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AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING SECTION 15.56.020 C OF THE CHULA VISTA MUNICIPAL CODE RELATING TO STORAGE REQUIREMENTS FOR CONDOMINIUMS

WHEREAS, the proposed amendment to the Municipal Code is exempt from environmental review as a Class 1(a) 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 be, and the same is hereby amended 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 in condominium unit	Cu. feet of enclosed 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.
- 3. At least seventy percent of the required space must be contiguous with 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 one-inch deadbolt single cylinder locks, security type hinges with nonremovable pins, and solid core doors. Such spaces must be constructed in a secure workmanlike 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. One-half of the required space may be provided within the attic if it is accessible by a pulldown or stationary stairway.
7. Storage located within the carport area shall not constitute more than thirty percent of the required space, if not adjacent to the unit.
8. Storage space must be designed so as to be architecturally compatible with the character of the condominium development.
9. 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.

SECTION II: 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, 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 17, 1981, and finally PASSED AND ADOPTED at a regular meeting thereof held March 24, 1981, by the following vote, to-wit:

AYES: Councilmen: Gillow, Hyde, McCandliss, Scott

NAYES: Councilmen: Cox

ABSENT: Councilmen: None


 Mayor of the City of Chula Vista

ATTEST 
 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. 1937, and that the same has not been amended or repealed. DATED _____.

 City Clerk

RESOLUTION NO. PCA-81-4

RESOLUTION OF THE CITY PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF AN AMENDMENT TO SECTION 15.56.020 C OF THE MUNICIPAL CODE RELATING TO STORAGE REQUIREMENTS FOR CONDOMINIUMS

WHEREAS, Section 15.56.020 C of the Chula Vista Municipal Code establishes requirements relating to storage space for condominium units, and

WHEREAS, the City Council requested preparation of an amendment to the code to redefine the location and distribution of the required storage space for condominiums, and

WHEREAS, the proposed amendment is exempt from environmental review as a Class 1(a) exemption, and

WHEREAS, the City Planning Commission set the time and place for a public hearing to consider the proposed amendment, and

WHEREAS, a hearing was held at said time and place, namely 7:00 p.m., February 11, 1981 in the Council Chambers, 276 Fourth Avenue, before the Planning Commission and the hearing was thereafter closed.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. From facts presented to the Planning Commission, the Commission finds that public necessity, convenience, general welfare and good zoning practice require that Section 15.56.020 C be amended to read as follows:

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 in condominium unit	Cu. ft. of enclosed 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.

3. At least seventy perent of the required space must be contiguous with 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 one-inch deadbolt single cylinder locks, security type hinges with nonremovable pins, and solid core doors. Such spaces must be constructed in a secure workmanlike 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. One-half of the required space may be provided within the attic if it is accessible by a pulldown or stationary stairway.
7. Storage located within the carport area shall not constitute more than thirty percent of the required space, if not adjacent to the unit.
8. Storage space must be designed so as to be architecturally compatible with the character of the condominium development.
9. 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.

2. The Planning Commission recommends to the City Council that said amendments be adopted.

3. That this resolution be transmitted to the City Council.

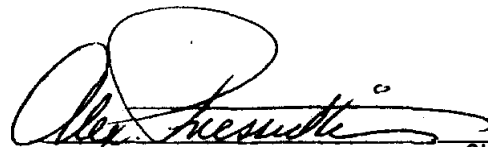
PASSED AND APPROVED BY THE CITY PLANNING COMMISSION OF CHULA VISTA, CALIFORNIA
this 11th day of February, 1981 by the following vote, to-wit:

AYES: Commissioners O'Neill, Stevenson, G. Johnson, Pressutti, R. Johnson
and Williams

NOES: None

ABSENT: Commissioner Smith

ATTEST:


Chairman


Secretary

EXHIBIT A

CONVERSION OF DWELLING UNITS TO INDEPENDENT OWNERSHIP

Section 15.56.020

or dwelling group into a condominium project, shall be occupied prior to the property owner's compliance with the following requirements:

- A. Condominium developments shall meet the fire protection standards which govern multi-family residences, dwelling groups, and other types of rental projects. All existing fire protection facilities shall be maintained.
- B. Walls which meet the standards of the Uniform Building Code shall be installed between the airspaces of condominium units.

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 in condominium unit	Cu. ft. of enclosed 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 forty percent of the required storage space.~~ seventy

- 3. At least ~~forty~~ seventy percent of the required space must be ~~adjacent to or within~~ 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 one-inch deadbolt single cylinder locks, security type hinges with nonremovable pins, and solid core doors. Such spaces must be constructed in a secure workmanlike 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.~~

- 6-7. One-half of the required space may be provided within the attic if it is accessible by a pulldown or stationary stairway.

- 7.8- Storage located within the carport area shall not constitute more than ~~sixty per~~ thirty percent of the required space, if not adjacent to the unit.

- 8-9. Storage space must be designed so as to be architecturally compatible with the character of the condominium development.

- 9 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.

- D. Condominium projects shall conform to the Uniform Housing Code which exists at the time of their establishment by subdivision map. The Housing Code requirements are those which govern multiple-family dwellings and dwelling groups.

- E. All condominium projects shall meet the protective-lighting standards of the Uniform Housing Code.

- F. Condominium projects shall conform to the off-street parking requirements which exist at the time of their establishment by subdivision map or parcel map. The off-street parking requirements are those which govern multiple-family dwellings and dwelling groups.

- G. Condominium projects shall comply with the guidelines of the design manual of the city, and shall be reviewed by the design review committee, except where condominium projects are located with the Chula Vista town centre No. 1 redevelopment project area, in which case the guidelines of the town centre design manual shall govern, and the reviewing body shall be the town centre design review board. Notwithstanding the provisions of subsection G, the property owner shall not be required to make major structural or spatial changes to existing buildings.

- H. Each condominium unit shall be served by a separate water heater, and by separate

adjacent with

ORDINANCE NO. 1937

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING SECTION 15.56.020 C OF THE CHULA VISTA MUNICIPAL CODE RELATING TO STORAGE REQUIREMENTS FOR CONDOMINIUMS

By a vote of 4 to 1 (Councilman Cox voting "no"), the City Council placed the ordinance on its second reading and adoption at the meeting of March 24, 1981.

The amendment redefines the location and distribution of the required storage space for condominiums. The amendment increases the security and convenience of the required storage areas and eliminates the ambiguity associated with determining whether or not an existing storage area is clearly above what is "normally" provided.

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


Jennie M. Fulasz, CMC, City Clerk