

ORDINANCE NO. 2144

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING  
TITLE 19 OF THE CHULA VISTA MUNICIPAL CODE TO CLARIFY  
AND REGULATE REMODELING OR ADDITIONS TO EXISTING  
DWELLING UNITS

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

An Initial Study, IS-86-30, of possible adverse  
environmental impacts of this amendment to Title 19 of the  
Municipal Code was conducted by the Environmental Review  
Coordinator on February 16, 1986. The Environmental Review  
Coordinator concluded that there would be no significant  
environmental effects and recommended that the Negative  
Declaration be adopted. Therefore, the City Council does hereby  
adopt the Negative Declaration issued on IS-86-30.

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

SECTION I: That Chapter 19.04 (Definitions) of the  
Chula Vista Municipal Code is hereby amended by adding thereto a  
new Section 19.04.097 to read as follows:

Section 19.04.097 Floor Area Ratio (Residential)

The numerical value obtained by dividing the total  
area of all the floors of a building or buildings  
included within the surrounding walls, by the total area  
of the premises.

SECTION II: That Chapter 19.22 (R-E Residential Estates  
Zone) of the Chula Vista Municipal Code is hereby amended by  
adding Sections 19.22.160 and 19.22.170 and amending existing  
Section 19.22.060 to read as follows:

Sec. 19.22.060 Height regulations.

No principal building shall exceed two and one-half  
stories or thirty-five feet in height and no accessory  
building shall exceed one and one-half stories or fifteen  
feet in height, except as provided in Section 19.16.040  
Ord. 1212 S. 11/19/69 prior code 8/33/302(F)

Principal buildings may not exceed two and one-half stories or 28 feet in height. However, an increase in building height may be allowed subject to approval of a conditional use permit. No accessory building shall exceed one and one-half stories or fifteen feet in height except as provided in Section 19.16.040. The height of a residential structure is measured from the highest point of the roof line to finished grade.

Sec. 19.22.160 Floor Area Ratio

Construction of dwellings or any remodeling or additions to existing dwellings shall have a floor area ratio (FAR) which limits the maximum building area to 45% of the lot area for single family dwellings and 55% of the lot area for duplexes. The floor area ratio calculation shall also include the square footage of patios, garages and other accessory structures present on the lot. For these purposes, an accessory structure is defined as any structure which rises 4 or more feet above finished grade.

Sec. 19.22.170 Building Additions and Remodeling

Any remodeling or additions to existing dwellings, which when added to the original building square footage equals 50% or greater than the original building permit allowed, shall require the building to comply with current zoning ordinance standards. Current building setback standards shall, however, apply only to new additions to an existing dwelling. Original building square footage shall be determined by submittal of dimensioned floor and site plans by the applicant, which are subject to review by the Director of Planning for verification.

SECTION III: That Chapter 19.24 (R-1 Family Residence Zone) of the Chula Vista Municipal Code is hereby amended by adding Sections 19.24.180 and 19.24.190 and amending existing Section 19.24.060 to read as follows:

Sec. 19.24.060 Height regulations.

*No // principal // building // shall // exceed // two // and // one-half // stories // or // 28 // feet // in // height // and // no // accessory // building // shall // exceed // one // and // one-half // stories // or // 15 // feet // in // height // except // as // provided // in // Section // 19.16.040 // The // height // of // a // residential // structure // is // measured // from // the // highest // point // of // the // roof // line // to // finished // grade //*

Principal buildings may not exceed two and one-half stories or 28 feet in height, however, an increase in building height may be allowed subject to approval of a conditional use permit. No accessory building shall exceed one and one-half stories or fifteen feet in height except as provided in Section 19.16.040. The height of a residential structure is measured from the highest point of the roof line to finished grade.

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Sec. 19.24.180 Floor Area Ratio

See Section 19.22.160 for Floor Area Ratio requirements in the R-1 zones.

Sec. 19.24.190 Building Additions and Remodeling

See Section 19.22.170 for limitations to remodeling or additions to existing dwellings.

