

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CHULA VISTA AMENDING CHAPTER 4 (BUSINESS FEES)
TO ADD FEES RELATING TO SHORT-TERM RENTALS,
AMENDING THE AUTHORIZED POSITION COUNT FOR THE
GENERAL FUND TO REFLECT THE ADDITION OF 1.0 CODE
ENFORCEMENT OFFICER II POSITION, AND
APPROPRIATING FUNDS THEREFOR (4/5 VOTE REQUIRED)

WHEREAS, in recent years, technology and innovation have expanded the renting of residential dwelling units for transient stays of less than thirty (30) days (“Short-Term Rentals”) as a form of lodging in which visitors are able to stay in and experience a local community; and

WHEREAS, Short-Term Rentals provide an opportunity for residents to generate supplemental income by participating in the sharing economy, generate Transient Occupancy Taxes to the City, support economic activity, and provide an alternative form of lodging to visitors to Chula Vista; and

WHEREAS, Short-Term Rentals represent a commercial use in a residential neighborhood and can result in negative impacts to the surrounding residents; and

WHEREAS, the City has experienced a significant increase in the number of complaints received relating to the operation of Short-Term Rentals, including complaints regarding behavior of occupants, noise, availability of on-street parking, and increased trash; and

WHEREAS, on this same date, the City Council did place an ordinance adding Chapter 5.68, “Short-Term Rentals” to Title 5 of the Chula Vista Municipal Code to establish regulations, standards, and a permitting process for Short-Term Rentals (the “Short-Term Rental Ordinance”) on first reading; and

WHEREAS, in order to achieve full and equitable cost recovery for services provided in the permitting of Short-Term Rentals, the Council wishes to amend Chapter 4 of the City’s Master Fee Schedule, as set forth in Exhibit 1, attached hereto and incorporated herein by reference as if set forth in full; and

WHEREAS, the proposed fees do not exceed the estimated reasonable cost of providing the associated services; and

WHEREAS, Article XIII C of the California Constitution requires a vote of the electorate to increase any levy, charge, or exaction imposed by a local government, unless specifically exempted; and

WHEREAS, the proposed fees are exempt from the vote requirement pursuant to Sections 1(e)(2) and 1(e)(3); and

WHEREAS, the proposed amendments to the Master Fee Schedule shall become effective upon adoption of this Resolution by the City Council; and

WHEREAS, in order to effectively enforce the provisions of the Short-Term Rental Ordinance, it is necessary to add 1.0 Code Enforcement Officer to the Development Services Department (General Fund); and

WHEREAS, enforcement of the Short-Term Rental Ordinance is anticipated to generate penalty revenues which will accrue to the General Fund and may be used to offset the cost of this additional position.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chula Vista, that it does hereby amend Chapter 4 (Business Fees) of the City's Master Fee Schedule to add fees relating to Short-Term Rentals, as set forth in Exhibit 1 to this Resolution.

BE IT FURTHER RESOLVED by the City Council of the City of Chula Vista, that it does hereby approve the addition of 1.0 Code Enforcement Officer II position to the Development Services Department and appropriate funds therefor.

Presented by

Approved as to form by

Tiffany Allen
Director of Development Services

Glen R. Googins
City Attorney