

ORDINANCE NO. 1878

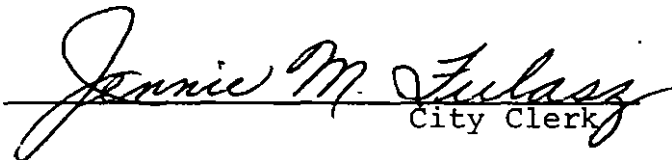
AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
CHAPTER 19.04, 19.54 AND 19.58 OF THE CHULA VISTA
MUNICIPAL CODE RELATING TO SENIOR HOUSING DEVELOPMENT

On September 4, 1979, by a vote of four to one (Councilman Scott voting "no"), the City Council placed the ordinance on its second reading and adoption.

Interim Ordinance No. 1869 established senior citizens' housing developments as unclassified uses, thus allowing them in several zoning districts under the conditional use permit procedure. Pursuant to the processing of a conditional use permit for such developments, the Planning Commission may make exceptions to the density, offstreet parking, minimum unit size, open space and other requirements as may be appropriate, however, all such use permits will be forwarded to the City Council for action as well.

This ordinance (No. 1878) is designed to implement this General Plan policy by defining "senior housing developments" and by creating permanent zonal regulations which would govern their location and establishment. This amendment constitutes a refinement and restatement of interim ordinance No. 1869.

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


City Clerk

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The City Council of the City of Chula Vista finds as follows:

That in accordance with the attached Negative Declaration, IS-79-66 and the findings therein, the proposed amendment to the Chula Vista Municipal Code relating to senior housing development will not have a significant impact upon the environment, and the City Council hereby certifies that the Negative Declaration was prepared in accordance with the California Environmental Quality Act of 1970, as amended.

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

SECTION I: That Chapter 19.04 of the Chula Vista Municipal Code is hereby amended by adding thereto a new section 19.04.201 to read as follows:

Sec. 19.04.201 Senior housing development.

"Senior Housing Development" means a residential project which may exceed the maximum density permitted for families in the zones in which it is located, and which is established and maintained for the exclusive use of low or moderate income senior residents.

SECTION II: That Section 19.54.020 of Chapter 19.54 of the Chula Vista Municipal Code is hereby amended by adding thereto a new subsection P to read as follows:

Sec. 19.54.020 Designated-Limitations and standards.

P. Senior housing developments: See Section 19.58.390.

SECTION III: That Chapter 19.58 of the Chula Vista Municipal Code is hereby amended by adding thereto a new section 19.58.390 to read as follows:

Sec. 19.58.390 Senior housing developmen.

Pursuant to Section 19.54.020, housing developments for seniors, as defined in Section 19.04.201, may be allowed in any zone except the R-1, R-2, C-V, C-T and industrial zones. Because the residents of such development have dwelling characteristics which differ from those of families and younger persons, it is not appropriate to apply all of the normal zoning standards thereto. Accordingly, pursuant to the processing of a conditional use permit for such developments, as required by Section 19.54.020 P, the Planning Commission and City Council may make exceptions to the density, offstreet parking, minimum unit size, open space, and such other requirements as may be

appropriate. The Planning Commission and City Council may also adjust required setbacks, building height, and yard areas as appropriate to provide an adequate living environment both within the development and on nearby properties. Any exceptions and adjustments shall be subject to the condition that the development will be available for occupancy by seniors only.

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

Presented by

Approved as to form by

D. J. Peterson
D. J. Peterson, Director of Planning

George B. Lindberg
George B. Lindberg, City Attorney

FIRST READ at a regular meeting of the CITY COUNCIL of the CITY OF CHULA VISTA, CALIFORNIA, held August 28, 1979, 1979, and finally PASSED AND ADOPTED at a regular meeting thereof held September 4, 1979, by the following vote, to-wit:

AYES: Councilmen: Cox; Hyde, McCandliss, Gillow

NAYES: Councilmen: Scott

ABSENT: Councilmen: None

Will T. Hyde
Mayor of the City of Chula Vista

ATTEST Jennie M. Fulasz
City Clerk

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

I, _____, City Clerk of the City of Chula Vista, California, DO HEREBY CERTIFY that the above is a full, true and correct copy of Ordinance No. 1878, and that the same has not been amended or repealed. DATED _____.

City Clerk

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