

2018 Zoning Code Amendments Supportive Residential Land Uses



Public Participation Process

Project

State law requires local governments to address housing for diverse populations through local zoning. To comply with the State requirements, the City is proposing text amendments to revise the zoning regulations to accomplish the following:

- Define emergency shelter and allow emergency shelters by right within the Limited Industrial (I-L) zone and as a conditional use within the Thoroughfare Commercial (CT) zone and as a community purpose facility (Government Code § 65582 (j) and 65583 (a)(4)).
- Define transitional and supportive housing and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code § 65582 (g) and (j) and 65583 (a)(5)).
- Define employee housing (primarily for agricultural employees) and permit as an agriculture use subject only to those restrictions that apply to agricultural uses in the same zone, and permit employee housing for six or fewer employees in all residential zones, subject only to those standards generally applicable to single-family dwellings (Health & Safety Code § 17021.5 (b) and 17021.6 (b)).
- Define single-room occupancy residences and permit within the R-3 Apartment Residential and Office Commercial (CO) zone (Government Code § 65583 (c)(1)) and include single room occupancy residences under the City's Housing Code requiring an annual housing permit.
- Define licensed residential facilities, permit facilities for six or fewer people in all residential zones, and permit facilities for seven or more people as an unclassified use subject to a conditional use permit (Government Code § 65583 (c)(3), Federal Fair Housing Act Amendments and California Fair Employment and Housing Act).
- Clean up of various other land uses to provide clarity of definitions and to ensure fair and equal treatment of such uses

Level of Public Participation

To Inform with the goal of providing the public with balanced and objective information to assist them in understanding the problems and the project, alternatives and/or solutions, the decision process, and also to provide feedback on how public input may have influenced the outcome.

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- Inform the community about the need for housing, particularly for the more vulnerable in the community, the requirements of State law and consequences, and how the City is proposing to revise the Chula Vista Municipal Code to comply with State law.
- Provide answers to questions and engage the community in constructive conversation related to the Project.
- Inform of the schedule/timeline.

2018 Zoning Code Amendments Supportive Residential Land Uses Public Participation Process




Public Review

Information regarding the proposed amendments to the CVMC was made available to the public through the Development Services Housing Division's website at www.chulavistaca.gov/housing. A draft of the proposed Supportive Residential Land Use Ordinance updating the Planning and Zoning Code, a copy of the presentation, notices and comments was made available to review at www.chulavistaca.gov/housing and at the following locations:

- Civic Center Library (365 F St)
- South Chula Vista Library (389 Orange Ave)
- Development Services Department – Front Counter Bldg B & Housing Division Building C (276 Fourth Ave)
- City Clerk's Office (276 Fourth Ave)





Our mission is to equip Chula Vista's diverse residents with information and the resources to build strong families and to strengthen the social and physical fabric of the community.

WHAT IS THE SUPPORTIVE RESIDENTIAL LAND USES ORDINANCE?

Updating our Zoning Code

Like all cities in California, Chula Vista is facing a challenge when it comes to our local housing and we need tools to meet the City's current and future housing needs of persons and families choosing to live within our community. Housing costs in Chula Vista and the region continue to climb, while the availability and variety of that housing continues to drop. At the same time, we have a growing and diverse population and many of our existing residents are seeking different housing types than our community currently provides. As a City, we need to allow for more housing options that will respond to the needs of our residents.

To make this happen, we need to update our local laws that address future housing opportunities and allows for different types of housing choices:

- Emergency Shelters
- Transitional and Supportive Housing
- Farmworker Housing
- Single-Room Occupancy Residences
- Licensed Residential Facilities

The City's **Planning & Zoning Code (Chapter 19 of the Chula Vista Municipal Code)** is the set of laws that say what land uses and building types will be allowed in certain areas. Much of our Zoning Code hasn't been updated since the 1970s, and a lot has changed since then, including State laws and requirements. It is important that we update our laws to ensure that we can provide housing now and in the future that meets the needs of all Chula Vista residents.

