

1.0 OVERVIEW: CONSTRAINTS TO THE PROVISION OF HOUSING

The provision of adequate and affordable housing is an important goal of the City. As a result, the City has made strides to reduce constraints to development that are within the City's purview since the Housing Element was last updated in 2013. Reductions to constraints during the 5th Housing Element Cycle include:

One of the most significant and difficult constraints to housing in Chula Vista, and elsewhere in the San Diego region, is the high cost of land.

- Defined emergency shelter in the Chula Vista Municipal Code (CVMC) and allowed emergency shelters by-right within the Limited Industrial (I-L) zone and as a conditional use within the Thoroughfare Commercial (CT) zone and as a community purpose facility; and
- Defined transitional and supportive housing in the CVMC and subject them only to those restrictions that apply to other residential dwellings of the same type in the same zone; and
- Defined qualified employee housing (primarily for agricultural employees) in the CVMC and permit as an agriculture use subject only to those restrictions that apply to agricultural uses in the same zone, and permit qualified employee housing for six or fewer employees in all residential zones, subject only to those standards generally applicable to single-family dwellings; and
- Defined single-room occupancy residences and permit them within the R-3 Apartment Residential zone; and
- Defined licensed residential facilities, permit facilities for six or fewer people in all residential zones, and permit facilities for seven or more people as an unclassified use subject to a conditional use permit; and
- Adopted Affordable Housing Incentives in the CVMC to encourage the production of Affordable Housing for very low-income, low-income or senior households; and

- Added Accessory Dwelling Unit and Junior Accessory Dwelling Unit regulations to encourage the development, maintenance, and improvement of affordable housing.

Despite these municipal code amendments to encourage the development of affordable housing, a variety of factors including environmental, market mechanisms, and government regulations influence and occasionally constrain the development of housing.

Actual or potential constraints on the provision of housing, and the cost of housing, affect the development of new housing and the maintenance of existing units at all income levels. Governmental and non-governmental constraints in Chula Vista are similar to other jurisdictions in the region and are discussed below. One of the most significant and difficult constraints to housing in Chula Vista, and elsewhere in the San Diego region, is the high cost of land.

2.0 | GOVERNMENT CONSTRAINTS

Governmental constraints can limit the operations of the public, private and nonprofit sectors making it difficult to meet the demand for affordable housing and limiting supply in the region. Governmental constraints are policies, development standards, requirements and actions imposed by the various levels of government upon land and housing ownership and development. These constraints may include land use controls, growth management measures, zoning and building codes, fees, processing and permit procedures, and site improvement costs. The City has the authority to re-evaluate these constraints and potentially remove or alter the constraints to encourage and facilitate housing development to the extent State law allows.



2.1 Land Use Controls

Land use controls take a number of forms that affect the development of residential units. These controls include General Plan policies, zoning designations (and the resulting use restrictions, development standards, and permit processing requirements), development fees and local growth management programs.

2.1.1 General Plan

Each city and county are required by California Law to create a General Plan, which establishes policy guidelines for development. The General Plan is the foundation of all land use controls in a jurisdiction. The Land Use Element of the General Plan identifies the location, distribution and density of the land uses within the City. General Plan densities are expressed as dwelling units per acre. The Chula Vista General Plan identifies twelve residential land use designations, as shown in Table B-1.

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**Table B-1
GENERAL PLAN
RESIDENTIAL LAND USE DESIGNATIONS**

| Designation | Description | Acreage | Density Range |
|--|--|----------------|---------------------------|
| Low Residential | Single-family detached dwellings on large rural, estate type lots | 6,977 | 0 to 3 units per acre |
| Low-Medium Residential | Single-family detached dwelling units on medium sized lots | 8,010 | 3.1 to 6 units per acre |
| Medium Residential | Single-family detached homes on smaller lots, zero-lot-line homes, patio homes, and attached units, such as duplexes, townhomes, and mobile homes | 1,604 | 6.1 to 11 units per acre |
| Medium High Residential | Multi-family units such as townhomes, garden apartments and mobile homes | 665 | 11.1 to 18 units per acre |
| High Residential | Multi-family units such as apartments and condominium-type dwellings in multi-story buildings | 525 | 18.1 to 27 units per acre |
| Urban Core Residential (UCSP) | Multi-family dwelling units in an urban environment | 84 | 27.1 to 60 units per acre |
| Bayfront High | Multi-family units such as apartment and condominium-type dwellings in multiple-story buildings | 14 | 60 to 115 units per acre |
| Mixed-Use Residential ¹ | Multi-family residential, retail shops, financial, business and personal services, restaurants, entertainment and office opportunities | 933 | 27 to 40 units per acre |
| Mixed Use Transit Focus Area (UCSP) ¹ | High intensity mixed residential, office and retail uses | 122 | 27 to 40 units per acre |
| Eastern Urban Center | Medium-High to Urban Core residential, and a variety of integrated mixed use, commercial, cultural, public and office uses | 266 | 27 to 40 units per acre |
| Resort | May include hotels, resort-oriented commercial services, restaurants and retail shops, cultural and recreational uses, conference centers and permanent residences | 230 | 27 to 40 units per acre |
| Town Center | May include a mix of multi-family residential; retail shops; restaurants; professional office; or other commercial use opportunities | 85 | 18 to 45 units per acre |

Notes:

¹ Mix of uses is allowed as horizontal and vertical development that may result in developments dedicated to residential uses only.

Source: Chula Vista General Plan Land Use and Transportation Element

According to the General Plan's Land Use and Transportation Element, a total of 124,958 dwelling units are anticipated within the City's planning areas. The Department of Finance (DOF) reports that 84,210 units have been developed as of January 2018.

2.1.2 Zoning Code

WESTERN CHULA VISTA

The Zoning Code is the primary tool for implementing the General Plan in Western Chula Vista. It is designed to protect and promote the public health, safety, and welfare of residents. Discretionary and by-right land uses are reviewed against zoning regulations that include, but are not limited to, lot coverage, setbacks, height limits, floor area ratio (FAR), and parking.

Located west of the I-805 freeway are the older, long established communities; other than infill development, the City does not expect substantial changes in these communities. Maximum residential densities determine the number of units that can be built per acre and can be a constraint for residential development. Additionally, zoning regulations including setbacks, floor area ratio (FAR), lot coverage, design requirements, common and private open space requirements, parking requirements and building and fire codes can constrain residential densities, thereby limiting the number of additional units per acre. To facilitate more residential development, the City has amended the zoning code in 2010 to allow mixed commercial-residential development in commercial and industrial zones by increasing opportunities, particularly for infill development.

The Urban Core Specific Plan (UCSP) and Palomar Gateway Specific Plan, which are also west of the I-805 freeway, established land use regulations that reduce or minimize the traditional constraints, stated above, as these are form-based codes that allow more development flexibility. Transit-focus areas along major commercial corridors contain land use districts in the UCSP that allow for higher residential densities and mixed-use commercial residential development with zero setbacks, higher FARs, taller buildings, and flexible parking standards.

Chula Vista's residential zoning designations, as shown in Table B-2, control both the use and development standards of a specific site and influences the housing to be developed.

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Table B-2
WESTERN CHULA VISTA RESIDENTIAL DEVELOPMENT REGULATIONS

| Zone | Building Height | Lot Width | Min. Setbacks | | | Min. Lot Area | Lot Coverage / FAR | Min. Open Space/DU | Parking / DU |
|--------------------------------------|--|-----------------|---------------|------|------|---------------|--------------------|--------------------|---------------------------|
| | | | Front | Side | Rear | | | | |
| Agricultural Zone ¹ | | | | | | | | | |
| A-8 | 35 | 300 | 50 | 20 | 50 | 8 acres | N/A | N/A | X ² |
| A-X | As designated on Zoning Map, but not less than 8 acres | | | | | | | | |
| Residential Estate Zone | | | | | | | | | |
| R-E 4A | 28 | 200 | 25 | 15 | 25 | 4 acres | 40% | N/A | 2-car garage ² |
| R-E 2A | | 200 | 25 | 15 | 25 | 2 acres | | | |
| R-E 40,000 | | 150 | 25 | 15 | 25 | 40,000 | | | |
| R-E 20,000 | | 100 | 25 | 10 | 25 | 20,000 | | | |
| Single-Family Residential Zone | | | | | | | | | |
| R-1-15 | 28 | 85 | 25 | 10 | 20 | 15,000 | 40% | N/A | 2-car garage ² |
| R-1-10 | | 70 | 20 | 10 | 20 | 10,000 | | | |
| R-1-7 | | 60 | 15 | 10 | 20 | 7,000/6,000 | | | |
| R-1-5 | | 50 | 15 | 10 | 15 | 5,000 | | | |
| One- and Two-Family Residential Zone | | | | | | | | | |
| R-2 | 28 | 60 | 15 | 5 | 20 | 7,000 | 50% | N/A | X ² |
| R-2-T | | 30 ³ | 15 | 0 | 15 | 3,500 | | | X ⁶ |
| R-2-X | | 60 | 15 | 5 | 20 | 7,000 | | | X ² |
| Exclusive Mobile Home | | | | | | | | | |
| MHP | By plan | | | | | | | | |
| Apartment Residential Zone | | | | | | | | | |
| R-3 | 28 ⁴ | 65 | 15 | 5 | 15 | 7,000 | 50% | 400 | 1-2 ⁷ |
| R-3-M | | 65 | 15 | 5 | 15 | 7,000 | | 500 | |
| R-3-T | | 22 | 15 | 0 | 20 | 2,000 | | 300 | |
| R-3-G | | 65 | 15 | 5 | 15 | 7,000 | | 600 | |
| R-3-H | 46 ⁵ | 80 | 15 | 10 | 20 | 10,000 | 25% | 200 | |
| R-3-L | 28 | 65 | 15 | 5 | 15 | 7,000 | 50% | 600 | |
| SPECIFIC PLANS | | | | | | | | | |
| Urban Core Specific Plan | | | | | | | | | |
| V-1 | 18-45 | N/A | 0 | N/A | N/A | N/A | 2.0 | 200 | 1.5 ⁸ |
| V-2, V-2a | 18-45 | | | | | | 2.0 | 200 | 1.5 ⁹ |
| V-3 | 18-84 | | | | | | 4.5 | 200 | 1.5 ⁸ |



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|-------|--------|--|----|--|--|--|---------|-----|-------------------|
| V-4 | 18-60 | | 15 | | | | 1.0 | 100 | 1.5 ⁸ |
| UC-1 | 30-84 | | 0 | | | | 4.0 | 100 | 1.0 ¹⁰ |
| UC-2 | 45-84 | | 8 | | | | 2.5-5.0 | 100 | 1.0 ¹⁰ |
| UC-3 | 18-60 | | 15 | | | | 3.0 | 200 | X ⁷ |
| UC-6 | 18-60 | | 15 | | | | 2.0 | 200 | X ⁷ |
| UC-10 | 18-72 | | 0 | | | | 2.0 | N/A | 1.5 |
| UC-12 | 45-210 | | 16 | | | | 4.0-6.0 | 100 | 1.0 |
| UC-13 | 18-60 | | 0 | | | | 2.0 | 200 | X ⁷ |
| UC-14 | 30-84 | | 15 | | | | 3.0 | 200 | X ⁷ |
| UC-15 | 45-210 | | 11 | | | | 4.0-6.0 | 100 | 1.0 |
| C-1 | 18-60 | | 10 | | | | 1.0 | N/A | X ⁷ |
| C-2 | 18-45 | | 10 | | | | | | |
| C-3 | 18-46 | | | | | | | | |