SECTION IV: That Chapter 19.26 (R-2 One and Two Family Residence Zone) of the Chula Vista Municipal Code is hereby amended by adding Sections 19.26.180 and 19.26.190 and amending existing Section 19.26.060 to read as follows:

Sec. 19.26.060 Height Regulations

No principal building shall exceed two and one-half stories or 28 feet in height and no accessory building shall exceed one and one-half stories or fifteen feet in height except as provided in Chapter 19.16 of the 1991 Code of the City of Chula Vista.

Principal buildings may not exceed two and one-half stories or 28 feet in height, however, an increase in building height may be allowed subject to approval of a conditional use permit. No accessory building shall exceed one and one-half stories or fifteen feet in height except as provided in Section 19.16.040. The height of a residential structure is measured from the highest point of the roof line to finished grade.

Sec. 19.26.180 Floor Area Ratio

See Section 19.22.160 for Floor Area Ratio requirements in the R-2 zones.

Sec. 19.26.190 Building Additions and Remodeling

See Section 19.22.170 for limitations to remodeling or additions to existing dwellings.

SECTION V: That Chapter 19.48 (P-C Planned Community Zone) of the Chula Vista Municipal Code is hereby amended by adding Section 19.48.140 to read as follows:

Sec. 19.48.140 P-C Zone - Residential Areas Not Subject to Design Review

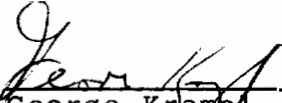
Construction of dwelling units or any remodeling or additions to existing dwellings within residential areas in the P-C zone not subject to design review requirements must comply with the provisions outlined in Sections 19.22.060, 19.22.160 and 19.22.170 of this ordinance.


SECTION VI: Effective Date. This ordinance upon its effective date shall require all plans submitted after April 15, 1986 for building permits relating to remodeling or new construction of residential structures to comply with its provisions.

SECTION VII: 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

  
\_\_\_\_\_  
George Kremp, Director of  
Planning

  
\_\_\_\_\_  
Charles R. Gill, Assistant  
City Attorney

1336a

FIRST READ AT A REGULAR MEETING OF THE CITY COUNCIL OF THE  
TY OF CHULA VISTA, CALIFORNIA, HELD April 15, 19 86, AND  
FINALLY PASSED AND ADOPTED AT A REGULAR MEETING THEREOF HELD April 22,  
19 86, BY THE FOLLOWING VOTE, TO-WIT:

AYES: Councilmen : Cox, Malcolm, Moore, McCandliss  
NAYES: Councilmen : None  
ABSTAIN: Councilmen : None  
ABSENT: Councilmen : 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. 2144, and that the same has not been amended or repealed.

DATED \_\_\_\_\_

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



EXHIBIT A

Chapter 19.04

Definitions

19.04.097 Floor Area Ratio (Residential)

The numerical value obtained by dividing the total area of all the floors of a building or buildings included within the surrounding walls, by the total area of the premises.

Chapter 19.22

R-E Residential Estates Zone

19.22.060 Height regulations.

*No/ principal/ building/ shall/ exceed/ two/ and/ one-half/ stories/ or/ thirty-five/ feet/ in/ height;/ and/ no/ accessory/ building/ shall/ exceed/ one/ and/ one-half/ stories/ or/ fifteen/ feet/ in/ height;/ except/ as/ provided/ in/ Section/ 19.16.040/ (Ord./ 1212/ §/ 11/ parts/ 1, 1969/ &/ 1/ &/ 33/ 302/ P/ 1)*

Principal buildings may not exceed two and one-half stories or 24 feet in height. However, an increase in building height may be allowed subject to approval of a conditional use permit. No accessory building shall exceed one and one-half stories or fifteen feet in height except as provided in Section 19.16.040. The height of a residential structure is measured from the highest point of the roof line to finished grade.