Why An Update is Needed

<p>Our population is changing. Accommodating housing choices will meet the needs of everyone in our diverse community.</p>	<p>It protects our quality of life. Planning for future housing helps avoid negative consequences of unplanned growth and ensures it will provide community benefits.</p>	<p>Tax Dollars are Saved. With an approved housing plan and the required updates to our Zoning Code, Chula Vista will be eligible for regional and state grants that can help fund infrastructure improvements and public amenities.</p>	<p>It's the law. State law requires that we update our Zoning Code to accommodate the housing needs of everyone in our community.</p>
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276 FOURTH AVENUE • CHULA VISTA • CALIFORNIA 91910 • (619) 691-5047 • FAX (619) 585-5698
www.chulavistaca.gov/housing

Public Meetings & Briefings (August 23-Sept 25, 2018)

Several opportunities were provided for the community and interested parties to learn and understand the proposed amendments to the Chula Vista Municipal Code Update and included the following:

Description	Date & Time	Location
Housing Advisory Commission	Wed, Jan 25, 2017 3:30 pm	Chula Vista Civic Center Building C, CR C-101 276 4th Ave, Chula Vista, CA 91910
Development Oversight Committee	Thurs, Aug 23, 2018 10 – 11:30 am	Chula Vista Civic Center Building C, CR B111-112 276 4th Ave, Chula Vista, CA 91910

2018 Zoning Code Amendments
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Public Participation Process



Description	Date & Time	Location
Community/Stakeholder (early evening)	Thurs, Sept 13, 2018 6-7:30 pm	Chula Vista Police Dept Community Room 315 4th Ave, Chula Vista, CA 91910
Community/Stakeholder Meeting (day)	Mon, Sept 17, 2018 10 am – 11:30 am	Norman Park Senior Center 270 F St, Chula Vista, CA 91910
Briefing: Southwest Chula Vista Civic Association	Oct 2018 <i>Sending invite to membership for Community Meetings</i>	
Briefing: Crossroads II	<i>Sending invite to membership for Community Meetings</i>	
Briefing: Chula Vista Community Collaborative	Tues, Sept 11, 2018 9:00 AM – 11:00 AM	270 C Street, Chula Vista, CA 91910
Briefing: San Diego Housing Federation Policy Subcommittee <i>second Wednesday of the month</i>	Wed, Sept 12, 2018 9:00 AM – 10:30 AM	3939 Iowa Street Suite 1 San Diego, CA, 92104

Public Hearings

Description	Date & Time	Location
Joint Meeting Planning Commission <i>2nd & 4th Wednesday of the Month</i>	Wed, September 26, 2018 at 6 pm	Chula Vista City Hall Council Chambers 276 Fourth Avenue Chula Vista CA 91910
Housing Advisory Commission <i>Special Meeting</i>	Tues, October 16, 2018 at 5 pm – First Reading	
City Council	Tues, October 23, 2018 at 5 pm – Second Reading & Adoption <i>Ordinance shall take effect and be in force on the thirtieth day after its final passage.</i>	Chula Vista City Hall Council Chambers 276 Fourth Avenue Chula Vista CA 91910



Noticing and Advertisement

Noticing and advertisement of the community meetings and actions before legislative bodies included the following:

- Display ad published in the Star News on Friday, September 7, 2018;
- Direct mailings to 25 persons/organizations;
- Distribution of invitations and notices via electronic mail from the City to nearly 250 persons/organizations;
- Email blasts directly from Chula Vista Community Collaborative, San Diego Housing Federation, Southwest Civic Association and Crossroads II to their members;
- Posting of the meetings through the City’s social media (e.g. Facebook);
- Information on the City’s website (e.g. City Calendar and DSD Housing Division); and,
- Posting of flyers at key City facilities (libraries and City Hall) within Chula Vista.

Community/Stakeholders

Invited to all meetings and to receive all notifications/updates

Housing and Social Service Providers/Policy & Advocacy		
Regional Taskforce on the Homeless	CoC San Diego cocsandiego@rtfhsd.org	Regional Homeless Taskforce Attn Megan Dunn 4699 Murphy Canyon Rd Ste 104, San Diego, Ca 92123
	Megan Dunn megan.dunn@rtfhsd.org	
San Diego Housing Federation Policy Subcommittee	Laura Nunn laura@housingsandiego.org	San Diego Housing Federation Attn Laura Nunn 3939 Iowa St Suite 1 San Diego Ca 92104
Community Collaborative	Margarita Holguin Margarita.holguin@cvesd.org	Cv Community Collaborative Attn Margarita Holguin 540 G Street Chula Vista Ca 91910
Alpha Project		Alpha Project Amy Gonyeau 3737 Fifth Ave, Suite 203 San Diego, Ca 92103
Interfaith Housing Foundation	Matt Jumper	San Diego Interfaith Housing Foundation Attn Matt Jumper 4330 30th St San Diego, Ca 92104

