



planning & building NEWS

Accomplishments at Year-End

This is truly an amazing time in the City of Chula Vista. Despite a recent slowdown in single-family housing starts, we continue to process a substantial number of residential and commercial permits throughout the City. These include

both new construction and reinvestment in older properties. Your investment and confidence in our neighborhoods and community is making a big difference in our quality of life.

Chula Vista offers a wide range of housing options. Together we're finding new and innovative ways to meet the needs of our increasingly diverse population. As Chula Vista grows and improves we are reminded of the many accomplishments that our partnerships have yielded over the past few years.

Since 2000, our construction partnerships have:

- Created about 72,000 jobs for our region and residents
- Built 16,500 housing units, more than 10% of which are permanently affordable.
- Added \$21.7 million in ongoing annual revenue to the general fund to pay for police, firefighters, parks, libraries, community centers and other city services

- Dedicated 4,260 acres of permanent open space.
- Improved 1,100 living units per year from substandard to safe condition
- Eliminated 2,600 tons of CO₂ annually through our Greenstar program.
- Received 90% approval rating on our community outreach meetings.

To ensure that we retain our leading edge, we will continue to make improvements to our operations and to work efficiently with you to make your future investments in Chula Vista worthwhile for us all. ■

January 31 Deadline

Have you renewed your business license for 2006? All business licenses in Chula Vista expire December 31 each year and owners are sent a renewal notice in December. Be sure to return your renewal notice with fees due by January 31. Failure to renew before the deadline will result in penalties, beginning at 10% of the license fee, which increases each month after January up to 60%. If you haven't received your renewal notice or have any questions about how to renew, call 619-409-5436 (Tip: Press #2 to bypass introduction). ■

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OUR MISSION *is to guide the physical development of the City through the implementation of the General Plan and Building Codes. We are committed to enhancing the quality of life in our community by planning for sound infrastructure and public services, protection of the environment, and promotion of high quality social and economic growth.*



Planning a Better Future



Ed Batchelder, Advance Planning Manager

Daily life involves the constant balancing act of making today's choices without jeopardizing future desires and aspirations. Similarly, the work of your Advance Planning Division to implement the City's General Plan is a balancing act. Ed Batchelder and the planners in Advance Planning draw on guiding principles and practical philosophies as part of their tool bag. Their widely used mantra is: "Good planning always makes good economic sense, but good economics alone don't always make for good planning."

Maintaining the integrity and character of Chula Vista is an important task for Advance Planning as they work to shape and guide present actions to attain long-term goals. Ed's extensive training has prepared him for managing change and achieving balance. Ed has been an employee with Chula Vista since 1987. He is familiar to many in the profession through his participation in regional planning. He has served as a frequent expert panelist and speaker for the San Diego chapter of the American Planning Association and for civic and

community organizations. He is the department liaison to SANDAG, the regional government-planning agency.

"Having to account for the future needs of a growing and changing population can be a pretty tough job, but keeping things in balance is key to carrying out the community's vision for the future," says Ed. As leader of the General Plan Update, co-workers and community members gladly attest to Ed's energy and motivation for getting the things done to create a better city in which to live, play and work. ■

Duane Bazzel Retires after 35 Years of Dedicated Service

*Duane Bazzel is retiring,
He's put in his time,
He leaves us now with warm plans in
mind.
Just R&R and taking life slow
At home in the garden or perhaps Mexico!*

Duane Bazzel was an accomplished and generous employee, whose planning acumen set the bar for fellow co-workers. He left a large legacy by



playing an important role in almost every major development project in the past 35 years. Duane is strongly associated with projects such as the Greenbelt Master Plan, Otay Valley Regional Park, Rolling Hills Ranch, Otay Ranch, and the City General Plan. Duane's legacy has brought a higher quality of life for the residents of Chula Vista. ■

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www.chulavistaca.gov/City_Services/Development_Services/Planning_Building/WhatsNew/default.asp

Good Health through Community Partnerships, Education and Action!

Studies show that people living in areas with available outdoor recreation facilities are more likely to be fit and trim. The closer people lived to a bikeway, the more likely they are to use it. People who live in sprawling and auto-oriented communities walk less in their leisure time, have higher blood pressure and are more likely to be obese.

The Planning and Building department is collaborating with public health professionals to raise consciousness about the importance of healthy land use design and citizen wellness. As part of this effort, in late September Dana Richardson of Healthy Eating, Active Communities (HEAC) lectured at the quarterly department Brown Bag Workshop. HEAC's mission is to reduce obesity and diabetes rates by improving food and physical activity environments for children.