19.22.160 Floor Area Ratio

Construction of dwellings or any remodeling or additions to existing dwellings shall have a floor area ratio (FAR) which limits the maximum building area to 45% of the lot area for single family dwellings and 55% of the lot area for duplexes. The floor area ratio calculation shall also include the square footage of patios, garages and other accessory structures present on the lot. For these purposes, an accessory structure is defined as any structure which rises 4 or more feet above finished grade.

19.22.170 Building Additions and Remodeling

Any remodeling or additions to existing dwellings, which when added to the original building square footage equals 50% or greater than the original building permit allowed, shall require the building to comply with current zoning ordinance standards. Current building setback standards shall, however, apply only to new additions to an existing dwelling. Original building square footage shall be determined by submittal of dimensioned floor and site plans by the applicant, which are subject to review by the Director of Planning for verification.

Chapter 19.24

R-1 Family Residence Zone

19.24.060 Height regulations.

No principal building shall exceed two and one-half stories or thirty-five feet in height and no accessory building shall exceed one and one-half stories or fifteen feet in height except as provided in Chapter 19.16.040 of the Code of the City of Portland.

Principal buildings may not exceed two and one-half stories or 24 feet in height, however, an increase in building height may be allowed subject to approval of a conditional use permit. No accessory building shall exceed one and one-half stories or fifteen feet in height except as provided in Section 19.16.040. The height of a residential structure is measured from the highest point of the roof line to finished grade.

19.24.180 Floor Area Ratio

See Section 19.22.160 for Floor Area Ratio requirements in the R-1 zones.

19.24.190 Building Additions and Remodeling

See Section 19.22.170 for limitations to remodeling or additions to existing dwellings.

Chapter 19.26

R-2 One and Two Family Residence Zone

19.26.060 Height Regulations

No principal building shall exceed two and one-half stories or thirty-five feet in height and no accessory building shall exceed one and one-half stories or fifteen feet in height except as provided in Chapter 19.16.040 of the Code of the City of Portland.

Principal buildings may not exceed two and one-half stories or 24 feet in height, however, an increase in building height may be allowed subject to approval of a conditional use permit. No accessory building shall exceed one and one-half stories or fifteen feet in height except as provided in Section 19.16.040. The height of a residential structure is measured from the highest point of the roof line to finished grade.

19.26.180 Floor Area Ratio

See Section 19.22.160 for Floor Area Ratio requirements in the R-2 zones.

19.26.190 Building Additions and Remodeling

See Section 19.22.170 for limitations to remodeling or additions to existing dwellings.

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Chapter 19.28

P-C Planned Community Zone

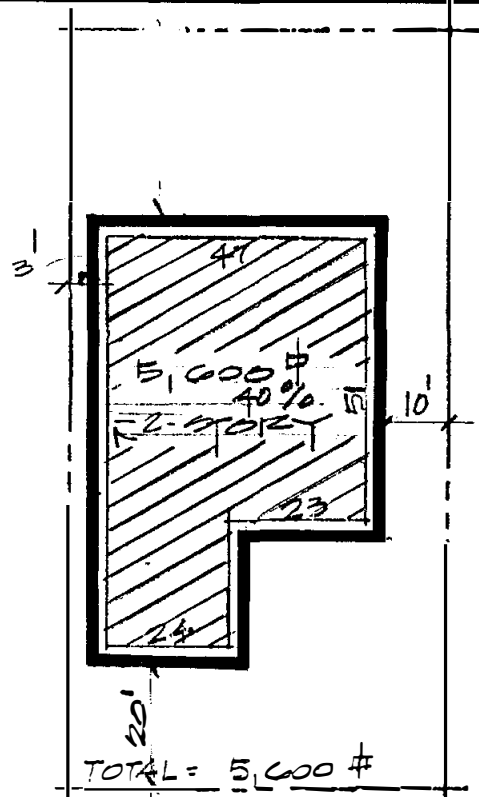
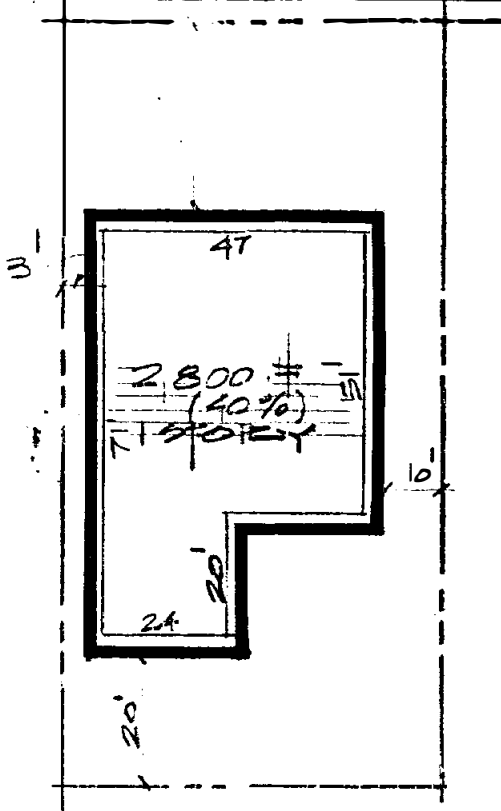
19.48.140 P-C Zone - Residential Areas Not Subject to Design Review