2018 Zoning Code Amendments
 Supportive Residential Land Uses
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Housing and Social Service Providers/Policy & Advocacy		
Community for Supportive Housing	Amaris Sanchez amaris.sanchez@csh.org	Community Supportive Housing Amaris Sanchez 328 Maple St Fl 4 San Diego, Ca 92103
South Bay Community Services	Kathie Lembo klembo@csbcs.org	South Bay Community Services Attn Kathy Lembo 430 E St Chula Vista Ca 91901
	Dina Chavez dchavez@csbcs.org	
Salvation Army		Salvation Army 2320 Fifth Avenue San Diego, Ca 92101
St. Paul's	Cheryl Wilson	St. Paul's Senior Services Cheryl Wilson 328 Maple Street San Diego, Ca 92103
South Bay Pioneers	Tom Clavell tom@sbpioneers.org	South Bay Pioneers 270 C St Chula Vista, Ca 91910
MAAC Project	Frank Munoz fmunoz@maacproject.org	
	Arnulfo Manriquez amanriquez@maacproject.org	
Community Through Hope	Rosy Vasquez rosyv2000@yahoo.com rosy@communitythroughhope.org	
Community Groups		
Southwest Civic Association	Theresa Acerro thacerro@yahoo.com	
Crossroads	Peter Watry p.watry@cox.net	
ACCE	Paola Martinez pmartinez@calorganize.org	
Business Groups		
TAVA	Luanne Hulsizer Director@thirdavenuevillage.com	TAVA 353 Third Avenue Chula Vista Ca 91910
Chamber of Commerce	Lisa Cohen Lisa@chulavistachamber.org	CV Chamber Of Commerce Attn Lisa Cohen 233 Fourth Ave Chula Vista Ca 91910



Housing and Social Service Providers/Policy & Advocacy		
South County EDC		South County EDC Attn Cindy Gomper Graves 1111 Bay Blvd, Suite E Chula Vista Ca 91911
Development Oversight Committee		
Pacific Southwest Assoc of Realtors	George Ching george@psar.org	PSAR Attn Governmental Affairs 880 Canarios Court Chula Vista Ca 91910
	Rich D'Ascoli rich@psar.org	
BIA	Matt Adams matt@biasandiego.org	BIA Attn Matthew Adams 9201 Spectrum Center Blvd., Suite 110 San Diego Ca 92123
SD Apartment Association		SD Apartment Association 3702 Ruffin Rd San Diego, Ca 92123
Environmental Health Coalition		Environmental Health Coalition 2727 Hoover, Suite 202 National City Ca 91950
Residential Developers		
Meridian	Rey Ross RRoss@meridiandevelopment.com	
Baldwin & Sons	Stephen Hasse smhaase@baldwinsons.com	Baldwin And Sons Attn Stephen Haase 610 West Ash, Suite 1500 San Diego Ca 92101
	Nick Lee nlee@baldwinsons.com	
	Mora de Murguia mdemurguia@baldwinsons.com	
RHConsultinggroup	Ranie Hunter Ranie@RHConsultinggroup.com	
Home Fed	Curt Smith csmith@hfc-ca.com	
	Steve Levenson SLevenson@hfc-ca.com	
Chelsea Investment Corp	Adam Gutteridge agutteridge@chelseainvestco.com	CIC Attn Adam Gutteridge 6339 Paseo Del Lago Carlsbad Ca 92011
San Diego Community Housing Corp	Tannis Demers tannis@ots-sdchc.org	SD Community Housing Corp



