



## Chula Vista Municipal Code (CVMC) Updates

MPA 18-0009 and 18-0011

### SUPPORTIVE RESIDENTIAL LAND USES



## SB2 & Other State Laws



- **Senate Bill 2 (SB2)** effective 2008
  - Designate a zoning district that allows adequate emergency shelters without discretionary review
  - Regulate transitional housing and supportive housing no differently than other housing
  - Use standards and requirements comparable to what is required of other residential uses (*objective and reasonable*)
  - Denial of projects requires specific evidence based findings on the adverse impact to public health and safety
- **Housing Element Law**
  - Facilitate and encourage a variety of housing types, including housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters and transitional housing (*CA Government Code § 65583 (c)(1)*)



# Proposed Zoning Updates for Housing



- Establishes zones to allow for more housing options that responds to the needs of our residents
  - Emergency Shelters
  - Transitional and Supportive Housing
  - Single-Room Occupancy Residences
  - Residential Facilities
  - Qualified Employee Housing (*primarily farmworker*)
- Does NOT require their construction or City funding



## Emergency Shelters



CVMC Title 19 Zoning Update	State Law
<ul style="list-style-type: none"> <li>▪ Shelter with minimal services, max stay of 6 months</li> <li>▪ By right in limited industrial (IL) zone</li> <li>▪ Conditional use in commercial thoroughfare (CT) zone and as a community purpose facility (CPF)</li> <li>▪ Parking: 1 space/5 beds, 1.5 space/employees &amp; 1 loading space for deliveries</li> </ul>	<p><i>Permit emergency shelters by right, without other discretionary action within identified zones</i></p> <p><i>Only subject to those development and management standards that apply to other uses within the same zone.</i></p> <p><i>Apply limited written and objective standards, such as parking, lighting, size, and other criteria as listed in the law.</i></p> <p><i>(Government Code § <a href="#">65582</a> (j) and <a href="#">65583</a> (a)(4))</i></p>

# Transitional & Supportive Housing



## CVMC Title 19 Zoning Update

## State Law

- Transitional housing: Rental housing with requirements, min stay of 6 months
- Supportive housing: Housing with on or off-site services for low income persons with disabilities
- Allow as a residential use and apply only those standards of other residential dwellings of the same type in the same zone

Permit transitional and supportive housing as residential uses

Can only apply standards used for other residential dwellings of the same type in the same zone.

(Government Code § [65582](#) (g) and (j) and [65583](#) (a)(5)).



# Qualified Employee Housing

(Primarily Agricultural Employees)



## CVMC Title 19 Zoning Update

## State Law

- Accommodations for primarily agricultural employees
- 7 or more employees: Agriculture use subject only to those regulations that apply to other agricultural uses
- Parking: 1 space/3 beds, 1.5 space/employees & 1 loading space for deliveries

Permit farmworker housing use by right as an agriculture use.

No conditional use permit or other zoning standards that is not required of any other agricultural activity.

[Government Code § 65583](#) (c)(1)(B)  
[Health & Safety Code § 17021.5 \(b\)](#) and [17021.6 \(b\)](#).



## Single Room Occupancy Residences



### CVMC Title 19 Zoning Update

### State Law

- Rooming unit or efficiency living, min stay of 30 days, kitchen and bathroom partial, whole or shared
- By right in R3 multi-family residential
- Conditional use in the commercial office (C-O) zone
- Parking: 1 space/unit
- Adding use to Chapter 15.20 Housing Code (Annual Housing Permit)

*Facilitate and encourage a variety of housing types, including single-room occupancy units (CA Government Code § 65583 (c)(1))*

## Licensed Residential Facilities



### CVMC Title 19 Zoning Update

### State Law

- State licensed with 24 hour non-medical care
- 7 or more people allowed as an unclassified use with a conditional use permit
- Parking: 1 space/5 beds, 1.5 space/ employees & 1 loading space for deliveries

*Fair housing and planning laws provide protection for residential facilities serving persons with disabilities. The Lanterman Development Disabilities Services Act declares disabled persons are entitled to live in normal residential buildings.*

*(Government Code § 65583 (c)(3), [Welfare & Institutions Code Code § 5115](#) & [5116](#) Federal Fair Housing Act Amendments and California Fair Employment and Housing Act)*

# Other Amendments



- DELETE “motor hotel” and “motel” and REPLACE with clarified definition of a “hotel/motel” (*amending Chapter 15.20 - Housing Code for consistency*)
- DELETE housing for transient labor and REPLACE with “qualified employee housing”
- DELETE “efficiency apartment” and CLARIFY definition of an “efficiency living unit”
- ADD parking requirements for large units (*5+ bedrooms*)
  - 1 on-site parking space/each bedroom over 4



# Public Participation



- Met with community groups, stakeholders and public (*see Attachment 5*)
- Availability of Ordinances for review
- Noticing of meetings

Schedule for Adoption	
Planning Commission/ Housing Advisory Commission	September 26
City Council	<ul style="list-style-type: none"> <li>▪ October 16 <i>First Reading</i></li> <li>▪ October 23 <i>Second Reading</i></li> <li>▪ Effective 30 Days after Second Reading</li> </ul>
State HCD Compliance	November 1



# Recommendation



- Conduct the public hearing; and
- Place the ordinances on first reading.

