



Council Referral: Report on Implementing Senate Bill 10

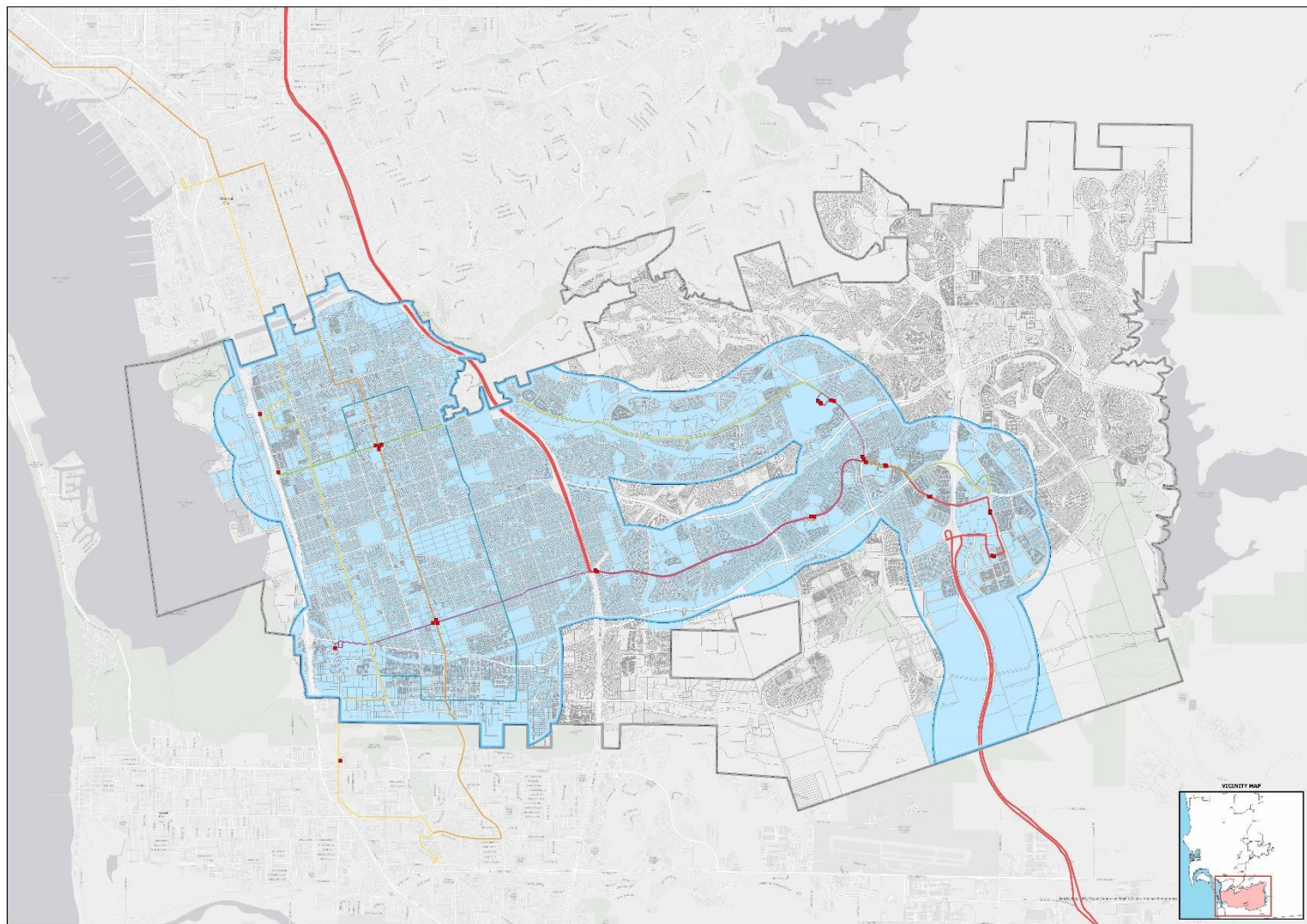
City Council

Item 8.1

March 19, 2024

Pursuant to SB10, the City may adopt an ordinance to zone a parcel for up to 10 units of residential density, at a height specified by the local government in the ordinance, if the parcel is located in one of the following:

- (1) transit rich area;
- (2) an urban infill site.



MAP NOTE:
This map is intended for informational purposes only and is not intended to be used for any other purpose. The City of Chula Vista does not warrant the accuracy of information contained in this map and assumes no liability for the use of this map in making any decisions.