Housing and Social Service Providers/Policy & Advocacy		
	Ted Miyahara ted@ots-sdchc.org;	Ted Miyahara 6160 Mission Gorge Road, Suite 204 San Diego, Ca 92120-3411
Community Housing Works	Sue Reynolds sreynolds@chworks.org;	Community Housing Works Attn Sue Reynolds 2815 Camino Del Rio South San Diego Ca 92108
Wakeland	Rebecca Louie rlouie@wakelandhdc.com	Wakeland Attn Rebecca Louie 1230 Columbia Street, Ste. 950 San Diego Ca 92101
Other Agencies/Jurisdictions		
Chula Vista Elementary School District	Carolyn Scholl carolyn.scholl@cvesd.org	Cvesd Attn Carolyn Scholl 84 East J Street Chula Vista Ca 91910
Sweetwater Union High School District	Molly Ravenscroft Molly.Ravenscroft@sweetwaterschools.org	Suhsd Planning & Construction Dept 1130 Fifth Avenue Chula Vista Ca 91911
SANDAG	Seth Litchney Seth.Litchney@sandag.org	
City of National City	Alfredoy@nationalcityca.gov; megan.dunn@rtfhsd.org;	City Of National City Housing & Econ Dev Alfredo Ybarra 140 East 12th Street National City, Ca 91950
County of San Diego HCD	David Estrella David.Estrella@sdcounty.ca.gov	County Of San Diego David Estrella 3989 Ruffin Rd San Diego, Ca 92123
State of California HCD	Robin Huntley Robin.Huntley@hcd.ca.gov	
City of Chula Vista		
DSD Upcoming & New Developments Subscription List	Email Distribution List – Notification of Upcoming & New Developments	
Chula Vista Housing Advisory Commission	Ana Ruthy anaruthy96@yahoo.com	
	Anna Cabral annacabral@hotmail.com	

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Housing and Social Service Providers/Policy & Advocacy		
	James Merino jmerino@ectlc.org	
	Jennifer Bustamante bustamante.jeni@gmail.com	
	Lillian Uly UyLiLLian@gmail.com	
	Patrick MacFarland macfarland.patrick@gmail.com	
	Sergio Quero sergioquero5@gmail.com	
	Vicki Lisama vlisama@usecu.org	
Chula Vista Mobilehome Advisory Commission	manueldelgado@cox.net	
	vlady_dmytrenko@att.net	
	Rebecca Louie rlouie@wakelandhdc.com	
	RudyG1229@cox.net	
	sohle@aol.com Kenneth Smith <kentrish2@cox.net	
Chula Vista Police Dept	Henry Martin HMartin@chulavistapd.org	
	Francis Giaime FGiaime@chulavistapd.org	
City Attorney's Office	Megan McClurg MMcClurg@chulavistaca.gov	
Development Services Dept	Jose Dorado JDorado@chulavistaca.gov	
	Kim Vander Bie kvanderbie@chulavistaca.gov	



Summary of Comments

A total of twenty-six persons were in attendance at the two informational meetings held on Thursday, September 13, 2018 at 6 pm and Monday, September 17, 2018 at 10 am. The following represents the comments received and responses provided at such time and as further clarified. A copy of the comments and responses is available on the City’s Housing Division website at www.chulavistaca.gov/housing and was emailed to those attendees who provided email addresses.

Comments	Response
Emergency Shelters	
<ul style="list-style-type: none"> ▪ What services, such as medical services, are required as part of an emergency shelter? 	<p>An emergency shelter will be defined consistent with the State’s definition (Health and Safety Code § 50801 (e)):</p> <p><i>“Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.”</i></p> <p>No services are required and, if provided, are minimal in nature. Emergency shelters are typically a structure with beds and meals provided on a short term basis.</p>
Single Room Occupancy Residences	
<ul style="list-style-type: none"> ▪ Does Chula Vista have a SRO replacement ordinance? 	<p>No, the City does not have a SRO replacement ordinance. At this time, the single room occupancy land use is a proposed new land use and there are no existing residential hotels within Chula Vista.</p> <p>An SRO replacement ordinance will be part of the ongoing work program for updates to the CVMC.</p>
Parking	



Comments	Response
<ul style="list-style-type: none"> Support higher parking requirements for larger residential dwelling units (5 bedrooms or more). However, parking for these homes should not be provided in the front or side yard setbacks despite a requirement for a minimum of 25 foot or 40 foot driveway. The City has limited resources (e.g. Code Enforcement) to enforce such conditions. The front and side yards should not be used for parking and would like to see more as landscaped areas. 	<p>Updates to CVMC Chapter 19.62 “Off-Street Parking and Loading” propose a requirement for one additional parking space for each bedroom over four bedrooms. However, the proposed update has been revised to eliminate language allowing the required parking within the front or side yard setback under certain conditions. Parking shall be provided in conformance with the existing CVMC Chapter 19.62.</p>
<ul style="list-style-type: none"> The parking ratio for SROs and efficiency living units at one space per unit may be too stringent as the intended population group utilizes public transportation. 	<p>The parking ratio of one space per unit is consistent with other transitory uses within the CVMC (e.g. hotels/motels and boarding/rooming houses). Should such residential uses be comprised of housing affordable to low income households and located near transit, reduced parking ratios under California Government Code Section 65915 may apply.</p>
<p>Homelessness</p>	