According to Richardson, medical studies expose alarming trends occurring in California. More than one-quarter of the school-aged children in California were found to be overweight in the 2004 Fitness Assessment and Chula Vista was one of the cities to have high rates of childhood obesity. The percentage of childhood diabetes cases, has reached 45%, from the mere 2 to 4% in 1992. The increased rate of childhood diabetes led to the U.S. Surgeon General's call to action.



HEAC hopes to turn the tide on childhood obesity rates by enlisting partnership from schools, food industry

leaders, advertisers, physicians, local government and others to work within their communities to make it easier for young people to make healthy choices about physical activity and food selection. Widespread changes in policies and practices will counteract the media-saturated, fast-food, car-oriented environments that are working against our children.

For more information on HEAC, visit www.healthyeatingactivecommunities.org. ■

Did You Know?

The Planning and Building Department has launched *E-Zoning!* This Internet site allows you to research your property and regulations on-line without having to drive to City hall and wait in line. *E-Zoning* is a web page designed to:

- Make it easier for our customers to access and research their property and the rules that apply
- Provide links to process guides, downloadable forms and fee worksheets in order to make it easy for you to improve your property.

How to Use:

Click on E-Zoning
at www.chulavistaca.gov



By entering your address or APN, will provide an aerial photograph of your property and take you to the zoning regulations that apply. Common questions will guide you through the zoning regulations applicable to your property. ■

Planning and Building on the Web

We are constantly working to improve our service via the Internet. When was the last time you visited us online?



Message from the Director

*James D. Sandoval, AICP
Director of Planning and Building*

**Quality Development
is No Accident**

The Planning and Building Department must excel in three areas: community involvement, environmental protection and quality development. In the previous newsletter I addressed community involvement. This column is devoted to quality development. By its nature, quality development almost always includes environmental protection and community involvement.

Quality development is not an accident. It requires hard work by many. The inherent financial risk in any development is high. The potential for negative impacts on existing neighborhoods is real. It is important that permits and construction are accomplished in an efficient and effective manner. We assign a responsible Planner or team, depending on the project size,

to guide each project. Our staff has expert knowledge in applying the City's policies and regulations to proposals. Our role is to facilitate the project from start to finish using our multidisciplinary background and training. We receive constructive input from other City departments and agencies to ensure that all potential impacts and safety codes are addressed.

Major projects are also reviewed by appointed commissions and committees, i.e., the Resource Conservation Commission, Design Review Committee, and Planning Commission. The Planning staff supports these panels with our professional recommendations and technical information. The Commissions and Committees apply community values and prescribed standards or findings set

by law when making their decisions.

After planning approvals are received, the applicant creates detailed plans. Construction drawings are reviewed by the plans examiners who are very knowledgeable in the State structural, plumbing, electrical and fire codes. Once approved, a building permit is issued and construction begins. During construction our Building Inspectors check every major step to ensure the buildings are safe and habitable.

While the development process is complex, there are checks and balances. Our Department has successfully partnered with developers in the community to create hundreds of high-quality projects. Your partnership and participation in this process are always welcomed and appreciated. ■

*Revised Business Hours
for the Public Counter*

Monday, Tuesday, and
Friday.....8 a.m. to 5 p.m.
Wednesday.....9 a.m. to 5 p.m.
Thursday.....8 a.m. to 3 p.m.

E V E N T S *For time and location of these meetings, please call 619-691-5101.*

[The dates of the meetings are subject to change.]

<i>January 5</i>	Brown Bag Presentation Workshop: Commuting Alternatives in the Region	<i>January 18</i>	AICP Workshop
<i>January 10</i>	Planning Commission Hearing	<i>January 24</i>	Planning Commission Hearing
<i>January 11</i>	Chula Vista Redevelopment Corporation Meeting/AICP Workshop	<i>January 25</i>	Chula Vista Redevelopment Corporation Meeting/AICP Workshop
<i>January 15</i>	Design Review Committee Hearing	<i>January 30</i>	Opening of the new Public Services Building

Check our website for future dates

C O N T A C T 

Administration	(619) 691-5101
Building	
Main Office	(619) 691-5272
Eastern Office	(619) 409-5868
Permit Information	(619) 691-5007
Code Enforcement	(619) 691-5280
Business Licenses	(619) 691-5272
Inspections	(619) 409-5434
Planning	
Zoning Information	(619) 585-5621

www.chulavistaca.gov/sc/pb