● All Stations
— Transit Corridor
— Property Corridor (Stations, Transit Corridor)

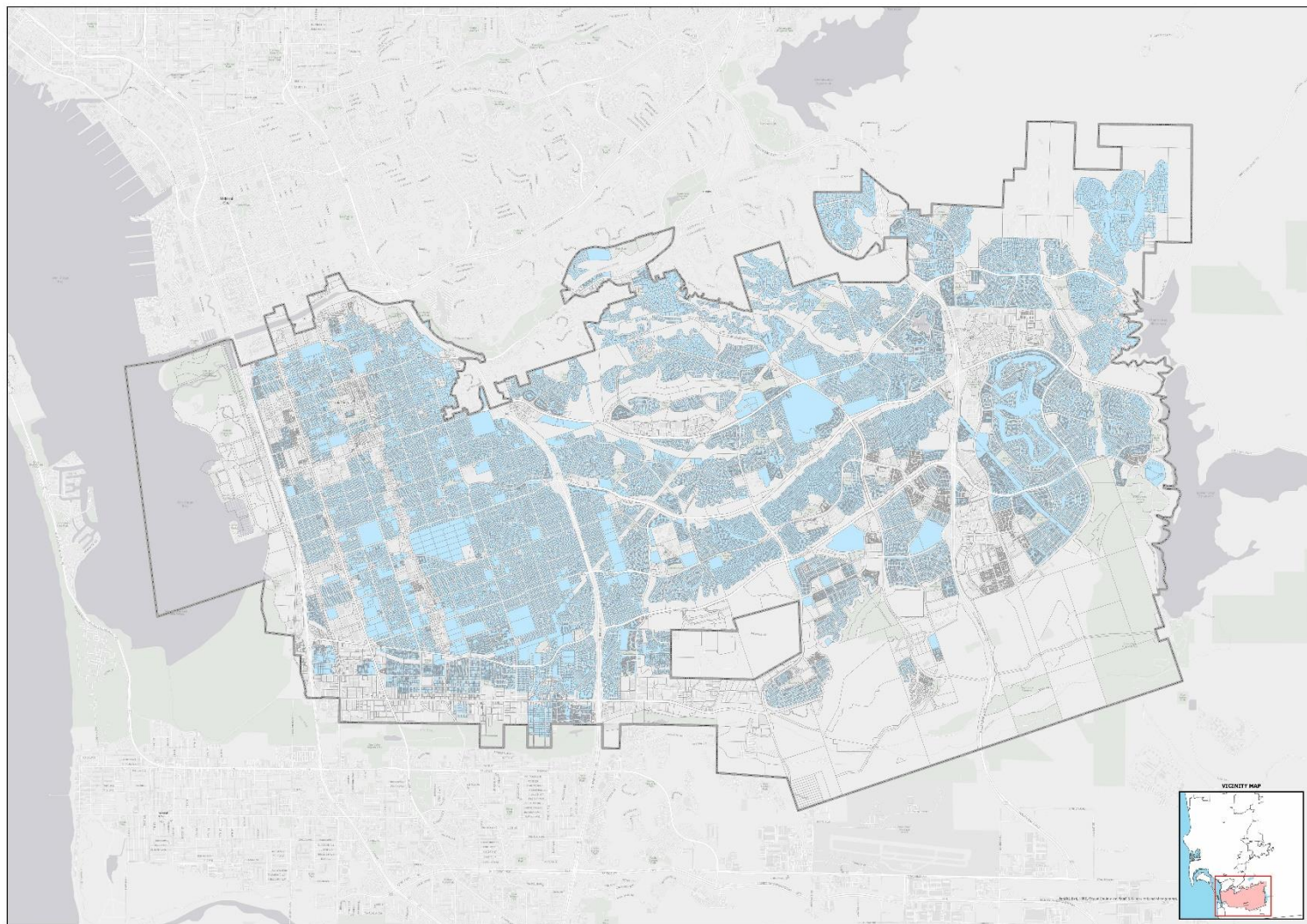
Transit Routes
 205
 733
 739
 713
 829
 834



HIGH QUALITY TRANSPORTATION



SB10 – TRANSIT RICH AREAS



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Property (General Plan/Zoning)

