

RESOLUTION NO. 2026-001

RESOLUTION OF THE CITY OF CHULA VISTA PLANNING COMMISSION RECOMMENDING CITY COUNCIL APPROVE AMENDMENTS TO CHULA VISTA MUNICIPAL CODE 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)

WHEREAS, necessary amendments to the Chula Vista Municipal Code (“CVMC”) have been identified to help further streamline and clarify permit processes/regulations, and comply with State Law; and

WHEREAS, in 2009, the Development Services Oversight Committee (“Oversight Committee”) was formed to work with staff in identifying areas within the Development Services Department needing improvement and assisting in developing workable solutions; and

WHEREAS, staff presented the draft CVMC amendments to the Oversight Committee, which recommended adoption; and

WHEREAS, the proposed legislative action has been 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 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) business days prior to the hearing; and

WHEREAS, after review and consideration of the Staff Report and related materials for this matter, the Planning Commission held a duly noticed public hearing on November 12, 2025, to consider said CVMC 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; and

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WHEREAS, the Planning Commission voted 6-0-0 to continue the Item to the January 14, 2026, meeting to provide the Planning Commission additional time to review the proposed amendments, and for Staff to further research questions brought up by the Commission during the hearing; and

WHEREAS, after reviewing and consideration of the Staff Report and related materials for this matter, the Planning Commission held a duly noticed continued public hearing on January 14, 2026, to consider said CVMC 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.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission hereby recommends that the City Council of the City of Chula Vista adopt the proposed amendments to CVMC Title 1, Title 3, Title 5, Title 10, Title 12, Title 15, Title 17, Title 18, Title 19, and Title 21 related to streamlined improvements for both the overall City and specifically the Development Services Department.

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 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 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 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

Signed by:  
[Redacted Signature]

Roy Sapa'u  
Director of Development Services

Approved as to form by

Signed by:  
[Redacted Signature]

Marco A. Verdugo  
City Attorney

PASSED, APPROVED, and ADOPTED by the Planning Commission of the City of Chula Vista, California, this 14th day of January 2026, by the following vote:

AYES: Commissioners: Combs, Sanfilippo, Torres, and Leal

NOES: Commissioners: Felber and Jones

ABSENT: Commissioners: De La Rosa

Signed by:  
[Redacted Signature]

Rodrigo Leal, Chair

ATTEST:

DocuSigned by:  
[Redacted Signature]

Mariluz Zepeda, Deputy City Clerk

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO )  
CITY OF CHULA VISTA )

I, Mariluz Zepeda, Deputy City Clerk of Chula Vista, California, do hereby certify that the foregoing Resolution No. 2026-001 was duly passed, approved, and adopted by the Planning Commission at a regular meeting of the Planning Commission held on the 14<sup>th</sup> of January 2026.

Executed this 14<sup>th</sup> day of January 2026.

DocuSigned by:  
[Redacted Signature]

Mariluz Zepeda, Deputy City Clerk