<ul style="list-style-type: none"> Homeless are leaving trash, junk and debris on properties and streets that the City should address. 	<p>The Chula Vista Homeless Outreach Team (HOT) consists of a collaboration of City staff including the Chula Vista Police Department (CVPD), Public Works, and Parks and Recreation, along with several community partners such as including San Diego Family Health Center, McAlister Institute, Community Through Hope, Bay View Hospital, Scripps Hospital, South Bay Community Services, Veterans Affairs, South Bay Pioneers, East County Transitional Living Center, South Bay Guidance Center, and the San Diego County Health and Human Services Agency. This multi-disciplinary group focuses on outreaching to the homeless population daily. Specific emphasis is made on Tuesdays when the group provides outreach to five City parks: Eucalyptus, Friendship, Harborside, Lauderbach, and Memorial. Additionally, Park Rangers, Public Works and Code Enforcement work towards the removal of unattended items and trash and debris within the parks and other public areas, as well as work with owners of identified private properties. From January 2018 through August 2018, Park Rangers have removed 106,330 lbs. of trash and 1,033 shopping carts from various locations throughout the City.</p>
<p>Tiny Homes</p>	
<p>Does Chula Vista have a tiny homes ordinance?</p>	<p>The proposed CVMC updates do not address the use of tiny homes as a residential structure. The current CVMC does not prohibit tiny homes within Chula Vista. Tiny homes would be reviewed for its compliance with building codes related to a recreational vehicle, mobilehome, manufactured home, etc. and subject to all municipal codes, regulations and other standards applicable to other residential dwellings of the same type in the same zone. Reference State HCD Memo 2016-01.</p>
<p>Comments</p>	<p>Response</p>
<p>Accessory Dwelling Units</p>	
<p>Does Chula Vista have an Accessory Dwelling Unit ordinance in compliance with State law?</p>	<p>The proposed CVMC updates do not address Accessory Dwelling Units. Yes, the City adopted an ordinance for Accessory Dwelling Units and Junior Accessory Dwelling Units in April 2018.</p>
<p>Group Living Arrangements</p>	



<ul style="list-style-type: none"> Support providing housing for frail and vulnerable population groups but with a level of oversight and management so as not to impact surrounding community. 	<p>The proposed CVMC updates do not address Group Living Arrangements.</p> <p>The City may not regulate unlicensed group homes where unrelated individuals reside if those unrelated individuals are living as a single housekeeping or family unit. California's Constitution contains an express right to privacy. Over the years, the Court has found that this right includes "the right to be left alone in our own homes" and has explained that "the right to choose with whom to live is fundamental."¹ Consequently, the California courts have struck down local ordinances that attempt to control who lives in a household—whether families or unrelated persons, whether healthy or disabled, whether renters or owners. Based on the privacy clause in the State Constitution, California case law requires cities to treat groups of related and unrelated people identically when they function as one household.</p>
<ul style="list-style-type: none"> Group homes are seen as a business that should not be allowed within R-1 or single family neighborhoods. Single family homes in residential neighborhoods are being rented to multiple unrelated persons for high rents. 	<p>California law explicitly protects both unlicensed group living arrangements living as a household unit and licensed group living arrangements serving six or fewer residents. State law requires local jurisdictions to consider a licensed group living arrangement serving six or fewer residents as a residential use of property and as a family for purposes of any law or zoning ordinance that relates to residential uses of property.</p> <p>Other laws such as the Federal Fair Housing Act (42 U.S.C. Section 3601) and the California Fair Employment and Housing Act provide protection for group living arrangements, regardless of their size, if they serve certain protected persons, such as disabled persons. In effect, these laws prohibit restrictive regulations on group living arrangements serving these protected classes no matter how many people live in the home.</p> <p>It is difficult to distinguish between residents living together in a shared environment and operating as a household unit versus boarders who may be individual tenants paying rent for the exclusive use of a room and certain facilities with no interaction or sharing of the living environment amongst others.</p>

¹ Coalition Advocating Legal Housing Options v. City of Santa Monica, 88 Cal. App. 4th 451, 459-60 (2001)