Palomar Gateway

By Subdistrict

Bayfront Master Plan

By Subdistrict

Notes:

- 1 To be consistent with the General Plan Update, the agriculture zone will be revised.
- 2 Two-car garage requirement applies in the R-E Zone (see CVMC 19.62.170- 19.62.190)
- 3 Minimum lot width shall be 30 feet for all lots developed with single-car garages and 40 feet for lots developed with two-car garages.
- 4 A maximum of 45' may be approved by the Design Review Board.
- 5 No building can be less than 46' feet or 5-stories
- 6 Shall provide parking at a ratio of two spaces per unit with a minimum of 75 percent of the parking to be provided in garages; the remaining 25 percent may be accommodated by parking bays or garages.
- 7 One per unit for each efficiency living unit or single room occupancy residence. One and one-half per unit for each one-bedroom dwelling unit. Two per unit for each two-bedroom dwelling unit. Two per unit for each three-bedroom dwelling unit. One additional for each bedroom over four bedrooms.
- 8 Min: 1.5 space/du, Guest: 1 space/10 du, On-site Min: 50%
- 9 Min: 1.5 space/du, Guest: 1 space/10 du, On-site Min: 0%
- 10 1.0 space/du, Guest: 1 space/10 du, On-site Min: 50%

Source: City of Chula Vista

The R-E (Residential Estate), R-1 (Single-Family), R-2 (One- and Two-Family), and R-3 (Apartment Residential) zones are the primarily residential zones. Single-family dwelling, accessory dwelling unit, and junior accessory dwelling unit uses are permitted by right in the R-E, R-1 and R-2 zones and in residential districts within the UCSP (Urban Core Specific Plan) and the Palomar Gateway Specific Plan. Additionally, supportive and transitional housing are by right uses where residential uses are permitted. Duplexes, multi-family developments, and accessory dwelling units are permitted by right in the R-2 and R-3 zones and single room occupancy units are permitted by right in the R-3 zones as well.



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Accessory dwelling units are also permitted by right in the A (Agricultural) zone with a primary residence, in the C-O (Administrative and Professional Office) and C-C (Central Commercial) zones with existing multi-family dwellings, and Single room occupancy (SROs) units are allowed in the C-O zone with a Conditional Use Permit. Additionally, Emergency Shelters are a by-right use in the I-L (Limited Industrial) zone and allowed in the C-T (Thoroughfare Commercial) zone with a Conditional Use Permit.

EASTERN CHULA VISTA

Sectional Planning Area (SPA) Plans are the primary tool for implementing the General Plan in Eastern Chula Vista. They are designed to protect and promote the public health, safety, and welfare. Discretionary and by-right land uses are reviewed against zoning regulations that include, but are not limited to lot coverage, setbacks, height limits, floor area ratio (FAR), and parking.

Located east of the I-805 freeway are newer built-out communities, neighborhoods under construction and large vacant parcels of land where the City expects to experience significant growth. Maximum residential densities determine the number of units that can be built per acre and can be a constraint to providing residential development. Additionally, zoning regulations including setbacks, floor area ratio (FAR), lot coverage, design requirements, common and private open space requirements, parking requirements and building and fire codes can constrain residential densities, thereby limiting the number of additional units per acre.

Much of Eastern Chula Vista’s residential land is built-out (Rancho Del Rey, Sunbow, Eastlake, Rolling Hills Ranch, portions of Otay Ranch, etc.) and will likely see infill development in the form of accessory and junior dwelling units in the foreseeable future. The remainder of Eastern Chula Vista’s residential designations, as shown in Table B-3, control both the use and development standards of a specific site and influences the housing to be developed.

**Table B-3
EASTERN CHULA VISTA RESIDENTIAL DEVELOPMENT REGULATIONS**

| Zone | Building Height | Lot Width | Min. Setbacks | | | Min. Lot Area | Lot Coverage / FAR | Min. Open Space/DU | Parking / DU |
|---------------------------------|------------------|-----------|-----------------|-----------------|-----------------|--------------------|--------------------|--------------------|--------------|
| | | | Front | Side | Rear | | | | |
| EASTLAKE | | | | | | | | | |
| Eastlake II (Greens and Vistas) | | | | | | | | | |
| RE | 28 ¹⁵ | 70 | 20 | 5 | 20 | 8,000 | 50% | N/A | 2 |
| RS | 28 ¹⁵ | 50 | 20 | 5 | 15 | 5,000 | 50% | N/A | 2 |
| RP-8 | 28 ¹⁵ | 25 | SP ¹ | SP ¹ | SP ¹ | 3,000 ¹ | 55% | N/A | 2 |
| RP-13 | 28 ¹⁵ | 25 | SP ¹ | SP ¹ | SP ¹ | 3,000 ¹ | 55% | N/A | 2 |



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| Zone | Building Height | Lot Width | Min. Setbacks | | | Min. Lot Area | Lot Coverage / FAR | Min. Open Space/DU | Parking / DU |
|-------------------|------------------|-----------------|-----------------|-----------------|-------------------|-----------------|-----------------------|----------------------|---------------------------------|
| | | | Front | Side | Rear | | | | |
| RP-SL | 28 ¹⁵ | 50 | 20 | 5 | SP ¹ | 2,500 | 55% | N/A | 2 |
| RC | 45 | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | N/A | N/A | 2 |
| RM | 45 | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | N/A | N/A | 2 |
| OTAY RANCH | | | | | | | | | |
| Villages 1 and 5 | | | | | | | | | |
| SF3 | N/A | 45 | 15 | 5 | 15 | 4000 | 50% | N/A | 2 |
| SF4 | N/A | 25 | 15 | 5 | 10 | 2800 | 50% | N/A | 2 |
| RM1 | N/A | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | 55% | 300 | 2 ⁵ |
| RM2 | N/A | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | 200 | By no. of bedrooms ⁶ |
| Village 2 | | | | | | | | | |
| SF2 | 35 | 50 | 15 | 5 | 20 | 7500 | 0.65 | N/A | 2 |
| SF3 | 35 | 45 | 15 | 5 | 15 | 4000 | 0.65 | N/A | 2 |
| SF4 | 35 | 40 | 15 | 5 | 10 | 3000 | 0.65 | N/A | 2 |
| RM1 | 45 ³ | DR ² | DR ² | DR ² | DR ² | DR ² | DR ² | 300 | DR ² |
| RM2 | 60 ⁴ | DR ² | DR ² | DR ² | DR ² | DR ² | DR ² | 200 | By no. of bedrooms ⁶ |
| Village 3 | | | | | | | | | |
| SF4 | 35 | 40 | 7 | 3.25 | 5/15 ⁷ | 2,400 | 69-71.5% ⁸ | 200-400 ⁸ | 2 |
| RM1 | 45 | DR ² | DR ² | DR ² | DR ² | DR ² | 69-71.5% ⁸ | 200-400 ⁸ | 2 ⁵ |
| RM2 | 60 | DR ² | DR ² | DR ² | DR ² | DR ² | DR ² | DR ² | By no. of bedrooms ⁶ |
| MU-1 | DR ² | DR ² | DR ² | DR ² | DR ² | DR ² | DR ² | DR ² | By use |
| Village 4 | | | | | | | | | |
| SF1 | 35 | 50 | 18 | 5 | 5 | 4,000 | 0.5 | N/A | 2 |
| RM1 | 35 | 60 | 18 | 5 | 5 | 7,000 | 0.55 | 120-240 ⁸ | 2 |
| RM2 | 45 | 65 | 18 | 10 | 15 | 7,000 | DR ² | 120-240 ⁸ | By no. of bedrooms ⁶ |
| Village 6 | | | | | | | | | |
| SF3 | 28 | 45 | 19.5 | 5 | 15 | 5,000 | 0.65 | N/A | 2 |
| SF4 | 28 | 40 | 19.5 | 5 | 10 | 4,000 | 0.65 | N/A | 2 |
| RM1 | 45 | DR ² | DR ² | DR ² | DR ² | DR ² | DR ² | 300 | By no. of bedrooms ⁶ |
| RM2 | 45 | DR ² | DR ² | DR ² | DR ² | DR ² | DR ² | 200 | By no. of bedrooms ⁶ |
| Village 7 | | | | | | | | | |
| SF3 | 28 | 45 | 19.5 | 5 | 15 | 4,000 | .65 | N/A | 2 |
| SF4 | 35 | 40 | 19.5 | 5 | 15 | 3,000 | .65 | N/A | 2 |



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**Table B-3
EASTERN CHULA VISTA RESIDENTIAL DEVELOPMENT REGULATIONS**

| Zone | Building Height | Lot Width | Min. Setbacks | | | Min. Lot Area | Lot Coverage / FAR | Min. Open Space/DU | Parking / DU |
|----------------------|---------------------|-----------------|--------------------|-----------------|-------------------|-----------------|--------------------|--------------------|---------------------------------|
| | | | Front | Side | Rear | | | | |
| RM1 | 45 | DR ² | DR ² | DR ² | DR ² | DR ² | DR ² | 300 | By no. of bedrooms ⁶ |
| RM2 | 45 | DR ² | DR ² | DR ² | DR ² | DR ² | DR ² | 200 | By no. of bedrooms ⁶ |
| Village 8 East | | | | | | | | | |
| SF4 | 35 | 40 | 7/17 | 3.25 | 5 | 2,400 | DR ² | 0-400 ⁸ | 2 |
| RM1 | 45 | DR ² | DR ² | DR ² | DR ² | DR ² | DR ² | 300 | 2 |
| RM2 | 60 | DR ² | DR ² | DR ² | DR ² | DR ² | DR ² | 200 | By no. of bedrooms ⁶ |
| Village 8 West | | | | | | | | | |
| NE | 35 | 40 | 7 | 5 | 15 | 3,480 | 70% | 0-400 ⁹ | 2 ⁹ |
| NG | 35-45 ¹⁰ | 20 | 7 | 5 | 10 | 2,700 | 80% | 0-400 ⁹ | 2 ⁹ |
| NC | 45 | 20 | N/A | 5 | 10 | 2,000 | 90% | 0-400 ⁹ | 2 ⁹ |
| TC | 60 | DR ² | N/A | N/A | N/A | DR ² | N/A | 0-400 ⁹ | 2 ⁹ |
| Village 9 | | | | | | | | | |
| NE | 35 | 40 | 18 | 5 | 5-20 ⁹ | 4,000 | 70% | 2 ⁹ | 2 ⁹ |
| NG | 35-45 ¹⁰ | 20 | 13 | 5 | 5-10 ⁹ | 2,700 | 80% | 2 ⁹ | 2 ⁹ |
| NC | 45 | 20 | 5-18 ¹¹ | 5 | 5-10 ⁹ | 2,000 | 90% | 2 ⁹ | 2 ⁹ |
| UN | 60 | DR ² | 5-18 ¹¹ | N/A | N/A | N/A | N/A | 2 ⁹ | 2 ⁹ |
| TC | 60 | DR ² | 5-18 ¹¹ | N/A | N/A | N/A | N/A | 2 ⁹ | 2 ⁹ |
| UC | 21 ⁵ | N/A | 5-18 ¹¹ | N/A | N/A | N/A | N/A | 2 ⁹ | 2 ⁹ |
| Village 10 | | | | | | | | | |
| SF4 | 35 | 40 | 10 | 3.25 | 5 | 2,400 | DR ² | 0-400 ⁸ | 2 |
| RM1 | 45 | DR ² | DR ² | DR ² | DR ² | DR ² | DR ² | 0-400 ⁹ | 2 |
| RM2 | 60 | DR ² | DR ² | DR ² | DR ² | DR ² | DR ² | 200 | By no. of bedrooms ⁶ |
| Village 11 | | | | | | | | | |
| SF3 | 28 | 45 | 19.5 | 5 | 15 | 4,000 | 0.65 | N/A | 22 |
| SF4 | 28 | 40 | 19.5 | 5 | 10 | 3,000 | 0.65 | N/A | |
| RM1 | 28 | DR ² | DR ² | DR ² | DR ² | DR ² | DR ² | 300 | By no. of bedrooms ⁶ |
| RM2 | 60 | DR ² | DR ² | DR ² | DR ² | DR ² | DR ² | 200 | By no. of bedrooms ⁶ |
| MU | 48 | DR ² | 15 | 10 | 10 | DR ² | DR ² | DR ² | DR ² |
| Eastern Urban Center | | | | | | | | | |
| EUC1 | 25-40 ¹³ | N/A | 0-10 ¹² | N/A | N/A | N/A | N/A | 200 | 1.65-1.85 ¹⁴ |
| EUC2 | 25-40 ¹³ | N/A | 0-10 ¹² | N/A | N/A | N/A | N/A | 200 | 1.65-1.85 ¹⁴ |
| EUC3 | 35-50 ¹³ | N/A | 0-10 ¹² | N/A | N/A | N/A | N/A | 200 | 1.65-1.85 ¹⁴ |