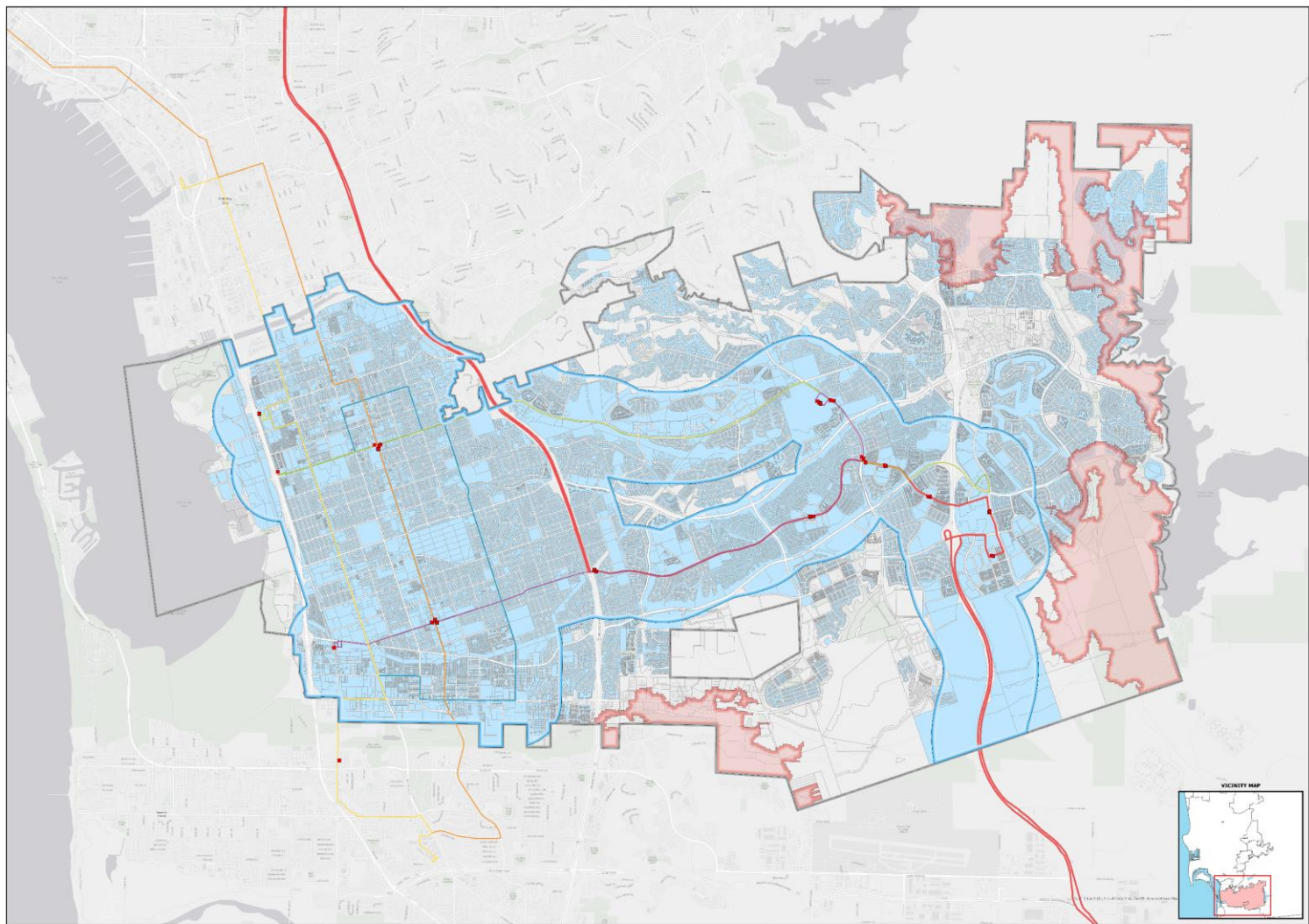


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GENERAL PLAN AND ZONING PARCELS



SB10 – URBAN INFILL SITES



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COMBINED PARCELS



SB10 – ELIGIBLE SITES

- Allows for the creation of up to two Accessory Dwelling Units (ADUs) and two Junior Accessory Dwelling Units (JADUs) in Addition to SB10 Units
- Once adopted, density cannot be reduced
- Original rezoning not subject to CEQA, but subsequent development may be
- Does not need to apply Citywide

- On December 13, 2023, SB10 was presented to the Planning Commission
- Planning Commission voted 7-0-0 in opposition to opting-in to SB10 due to the potential:
 - Destruction of community character
 - Loss of local control related to zoning
 - Exacerbated parking issues
 - Impacts on neighborhoods already struggling with ADUs
 - Disproportionate impact on western Chula Vista



Recommendation

**Receive the report and
provide direction to staff**