

**RESOLUTION NO. MPA18-0011**

**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 CHAPTER 15.20 “HOUSING CODE”  
TO DEFINE SINGLE ROOM OCCUPANCY RESIDENCES,  
TO REDEFINE HOTEL/MOTEL, AND TO REQUIRE AN  
ANNUAL HOUSING PERMIT FOR SINGLE ROOM  
OCCUPANCY RESIDENCES**

WHEREAS, it is the policy of the City of Chula Vista (City), pursuant to the Federal Fair Housing Act Amendments (42 U.S.C. Section 3601), hereinafter “FHAA,” the California Fair Employment and Housing Act, hereinafter “Fair Housing Laws,” and the Housing Element of the City’s General Plan to facilitate housing for individuals with disabilities and those in need of emergency shelter, and to facilitate housing affordable to lower-income households, through reasonable and objective rules, policies, practices and procedures that ensure equal access to housing in accordance with applicable laws; and

WHEREAS, pursuant to Article 10.6 of the Government Code (Article 10.6), the City adopted on April 23, 2013 its 2013-2020 Housing Element of the General Plan that specifies its goals, policies, and implementing programs to address the identified needs of the community, including individuals with disabilities and lower-income households; and

WHEREAS, the Housing Element contains programs and policies that require amendments to the City of Chula Vista Municipal Code in compliance with [Senate Bill 2 \(Chapter 644, Statutes, 2007\)](#), [Assembly Bill 2634 \(Chapter 892, Statutes of 2006\)](#) and Sections [17021.5](#) and [17021.6](#) of the California Health and Safety Code (qualified employee housing) to address emergency shelters, single room occupancy residences (SROs), transitional and supportive housing, residential facilities and qualified employee housing; and

WHEREAS, the revisions contained in the subject Ordinance to City of Chula Vista Municipal Code Chapter 15.20 “Housing Code,” to define single room occupancy (SRO) residences, redefine hotel/motel and to require an annual housing permit for SRO residences, with SRO permit fees to be set by the City’s master fee schedule, address the required amendments; and

WHEREAS, the Development Services Director has reviewed the subject Ordinance for compliance with the California Environmental Quality Act (CEQA) and has determined that the adoption and implementation of the Ordinance amending Chapter 15.20 of Title 15 of the Chula Vista Municipal Code (Municipal Code) is not a Project pursuant to State CEQA Guidelines Section 15378 because the modifications to the Municipal Code are administrative actions that will not result in physical changes to the environment; therefore, pursuant to State Guidelines Section 15060(c)(3) no environmental review is required. In addition, notwithstanding the

foregoing, the Director of Development Services has also determined that the adoption and implementation of the Ordinance amending Chapter 15.20 "Housing Code" of Title 15 of the Municipal Code to define single room occupancy residences, to redefine hotel/motel, and to require an annual housing permit for single room occupancy residences will not result in any physical development in and of itself, and thus will not cause a significant effect on the environment. Further, the changes implement existing General Plan policies, objectives, and programs contained in the Housing Element. The amendment therefore qualifies for an Exemption pursuant to Section 15061(b)(3) of the CEQA State Guidelines, which means that the activity is not subject to CEQA; and

WHEREAS, a hearing time and place was set by the Planning Commission and the Housing Advisory 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 and Housing Advisory 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 Chula Vista Municipal Code Chapter 15.20 "Housing Code" to define single room occupancy residences, to redefine hotel/motel, and to require an annual Housing Permit for single room occupancy residences.

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

Presented by:

Approved as to form by:

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Kelly G. Broughton, FASLA  
Director of Development Services

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Glen R. Googins  
City Attorney

PASSED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CHULA VISTA, CALIFORNIA, this 26<sup>th</sup> day of September 2018, by the following vote, to-wit:

AYES: Burroughs, Calvo, Milburn, Nava, and Gutierrez

NOES:

ABSENT: Anaya, Zaker

ABSTENTIONS:

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Gabe Gutierrez  
Chairperson

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Patricia Laughlin,  
Secretary to Planning Commission