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Table B-3
EASTERN CHULA VISTA RESIDENTIAL DEVELOPMENT REGULATIONS

| Zone | Building Height | Lot Width | Min. Setbacks | | | Min. Lot Area | Lot Coverage / FAR | Min. Open Space/DU | Parking / DU |
|----------------------------|---------------------|-----------------|--------------------|-----------------|-----------------|-----------------|--------------------|--------------------|---------------------------------|
| | | | Front | Side | Rear | | | | |
| EUC4 | 35-70 ¹³ | N/A | 0-15 ¹² | N/A | N/A | N/A | N/A | 200 | 1.65-1.85 ¹⁴ |
| EUC5 | 35-70 ¹³ | N/A | 0-10 ¹² | N/A | N/A | N/A | N/A | 200 | 1.65-1.85 ¹⁴ |
| EUC6 | 25-40 ¹³ | N/A | 0-15 ¹² | N/A | N/A | N/A | N/A | 200 | 1.65-1.85 ¹⁴ |
| EUC7 | 35-45 ¹³ | N/A | 0-15 ¹² | N/A | N/A | N/A | N/A | 200 | 1.65-1.85 ¹⁴ |
| EUC8 | 25-40 ¹³ | N/A | 0-10 ¹² | N/A | N/A | N/A | N/A | 200 | 1.65-1.85 ¹⁴ |
| EUC9 | 25-50 ¹³ | N/A | 0-15 ¹² | N/A | N/A | N/A | N/A | 200 | 1.65-1.85 ¹⁴ |
| EUC10 | 25-50 ¹³ | N/A | 0-15 ¹² | N/A | N/A | N/A | N/A | 200 | 1.65-1.85 ¹⁴ |
| Freeway Commercial | | | | | | | | | |
| RM | 50 ² | DR ² | DR ² | DR ² | DR ² | DR ² | N/A | 200 | 2 |
| R/MU | 75 ² | DR ² | DR ² | DR ² | DR ² | DR ² | N/A | 200 | By no. of bedrooms ⁶ |
| C/MU | 75 ² | DR ² | DR ² | DR ² | DR ² | DR ² | N/A | N/A | 4/1,000 sf |
| Rancho Del Rey | | | | | | | | | |
| RS | 28 | 50 | 15 | 5 | 15 | 5,000 | 45% | | 2 |
| RP | 28 | 40 | 15 | 3 | 15 | 3,500 | 50% | | 2 |
| RC | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | | 1.5-2.5 ⁹ |
| Rolling Hills Ranch | | | | | | | | | |
| SFE | 28 ¹⁶ | 90 | 20 | 5 | 25 | 15,000 | 40% | N/A | 2 |
| SF1 | 28 ¹⁶ | 60 | 20 | 5 | 20 | 7,000 | 45% | N/A | 2 |
| SF2 | 28 ¹⁶ | 60 | 15 | 5 | 15 | 6,000 | 45% | N/A | 2 |
| SF3 | 28 ¹⁶ | 50 | 15 | 5 | 15 | 5,000 | 50% | N/A | 2 |
| SF4 | 28 ¹⁶ | 45 | 15 | 5 | 10 | 4,500 | 50% | N/A | 2 |
| SFA | 35 | SP ¹ | SP ¹ | SP ¹ | 10 | SP ¹ | SP ¹ | N/A | 2 |
| MF | 28 ¹⁷ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | N/A | 1.5-2.5 ⁹ |
| Sunbow | | | | | | | | | |
| RS | 28 | 50 | 15 | 5 | 15 | 5,000 | 0.45 | N/A | 2 |
| RP | 28 | 40 | 15 | 5 | 15 | 3,500 | 0.50 | N/A | 2 |
| RM | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | 1-2.25 ⁶ |
| RC | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | 1-2.25 ⁶ |
| VC | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | SP ¹ | 1-2.25 ⁶ |

Notes:

¹ Determined by discretionary Site Plan review

² Determined by Discretionary Review

³ Maximum of 3 stories

⁴ Maximum of 4 stories

⁵ If multi-family see RM2 standards

⁶ 1 space per studio, 1.5 spaces per 1-bedroom unit, 2 spaces per 2 bedroom unit, 2.25 spaces for 3 bedroom unit or larger

⁷ Five-foot setback may only apply to 50% of the lot. Minimum 15-foot setback applies to 50% of the lot. Second story (and above) may project 3 feet into rear yard setback where Rear Yard setback is a minimum of 10'



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Table B-3
EASTERN CHULA VISTA RESIDENTIAL DEVELOPMENT REGULATIONS

| Zone | Building Height | Lot Width | Min. Setbacks | | | Min. Lot Area | Lot Coverage / FAR | Min. Open Space/DU | Parking / DU |
|--|-----------------|-----------|---------------|------|------|---------------|--------------------|--------------------|--------------|
| | | | Front | Side | Rear | | | | |
| ⁸ Sliding scale depending on lot size ⁹ Depends on building configuration ¹⁰ 2 story or nested 3rd story maximum; 35 feet. Up to 40% of units along each street frontage may be 3 story; 45 feet maximum ¹¹ Depending on Corridor Standard ¹² Depending on street frontage ¹³ Depending on District ¹⁴ Depending on unit size or parking study ¹⁵ May be increased to 35 feet with Site Plan approval ¹⁶ Maximum height is 35 feet for two-story homes, if approved by the Zoning Administrator ¹⁷ Maximum height is 45' for three-story multi-family structures Source: City of Chula Vista | | | | | | | | | |

Each SPA Plan has an Affordable Housing Plan addressing the General Plan’s Housing Element, which includes identifying compliance with the City’s inclusionary housing ordinance that requires every development over 50 units to provide 5% of the units for low income households and 5% of the units for moderate income households.

The Development and Parking Regulations established by the City are not seen as an impediment to development, as the standards are minimum requirements to ensure health and safety standards are met. Additionally, reasonable parking standards are acceptable to accommodate lifestyle choices of California residents for marketability of housing and perceived quality of life of surrounding neighborhoods that may be impacted by a lack of available parking.

While parking requirements are not viewed as a strain for the development of housing directly, with parking, generally, required to be located on the same lot or property, parking may reduce the amount of available lot area for residential development. The Zoning Code allows off-site parking with an agreement between the property owner and developer, and shared parking provisions have been implemented with process improvements in 2010. The City also provides consideration of an alternative option to use private streets for on-street parking within subdivisions.

In accordance with recent State legislation related to affordable housing provided under State Density Bonus and accessory dwelling units, parking standards are flexible and requirements significantly reduced where such housing is located within close proximity to transit. The City will also look to examine differing parking standards for affordable, senior-aged, mixed-use, and transit-oriented housing projects, if appropriate, to reflect current and anticipated parking needs.

2.1.3 Site Improvements

Site improvements required to develop specific sites will vary depending on the location and existing infrastructure. Possible improvements can include, but are not limited to, upgraded sewer and water lines to accommodate increased density; right-of-way dedication of the development site for arterials that do not meet current level-of-service standards; and grading if there is excessive on-site slope. For new developments, all improvements would have to be installed prior to occupancy or in-lieu fees paid. In Western Chula Vista, all major infrastructure such as water/sewer is already in place; sidewalks/curbs are provided via individual project developments and/or annual CIP projects for all streets in SW CV that were annexed from SD County without curb/sidewalk.

Additionally, the City of Chula Vista has established standard street cross-sections and a variety of other design standards related to public facilities, such as roadways and infrastructure facilities. As part of the standard development review process, the City adopted the Street Design Standards Policy in October of 1989 (updated in 2012). This policy provides specific guidance and minimum street standards for the development of site improvement as they relate to residential development. The standards established by the City are not seen as an impediment to development, as these are minimum requirements to ensure health and safety standards are met.

The City does have more specific standards relative to the Master Planned Communities, which utilize the City’s Subdivision Manual, in addition to design standards provided in the City’s Street Design Standards Policy. Table B-4 shows residential street design standards as depicted in the Street Design Standards Policy and the City’s Subdivision Manual last revised in 2012. To date, no project applicant has indicated that these standards impose constraints to development feasibility.

Table B-4
STREET DESIGN STANDARDS

| Type of Street | Right-of-way | Curb to Curb | Minimum Design Speed | Maximum Grade | Design ADT |
|--|---------------------|---------------------|-----------------------------|----------------------|-------------------|
| Residential Street | 56 feet | 36 feet | 25 mph | 15% | 1,200 |
| Residential Street (Non-contiguous Sidewalk) | 62 feet | 36 feet | 25 mph | 15% | 1,200 |
| Single Loaded Residential Street | 50 feet | 34 feet | 25 mph | 15% | 1,200 |

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Table B-4
STREET DESIGN STANDARDS

| Type of Street | Right-of-way | Curb to Curb | Minimum Design Speed | Maximum Grade | Design ADT |
|--|--------------|--------------|----------------------|---------------|------------|
| Single Loaded Residential Street (Non-contiguous Sidewalk) | 52 feet | 34 feet | 25 mph | 15% | 1,200 |

Notes

1. Minimum distance between centerline intersections shall be 150 feet.
2. Grade segments in excess of 12% shall not exceed 300 feet.
3. Minimum radius for cul-de-sacs with a maximum length for 500 feet may be 100 feet and a maximum central angle of 45 degrees subject to the approval of the City Engineer. The maximum tangent length between horizontal curves of radius 100 feet shall be 150 feet.
4. Average grade over any 1,000-foot segment shall not exceed 10%.
5. Portland cement concrete pavement shall be required for grades in excess of 12%.

Source: City of Chula Vista Subdivision Manual



2.2 Growth Management

The following programs and plans have been adopted to guide future development of Chula Vista:

Growth Management Element: The Growth Management Element of the General Plan is designed to guide the demands for growth and development, revitalization and environmental protection to improve the quality for current and future residents of Chula Vista.