Construction of dwelling units or any remodeling or additions to existing dwellings within residential areas in the P-C zone not subject to design review requirements must comply with the provisions outlined in Sections 19.22.060, 19.22.160 and 19.22.170 of this ordinance.

WPC 2518P



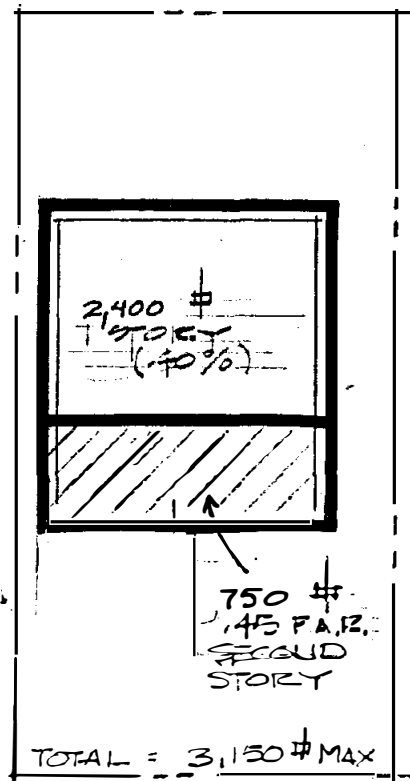
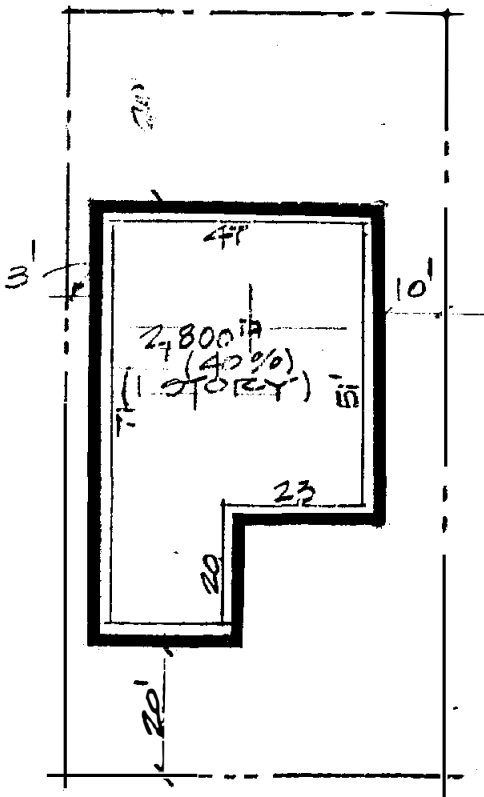
**PRESENT ZONING ORDINANCE 7000 sq. ft. ( 40% lot coverage )**



ONE STORY BLDG = 30'-0"

TWO STORY BLDG = 30'-0"