<ul style="list-style-type: none"> High number of residents living in a single family home. Example of 12 persons renting out a five bedroom home. What are the occupancy limits for housing? 	<p>Occupancy restrictions are set by the Uniform Housing Code (the “UHC”). The UHC establishes the number of people who may live in a house based on its size. Local jurisdictions cannot impose more restrictive occupancy limits than those established in the UHC. The UHC provides that at least one room in a dwelling unit must have 120 square feet. Other rooms used for living must have at least 70 square feet (except kitchens). If more than two persons are using a room for sleeping purposes, there must be an additional 50 square feet for each additional person. The Code does not distinguish between a bedroom, living room, dining room, and kitchen. All rooms can be used for sleeping except bathrooms, hallways, closets, and stairwells. Using this standard, a five bedroom home with 1,460 square feet of bedroom, living room, dining room and family room space, can accommodate up to 33 persons.</p>
<ul style="list-style-type: none"> Can an HOA restrict the use of homes and set occupancy limits? 	<p>Fair housing laws prohibit the discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions based upon disability, familial status, source of income, race, occupancy by low and moderate income persons, and many other factors.</p> <p>Such laws are applicable to all housing providers, such as real estate agents, builders, contractors, condominium associations, financial institutions, rental/leasing agents, insurance agencies and advertising agencies.</p> <p>Therefore, State and Federal Fair Housing laws would prevail.</p>
<ul style="list-style-type: none"> Neighborhood Impacts: Residents may abide by the rules of the group living homes when on-site and in the home but at times choose to go out into the neighborhood to take part in activities such as drug use. When residents are evicted from the group home, they choose to stay homeless within the neighborhood they know, which is a single family neighborhood. As a result of the impacts, these homes are high utilizers of City resources, such as Police and Code Enforcement. 	<p>The Chula Vista Police Department is able to investigate criminal activity and vehicle code violations, regardless of whether they occur in relation to a group living arrangement or non-group living arrangement residents/property.</p> <p>Contacts to Report Issues of Concern</p>



<ul style="list-style-type: none"> ▪ Balance the rights of protected classes under Fair Housing with the rights of the community as a whole. 	<p>These are complex issues arising out of Federal and State laws where at times one groups' rights may be in conflict with another.</p>
<ul style="list-style-type: none"> ▪ Understanding of the complexity of the issues and federal and state policies and actions that affect the ability to oversee group homes. Looking for leadership from the City to make in roads where possible to address impacts. Where can change be effected? 	<p>The City and its City Attorney's Office, Code Enforcement, Housing Division and Police Department continue to discuss the impacts and issues surrounding group living arrangements. The City will continue to look to case law, best practices and other resources to address impacts of such housing on the quality of life for the greater community.</p>



Affordable Housing	
<ul style="list-style-type: none"> ▪ More affordable housing is needed. Projects like those at Third & K and Third & L St (Serrano) have been marketed as being affordable when they are not. 	<p>The proposed CVMC updates do not address directly the City’s Balanced Communities affordable housing policy. By updating the CVMC to allow for supportive residential land uses that may provide a housing choice for economically vulnerable population groups, the City will be implementing State laws aimed at facilitating such housing choices.</p> <p>The State of California has acknowledged the housing crisis particularly for those lower income families as demonstrated through recent legislation, funding programs and incentives made available to facilitate the provision of housing.</p> <p>While both the Third & K and Third and L St housing developments are not deed restricted to specifically limit rent and occupancy to low income tenants, such housing has relatively reasonable housing costs for Chula Vista working families. Housing at varying price points and product types are needed to accommodate all economic segments of the population.</p>
<ul style="list-style-type: none"> ▪ What is the City’s requirement for affordable housing? Needs to be 25 percent of all housing constructed 	<p>The City of Chula Vista adopted in the 1980’s, with the annexation of the Otay Ranch properties, a Balanced Communities policy that requires 5 percent of all newly constructed housing be affordable to low income households and an additional 5 percent for moderate income households, for a total of 10 percent of such housing affordable to low and moderate income households.</p> <p>As the City embarks on the next Housing Element cycle covering that period from 2021 to 2028, the City will be reviewing, and as appropriate modifying, its housing related policies to effectively address the existing and future housing needs of the community.</p>

Invitation

You're Invited to an Informational Meeting

CVMC UPDATES TO TITLE 19 – PLANNING & ZONING

Supportive Residential Land Uses (MPA 18-009)

Thursday, Sept 13, 2018 at 6 pm
Chula Vista Police Dept
Community Room
315 4th Ave, Chula Vista, CA 91910

Monday, Sept 17, 2018 at 10 am
Norman Park Senior Center
270 F St, Chula Vista, CA 91910



City of Chula Vista
Development Services Department
276 Fourth Avenue
Chula Vista CA 91910



Proposed Zoning Code Amendments Supportive Residential Land Uses

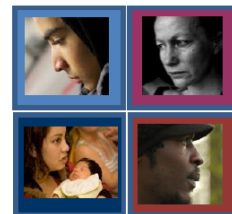


INFORMATIONAL MEETING

Like all cities in California, Chula Vista is facing a challenge when it comes to our local housing, and we need tools to meet the City's current and future housing needs of our growing and diverse population.

