

approved for designation shall be listed on the local register. (Ord. 3196 § 3, 2011).

21.04.070 Designation – Owner consent required.

A resource shall not be designated without property owner consent unless said designation is undertaken by the Council pursuant to CVMC 21.04.080. Owners of properties which may qualify as a contributing resource to a designated HPD may pursue individual designation without the consent of other property owners within the boundaries of the designated HPD pursuant to CVMC 21.04.090. (Ord. 3196 § 3, 2011).

21.04.080 Designation – Owner consent not required – Exceptional historical resource.

In exceptional circumstances, the HPC may recommend that the Council designate a resource without owner consent pursuant to CVMC 21.04.100(B)(1) through (3). (Ord. 3196 § 3, 2011).

21.04.090 Historical designation – Application, requirements and procedures.

A. Applications and Submittal Requirements. All applications for designation, including exceptional historical resources, shall be made to the Zoning Administrator in writing on a form prescribed by the City's HPP and shall be accompanied by sufficient information to determine that a resource meets the criteria and findings of fact for designation pursuant to CVMC 21.04.100. Designation applications may run concurrent with other permit applications; however, the designation shall be acted upon prior to consideration of any discretionary permits. (Also see City's HPP Section 3.0, Historical Resources – Designation Procedural Guide.)

1. Owner Applicant. A property owner, or authorized agent of the property owner, may seek historical designation without the assistance of an expert unless the City, at its discretion, determines that an expert technical analysis is necessary to provide sufficient information on the historical significance of the resource.

2. Nonowner Applications (Exceptional Historical Resource).

a. Applicants that apply for an exceptional resource designation shall pay all fees and costs associated with the designation of the exceptional historical resource including but not limited to staff

time, expert technical analysis or expert review of documentation.

b. An application for an exceptional resource designation may be initiated in any of the following three ways:

i. By a minimum of 10 City residents (with verifiable signatures); or

ii. Through an HPC recommendation to Council; or

iii. By a majority vote of Council.

3. Publicly Owned Resources – Council Approval Required.

a. Shall require the same application submittal requirements of this section and findings of fact and eligibility criteria of CVMC 21.04.100(A)(1) and (2).

b. Shall require a recommendation from the HPC and Council approval.

c. An application for designation of publicly owned historical resources and historical landscapes may be initiated in any of the following three ways:

i. By any interested citizen who resides in the City of Chula Vista; or

ii. Through an HPC recommendation to Council; or

iii. By a majority vote of Council.

B. Procedures for Historical Designation Consideration.

1. The application review shall follow the City's Development Services Department review process for discretionary permits.

2. Upon determination of completeness, the Zoning Administrator shall prepare, in the form of a staff report, a brief discussion of the resource as presented in the submitted documentation and shall include recommendations to the HPC to either designate or not designate under the findings of fact and eligibility criteria set forth in CVMC 21.04.100.

3. The Zoning Administrator shall schedule the application for consideration and give notice thereof to the applicant and to other interested persons. A public hearing shall be held to review the evidence as presented in order to determine if the resource meets the criteria for designation pursuant to CVMC 21.04.100.

4. If a resource is designated, the property owner or applicant shall be required to record the HPC resolution of designation with the County Assessor's office within 10 business days after the appeal period of said designation.