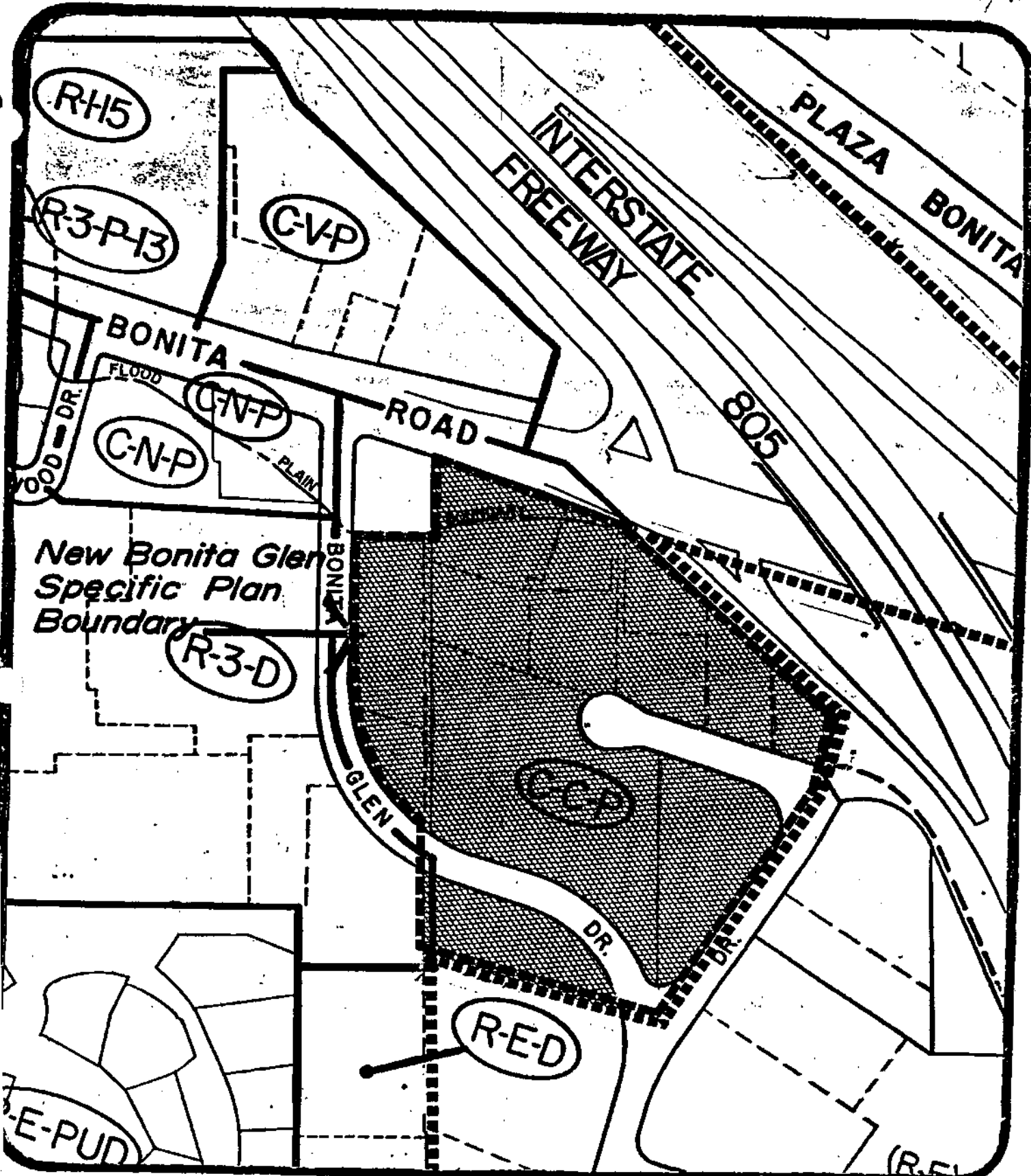
DO HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of

RESOLUTION NO. 11847, and that the same has not been amended or repealed.

DATED _____

(seal)

City Clerk



Bonita Glen SPA

EXHIBIT A
 Amendment to the Bonita
 Glen SPA Boundary
 OCTOBER 25, 1983



100' 200'
NORTH



