

ORDINANCE NO. 1873

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING SECTION 15.56.020 C AND ADDING SECTION 15.56.070 TO THE CHULA VISTA MUNICIPAL CODE RELATING TO THE REQUIREMENT OF STORAGE FOR CONDOMINIUM UNITS

This ordinance was placed on first reading at the meeting of July 24, 1979, and on August 7, 1979, by a unanimous vote of those present (Mayor Hyde was absent), the City Council placed the ordinance on its second reading and adoption.

The ordinance provides an amendment to the Municipal Code regarding private storage for condominium developments and a proposed storage policy establishing standards for the location of the private storage space. A sliding scale delineating the required cubic feet of storage space based upon the number of units in the condominium housing plus a requirement that 40% of said storage be located adjacent to the unit is provided in the ordinance.

Copies of the ordinance are available in the office of the City Clerk, City Hall, 276 Fourth Avenue, Chula Vista.

  
Jennie M. Fulasz, CMC, City Clerk

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WHEREAS, the proposed project is exempt from environmental review as a class 3(e) exemption.

The City Council of the City of Chula Vista does ordain as follows:

SECTION I: That Section 15.56.020 C of the Chula Vista Municipal Code is hereby amended and Section 15.56.070 is hereby added to the Chula Vista Municipal Code to read as follows:

Sec. 15.56.020           Condominium Projects, Condominium Conversions and Occupancy Thereof.

C. Unless otherwise authorized by the Planning Commission and City Council pursuant to Section 15.56.070, each condominium unit shall be provided with enclosed storage space in accordance with the following standards:

1. Each condominium unit shall be provided with an enclosed storage space for the personal and private use of each owner in accordance with the following table:

| Number of bedrooms<br>in condominium unit | Cu. ft. of enclosed<br>storage space |
|---|--------------------------------------|
| Studio and one                            | 150                                  |
| Two                                       | 200                                  |
| Three                                     | 250                                  |
| Four or more                              | 300                                  |

2. Enclosed storage spaces may contain no dimension smaller than two feet and may not be divided into more than two locations. No location may contain less than 40% of the required storage space.

3. At least 40% of the required space must be adjacent to or within the unit it serves.

4. Storage spaces shall be as secure as possible. All storage spaces which are accessible from outside the living area must utilize 1" deadbolt single cylinder locks, security type hinges with nonremovable pins, and solid core doors. Such spaces must be constructed in a secure workman-like manner and of materials so as to resist forced entries.

5. The configuration of the storage space shall allow for all portions of it to be easily reached.

- 6. A storage space located within the living area of the unit will be counted toward the total required space only if it clearly exceeds the closet and cabinet space which is normally provided for such a unit.
- 7. One-half of the required space may be provided within the attic if it is accessible by a pull-down or stationary stairway.
- 8. Storage located within the carport area shall not constitute more than 60% of the required space, if not adjacent to the unit.
- 9. Storage space must be designed so as to be architecturally compatible with the character of the condominium development.
- 10. Storage spaces shall not be located where they would increase the danger of fire or block important access routes to fire or police personnel. Where attic storage is provided, it shall be enclosed with one hour fire resistive construction.

Sec. 15.56.070            Discretion in approving storage space.

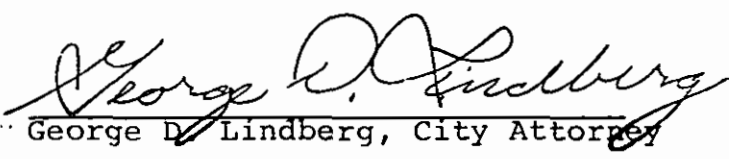
In considering tentative maps for condominium developments and evaluating the manner in which storage space is provided as required by Section 15.56.020 C, the Planning Commission may recommend and the City Council may approve departures from the stated standards after review of each proposal. Departures shall be based on the merits of the individual project when good cause can be shown.

SECTION II: This ordinance shall take effect and be in full force on the thirty-first day from and after its adoption.

Presented by

Approved as to form by

  
 D. J. Peterson, Director of Planning

  
 George D. Lindberg, City Attorney

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FIRST READ AT A REGULAR MEETING OF THE CITY COUNCIL OF THE

CITY OF CHULA VISTA, CALIFORNIA, HELD July 24, 1979, AND

FINALLY PASSED AND ADOPTED AT A REGULAR MEETING THEREOF HELD August 7,

1979, by the following vote, to-wit:

AYES: Councilmen : Gillow, McCandliss, Scott

NAYES: Councilmen : Cox

ABSTAIN: Councilmen : None

ABSENT: Councilmen : Mayor Hyde

*George B. Gillow*

MAYOR PRO TEMPORE

ATTEST *Jennie M. Fulasz*  
City Clerk

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

I, JENNIE. M. FULASZ, CMC, CITY CLERK of the City of Chula Vista, California,  
DO HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of

ORDINANCE NO. 1873, and that the same has not been amended or repealed.

DATED \_\_\_\_\_

(seal)

\_\_\_\_\_  
City Clerk