Growth Management Program: The Growth Management Program was adopted in 1991 and serves as the primary mechanism for the Growth Management Element of the General Plan. The program sets the foundation for carrying out City development policies by directing and coordinating future growth to ensure timely provision of public facilities and services. The program establishes thresholds for eleven areas affecting Chula Vista, including traffic, police, fire and emergency services, schools, libraries, parks and recreation, water, sewer, drainage, air quality, and economics. The City's Controlled Residential Development Ordinance (CVMC 19.80) was adopted in 1991 to manage the rapid growth of residential development, particularly in the eastern part of the City. The concerns were for impacts to traffic, public safety services, schools, libraries, and infrastructure. The ordinance is intended to control and manage impacts associated with residential development to protect and sustain the quality of life. However, the State is experiencing a severe housing shortage, as such, several laws have been enacted recently in an effort to create more residential dwelling units, in particular, affordable housing; as a consequence, growth management measures could be affected. The City needs to evaluate CVMC 19.80 in an effort to meet housing demand, and minimize the impact on growth management efforts, by implementing policies that create a balance between meeting housing needs and controlling rapid residential development.

Chula Vista citizens recently voted to pass Measure A and Measure P. These measures provide funding for public safety and infrastructure to meet the needs of increased demand for public safety and improve existing facilities and infrastructure, which can satisfy growth management efforts and facilitate residential development.

The City recently adopted Accessory Dwelling Unit and Junior Accessory Dwelling Unit Ordinances that provide affordable housing on lots with existing or proposed dwellings in zones where residential development is allowed including multifamily and commercial zones. These units generally do not significantly impact public service and infrastructure capacity while increasing the number of available housing. As of January 2020, the State enacted laws that promote accessory dwelling development by mandating municipalities to reduce or eliminate zoning regulations and fees.

Growth Management Ordinance: This ordinance was adopted in 1991 and codifies Growth Management intents, standards, requirements, and procedures related to the review and approval of development projects. The City will review the Growth Management Ordinance for potential amendments to be considered.



2.3 Density Bonus

State law allows a developer willing to provide a percentage of the housing units for targeted populations an increase in the density of a residential development, implementation of prescribed parking standards, and for certain developments, waivers of developments standards and additional incentives or financial equivalent (such as modified development standards or reduction/waiver of application or development impact fees).

| % of DUs to be Restricted | Targeted Populations |
|---------------------------|--|
| 5% | Very Low-Income households (incomes 50% and less of median) |
| 10% | Lower-Income households (incomes 80% or less of median) |
| 10% | Moderate-Income households (120% of median income) but only if project is common interest for sale development |
| 10% | Transitional Foster Youth, Disabled Vets or Homeless Persons and restricted to Very-Low-Income rents (AB 2442; 09/28/2016) |
| 100% | Lower-Income households, but may include a max of 20% for Moderate Income (AB 1763; 10/09/2019) |
| 20% | Low-Income student housing (SB 1227; 09/29/2018) |
| 100% | Senior citizen housing development |

With recent State legislation passed since the 2013 Housing Element, the City will need to revise Chapter 19.40 of the Chula Vista Municipal Code (CVMC) for compliance with State Density Bonus law at [California Government Code Section 65915](#).



2.4 Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population and for special housing types to meet various needs.

Citywide zoning, Specific Plan and Sectional Planning Area (SPA) Plan regulations accommodate a diversity of housing types to meet the varying needs of Chula Vista’s residents. In addition to the City’s residential zones, many types of residential uses are also permitted in commercial zones, mixed use zones, and some industrial zones. The City’s land use and zoning regulations are found in Title 19 of the Chula Vista Municipal Code (CVMC). The CVMC accommodates a variety of housing types to serve the varying needs of Chula Vista residents, as shown in Table B-5 below.

**Table B-5
ZONING FOR A VARIETY OF HOUSING TYPES**

| Housing Type | CVMC Use Category | Zones Permitting Use By-Right | Zones Permitting Use with CUP |
|--|--|--|---|
| Accessory Dwelling Unit / Junior Accessory Dwelling Unit | Accessory Dwelling Unit / Junior Accessory Dwelling Unit | Permitted by-right in all zones that allow residential (citywide zones, Specific Plans and SPA Plans) | -- |
| Caretaker Houses (accessory use) | Caretaker Houses (accessory use) | I-R, I-L, I, P-Q | -- |
| Dwelling Groups | Dwelling Groups | R-E, R-1, R-2 | -- |
| Farmworker Housing | Qualified Employee Housing (6 or fewer residents) | Permitted by-right in all zones that allow residential (citywide zones, Specific Plans and SPA Plans) | -- |
| | Qualified Employee Housing (7 or more residents) | Permitted by-right in all (Agricultural) Zones or similar agricultural zones in Specific Plans and SPA Plans | -- |
| Homeless Emergency Shelters | Emergency Shelters | I-L or equivalent limited industrial zone within a Specific Plan or SPA Plan and accessory to a church | C-T or similar commercial zone or CPF within a SPA Plan |

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**Table B-5
ZONING FOR A VARIETY OF HOUSING TYPES**

| Housing Type | CVMC Use Category | Zones Permitting Use By-Right | Zones Permitting Use with CUP |
|------------------------------|-------------------------------------|---|--|
| Manufactured Housing | Factory-Built Home / Mobilehome | A Zones, R-1 and similar multi-family zones within Specific Plans and SPA Plans | -- |
| Mixed-Use Housing | Mixed-Use Commercial / Residential | C-C and similar zones within Specific Plans and SPA Plans | -- |
| Multi-Family Housing | Dwellings, Multiple | R-3, C-O and similar multi-family zones within Specific Plans and SPA Plans | -- |
| | Duplex | R-2, R-3 and similar multi-family zones within Specific Plans and SPA Plans | -- |
| Permanent Supportive Housing | Supportive and Transitional Housing | All residential zones (citywide and within Specific Plans and SPA Plans) | -- |
| Residential Facility | Residential Facility (6 or fewer) | Permitted by-right in all zones that allow residential (citywide zones, Specific Plans and SPA Plans) | Permitted as an Unclassified Use in all zones. |
| | Residential Facility (7 or more) | -- | Permitted as an Unclassified Use in all zones. |
| Single-Family Housing | Single-Family | A Zones, R-E, R-1, R-2 and similar residential zones within Specific Plans and SPA Plans | -- |
| | Attached Single-Family | R-2 and similar residential zones within Specific Plans and SPA Plans | -- |
| Single Room Occupancy | Residence, Single Room Occupancy | R-3 (Apartment Residential) and similar multi-family zones within Specific Plans and SPA Plans | -- |

Table B-5
ZONING FOR A VARIETY OF HOUSING TYPES

| Housing Type | CVMC Use Category | Zones Permitting Use By-Right | Zones Permitting Use with CUP |
|--|-------------------------------------|---|--|
| | Boarding or Lodging Houses | R-3 | -- |
| Student Housing | Student Housing | UID | -- |
| Transitional Housing | Supportive and Transitional Housing | All residential zones and similar residential zones in Specific Plans and SPA Plans | -- |
| Unclassified Uses (including senior housing, nursing and disabled housing, residential facilities) | Unclassified Uses | -- | Permitted by CUP in all zones (citywide zones, Specific Plans and SPA Plans) |

Source: City of Chula Vista

2.4.1 Accessory Dwelling Units and Junior Accessory Dwelling Units

In response to state mandate, an accessory dwelling unit ordinance was originally adopted in 2003 to allow accessory dwelling units (ADUs) in A, R-E, R-1 and P-C zones designated for single family residential development. In 2007, the ordinance was amended to modify a variety of development standards such as unit size. In 2017 and 2018 new State laws for ADUs and junior accessory dwelling units (JADUs) were enacted. The ADU ordinance was amended and a JADU ordinance was adopted by City Council to incorporate the new laws. The laws added provisions to reduce local government regulations including reduced parking, building above detached accessory structures, and conversion of existing accessory structures to facilitate the development of more units. In January 2020, the State enacted another set of ADU laws, which require additional provisions including a reduction in setbacks, exemption from lot coverage, allowing ADUs in multi-family and in zones that permit mixed uses, and removal of the owner-occupancy requirement for five years to encourage ADU and JADU development. The ADU and JADU ordinances have been amended to incorporate these new provisions.

ADUs and JADUs are a potential source of affordable housing. ADUs are self-contained housing units that are secondary to primary residential dwellings on the same lot. It is the City’s intent to allow

ADUs and JADUs as a source providing a range of affordable housing through a ministerial process provided certain conditions are met.

2.4.2 Qualified Employee Housing

In 2018, the City of Chula Vista amended the CVMC to define qualified employee housing as “accommodations for employees as defined in Section 17008 of the California Health and Safety Code, as may be amended, which has qualified or where the owner intends to qualify for a permit to operate under the Employee Housing Act (Health and Safety Code Section 17000 et seq.).” CVMC Section 19.58.144 permits qualified employee housing providing accommodations for six or fewer employees by-right in residential zones and for seven or more employees by-right in agricultural zones or an equivalent zone within a City approved Sectional Planning Area plan or Specific Plan.

2.4.3 Emergency Shelters and Low Barrier Navigation Centers

Senate Bill 2, enacted in October 2007, requires local governments to identify one or more zoning categories that allow emergency shelters (year-round shelters for the homeless) without discretionary review. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. The identified zone must have sufficient capacity to accommodate at least one year-round shelter and accommodate the City’s share of regional unsheltered homeless population. Chula Vista’s unsheltered homeless population is estimated to be 212 individuals in 2020 in accordance with the We All Count Point in Time Count for San Diego County.

CVMC Section 19.04.089 ~~2-2~~ was amended in 2018 to define emergency shelters as “housing with minimal supportive services for homeless persons, with occupancy limited to a six-month term or less by homeless persons. Emergency shelter shall have the same meaning as defined in Section 50801(c) of the California Health and Safety Code.” CVMC 19.48.153 permits emergency shelters by right in the I-L zone or an equivalent zone of a SPA or Specific Plan. There are currently 144 zoned properties ~~encompassing~~ 301 acres within the City, which is adequate to accommodate the unsheltered within Chula Vista. The I-L Zone is primarily located along Main Street; the C-T Zone is primarily located on Broadway. As major thoroughfares within Chula Vista, both Main & Broadway have direct and high frequency public transit. In addition, emergency shelters are permitted with a conditional use permit in the C-T zone as well as CPF zones within the City’s SPA and Specific Plans.

The City looks at objective performance standards for emergency shelters consistent with SB 2, including requiring a facility management plan to include staffing, security and sanitation and location restrictions limited to 300 feet from another emergency shelter. Off-street parking and parking spaces for employees and loading is required. Currently, 1.5 parking spaces are required for employees and one loading space for deliveries. Such parking requirements for employees and loading is consistent with standards provided for other uses within the I-L zone (e.g. wholesale establishments, warehouses, service and maintenance centers, communication equipment buildings, manufacturing plants, research or testing laboratories, and bottling plants). AB 139 requires the assessment of shelter needs be based on the most recent Point-in-Time Count and the parking standards for shelters be based on staffing levels. The City will review and revise as necessary its zoning ordinance related to AB 139.

