



# CITY COUNCIL STAFF REPORT



April 14, 2026

## ITEM TITLE

Comprehensive Code Update: Consideration of Amendments to the Chula Vista Municipal Code

**Report Number:** 26-0075

**Location:** No specific geographic location.

**Department:** Development Services

**G.C. § 84308 Regulations Apply:** Yes.

**Environmental Notice:** The proposed action qualifies for the “common sense” exemption pursuant to the California Environmental Quality Act State Guidelines Section 15061(b)(3).

## Recommended Action

Conduct the public hearing and introduce an ordinance amending Chula Vista Municipal Code (“CVMC”) Title 1 (General Provisions), Title 3 (Revenue and Finance), Title 5 (Business Licenses, Taxes, and Regulations), Title 10 (Vehicles and Traffic), Title 12 (Streets and Sidewalks), Title 15 (Buildings and Construction), Title 17 (Environmental Quality), Title 18 (Subdivisions), Title 19 (Planning and Zoning), and Title 21 (Historic Preservation). **(First Reading)**

## SUMMARY

This item consists of proposed amendments to the CVMC covering numerous topics. These updates will help streamline and clarify permit processes/regulations and comply with State Law.

## ENVIRONMENTAL REVIEW

The proposed legislative action was reviewed 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 only updates and modifications to the CVMC, including creating additional standards for temporary storage containers, streamlining permitting of fueling facilities, and clarifying the process for administrative citations. 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 of Chula Vista (“City”) above what already is permitted under the existing land use and zoning policies of the CMVC 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.

**BOARD/COMMISSION/COMMITTEE RECOMMENDATION**

On November 12, 2025, the Planning Commission (“Commission”) considered the proposed amendments to the CVMC and voted 6-0-1 to continue the item to the January 14, 2026, meeting to provide the Commission additional time to review the proposed amendments, and for staff to further research questions raised by the Commission during the hearing.

On January 14, 2026, the Commission voted 4-2-1 to adopt a Resolution recommending approval of the proposed amendments (Attachment 1). During the presentation, staff addressed Commissioner’s comments and questions related to the readability of the proposed changes in strikeout-underline format, the duration of recreational vehicle habitation, and fees for grading violations. During the public hearing, staff also addressed Commissioner’s questions related to the timely and reasonable resolution of code enforcement violations, the process for exempting certain non-profit organizations from development impact fees, location and duration of temporary storage containers, and appropriate timeframes for recreational vehicle habitation. Following deliberation and a multi-motion process related to the appropriate length of time for recreational vehicle habitation, the Commission ultimately adopted the Resolution as recommended by staff.

**DISCUSSION**

Proposed Amendments

A list of the proposed code amendments can be found within Table 1. Each individual item is grouped into three (3) broader categories: Procedural, State Law Compliance, and Land Use and Development.

**“Procedural”** refers to revisions that are procedural in nature and/or contain formatting changes. In this revision, this includes the following items: 1) Expanding the procedures for administrative citations and enforcement; 2) Clarifying the permit expiration process for cannabis businesses; and 3) Making consistent the timelines and procedures for public noticing and appeal applications.

**“State Law Compliance”** refers to revisions required with continued State Law compliance. This includes the following items: 1) Establishing a permitting process for hydrogen fueling facilities pursuant to Government Code Section 65850.7; and 2) Clarifying what development projects are exempt from development impact fees, pursuant to Government Code Section 66001.

**“Land Use and Development”** refers to revisions within Title 19 to land use or development standards. This includes the following items: 1) Temporary and Permanent Storage Containers; and 2) Recreational Vehicle Storage and Habitation.

<b>Table 1 – Proposed Municipal Code Amendments</b>			
<b>Procedural</b>			
<b>Topic</b>	<b>Issue</b>	<b>Solution</b>	<b>CVMC Location</b>
<b>Administrative Citations and</b>	Changes are needed regarding the process to issue administrative citations	Establishing timeframes for violation corrections, increased penalties,	• Title 1 (General Provisions)