**PROPOSED- F.A.R. OF (.45 ) FOR SECOND STORY**



ONE STORY BLDG

3' SECOND STORY BLDG

2144

RESOLUTION NO. PCA-86-6

RESOLUTION OF THE CITY OF CHULA VISTA PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF AN AMENDMENT TO TITLE 19 OF THE MUNICIPAL CODE TO CLARIFY AND REGULATE REMODELING OR ADDITIONS TO EXISTING DWELLING UNITS WITHIN SINGLE FAMILY AND DUPLEX RESIDENTIAL ZONES AND SIMILARLY REGULATED AREAS

WHEREAS, the City Council, in response to complaints regarding the remodeling of a single family residence, which resulted in a structure whose bulk and scale were out of proportion to the lot and the surrounding neighborhood, directed staff to review remodeling standards along with standards regarding lot coverage, setbacks, and height limitations, and

WHEREAS, City Council, in January of 1986 approved a report presented by staff recommending that draft ordinances be prepared for Planning Commission consideration, clarifying when remodeling is of such an extent as to constitute new construction, and establish a more effective means of controlling the bulk and scale of residential dwellings in single family and duplex residential zones, and

WHEREAS, the Planning Commission set the time and place for a hearing on said amendment and notice of said hearing, together with its purpose, was given by its publication in a newspaper of general circulation in the city at least ten days prior to the hearing, and

WHEREAS, the hearing was held at the time and place as advertised, namely 7:00 p.m., February 26, 1986, in the Council Chambers, 276 Fourth Avenue, before the Planning Commission and said hearing was thereafter closed, and

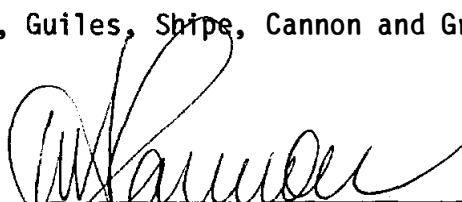
WHEREAS, the Commission found that the project would have no significant environmental impacts and adopted the Negative Declaration issued on IS-86-30.

NOW, THEREFORE, BE IT RESOLVED THAT FROM THE FACTS PRESENTED AT THE HEARING, THE PLANNING COMMISSION recommends the adoption of amendments to Title 19 of the Municipal Code as listed in Exhibit A attached hereto and made a part of.


That a copy of this resolution be transmitted to the City Council.

PASSED AND APPROVED BY THE PLANNING COMMISSION OF CHULA VISTA, CALIFORNIA, this 26th day of February, 1986, by the following vote, to-wit:

AYES: Commissioners Carson, Tugenberg, Green, Guiles, Shipe, Cannon and Grasser  
NOES: None  
ABSENT: None

  
\_\_\_\_\_  
William S. Cannon, Chairman

ATTEST:

  
\_\_\_\_\_  
Ruth M. Smith, Secretary

# negative declaration

PROJECT NAME: ZTA New Residential Construction

PROJECT LOCATION: City-wide (except the Montgomery annexation area)

PROJECT APPLICANT: City of Chula Vista, Planning Department, 276 Fourth Ave.,  
Chula Vista, CA 92010

CASE NO: IS-86-30

DATE: February 16, 1986

## A. Project Setting

This project is a zoning text amendment and would apply city-wide; except the Montgomery annexation area where it will apply only when City zoning replaces the existing County zoning.

## B. Project Description

### Chapter 19.04

#### Definitions

#### 19.04.097 Floor Area Ratio (Residential)

The numerical value obtained by dividing the total area of all the floors of a building or buildings included within the surrounding walls, by the total area of the premises.

### Chapter 19.22

#### R-E Residential Estates Zone

#### 19.22.060 Height regulations.

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Principal buildings may not exceed two and one-half stories or 24 feet in height. However, an increase in building height may be allowed subject to approval of a conditional use permit. No accessory building shall exceed one and one-half stories or fifteen feet in height except as provided in Section 19.16.040.