~~In 2020 and 2021, City Council allocated federal funding to site improvements, infrastructure, housing units and equipment necessary to support the development and operation of a temporary Bridge Shelter program for the homeless to serve the Chula Vista community and began construction in 2022. In 2020, the City acquired a Sprung Structure and companion laundry, restroom and shower facilities and completed the design and infrastructure plans to provide a bridge shelter. Located along Broadway and south of Main Street, it is less than one mile away from the County of San Diego's South Region Live Well Center. The bridge shelter is anticipated to have a minimum capacity of 75 unsheltered persons to a maximum of 200. Construction is expected to begin in summer 2021. Operations of the bridge shelter will be funded through the City's Emergency Solutions Grant (ESG) and its Permanent Local Housing Allocation (PLHA).~~

AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. A "Low Barrier Navigations Center" is defined as a "Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and Housing" Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for resident's possession. AB 101 also sets a timeline for jurisdictions to act on applications for Low Barrier Navigation Center developments. The requirements of this bill are effective through the end of 2026, at which point they are repealed. A program in the Housing Plan of this Housing Element includes amendments to the zoning ordinance allow Low Barrier Navigation Centers by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses.

2.4.4 Supportive and Transitional Housing

In 2018, the City of Chula Vista updated the CVMC with regard to supportive and transitional housing. CVMC Section 19.04.290.1 defines supportive housing as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community” (Section 65582(g) of the State Government Code). Target population means persons with low incomes who have one or more disabilities as described in Section 65582(i) of the State Government Code.”

CVMC Section 19.04.299 defines transitional housing as “buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance (Section 65582(j) of the State Government Code).”

CVMC Section 19.58.315 permits supportive and transitional housing in residential zones or an equivalent residential zone within a City approved Sectional Planning Area plan or Specific Plan pursuant to Government Code Section 65583(a)(5), and subject to all municipal codes, regulations and other standards applicable to other residential dwellings of the same type in the same zone.

2.4.5 Residential Facilities

Both federal and State fair housing laws, along with State Planning and Zoning laws (Government Code Section 65008), provide protection for residential facilities serving persons with disabilities. The Lanterman Developmental Disabilities Services Act also declares disabled persons are entitled to live productive and independent lives in the communities in which they live.

In accordance with State law, licensed residential facilities for six or fewer persons are a permitted use in all residential zones and must be treated like other residential uses occurring within the same zone. The following State statutes require that small (serving six or fewer persons) licensed group homes be treated like other residential uses and include: facilities for persons with disabilities and other facilities (Welfare & Inst. Code 5116), residential health care facilities (Health & Safety Code 1267.8, 1267.9, & 1267.16), residential care facilities for the elderly (Health & Safety Code 1568.083 - 1568.0831, 1569.82 – 1569.87), community care facilities (Health & Safety Code 1518, 1520.5, 1566

- 1566.8, 1567.1), pediatric day health facilities (Health & Safety Code 1267.9;1760 – 1761.8), and facilities for alcohol and drug treatment (Health & Safety Code 11834.23).

As such, in 2018 the City of Chula Vista amended CVMC Section 19.04.198.1 to define residential facilities as “any family home, group care facility, or similar facility, licensed by the state of California, for 24-hour nonmedical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual.”

CVMC Section 19.58.268 permits residential facilities~~for~~ by-right for six or fewer residents in residential zones or an equivalent residential zone within a City approved Sectional Planning Area plan or Specific Plan. Residential facilities for seven or more persons are allowed in any zone as an unclassified use with a conditional use permit approved by the City’s Zoning Administrator without a requirement for a public hearing, as authorized in accordance with the provisions of [CVMC 19.14.030 \(A\)](#), subject to additional standards listed in [CVMC 19.58.268](#) for residential facilities. In general, such standards include:

1. If the residential facility consists of individual units, the maximum density shall be consistent with the maximum permitted of the zone.
2. One residential facility per lot/premises.
3. Cannot be located within 300 feet from a licensed residential facility.
4. Provide off-street parking.
5. Units designed for persons with disabilities to comply with Title 24 of the California Code of Regulations and any applicable federal or state accessibility standards.
6. Congregate dining and accessory retail and personal services may be provided.
7. Approval and license by applicable agencies, as required.
8. Active business license.

2.4.6 Single Room Occupancy (SRO)

In addition to the other housing updates to the CVMC in 2018, the City of Chula Vista added a definition of Single Room Occupancy to Section 19.04.1974.1. The CVMC now defines a Residence, single room occupancy (SRO) as “a rooming unit or efficiency living unit located in a building containing six or more such dwellings that are offered for occupancy by residential tenants for at least thirty consecutive days. Kitchen and bathroom facilities may be wholly or partially included in each living space or may be fully shared.” The CVMC was also amended to allow SROs as a by-right use in the R-3 (Apartment Residential) and similar multi-family zones within Specific Plans and SPA Plans.

2.4.7 Unclassified Uses

Chapter 19.54 of the CVMC defines Unclassified Uses as “uses possessing characteristics of such unique and special form as to make impractical their being included automatically in any classes of use as set forth in the various zones herein defined, and the authority for the location and operation thereof shall be subject to review and the issuance of a conditional use permit...” Unclassified Uses are permitted in most zones with the approval of a Conditional Use Permit and include senior housing, nursing homes, disabled housing and residential facilities.

Senior Housing may be allowed in any zone, as an Unclassified Use, [CVMC 19.54.020(P)] except the R-1, R-2, C-V, C-T and industrial zones. Because the residents of such development have dwelling characteristics which differ from those of families and younger persons, it is not appropriate to apply all of the normal zoning standards thereto. Accordingly, pursuant to the processing of a conditional use permit for such developments, the Planning Commission may make exceptions to the density, off-street parking, minimum unit size, open space, and such other requirements as may be appropriate. The Planning Commission may also adjust required setback, building height, and yard areas as appropriate to provide an adequate living environment both within the development and on nearby properties. Any exceptions and adjustments shall be subject to the condition that the development will be available for occupancy by seniors only.

Convalescent hospitals, rest homes, and nursing homes (for the aged, physically disabled, or mentally disabled of all ages) may be considered for location in any zone, as Unclassified Uses, subject to a Conditional Use Permit. The purpose of this review is to determine that the characteristics of these uses are not incompatible with the type of uses permitted in surrounding areas.

Specific site requirements for convalescent hospitals and nursing homes include location criteria and parking standards. Specifically, section 19.58.110 of the Municipal Code, requires convalescent hospitals to be located on a collector or thoroughfare with a minimum parcel size of one acre in any residential zone. Requirements for nursing homes include approval and license from proper agencies concerning health and safety and an off-street loading area, in addition to specific requirements if an unenclosed incinerator is provided. The City of Chula Vista regulates parking standards by designated use. One space for every three beds is required for both a convalescent hospital and nursing home.

Further, the following findings must be made for homes for mentally disabled children pursuant to CVMC 19.54.020(H):

- The size of the parcel shall provide adequate light and air in proportion to the number of residents,
- The location of windows and open play areas shall be situated as to not adversely impact adjoining uses, and
- Spacing between facilities shall not affect that character of the surrounding neighborhood.

2.4.8 Reasonable Accommodations

The City of Chula Vista, as a matter of federal and state law, complies with the requirements of the Federal Fair Housing Act and the California Fair Employment and Housing Act to provide for reasonable accommodation in the zoning code and other land use regulations when accommodations provide for equal opportunity for access to dwelling units. The City does not require special building codes or burdensome project review to construct, improve, or convert housing for persons with disabilities. Per [Chula Vista Municipal Code Chapter 1.50](#), persons with disabilities can make an application requesting reasonable accommodations in the application of zoning, land use, or building laws, rules, policies and procedures of the City to allow for equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing. A [Reasonable Accommodation Request Form](#) and an Application for Unreasonable Hardship for Accessibility Issues based on Title 24 are available on the City's website at <https://www.chulavistaca.gov/departments/development-services/forms-specifications>.

The City of Chula Vista currently has an application procedure for unreasonable hardship exceptions for accessibility issues through [Application Form 4607](#). The application provides a formalized process for the granting of exceptions from the requirements of State of California Title 24 accessibility. The application is available at the public counter and via the City's website.

For group living arrangements for persons with disabilities, the City may consider reasonable accommodations to its zoning, permitting and building requirements. For example, [standards](#) such as parking standards for facilities for persons with disabilities may be waived provided the need for reduced or modified standards can be justified, based on Title 24. Modifications to standards include new construction and remodel of existing residential development.

There is no established standard for the location requirements of facilities tailored for persons with disabilities. The Municipal Code states that facilities shall be sited in a manner that does not negatively impact the character of a neighborhood. The City of Chula Vista believes this general

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requirement does not have a demonstrable negative impact on the development or cost of providing facilities for the disabled.

Previously, in 2018, the definition of “Family” was by repealed by Ordinance 3442 § 2(B), as part of the City’s revisions to the Chula Vista Municipal Code to provide for transitional housing, supportive housing, emergency shelters, single-room occupancy and employee housing. Therefore, the definition of “family” is not seen as a barrier to group living accommodations. The City has previously prepared in 2018 and published a law summary related to [group living accommodations](#) available on its website at <https://www.chulavistaca.gov/departments/city-attorney>.

Building Codes

The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. The Plan Review and Inspection Sections of the Development Services Department conduct thorough reviews of all new construction projects to confirm the work meets the appropriate State of California accessibility standards. In the case of residential construction, there are very few accessibility requirements for single-family dwellings and the requirements for multi-family structures only apply when the building is newly constructed. However, the City does have a program to encourage the implementation of enhanced accessibility and energy efficient features in residential construction. The City has adopted a program to conduct comprehensive field investigations in response to inquiries about the potential lack of accessibility features that should have been included during original construction. A formal enforcement process is in place to ensure any detected violations are corrected in a timely manner.





2.5 Building Codes and Enforcement

Building and safety codes are adopted to preserve public health and safety and ensure the construction of safe and decent housing. They also have the potential to increase the cost of housing construction or maintenance.

Building Codes: The City of Chula Vista has adopted the 2019 edition of the California Building Code, which establishes certain construction standards for all residential buildings. These codes are designed to protect the public health, safety, and welfare of Chula Vista’s residents. Code enforcement in the City is performed on a complaint basis through the Code Enforcement Section of the Development Services Department. The City has made local amendments to the California Building Code, as contained in Chapter 15.08 of the City’s Municipal Code for the purpose of further defining administrative procedures and addressing health and safety concerns. No local amendments are perceived as creating a demonstrable constraint to housing development.

Americans with Disabilities Act: The Federal Fair Housing Act of 1998 (FHA) and the Americans with Disabilities Act (ADA) are federal laws that are intended to assist in providing safe and accessible housing. The City of Chula Vista has the authority to enforce laws and regulations (California Code of Regulations (CCR) Title 24) when evaluating construction projects. Compliance with these codes may increase the cost of housing construction as well as the cost of rehabilitating older units, which may be required to comply with current codes.

Uniform Housing Code: The Uniform Housing Code provides complete requirements affecting conservation and rehabilitation of housing. It is compatible with the Uniform Building Code. Implementation of the requirements contained in the Uniform Housing Code may influence the feasibility of conservation and rehabilitation efforts of existing housing units in the City.



2.6 Development Fees

Various development and permit fees are charged by the City and other agencies to cover administrative processing costs associated with development. These fees ensure quality development and the provision of adequate public services. However, often times these fees are passed down to renters and homeowners in the rent/purchase price of the unit and therefore, affect the affordability of housing.

