

RESOLUTION NO. MPA17-0008

RESOLUTION OF THE CITY OF CHULA VISTA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF CHULA VISTA ADOPT AN ORDINANCE AMENDING CHULA VISTA MUNICIPAL CODE, SECTION 19.58.022 (ACCESSORY SECOND DWELLING UNITS); CHAPTER 19.04 (DEFINITIONS); CHAPTER 19.20 (AGRICULTURAL ZONE); CHAPTER 19.22 (RESIDENTIAL ESTATES ZONE); CHAPTER 19.24 (SINGLE-FAMILY RESIDENCE ZONE); CHAPTER 19.26 (ONE- AND TWO-FAMILY RESIDENCE ZONE); CHAPTER 19.28 (APARTMENT RESIDENTIAL ZONE); AND CHAPTER 19.48 (PLANNED COMMUNITY ZONE) WITH REGARD TO ACCESSORY DWELLING UNITS

WHEREAS, In January 2017, the State of California enacted laws: Senate Bill 1069; Assembly Bill 2299; and Assembly Bill 2406 to address the statewide affordable housing demand by requiring a ministerial approval process for Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADUs) thereby making the City's current Accessory Second Dwelling Unit (ASDU) ordinance null and void; and

WHEREAS, a staff committee convened to review and amend the City's ASDU ordinance to be in compliance with State law; and

WHEREAS, staff prepared draft amendments to the existing ASDU ordinance, and various code sections where residential uses are permitted, to incorporate State law requirements; and

WHEREAS, staff presented the draft ordinance amendments to the Development Services Oversight Committee which recommended adoption; and

WHEREAS, the Director of Development Services reviewed the proposed action for compliance with the California Environmental Quality Act (CEQA) and determined that the action is not a "Project" as defined under Section 15378 of the State CEQA Guidelines; therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines the action is not subject to CEQA. Notwithstanding the foregoing, the Director of Development Services has also determined that the action qualifies for an Exemption pursuant to Section 15061(b)(3) of the State CEQA Guidelines; therefore, no further environmental review is required; and

WHEREAS, a hearing time and place was set by the Planning Commission to consider the Chula Vista Municipal Code 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 City Council Chambers, 276 Fourth Avenue, and said 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 Title 19 of the Chula Vista Municipal Code related to Accessory Dwelling Units.

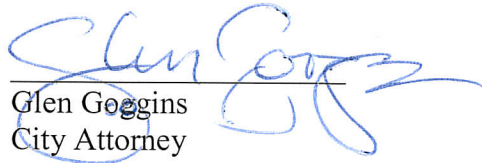
BE IT FURTHER RESOLVED THAT a copy of this Resolution be transmitted to the City Council.

Presented by:



Kelly Broughton, FSLA
Director of Development Services

Approved as to form by:


Glen Goggins
City Attorney

PASSED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA, CALIFORNIA, this 8th day of November, 2017, by the following vote, to-wit:

- AYES: Anaya., Burroughs, Gutierrez, Milburn, Nava, Zaker
- NOES: N/A
- ABSENT: Calvo
- ABSTAIN: N/A


Gabe Gutierrez, Chair

ATTEST:


Patricia Laughlin, Secretary