

RESOLUTION NO. 2024-08

RESOLUTION OF THE CITY OF CHULA VISTA PLANNING COMMISSION RECOMMENDING AMENDMENTS TO CHULA VISTA MUNICIPAL CODE (CVMC) TITLE 19 (PLANNING AND ZONING) CHAPTER 19.90 (AFFORDABLE HOUSING INCENTIVES) AND SECTION 19.58.460 (OBJECTIVE DESIGN STANDARDS FOR QUALIFYING MULTIFAMILY RESIDENTIAL AND MIXED-USE PROJECTS) AND THE ADOPTION OF CHAPTER 19.91 (INCLUSIONARY HOUSING), CHAPTER 19.93 (RESIDENTIAL FOR-SALE AFFORDABLE UNIT REQUIREMENTS), AND CHAPTER 19.94 (MARKETING, APPLICATION, LOTTERY, AND WAITLIST REQUIREMENTS FOR AFFORDABLE RENTAL HOUSING PROJECTS)

WHEREAS, necessary amendments and additions to the Chula Vista Municipal Code (CVMC) have been identified to help with the production of affordable housing, clarify processes/regulations, and comply with State Law; and

WHEREAS, staff presented the draft code amendment concepts to the Housing and Homeless Advisory Committee, which recommended adoption; and

WHEREAS, the Director of Development Services reviewed the proposed legislative action for compliance with the California Environmental Quality Act (CEQA) and determined that the action qualifies for the “common sense” exemption under State CEQA Guidelines Section 15061(b)(3). The action involves updates, modifications, and organizational changes to the CVMC relating to section titles, definitions, groups covered under density bonus, percentages, etc. Furthermore, the action of updating and modifying the CVMC with procedural and clerical changes will not result in an intensification of uses or a change in development potential within the City above what already is permitted under the existing land use and zoning policies of the CVMC that are being updated. Based on an analysis of the nature and type of these procedural and clerical changes to the CVMC, there is a certainty that there is no possibility that the action may have a significant effect on the environment; and

WHEREAS, a hearing time and place was set by the Planning Commission to consider the CVMC amendments and notice of said hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the City, at least ten (10) days prior to the hearing; and

WHEREAS, the Planning Commission held a duly noticed public hearing to consider said code amendments at the time and place as advertised in the Council Chambers, 276 Fourth Avenue, before the Planning Commission and the hearing was thereafter closed.

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NOW, THEREFORE, BE IT RESOLVED by the Planning Commission hereby recommends that the City Council of the City of Chula Vista adopt the proposed amendments, in substantial form, to CVMC Chapter 19.90 and Section 19.58.460 and adoption of Chapter 19.93 and Chapter 19.94, related to the production of affordable housing for the City.

BE IT FURTHER RESOLVED THAT the Planning Commission hereby recommends that the City Council of the City of Chula Vista adopt Chapter 19.91 with a modification to the required threshold of projects subject to provisions of the ordinance from 10 units to 25, such that section 19.91.050.A. is amended to read “Residential or mixed-use development projects with fewer than twenty five units shall not be required to meet the provisions of this Chapter”.

BE IT FURTHER RESOLVED THAT the Planning Commission hereby recommends that the City Council of the City of Chula Vista find that the proposed amendments to the Chula Vista Municipal Code (CVMC) identified in this Resolution qualifies for the “common sense” exemption under State CEQA Guidelines Section 15061(b)(3). The action involves only updates and modifications to the CVMC, including section titles, definitions, groups covered under density bonus, percentages, etc. Furthermore, the action of updating and modifying the CVMC with procedural and clerical changes will not result in an intensification of uses or a change in development potential within the City above what already is permitted under the existing land use and zoning policies of the CVMC that are being updated. Based on an analysis of the nature and type of these procedural and clerical changes to the CVMC, there is a certainty that there is no possibility that the action may have a significant effect on the environment.

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

[SIGNATURES ON THE FOLLOWING PAGE]

Presented by

Approved as to form by

DocuSigned by:
Stacey kurz
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Stacey Kurz
Director of Housing & Homeless Services

DocuSigned by:
Walter Spath
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For
Marco A. Verdugo
City Attorney

PASSED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA, CALIFORNIA, this 24th day of April 2024, by the following vote, to-wit:

AYES: Commissioners: Burroughs, Combs, Leal, Torres, Zaker, De La Rosa
NOES: Commissioners: None
ABSENT: Commissioners: Felber

DocuSigned by:
Michael De La Rosa
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Michael De La Rosa, Chair

ATTEST

DocuSigned by:
Mariluz Zepeda
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Mariluz Zepeda, Secretary