Table B-6 summarizes the findings of the development fees for the City of Chula Vista and three other cities in San Diego County.

| Table B-6 DEVELOPMENT FEES ¹ | | | | |
|--|------------------------|------------------------|------------------------------|--|
| Type of Fee | Chula Vista | El Cajon | Carlsbad | San Diego, City |
| Planning | | | | |
| General Plan Amendment | \$20,000 ^{2*} | \$3,680 | \$6,747 | \$12,000 ² |
| Rezone Application | \$10,000 ^{2*} | \$2,800 | \$7,279 | \$12,000 ² |
| Design Review w/ Public Hearing | \$20,000 ^{2*} | ---- | ---- | ---- |
| Specific Plan | \$20,000 ^{2*} | \$6,260 | \$38,247 ⁸ | \$12,000 ² |
| Conditional Use Permit w/ Public Hearing | \$10,000 ^{2*} | \$5,525 | \$4,913 | \$8,000 ² |
| Variance w/ Public Hearing | \$9,000 ^{2*} | \$1,075 | \$3,098 | \$8,000 ² |
| Environmental | | | | |
| Initial Study | \$10,000 ^{2*} | \$5,355 + \$263/report | \$1,042 | \$1,244 |
| EIR Processing | \$20,000 ^{2*} | \$10,000 ² | \$21,982 ⁸ | ---- |
| Engineering and Subdivision | | | | |
| Tentative Tract Map | \$10,000 ^{2*} | \$6,355 + \$74/lot | \$9,028 ¹¹ | \$10,000 ² |
| Final Tract Map | \$7,500 ² | \$7,325 ⁵ | \$8,193 + \$5/ac | \$3,986.64 + \$624.00/page for every page over 3 |
| Grading Plan Check | \$20,000 ² | \$1,000 ¹⁰ | \$464-\$10,469 ¹² | \$5,335.84 ¹⁴ |
| Grading Permit | \$20,000 ³ | ---- | \$464-\$19,532 ¹² | \$5,335.84 ¹⁴ |
| Improvement Plan Check | \$20,000 ⁴ | \$1,000 ⁶ | \$1,483-\$14,973 + | \$5,220.37 ¹⁵ |

**Table B-6
DEVELOPMENT FEES¹**

| Type of Fee | Chula Vista | El Cajon | Carlsbad | San Diego, City |
|--|---|----------------------------------|---|--|
| | | | % of value of improvement ¹³ | |
| Improvement Inspection | \$20,000 ² | \$3.5% of est. cost ⁷ | \$375-\$17,701 + \$105-\$250 per each \$10,000 of improvement | \$1,500 - \$6,000 depending on construction cost estimate ² |
| Other Fees⁹ | ---- | ---- | ---- | ---- |
| School Fees⁹ | | | | |
| Chula Vista Elementary School District | \$1.67/sf or \$3,340 for 2,000 sf home* | | | |
| Sweetwater Union High School District | \$3.60/sf or \$7,200 for 2,000 sf home | | | |

Notes:

- ¹ Based on 50 lots on 10 acres, 100,000cy-grading quantity, \$1,500,000 total improvement costs.
- ² Deposit based fee. Additional fees may be charged if project costs exceed the initial deposit.
- ³ Full cost recovery. \$14,000 grading inspection
- ⁴ included with final map deposit
- ⁵ \$7,325 + \$2000 each additional lot > 5
- ⁶ minimum \$1,000 or 6.5% of 1st \$50K, 4% of value between \$50K and \$100K, 1.5% of value between \$100K and \$250K and 1% of value over \$250K
- ⁷ of construction with a minimum of \$500
- ⁸ Base fee + fully burdened hourly after specific thresholds
- ⁹ Other fees vary considerably by jurisdiction and are not included in this analysis
- ¹⁰ minimum \$1000 or 5% of first \$50,000 of estimated site improvement costs + 3% of costs between \$50,000 and \$100,000, 2% of costs between \$100,000 and \$250,000 and 1% of costs greater than \$250,000
- ¹¹ - 5 - 49 units/lots - base fee + \$110/unit or lot over 5, whichever is greater; Tentative Tract Map - 50 + units/lots - base fee + \$15/unit or lot over 49, whichever is greater
- ¹² depending on amount of earth moved
- ¹³ between .75% and 5% depending on the estimated cost of improvements
- ¹⁴ for up to 5 sheets, + \$407.36 per sheet between 6-10, +\$278.91 per sheet between 11-20 and +\$263.36 per sheet over 20
- ¹⁵ for up to 5 sheets, +\$752.43 per sheet between 6-10, + \$356.75 per sheet between 11-20 and +\$351.57over 20

Sources: Cities of El Cajon, Carlsbad and San Diego
Building Industry Association of San Diego County, *2020 Fee Survey*.
* City of Chula Vista 2017 Master Fee Schedule

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An evaluation of fees indicated that the City of Chula Vista charges development fees comparable to the surrounding jurisdictions. Many of Chula Vista’s development fees require an initial deposit. Any additional fees over the deposit may then be charged to the applicant. Any fees remaining are returned to the applicant.

Table B-7 below summarizes the fee estimates for a typical single-family unit and a typical small multi-family development, in both the western and eastern areas of the City.

| Fee | Single Family (Detached Unit- West) | Single Family (Detached Unit- East) | Multi-Family (11-Unit Condos with Garages - West) | Multi-Family (11-Unit Condos with Garages - East) |
|--|--|--|--|--|
| Habitable Area | 1,690 sq. ft. | 3,500 sq. ft. | 16,666 sq. ft. | 16,666 sq. ft. |
| Total Valuation | \$230,135.00 | \$478,635.00 | \$2,353,943.26 | \$2,353,943.26 |
| Building Plan Check Fees | \$2,364.92 | \$2,890.56 | \$8,757.32 | \$8,757.32 |
| Building Permit Fees | \$3,577.60 | \$4,237.91 | \$10,436.06 | \$10,436.06 |
| Electrical Permit Fees | | | | |
| Plumbing Permit Fees | | | | |
| Mechanical Permit Fees | | | | |
| SMIP(Strong Motion Instrumentation Program) Fee | \$29.92 | \$62.22 | \$306.01 | \$306.01 |
| CBSC SB 143 Admin Fee | \$10.00 | \$20.00 | \$95.00 | \$95.00 |
| CBSC SB 143 Admin Fund | | | | |
| Sewer Capacity Charge & Admin | \$3,937.00 | \$3,937.00 | \$33,866.48 | \$33,866.48 |
| Traffic Signal Fee | \$405.60 | \$405.60 | \$3,569.28 | \$3,569.28 |
| Residential Construction Tax Planning Acct | | | | |
| Engineering Acct | | | | |
| Fire Prevention Acct | | | | |
| DIF Transportation | \$4,474.70 | \$14,705.10 | \$39,377.36 | \$129,404.88 |
| DIF Public Facilities | \$11,175.00 | \$11,175.00 | \$116,259.00 | \$116,259.00 |



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Table B-7
Fee Estimate for Single- and Multi-Family Housing (2020)

| Fee | Single Family (Detached Unit- West) | Single Family (Detached Unit- East) | Multi-Family (11-Unit Condos with Garages - West) | Multi-Family (11-Unit Condos with Garages - East) |
|--------------------------------------|--|--|--|--|
| DIF Sewer1 | - | \$1,500.00 | \$- | \$12,375.00 |
| Total City Fees | \$25,974.74 | \$38,933.39 | \$212,666.51 | \$315,069.03 |
| School Impact Fees | | | | |
| Total City & School District Fees | \$25,974.74 | \$38,933.39 | \$212,666.51 | \$315,069.03 |
| Per Unit Fee | 12,704.69 | 46,558.92 | 30,111.99 | 30,111.99 |
| % of Fees/Value | 6% | 10% | 14% | 14% |

Note: Sewer for East locations are assumed to be in the Salt Creek Sewer DIF Boundary

Source: City of Chula Vista

Overall, planning and development impact fees in the City represent 6-14 percent of the overall value. The City has waived and deferred impact fees for affordable housing projects and will review the appropriateness of reducing, waiving, and/or deferring impact and/or processing fees for units affordable to very low- and low-income households. These include senior housing, apartment units, and housing for special needs groups, including agricultural employees, emergency /transitional housing, and housing for persons with disabilities.



2.7 Local Processing and Permit Procedures

Considerable holding costs are associated with delays in processing development applications and plans. The City of Chula Vista's development process is designed to accommodate applicants.

In 2009, the Development Services Department launched a comprehensive review of the City's development review process to determine improvements that could streamline processes, make them more predictable by increasing transparency, improving public access and reducing processing costs. The Department worked with an Oversight Committee comprised of developers, business owners, community organizations, engineers, architects, contractors, and citizens to develop process improvement recommendations.

In 2010, the City implemented the improvements, which include modifications to the administrative procedures for planning entitlements including changes to the development permit intake process, delegating permit decision levels, consolidating hearings for projects with multiple permits, streamlining the appeal process, modifying regulations to parking regulations, reducing review authority redundancies between the Planning Commission and the Chula Vista Redevelopment Corporation, and improving public participation.

Additionally, amendments were made to various sections of the Chula Vista Municipal Code related to development review administration procedures, parking regulations, nonconforming uses/structures, administrative procedures for the subdivision of land, and a new comprehensive city-wide approach for public participation.

The City has three levels of decision-making bodies that govern the review process in Chula Vista: the City Council, Planning Commission for major projects, and the Zoning Administrator for smaller, less complex projects that do not require a public hearing.

All new or redesigned multi-family development is subject to the design review process, either as a public hearing by the Planning Commission, or through an administrative process with no public hearing by the Zoning Administrator.

Before a project appears before the Planning Commission, or Zoning Administrator, the applicant has been apprised of all on- and off-site improvements and conditions, which will be listed in the resolution of approval. The Planning Commission, or Zoning Administrator base their objective decision on the documents available to them such as the Zoning Ordinance, Design Manual or Sectional Area Planning (SPA) Plans, and approved Specific Plans, where appropriate. The Planning



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Commission, or Zoning Administrator do not consider land use as part of their review. Therefore, findings are not required to allow multi-family projects in multi-family zones.

Design Review permits for multi-family projects in Western Chula Vista per the Zoning Code are approved at the staff level (Zoning Administrator) for 10-units or less; and for 200-units or less in Eastern CV-Specific Planned Communities. Major Design Reviews are approved by the Planning Commission. Findings by the Zoning Administrator or Planning Commission are based on project compliance with applicable development standards and required amenities which may be modified by discretionary action but not denied because of the proposed density.

