

ORDINANCE NO. 2124

AN EMERGENCY ORDINANCE OF THE CITY OF CHULA VISTA  
AMENDING THE CHULA VISTA MUNICIPAL CODE TO PROHIBIT  
THE CONSTRUCTION OF GUEST HOUSES WITHIN THE CITY

The City Council of the City of Chula Vista hereby ordains as follows:

SECTION I: Chapter 19.02 of the Chula Vista Municipal Code is hereby amended to add Section 19.02.050 to read as follows:

Sec. 19.02.050                      Guest Houses.

Notwithstanding any provisions of the Chula Vista Municipal Code to the contrary, "guest houses" may not be constructed within the City after July 23, 1985.

SECTION II: Chapter 19.04 of the Chula Vista Municipal Code is hereby amended by repealing Section 19.04.106.

SECTION III: Chapter 19.20 of the Chula Vista Municipal Code is hereby amended by repealing Section 19.20.030B.

SECTION IV: Chapter 19.22 of the Chula Vista Municipal Code is hereby amended by repealing Section 19.22.030B.

SECTION V: Chapter 19.24 of the Chula Vista Municipal Code is hereby amended by repealing Section 19.24.030G.

SECTION VI: Chapter 19.26 of the Chula Vista Municipal Code is hereby amended by repealing Section 19.26.030D.

SECTION VII: Chapter 19.58 of the Chula Vista Municipal Code is hereby amended by repealing Section 19.58.020D.

SECTION VIII: Pursuant to Section 311 of the Chula Vista City Charter, the City Council hereby declares that this ordinance shall be effective immediately as an emergency ordinance. The City Council hereby declares that it is necessary for this ordinance to take effect immediately to preserve the public peace, health or safety for the following reasons:

Guest houses pursuant to the Chula Vista Municipal Code are permitted in areas that are limited to single family and/or duplex residences. The addition of a guest house in these residential areas constitutes an increase in density and a weakening of the single family character thus destroying the public peace.

The prohibition contained in the Chula Vista Municipal Code relating to the renting of guest houses is nearly impossible for the staff of the City to enforce. The renting of guest houses in single family neighborhoods leads to permanent tenants who contribute additional noise and traffic problems which further erode the public's peace, health and safety.

The staff of the Chula Vista Planning Department has not had an opportunity to adequately review and report on the impact that said guest houses ultimately have on single family residences. The adoption of this emergency ordinance will maintain the status quo until such time as the report is presented to the Council.

Presented and Approved as to form by



Charles R. Gill, Assistant City Attorney

0601a

APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF  
CHULA VISTA, CALIFORNIA, AT FIRST READING THIS 23rd DAY OF July  
1985, BY THE FOLLOWING VOTE, TO-WIT:

AYES: COUNCILMEMBERS: Cox, Malcolm, McCandliss, Scott, Moore  
NAYES: COUNCILMEMBERS: None  
ABSTAIN: COUNCILMEMBERS: None  
ABSENT: COUNCILMEMBERS: None

Gregory R. Cox  
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. 2124, and that the same has  
not been amended or repealed.

DATED \_\_\_\_\_

(seal)

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

ORDINANCE NO. 2124

AN EMERGENCY ORDINANCE OF THE CITY OF CHULA VISTA  
AMENDING THE CHULA VISTA MUNICIPAL CODE TO PROHIBIT  
THE CONSTRUCTION OF GUEST HOUSES WITHIN THE CITY

By a unanimous vote of the City Council on July 23,  
1985, the ordinance was placed on first reading and  
adoption as an emergency ordinance.

Specifically, the ordinance prohibits the construction  
of guest houses in the City after July 23, 1985 and  
creates legal nonconforming uses of those guest houses  
already in existence.

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

Dated: 8/2/85

  
Jennie M. Fulasz, CMC, City Clerk