<b>Enforcement Procedures</b>	as well as establishing administrative remedies for obtaining prompt compliance in the correction of both major and minor violations of the CVMC and state law.	procedures for due process, etc.	
<b>Cannabis Permits</b>	Clarification is needed in situations where cannabis businesses let their licenses lapse.	Add language stating cannabis licenses are no longer valid if the City does not receive a renewal application by the previous year's license expiration date.	<ul style="list-style-type: none"> <li>• Title 5 (Business Licenses, Taxes, and Regulations)</li> </ul>
<b>Public Noticing and Appeal Processing Timeframes</b>	Discrepancies exist within the CVMC related to the timeframes for both public noticing and appeal applications; some are based on business days and others on calendar days, creating confusion.	<ol style="list-style-type: none"> <li>1) Development projects requiring a public notice and adoption of an ordinance will require a 20-calendar day review period prior to the hearing (Assembly Bill 2904).</li> <li>2) Development projects requiring a public notice and an adoption of a resolution will require a 10-calendar day review period prior to the hearing.</li> <li>3) Appeal period timeframes for all project types will be 10 calendar days after the decision hearing date.</li> </ol>	<ul style="list-style-type: none"> <li>• Title 10 (Vehicles and Traffic)</li> <li>• Title 12 (Streets and Sidewalks)</li> <li>• Title 15 (Buildings and Construction)</li> <li>• Title 17 (Environmental Quality)</li> <li>• Title 18 (Subdivisions)</li> <li>• Title 19 (Planning and Zoning)</li> <li>• Title 21 (Historic Preservation)</li> </ul>
<b><u>State Law Compliance</u></b>			
<b><u>Topic</u></b>	<b><u>Issue</u></b>	<b><u>Solution</u></b>	<b><u>CVMC Location</u></b>
<b>Development Impact Fee Project Exemptions</b>	Government Code Section 66001 requires all development that contributes to the need for public facilities, including publicly initiated projects, must bear its proportionate share of cost. Exempting such projects effectively shifts their impact costs to unrelated private developments, violating the principles of nexus and proportionality.  Additionally, fee allocations must reflect actual,	Revise the applicable CVMC sections for consistency with Government Code Section 66001.	<ul style="list-style-type: none"> <li>• Title 3 (Revenue and Finance)</li> </ul>

	measurable impacts from the development benefiting from the exemption.		
<b>Hydrogen Fueling Facilities</b>	Government Code Section 65850.7 requires jurisdictions larger than 250,000 people to allow hydrogen fueling facilities in commercial and industrial zones.	Allow hydrogen fueling stations as a permitted use in commercial and industrial zones.	<ul style="list-style-type: none"> <li>Title 19 (Planning and Zoning)</li> </ul>
<b>Land Use &amp; Development</b>			
<b><u>Topic</u></b>	<b><u>Issue</u></b>	<b><u>Solution</u></b>	<b><u>CVMC Location</u></b>
<b>Temporary and Permanent Storage Containers</b>	<p>Typically, temporary containers are used for moving and storage purposes. Permanent storage containers are typically used by business owners for storage in the rear of properties.</p> <p>Additional language is needed regarding the placement/location of said containers, and the permitting process if they are to be located within the public right-of-way.</p>	Clarify that a container shall be placed first on-site either in a garage or driveway, and then in the public right-of-way. Specify a temporary encroachment permitting process will be required for any container to be temporarily stored in the public right-of-way.	<ul style="list-style-type: none"> <li>Title 19 (Planning and Zoning)</li> </ul>
<b>Recreational Vehicle Storage and Habitation</b>	<p>Residential property owners can store recreational vehicles and/or trailers on their property. However, City Code Enforcement Officers routinely deal with complaints from the public regarding people living in these vehicles for extended periods of time.</p> <p>Additionally, there are two (2) separate sections within the CVMC about this topic that need to be consolidated into one resource.</p>	Consolidate two (2) sections within this Title to create one area for recreational vehicle storage and habitation standards and establish timeframes for vehicle habitation to discourage extended or permanent residency.	<ul style="list-style-type: none"> <li>Title 19 (Planning and Zoning)</li> </ul>

## CONCLUSION

To streamline improvements for both the overall City and specifically process improvements in the Development Services Department, staff recommends that the City Council adopt an ordinance as recommended by Staff amending CVMC Title 1 (General Provisions), Title 3 (Revenue and Finance), Title 5

(Business Licenses, Taxes, and Regulations), Title 10 (Vehicles and Traffic), Title 12 (Streets and Sidewalks), Title 15 (Buildings and Construction), Title 17 (Environmental Quality), Title 18 (Subdivisions), Title 19 (Planning and Zoning), and Title 21 (Historic Preservation) as recommended by the Commission and included as part of Attachments 2 and 3.

### **DECISION-MAKER CONFLICT**

Staff has reviewed the decision contemplated by this action and has determined that it is not site-specific and consequently, the real property holdings of the City Council members do not create a disqualifying real property-related financial conflict of interest under the California Political Reform Act (Cal. Gov' t. Code § 87100, et seq.).

Staff is not independently aware and has not been informed by any City Council member of any other fact that may constitute a basis for a decision-maker conflict of interest in this matter.

### **CURRENT-YEAR FISCAL IMPACT**

There is no current-year fiscal impact to the General Fund or the Development Services Fund as a result of this action.

### **ONGOING FISCAL IMPACT**

There is no ongoing fiscal impact to the General Fund or Development Services Fund as a result of this action.

### **ATTACHMENTS**

1. Planning Commission Resolution No. 2026-001

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