Table B-8
CITY OF CHULA VISTA PERMITTING PROCESSES

| Permit Type | Permits | Approving Authority | Timeframe |
|--------------------------------|--|----------------------------|------------------|
| Ministerial (Building permits) | Building permits for projects that meet building, zoning, and development regulations | Building Official | < 6 months |
| Discretionary (Administrative) | <u>Conditional Use Permits (exempt from CEQA):</u> determination of similar uses; no new building or substantial structural improvements; use of an existing building with no substantial remodeling; minor Variances; Site Plan & Architectural Approvals Large family daycare homes; and minor Certificate of Appropriateness; reasonable accommodations; parcel maps; and lot line adjustments; minor coastal development permits (public hearing required) <u>Design Reviews:</u> up to 10 residential units; <20,000sf of new construction or | Zoning Administrator | 3-6 months |



Table B-8
CITY OF CHULA VISTA PERMITTING PROCESSES

| Permit Type | Permits | Approving Authority | Timeframe |
|---------------------------------|--|---------------------|--------------|
| | additions to commercial, industrial, or institutional project | | |
| Discretionary (Public hearing)) | Major conditional use permits, tentative maps, condominium conversion maps, rezonings, and land use plan and code amendments | Planning Commission | Up to 1 year |

As shown in Table B-8, processing times vary considerably depending on the complexity of the project. Other more complex projects, like subdivisions, rezoning applications, and other discretionary projects necessitate a higher level of review and thus have a longer processing timeline. Single-family homes and tenant improvements are reviewed by a ministerial process.

Transparency in the Development Process

To increase transparency and certainty in the development application process as required by law, the City has a variety of tools available for developers. The City’s Development Services Department website has links to the City’s zoning ordinance, zoning map, planning zoning service forms, guides, and fee schedules at <https://www.chulavistaca.gov/departments/development-services>.

- Applying for a Permit: Guides at <https://www.chulavistaca.gov/departments/development-services/apply-for-a-permit>
- Zoning Information at <https://www.chulavistaca.gov/departments/development-services/zoning-information>
- Forms and Specifications at <https://www.chulavistaca.gov/departments/development-services/forms-specifications>
- Fee Schedules at https://www.chulavistaca.gov/departments/development-services/how-much-will-your-permit-cost#Fee_Information



2.8 Environmental and Infrastructure Constraints

Due to Chula Vista's natural resources, sensitive habitats and coastal location, there are areas within the City that may be exposed to a variety of environmental hazards and resources which constrain development. Additionally, with many lands east of I-805 vacant and undeveloped and proposed increased densities in the older western Chula Vista, providing adequate levels of service for the infrastructure needs of the community can pose a challenge.

2.8.1 Environmental Constraints

The City of Chula Vista has identified areas where land development should be carefully controlled. The following hazards may impact future development of residential units in Chula Vista.

Seismic Hazards: No known Alquist-Priolo Earthquake Fault Zones, or active faults traverse Chula Vista. Traces of the potentially active La Nacion fault zone cross the City in a generally north-south direction through the central portion of the Chula Vista. The nearest active fault is located 14 miles northwest of the City. Seismic activity within the region can cause strong ground motion, seismically induced liquefaction, ground surface rupture, landslides, and seismically induced settlement.

Flooding: The floodplains of the Sweetwater and Otay Rivers and several of their tributaries have the potential to flood during a 100-year storm. Portions of the City are also subject to flood inundation in the event of failure of the Sweetwater, Upper Otay, or Savage (Lower Otay) dams. The potential for significant wave damage (i.e., tsunamis) is considered low due to the City's relatively protected part of the San Diego Bay.

Fire Hazards: A large portion of the City of Chula Vista is located within a High and Very High hazard area for wildfires. Implementing appropriate techniques, consistent with the Chula Vista MSCP Subarea Plan and the City's UWIC can reduce such hazards.

Hazardous Materials and Waste: Hazardous materials are used, transported, produced, and stored for a variety of purposes in Chula Vista. Federal, state, and county agencies closely regulate hazardous materials to protect health and the environment. In addition, the City uses zoning regulations, environmental review of proposed projects in accordance with the California Environmental Quality Act, and the issuance of business licenses to regulate facilities that use, store, and handle hazardous materials and waste.

Contaminated sites are also identified as an environmental hazard. The majority of the known and potentially contaminated sites in Chula Vista are located in older industrial and commercial areas west of Interstate 805 and along Main Street east of Interstate 805.

Noise: Residential land uses are considered the most sensitive to loud noise. In Chula Vista the most prevalent source of noise is from the transportation system, including the freeways, the San Diego Trolley, and freight service.

Environmental constraints have been reviewed as part of the Multiple Species Conservation Program (MSCP). The development sites within master planned communities in eastern Chula Vista have been determined by the MSCP as developable. Those areas with environmental constraints have been designated as Open Space-Preserve.

Development in Western Chula Vista, specifically within the Urban Core Specific Plan has been evaluated for potential environmental constraints. Through the Urban Core Specific Plan's Environmental Impact Report, all potential environmentally sensitive sites have been identified, mapped and the specific actions to mitigate these sites are a component to the Environmental Impact Report's Mitigation Program. No site may be developed without prior clearance from local, state, and/or federal agencies and specific mitigations completed. These constraints were a factor in evaluating future development potential of infill and vacant sites, as discussed in Appendix C of this document.

Western Chula Vista sites are all located in existing historic urban areas with no new or additional seismic, flood, or fire hazard sites. In addition, if a site had any prior industrial use they will be analyzed for hazardous materials and waste will be removed if necessary. In Eastern Chula Vista typically "greenfield" sites in Planned Communities have some development areas adjacent to fire hazards that are covered by their Specific Plan Fire Protection Plans; however, none of the planned multi-family sites will be located adjacent to these fire hazard zones.

2.8.2 Infrastructure Constraints

Chula Vista strives to maintain existing infrastructure and meet future demands. Challenges posed by new development include extending service to unserved areas, keeping pace with construction, and adjusting for changes in designated density. Challenges posed by density increases in older parts of the City. These challenges include repairing existing deficiencies and maintaining and possible upsizing older infrastructure.



Water: The majority of the region’s water supply must be imported in order to meet demands. Chula Vista has historically received the majority of its water supply from the San Diego Water Authority (CWA). The CWA generally imports from 75 to 95 percent of its water from the Metropolitan Water District (MWD) of Southern California. Imported water comes from the Colorado River and the State Water Project. Chula Vista’s primary water agencies are the Otay Water District and the Sweetwater Authority. A third water agency, the California American Water Company, also provides water to a small portion of Chula Vista. The Sweetwater Authority provides water service to the western Chula Vista area. Future demand for capital improvements is addressed by the Sweetwater Authority and paid through its development impact fee structure. Based upon this analysis, future water demands can be met through existing and planned water facilities to accommodate the City’s regional housing need of 12,861 units.

Senate Bill 1087 (enacted in 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower-income households, unless specific written findings are made. The City will provide a copy of the adopted Housing Element to the Otay Water District and Sweetwater Authority within 30 days of adoption. The City will also continue to coordinate with the District to ensure affordable housing developments receive priority water service provision.

Sewer: The City maintains and operates sewer facilities that feed into a larger regional City of San Diego Metropolitan Sewage System for treatment and disposal. Chula Vista currently operates and maintains approximately 400 miles of sewer pipelines. In addition, the City must also address system upgrades and expansion to accommodate new sewer connections, especially in the Eastern Chula Vista. The City has purchased 19.8 million gallons per day of capacity rights from the Metropolitan Sewage System. This capacity is sufficient to accommodate existing housing and the City’s share of the regional housing need for 12,861 housing units. To evaluate future demand beyond the Housing Element’s planning period, the City is currently working on acquiring additional treatment capacity to meet future demands based on 2030 estimates.

Drainage: Chula Vista is part of the San Diego watershed area. The City maintains a system of storm water pipelines, box culverts, lined and natural channels, and water detention facilities. Current facilities have adequate capacity for projected short and mid-term development, although drainage infrastructure may need to be constructed or modified to meet the San Diego watershed area’s National Pollutant Discharge Elimination System (NPDES) permit requirements. Long-term build-out includes major development in the eastern portion of the City that will add significant amounts of storm water to the existing system.

3.0 | NON-GOVERNMENT CONSTRAINTS

A number of private sector factors contribute to the cost of housing. The primary market constraints to the development of new housing are the costs of constructing and purchasing new housing. The following is a discussion of the primary factors that impact affordable housing development.

3.1 Economy

Market forces on the economy and the trickle-down effects on the construction industry can act as a barrier to housing construction and especially to affordable housing construction. California's housing market peaked in the summer of 2005 when a dramatic increase in the State's housing supply was coupled with low interest rates. The period between 2006 and 2009, however, reflected a time of significant change as the lending market collapsed. Double-digit decreases in median sale prices were recorded throughout the State. These lower-than-normal home prices allowed for a large increase in the number of homes sold initially until the availability of credit became increasingly limited.

After the post-peak trough of 2011, building activity and sales for residential structures have been steadily increasing. Housing values in Chula Vista were the lowest in midyear 2011. The number of homes in California that were bought and sold in the first half of 2013 was the highest since 2005. While housing affordability hovered near historic highs post-recession, housing has become increasingly unaffordable, with demand far outpacing supply and construction lagging far behind need.

While the economic impact of the 2020 COVID-19 pandemic is wide range, specific economic sectors are more heavily impacted than others. Currently, the impact on the real estate market is unknown. Based on data gathered during the pandemic, it is estimated that housing price growth will continue in the City and the region for the foreseeable future. September 2020 data from Zillow indicates the median cost of a home in Chula Vista is \$564,961, an increase of 11.4 percent from 2018 to 2020 (\$500,000 to \$564,961). The current median list price per square foot in Chula Vista is \$335, which is lower than the San Diego-Carlsbad Metro average of \$390. There is a Countywide shortage of housing supply due to both governmental and nongovernmental factors. Production Countywide has fallen in recent years from 10,000 units per year to 7,000 units per year. SANDAG currently estimates

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that 21,000 units per year must be constructed to meet the demand for housing. The purpose of this Housing Element is to assist in increasing housing supply.

Timing and Density:

The timing between project approval and request for building permits is also another non-governmental constraint. This may be due to the developers’ inability to secure financing for construction. The average time between project approval and request for building permits can extend to 12 months and beyond. The City has a process to accept plans for construction permits prior to entitlement approval, which can reduce the time from entitlement to permit issuance by several months.

Table B-9 provides a summary of Issued Building Permits for Residential Units from 2013 to 2019:

| Table B-9 | | | |
|--|----------------------|---------------------|-------------------------|
| ISSUED BUILDING PERMITS FOR RESIDENTIAL UNITS | | | |
| Year | Single Family | Multi-Family | Total Res. Units |
| 2013 | 225 | 387 | 612 |
| 2014 | 107 | 755 | 862 |
| 2015 | 57 | 420 | 477 |
| 2016 | 71 | 950 | 1,021 |
| 2017 | 563 | 510 | 1,073 |
| 2018 | 564 | 1,213 | 1,777 |
| 2019 | 283 | 557 | 840 |

Source: City of Chula Vista



3.2 Vacant and Underutilized Land

West of the I-805 freeway are the older, long established Chula Vista communities; other than infill development, the City does not expect substantial changes in these communities. East of the I-805 are the planned communities of Eastlake, Rolling Hills Ranch, and Otay Ranch. Eastlake and Rolling Hills Ranch are largely built out, but Otay Ranch continues to build with approximately 15,000 units already entitled. Villages Two, Three, Eight West, Freeway Commercial (housing) and the Eastern Urban Center (Millenia) are currently being developed, while Villages Four, Eight East, Nine and Ten have been entitled and only require issuance of grading and building permits to begin development. This will be an opportunity for the City and developers to plan for affordable and market-rate

housing. A thorough analysis of vacant and underutilized land is conducted in Appendix C of this Housing Element.

