

RESOLUTION NO. _____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF CHULA VISTA ADOPT AN ORDINANCE AMENDING CHULA VISTA MUNICIPAL CODE CHAPTERS 5.68 (SHORT-TERM RENTALS), 18.18 (TENTATIVE PARCEL MAPS), 19.22 (R-E – RESIDENTIAL ESTATES ZONE), 19.24 (R-1 – SINGLE-FAMILY RESIDENCE ZONE), AND 19.58 (USES) TO IMPLEMENT THE PROVISIONS OF SENATE BILL 9

WHEREAS, in January 2022, the State of California Legislature (the “Legislature”) enacted Senate Bill 9 (“SB 9”) that established new provisions for two-unit residential developments and urban lot split subdivisions in single-family residential zones; and

WHEREAS, the Legislature is increasingly concerned about the lack of supply of housing units in the State of California; and

WHEREAS, the Legislature found and declared that ensuring access to affordable housing is a matter of statewide concern and not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution; and

WHEREAS, the provisions of SB 9 apply to all jurisdictions, including charter cities; and

WHEREAS, SB 9 requires jurisdictions to adopt the objective standards provided therein to amend local single-family residential zoning and Tentative Parcel Map Ordinances to allow for two-unit residential developments and urban lot split subdivisions in single-family residential zones; and

WHEREAS, certain provisions of Chula Vista Municipal Code (“CVMC”) Chapters 5.68 (Short-Term Rentals), 18.18 (Tentative Parcel Maps), 19.22 (R-E – Residential Estates Zone), 19.24 (R-1 – Single-Family Residence Zone), and 19.58 (Uses) are not in compliance with SB 9; and

WHEREAS, the City of Chula Vista staff therefore recommends amending CVMC Chapters 5.68, 18.18, 19.22, 19.24, and 19.58 to be in compliance with SB 9; and

WHEREAS, the Director of Development Services reviewed the proposed legislative action for compliance with the California Environmental Quality Act (“CEQA”) and determined that the action is not a “Project” as defined under Section 15378 of the CEQA State Guidelines; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required. In addition, notwithstanding the foregoing, the Director of Development Services has also determined that the action is not a “Project” pursuant to Government Codes Sections 65852.21(j) and 66411.7(n); and

WHEREAS, the Director of Development Services set the time and place for a hearing on the subject amendments to CVMC Chapters 5.68 (Short-Term Rentals), 18.18 (Tentative Parcel Maps), 19.22 (R-E – Residential Estates Zone), 19.24 (R-1 – Single-Family Residence Zone), and 19.58 (Uses), and notice of said hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the City at least ten days prior to the hearing; and

WHEREAS, the Planning Commission held a duly noticed public hearing to consider said amendments to CVMC Chapters 5.68 (Short-Term Rentals), 18.18 (Tentative Parcel Maps), 19.22 (R-E – Residential Estates Zone), 19.24 (R-1 – Single-Family Residence Zone), and 19.58 (Uses) at the time and place as advertised in the Council Chambers, 276 Fourth Avenue, and said hearing was thereafter closed.

NOW, THEREFORE, BE IT RESOLVED that the City of Chula Vista Planning Commission does hereby recommend that the City Council of the City of Chula Vista adopt an ordinance amending CVMC Chapters 5.68 (Short-Term Rentals), 18.18 (Tentative Parcel Maps), 19.22 (R-E – Residential Estates Zone), 19.24 (R-1 – Single-Family Residence Zone), and 19.58 (Uses) to implement the provisions of SB 9.

BE IT FURTHER RESOLVED THAT a copy of this Resolution be transmitted to the City Council.

Presented by:

Approved as to form by:

Tiffany Allen
Director of Development Services

Glen R. Googins
City Attorney

PASSED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA, CALIFORNIA, this ____ day of _____, 2022, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Max Zaker, Chair

ATTEST:

Patricia Salvacion, Secretary