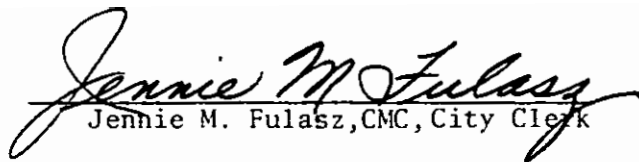


ORDINANCE NO. 1903

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING CHAPTER 15.56 OF THE CHULA VISTA MUNICIPAL CODE BY ADDING THERETO A NEW SECTION 15.56.005 RELATING TO CONVERSION OF MULTIPLE DWELLING UNITS HELD UNDER SINGLE OWNERSHIP TO INDEPENDENT OWNERSHIP

By a unanimous vote of the City Council on March 25, 1980, the ordinance was placed on second reading and adopted. The purpose of the ordinance is to apply all regulations referring to condominium projects to all stock cooperatives, community housing projects and any similar ownership forms in the same manner as if said terms were substituted for condominium projects as conditioned in Chapter 15.56 of the Chula Vista Municipal Code. Copies of the ordinance are available at the office of the City Clerk, 276 Fourth Avenue, Chula Vista.

  
Jennie M. Fulasz, CMC, City Clerk

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING  
CHAPTER 15.56 OF THE CHULA VISTA MUNICIPAL CODE  
BY ADDING THERETO A NEW SECTION 15.56.005 RELATING  
TO CONVERSION OF MULTIPLE DWELLING UNITS HELD UNDER  
SINGLE OWNERSHIP TO INDEPENDENT OWNERSHIP

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

SECTION I: That Chapter 15.56 of the Chula Vista  
Municipal Code is hereby amended by adding thereto a new Section  
15.56.005 to read as follows:

Sec. 15.56.005 Conversion of Multiple Dwelling  
Units to Independent Ownerships.

It is the intent of the City Council to establish  
herein regulations and requirements for the conversion  
or development of condominiums, stock cooperatives,  
community apartment projects or any other form of  
ownership which would allow independent ownership of  
units otherwise held under a common and unified owner-  
ship.

For the purposes of this section, the following  
ownerships shall be subject to the full regulations  
of this chapter although not exclusively and subject  
to the following definitions:

"Condominium" is an estate in real property con-  
sisting of an undivided interest in common in a  
portion of a parcel of real property together with  
a separate interest in space in a residential, indus-  
trial or commercial building on such real property,  
such as an apartment, office or store. A condominium  
may include in addition a separate interest in other  
portions of such real property.

"Stock Cooperative" is a corporation which is formed  
or availed of primarily for the purpose of holding  
title to, either in fee simple or for a term of years,  
improved real property, if all or substantially all of  
the shareholders of such corporation receive a right  
of exclusive occupancy in a portion of the real pro-  
perty, title to which is held by the corporation, which  
right of occupancy is transferable only concurrently  
with the transfer of the share or shares of stock in  
the corporation held by the person having such right  
of occupancy.

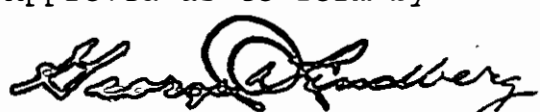
"Community Apartment Project" is a project in which  
an undivided interest in the land is coupled with the  
right of exclusive occupancy of any apartment located  
thereon.

It is the purpose of the Council in adopting this  
ordinance to apply all regulations referring to condo-  
minium projects to all stock cooperatives, community  
housing projects and any similar ownership forms in  
the same manner as if said terms were substituted for  
condominium projects as conditioned in this chapter.

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

FIRST READ AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA, CALIFORNIA, HELD March 18, 19 80, AND FINALLY PASSED AND ADOPTED AT A REGULAR MEETING THEREOF HELD March 25 19 80, BY THE FOLLOWING VOTE, TO-WIT:

AYES: Councilmen : Scott, Gillow, Cox, Hyde, McCandliss  
NAYES: Councilmen : None  
ABSTAIN: Councilmen : None  
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, 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. 1903, and that the same has not been amended or repealed.

DATED \_\_\_\_\_

(seal)

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