Developments in Mixed Use Districts

Trends in commercial or office uses to convert to residential are seen already on Western Chula Vista sites, primarily sites covered by the Urban Core Specific Plan, which allows increased unit density via increased Floor Area Ratio (FAR) incentives. Many of these sites have resulted in a significant number of entitlements and there are now specific projects under construction where commercial uses have been razed and will be replaced by high density multi-family units including senior and affordable housing density bonuses.

While its possible for projects to be 100 percent commercial in sites covered by the Urban Core Specific Plan, ~~the City has never had one of these built.all the projects recently approved provide a high percentage of the project site as residential.~~ Furthermore, with the declining trend of retail and potential impacts of COVID-19 on office use, the prospect of 100 percent commercial projects is not likely to increase in the future. In addition, the trend in recently approved Urban Core Specific Plan development is for residential capacity higher than General Plan residential land use ranges due to the use of FAR and affordable housing density bonuses. The sites inventory provides conservative estimates where significantly increased residential capacity can be provided on existing commercial development sites.



3.3 Housing Costs and Land Prices

The cost of land directly influences the cost of housing. Land prices are determined by a number of factors, most important of which are land availability and permitted development density. As land becomes scarcer, the price of land increases. In terms of development, land prices have a positive correlation with the number of units permitted on each lot. In recent years, land prices have increased due to the success of the housing market in Southern California.

Housing prices in the San Diego region experienced expansive growth in the early 2000's. With the relatively low employment rate and job creation trends in the region at that time, demand for housing was high. Since much of the region has not been able to keep up with the rate of demand

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for housing, available supply has been limited. This limited supply has had a direct influence on the cost of housing.

Housings prices have appreciated significantly between 2010 and 2020 and according to Zillow this trend is predicted to continue. Tables B-10 through B-12 provide a summary of housing price trends in Chula Vista.

**Table B-10
RESALE SINGLE-FAMILY HOME PRICE TRENDS
CHULA VISTA 2010-2020**

| Location | ZIP Code | Median Price 2010 (\$) | Median Price 2020 (\$) | Percentage Change (%) |
|-------------------------|-----------------|-------------------------------|-------------------------------|------------------------------|
| Chula Vista (north) | 91910 | \$325,000 | \$610,000 | 87% |
| Chula Vista (south) | 91911 | \$270,000 | \$569,000 | 110% |
| East Lake-Otay Ranch | 91913 | \$380,000 | \$623,000 | 64% |
| Chula Vista (northeast) | 91914 | \$500,000 | \$807,000 | 61% |
| Chula Vista (southeast) | 91915 | \$390,000 | \$699,000 | 79% |

Source: CoreLogic

**Table B-11
RESALE CONDOMINIUM HOME PRICE TRENDS
CHULA VISTA 2010-2020**

| Location | ZIP Code | Median Price 2010 (\$) | Median Price 2020 (\$) | Percentage Change (%) 04-05 |
|-------------------------|----------|------------------------|------------------------|-----------------------------|
| Chula Vista (north) | 91910 | \$165,000 | \$354,000 | 114% |
| Chula Vista (south) | 91911 | \$135,000 | \$365,000 | 170% |
| East Lake-Otay Ranch | 91913 | \$210,000 | \$440,000 | 109% |
| Chula Vista (northeast) | 91914 | \$217,000 | \$450,000 | 107% |
| Chula Vista (southeast) | 91915 | \$235,000 | \$500,000 | 112% |

Source: CoreLogic

**Table B-12
NEW SINGLE-FAMILY/CONDOMINIUM HOME PRICE TRENDS
CHULA VISTA 2010-2020**

| Location | ZIP Code | Median Price 2010 (\$) | Median Price 2020 (\$) | Percentage Change (%) 04-05 |
|-------------------------|----------|------------------------|------------------------|-----------------------------|
| Chula Vista (north) | 91910 | \$305,000 | N/A | N/A |
| Chula Vista (south) | 91911 | \$257,000 | \$600,000 / \$500,000 | 133% / 94% |
| East Lake-Otay Ranch | 91913 | \$360,000 | \$640,000 / \$485,000 | 77% / 34% |
| Chula Vista (northeast) | 91914 | \$598,000 | N/A | N/A |
| Chula Vista (southeast) | 91915 | \$350,000 | \$610,000 / \$460,000 | 74% / 31% |

Note: price trends do not indicate product type, which may influence the cost of housing units.

Source: DataQuick Information Systems/Union Tribune

Source: Redfin

New State law requires all new residential development to install solar panel systems with the average cost of \$10,000. These costs will be passed on to the home buyer, thereby making the affordable housing less affordable. According to the University of California Riverside Center for Economic Forecasting and Development, “higher land costs drive up the cost of other components.” (Source: City of San Diego Housing Element). The City should explore affordable residential development incentive programs for developers to consider when planning for residential development.



3.4 Construction and Land Costs

Construction costs are primarily determined by the cost of materials and labor but are also influenced by market demands and market-based changes in the cost of materials. Materials costs have increased faster than inflation in recent years. In the past three years (2017-2020), the cost of raw materials (i.e., concrete, lumber, and steel) increased by 20 percent. This has been a particular problem for higher-density residential development, which can require more costly building materials, such as concrete and steel, per the construction type standards in the California Building Code.

Availability of skilled labor has become a challenge to the development of housing in Chula Vista and the San Diego County region. Labor costs have risen, especially in expensive, unionized metro areas in California, since the Great Recession in 2008. During the recession and the recovery period that followed, there was a lower demand for new housing construction. Many in the construction labor force exited the industry during the time of the recession. This continues to impact the availability of workers today. San Diego County builders have reported construction labor shortages as a barrier to home construction.

The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes. In August 2019, the ICC estimated that the average per square-foot cost for good-quality housing in the San Diego region was approximately \$117 for multi-family housing and \$129 for single-family homes, exclusive of land acquisition costs. With market demand and competitiveness of new housing developments, the inclusion of amenities, such as gyms, pools, and community rooms, can also increase the costs of construction and ultimately the costs passed onto customers (i.e., in rents or home prices).

Increasing labor costs—due to the shortage of qualified workers—and increasing materials costs are leading developers to build projects below permitted densities because building larger or taller buildings cannot currently offset the costs to construct such projects. Although construction costs of labor and materials are a significant portion of the overall development cost (about 30% of total costs in San Diego County), they are consistent throughout the region.

Land costs in the region are high and they fluctuate between coastal and inland costs per square foot, due to scarcity, the desirability of the region, and topographical constraints. High land prices are a leading contributor to high housing prices, which make it difficult for developers to build housing for the lower- and middle-income households. Land values vary by community because of

how much money a developer and its lender believe a project can recoup in rent prices. If a project cannot sustain a minimum return on investment, the low land values will not make up the cost of building a project in a low demand neighborhood. Land in high-demand neighborhoods goes for a higher price, but with the ability to charge a higher rent the construction costs are acceptable. This value-cost ratio cannot address middle- and low-income housing, since high land values, high construction costs, and therefore high rents only provide for housing construction that meets the needs of above-moderate households. High land costs have a demonstrable effect on the cost of housing, as the price of housing is directly related to the costs of acquiring land.



3.5 Financing

The availability of financing affects a person’s ability to purchase or improve a home. Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications by the income, gender, and race of the applicants. This applies to all loan applications for home purchases, improvements and refinancing, whether financed at market rate or with government assistance. The data for Chula Vista was compiled by census tract and aggregated to the area that generally approximates the City’s boundaries. Table B-123 summarizes the disposition of loan applications submitted to financial institutions in 2017 for home purchase or refinance of loans in Chula Vista. With lower housing prices and low interest rates, homeownership is still attainable for some. As shown in Table B-123, Chula Vista home loan approval percentage (61.6 percent) was on par with the County (63.9 percent).

Table B-12
DISPOSITION OF HOME LOANS
CHULA VISTA

| Loan Type | No. of Applications Chula Vista | Approved | | Denied | Withdrawn/ Incomplete |
|--------------------------|------------------------------------|-------------|--------|-------------|--------------------------|
| | | Chula Vista | County | Chula Vista | Chula Vista |
| Mortgages – FHA, VA | 2,320 | 78.1% | 77.1% | 7.1% | 14.9% |
| Mortgages – Conventional | 2,590 | 70.2% | 72% | 10.2% | 19.6% |
| Refinancing | 8,693 | 55.3% | 58% | 18.9% | 25.8% |
| Home Improvement | 1,121 | 56.7% | 59.7% | 26.8% | 16.5% |

HOUSING ELEMENT 2021-2029

APPENDIX B

Table B-12
DISPOSITION OF HOME LOANS
CHULA VISTA

| Loan Type | No. of Applications Chula Vista | Approved | | Denied | Withdrawn/ Incomplete |
|---------------------------|------------------------------------|--------------|--------------|--------------|--------------------------|
| | | Chula Vista | County | Chula Vista | Chula Vista |
| TOTAL APPLICATIONS | 14,724 | 61.6% | 63.9% | 16.1% | 22.3% |

Source: Source: www.lendingpatterns.com, 2020 (2017)

Note: "Other": Withdrawn/Incomplete

Table B-13
DISPOSITION OF HOME LOANS
CHULA VISTA

| Loan Type | No. of Applications Chula Vista | Approved | | Denied | Withdrawn/ Incomplete |
|----------------------------|------------------------------------|--------------|--------------|--------------|--------------------------|
| | | Chula Vista | County | Chula Vista | Chula Vista |
| Mortgages—FHA, VA | 2,320 | 78.1% | 77.1% | 7.1% | 14.9% |
| Mortgages— Conventional | 2,590 | 70.2% | 72% | 10.2% | 19.6% |
| Refinancing | 8,693 | 55.3% | 58% | 18.9% | 25.8% |
| Home Improvement | 1,121 | 56.7% | 59.7% | 26.8% | 16.5% |
| TOTAL APPLICATIONS | 14,724 | 61.6% | 63.9% | 16.1% | 22.3% |

Source: www.lendingpatterns.com, 2020 (2017)

Note: "Other": Withdrawn/Incomplete



3.6 Local Efforts to Remove Nongovernmental Constraints

Nongovernmental constraints are defined as constraints on housing development that are not under the control of the City or another governmental agency. Nongovernmental constraints are generally market-driven and outside the control of local government.

The City has taken into consideration the market constraints in the development of the sites inventory. The City selected sites with characteristics similar to those that have been developed recently. In addition to the increased residential densities that are allowed by the Urban Core Specific Plan through the higher yields allowed by building FAR's as noted above, the City offers density bonuses, incentives and concessions to developers who provide affordable housing as part of their projects. Density bonuses together with the incentives and/or concessions result in a lower than average cost of land per dwelling unit thereby making the provision of affordable housing more feasible.

In a mid 2000s effort to improve the City's development entitlement process, the City met with developers and entities doing business in the City. Stakeholders cited two major components that directly relate to the feasibility of development. Those are time and uncertainty. The faster a project applicant can process a project, the lower the holding costs. Therefore, reducing the approval timeline can be a significant contributor to accessing capital and reducing investor risk. Secondly, reducing the uncertainty of the development approval process can influence access to capital and the risk profile for investors. As discussed above, local actions to reduce the timeline for project approval and to increase the level of certainty in entitlement decisions have been identified as methods to influence nongovernmental behavior and contribute to housing development. Many of these were completed in the 2010 effort, but the City continues to meet with its development stakeholders to discuss its entitlement processes and to identify barriers and solutions to improve its processes. Through its public engagement programs and efforts, staff works towards building public support and understanding for housing, particularly for lower income households.