You're invited to a meeting to hear about State required updates to our local laws that address future housing opportunities and allows for different types of housing choices:

- Emergency Shelters
- Transitional and Supportive Housing
- Employee (e.g. Agricultural) Housing
- Single-Room Occupancy Residences
- Licensed Residential Facilities



Attend one of the meetings that is convenient for you.

Thursday, September 13, 2018
6 pm

Chula Vista Police Dept Community Room
315 4th Ave, Chula Vista, CA 91910

Monday, September 17, 2018
10 am

Norman Park Senior Center
270 F St, Chula Vista, CA 91910

*Spanish interpretation will be available upon request at 619-691-5047
Si necesita traducción en Español, por favor llame al (619) 691-5047*

For more Information and to Contact Us:

Call

[Development Services
Department](#)
Housing & Neighborhood
Services
(619) 691-5047

E-Mail City Staff

Leilani Hines, Housing Manager
lhines@chulavistaca.gov
Kim Vander Bie,
Associate Planner
kvanderbie@chulavistaca.gov

Visit our Website

<https://www.chulavistaca.gov/housing/>

E-mail Invitation

Leilani Hines

From: Leilani Hines
Sent: Tuesday, September 04, 2018 5:15 PM
Cc: Kim Vander Bie; Leilani Hines
Subject: City of Chula Vista; Info Meeting Supportive Residential Land Uses
Attachments: Zoning Update Invite 2018.pdf

You're Invited to an Informational Meeting

CVMC UPDATES TO TITLE 19 – PLANNING & ZONING
Supportive Residential Land Uses (MPA 18-009)

Hear about State required updates to our local laws that address future housing opportunities and allows for different types of housing choices:

- *Emergency Shelters*
- *Transitional and Supportive Housing*
- *Employee (e.g. Agricultural) Housing*
- *Single-Room Occupancy Residences*
- *Licensed Residential Facilities*

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For more Information and to Contact Us:

Call	E-Mail City Staff	Visit our Website
Development Services Department Housing & Neighborhood Services (619) 691-5047	Leilani Hines, Housing Manager lhines@chulavistaca.gov Kim Vander Bie, Associate Planner kvanderbie@chulavistaca.gov	https://www.chulavistaca.gov/housing/

Leilani Hines | Housing Manager | Development Services Department
276 Fourth Avenue | Chula Vista, CA | 91910 | ☎: 619.691.5263 | 📠: 619.585.5698 | ✉: lhines@chulavistaca.gov
For more Housing information please visit us at: www.chulavistaca.gov/housing



Connect with us!

Our mission is to equip and empower Chula Vista's diverse residents with information and the resources to build strong families and to strengthen the social and physical fabric of the community.



Star News Display Ad – 09/07/2018

Proposed Zoning Code Amendments Supportive Residential Land Uses



INFORMATIONAL MEETING

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Attend one of the meetings that is convenient for you.

Thursday, September 13, 2018

6 pm

Chula Vista Police Dept Community Room

315 4th Ave, Chula Vista, CA 91910

Monday, September 17, 2018

10 am

Norman Park Senior Center

270 F St, Chula Vista, CA 91910

Spanish interpretation will be available upon request at 619-691-5047

Si necesita traducción en Español, por favor llame al (619) 691-5047

For more Information and to contact us please call, Leilani Hines, Housing Manager at 619-691-5263 or lhines@chulavistaca.gov or visit our website at www.chulavistaca.gov/housing

Presentation



Chula Vista
Municipal Code
(CVMC) Updates
MPA 18-0009
Supportive Residential Land
Uses

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SB2 & Other State Laws

The slide features a blue background with a white wavy border at the bottom. On the right side, there are four small square images: a woman's face, a man's face, a woman holding a baby, and a man's profile. The text is positioned on the left side of the slide.