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19.22.170 Building Additions and Remodeling

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Chapter 19.24

R-1 Family Residence Zone

19.24.060 Height regulations.

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19.24.180 Floor Area Ratio

See Section 19.22.160 for Floor Area Ratio requirements in the R-1 zones.

19.24.190 Building Additions and Remodeling

See Section 19.22.170 for limitations to remodeling or additions to existing dwellings.

Chapter 19.26

R-2 One and Two Family Residence Zone

19.26.060 Height Regulations

No principal building shall exceed two and one-half stories or thirty-five feet in height, however, an increase in building height may be allowed subject to approval of a conditional use permit. No accessory building shall exceed one and one-half stories or fifteen feet in height except as provided in Section 19.16.040.

Principal buildings may not exceed two and one-half stories or 24 feet in height, however, an increase in building height may be allowed subject to approval of a conditional use permit. No accessory building shall exceed one and one-half stories or fifteen feet in height except as provided in Section 19.16.040.

19.26.180 Floor Area Ratio

See Section 19.22.160 for Floor Area Ratio requirements in the R-2 zones.

19.26.190 Building Additions and Remodeling

See Section 19.22.170 for limitations to remodeling or additions to existing dwellings.

Chapter 19.28

P-C Planned Community Zone

19.48.140 P-C Zone - Residential Areas Not Subject to Design Review

Construction of dwelling units or any remodeling or additions to existing dwellings within residential areas in the P-C zone not subject to design review requirements must comply with the provisions outlined in Sections 19.22.060, 19.22.160 and 19.22.170 of this ordinance.

C. Compatibility with Zoning and Plans

The project is an amendment to the text of the zoning ordinance and is compatible with the General Plan.

F. Findings of Insignificant Impact

1. The project involves a zoning text amendment; therefore, no natural or manmade resources will be affected.
2. The proposed amendment is not at variance with the goals and objectives of the General Plan and short-term goals will not be achieved to the disadvantage of long-term environmental goals.
3. There are not impacts anticipated to occur which could interact to create a substantial cumulative impact on the environment.
4. The proposed amendments will more stringently regulate height and bulk regulations in the R-E, R-1, R-2 and Planning Community zones and, therefore, any effect on people will be reduced. The definition of building additions and remodeling is being changed to assure compliance with current Code standards.

G. Consultation

1. Individuals and Organizations

City of Chula Vista: Mando Liuag, Associate Planner  
Roger Daoust, Senior Civil Engineer  
Duane Bazzel, Assistant Planner  
Gene Grady, Building and Housing Department  
Carol Gove, Fire Marshal  
Chuck Glass, Traffic Engineer

The Initial Study application and evaluation forms documenting the findings of no significant impact are on file and available for public review at the Chula Vista Planning Department, 276 Fourth Avenue, Chula Vista, CA 92010.

  
ENVIRONMENTAL REVIEW COORDINATOR

WPC 2552P  
EN 6 (Rev. 5/85)

city of chula vista planning department  
environmental review section



ORDINANCE NO. 2144

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING TITLE 19 OF THE CHULA VISTA MUNICIPAL CODE TO CLARIFY AND REGULATE REMODELING OR ADDITIONS TO EXISTING DWELLING UNITS

By a unanimous vote on April 22, 1986, the City Council placed the ordinance on second reading and adoption.

Generally, the ordinance: limits the total building area within single-family and duplex zoned areas involving both new construction as well as additions; establishes a formula wherein any increase from the original building square footage to or greater than 50% would require compliance with current zoning regulations; limits the height of structures within the single-family and duplex zones to 24 feet unless a conditional use permit were approved; the floor area ratio for duplexes be fixed at 55% of the square footage of the lot rather than 45% as recommended for single-family residences; original building square footage to be determined by submittal of dimensioned floor and site plans by the applicant for review of the Director of Planning; and includes a definition of building height.

Copies of the ordinance may be obtained at the office of the City Clerk, City Hall, 276 Fourth Avenue, Chula Vista, CA.

Dated: 4/28/86

  
Jennie M. Fulasz, CMC, City Clerk