- Senate Bill 2 (SB2) effective 2008 amended Housing Element Law and California's Housing Accountability Act
 - Must 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*)
 - Jurisdiction cannot deny applications for housing developments and shelters without 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
 - Farmworker Housing
- Does NOT require their construction or City funding



It's the Law (Housing Element Compliance)



- Required for eligibility of a variety of state and regional capital improvement funds (e.g. SANDAG Smart Growth Incentive Program and Active Transportation Grant Program, SB2 (Atkins) Building Jobs and Homes Act)
- If NOT in compliance, subject to legal action and challenges (e.g. Court ordered compliance, moratorium on building permits, payment of attorneys' fees)



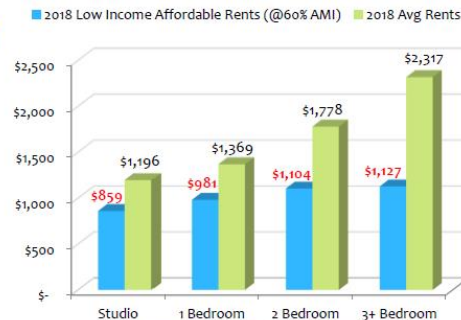
It's Needed



- Meets the needs of everyone in our diverse community
 - High housing costs
 - Limited availability and variety of housing
 - Growing and diverse population



Housing Affordability in Chula Vista



Need to earn \$34/hour to afford an average 2 bedroom unit
 Note: Minimum wage is ~ \$12/hour

Emergency Shelters



CVMC Title 19 Zoning Update	State Law
<ul style="list-style-type: none"> ■ Shelter with minimal services, max stay of 6 months ■ By right in limited industrial (IL) zone ■ Conditional use in commercial thoroughfare (CT) zone and as a community purpose facility (CPF) ■ Parking: 1 space/5 beds, 1.5 space/employees & 1 loading space for deliveries 	<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 § 65582 (j) and 65583 (a)(4))</i></p>

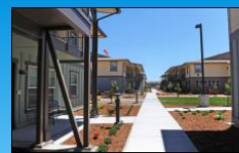
Transitional & Supportive Housing



CVMC Title 19 Zoning Update	State Law
<ul style="list-style-type: none"> ▪ 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 	<p><i>Permit transitional and supportive housing as residential uses</i></p> <p><i>Can only apply standards used for other residential dwellings of the same type in the same zone.</i></p> <p><i>(Government Code § 65582 (g) and (j) and 65583 (a)(5)).</i></p>



Qualified Employee Housing (Primarily Agricultural Employees)



CVMC Title 19 Zoning Update	State Law
<ul style="list-style-type: none"> ▪ Accommodations for primarily agricultural employees ▪ 6 or fewer employees in all residential zones ▪ 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 	<p><i>Permit farmworker housing use by right as an agriculture use.</i></p> <p><i>No conditional use permit or other zoning standards that is not required of any other agricultural activity.</i></p> <p><i>Government Code § 65583 (c)(1)(B)</i> <i>Health & Safety Code § 17021.5 (b) and 17021.6 (b)</i></p>

Single Room Occupancy Residences



CVMC Title 19 Zoning Update	State Law
<ul style="list-style-type: none"> ▪ 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 	<p><i>Facilitate and encourage a variety of housing types, including single-room occupancy units (CA Government Code § 65583 (c)(1))</i></p>



Licensed Residential Facilities



CVMC Title 19 Zoning Update	State Law
<ul style="list-style-type: none"> ▪ State licensed with 24 hour non-medical care ▪ 6 or fewer people in all residential zones ▪ 7 or more people allowed as an unclassified use with a conditional use permit <ul style="list-style-type: none"> ▪ Parking: 1 space/5 beds, 1.5 space/ employees & 1 loading space for deliveries 	<p><i>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.</i></p> <p><i>(Government Code § 65583 (c)(3), Welfare & Institutions Code Code § 5115 & 5116 Federal Fair Housing Act Amendments and California Fair Employment and Housing Act)</i></p>

Other Amendments



- DELETE “motor hotel” and “motel” and REPLACE with clarified definition of a “hotel/motel”
- 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
 - Spaces allowed in driveway or paved surface within the front or side yard subject to conditions



Next Steps



- Publish draft Ordinance
- Meet with community groups, stakeholders and public

Schedule for Adoption <i>(estimated)</i>	
Planning Commission/ Housing Advisory Commission	September 26
City Council	October 16
State HCD Compliance	November 1



For more Information and
to Contact Us:



Call

[Development Services Department](#)
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(619) 691-5047

E-Mail City Staff

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Visit our Website

www.chulavistaca.gov/housing