

ORDINANCE NO. 2151

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
CHAPTER 19.62 OF THE CHULA VISTA MUNICIPAL CODE
TO REQUIRE A REPLACEMENT GARAGE

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

SECTION I: That Section 19.62.170 of Chapter 19.62 of
the Chula Vista Municipal Code be, and the same is hereby amended
to read as follows:

19.62.170 Residential parking-Two-Car
garage requirement-Intent
and purpose.

It is the intent of this section and Sections 19.62.180 and
19.62.190, to require that all dwelling units in the A, R-E, R-1
and R-2 zones as well as single family and two family
developments in the P-C zone shall also have constructed on
the same lot as a necessary and essential accessory building to
the residential use of said lot, a two-car enclosed garage
containing a minimum of four hundred square feet and minimum
dimension of twenty feet. The purpose of said requirement is to
provide adequate off-street parking so as to alleviate the
congestion on residential streets and space for the necessary
storage of materials in an enclosure. The enclosed garage ~~is~~
~~appropriate//desired//as//provided//herein~~ is necessary to
protect the general welfare of residential areas by preventing
the establishment of parking spaces in an open parking lot
situation inappropriate to residential development and the open
and disorderly display of gardening equipment, tools, boxes and
other materials which would be stored in enclosures to avoid an
unsightly appearance.

SECTION II: That Section 19.62.190 of Chapter 19.62 of
the Chula Vista Municipal Code be, and the same is hereby amended
to read as follows:

19.62.190 Residential parking - ~~Two-Car/garage/~~
~~requirement~~ Procedure for conversion
to living purposes-Approval required.

Prior to the issuance of a building permit for the conversion
of any existing ~~two-car~~ garage or carport for living purposes,
the property owner desiring such conversion shall be required to
~~provide~~ meet the following conditions ~~and approvals~~:

FIRST READ AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA, CALIFORNIA, HELD MAY 27, 19 86, AND FINALLY PASSED AND ADOPTED AT A REGULAR MEETING THEREOF HELD JUNE 3, 19 86, BY THE FOLLOWING VOTE, TO-WIT:

AYES: Councilmen : COX, MALCOLM, MOORE, CAMPBELL
NAYES: Councilmen : NONE
ABSTAIN: Councilmen : NONE
ABSENT: Councilmen : MCCANDLISS



Mayor of the City of Chula Vista

ATTEST



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. 2151, and that the same has not been amended or repealed.

DATED _____



City Clerk

EXHIBIT A

Proposed Amendments to Garage Conversion Provisions of the Municipal Code

Chapter 19.62 Off-Street Parking and Loading

19.62.170 Residential parking-Two-car garage requirement-Intent and purpose.

It is the intent of this section and Sections 19.62.180 and 19.62.190, to require that all dwelling units in the A, R-E, R-1 and R-2 zones as well as single family and two family developments in the P-C zone shall ~~also~~ have constructed on the same lot as a necessary and essential accessory building to the residential use of said lot, a two-car enclosed garage containing a minimum of four hundred square feet and minimum dimension of twenty feet. The purpose of said requirement is to provide adequate off-street parking so as to alleviate the congestion on residential streets and space for the necessary storage of materials in an enclosure. The enclosed garage ~~or appropriate carport, as provided herein,~~ is necessary to protect the general welfare of residential areas by preventing the establishment of parking spaces in an open parking lot situation inappropriate to residential development and the open and disorderly display of gardening equipment, tools, boxes and other materials which would be stored in enclosures to avoid an unsightly appearance. (Ord. 1356 § 1 (part), 1971: Ord. 1212 § 1 (part), 1969: prior code § 33.803(C)(1).)

19.62.190 Residential parking - ~~Two-car garage requirement~~ Procedure for conversion to living purposes-Approval required.

Prior to the issuance of a building permit for the conversion of any existing ~~two-car garage or carport~~ for living purposes, the property owner desiring such conversion shall be required to ~~provide~~ meet the following conditions ~~and approvals~~:

- A. A new enclosed garage shall be provided to replace the garage being converted and the new garage shall contain not less than the same number of parking spaces as the garage being converted. A two-car garage shall be as set forth in Section 19.62.170 and a one-car garage shall have a minimum area of 200 square feet and minimum dimensions of 10 feet by 20 feet. Tandem parking as provided in this chapter will not satisfy the parking requirements.

~~Two provided off-street parking spaces with minimum dimensions of ten feet by minimum feet for each of said parking spaces shall be provided. Said parking spaces shall be located in back of the front yard setbacks provided however, that the front yard setback area may be used to accommodate the required off-street parking if the plans for said parking spaces are approved by the zoning administrator. The zoning administrator shall examine said plans to insure that the parking is proposed to be located in any obstacles to vehicular or pedestrian traffic and would not be detrimental to the surrounding neighborhood. If the zoning administrator disapproves the parking plans, the property owner may file an appeal with the board of appeals as provided in this chapter. Tandem parking is provided in this chapter will not satisfy the parking requirements.~~

- B. A new carport or garage shall be provided to replace an existing carport being converted and shall contain not less than the same number of parking spaces.

Proper enclosed storage space: The required storage unit shall contain a minimum of eighty square feet of floor area for two-car garages and forty square feet for one-car garages, and shall be not less than six feet high, with no other dimension less than four feet, and shall have direct exterior access.

- C. All plans for the conversions of existing garages or carports for living purposes, as well as plans for new garages or carports, shall be submitted to the planning department for approval, to insure that the conversion is compatible in design and materials with the existing dwelling. Plans for garage conversions shall show either:
1. The exterior of the garage unchanged; or
 2. The exterior of the garage fully altered to match the existing house elevation in colors, materials and trim.

- D. A filing fee as set forth in the master fee schedule shall accompany each application for a garage conversion.

(Ord. 2011 § 1 (part), 1982: Ord. 1669 § 1, 1976; Ord. 1356 § 1 (part), 1971: Ord. 1212 § 1 (part), 1969: prior code § 33.803(C)(3).)

WPC 2727P

RESOLUTION NO. PCA-86-4

RESOLUTION OF THE CITY OF CHULA VISTA PLANNING
COMMISSION RECOMMENDING TO THE CITY COUNCIL THE
ADOPTION OF AN AMENDMENT TO THE GARAGE CONVERSION
PROVISIONS OF THE MUNICIPAL CODE

WHEREAS, the City Council directed staff to prepare an amendment to the garage conversion provisions of the Municipal Code with a referral to the Planning Commission for their recommendation, 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., April 23, 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-81-10, and

WHEREAS, the Commission found that garage conversions lead to more driveway and on-street parking which tends to clutter residential areas, and

WHEREAS, the Commission further found that more driveway and on-street parking tends to impair sight distances resulting in a greater chance of motorist/pedestrian conflict.

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 shown in Exhibit "A" attached hereto and made a part hereof, and

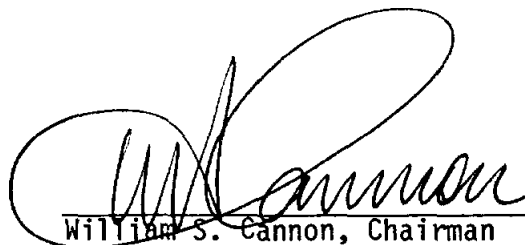
That a copy of this resolution be transmitted to the City Council.

PASSED AND APPROVED BY THE PLANNING COMMISSION OF CHULA VISTA, CALIFORNIA, this 23rd day of April 1986, by the following vote, to-wit:

AYES: Commissioners Carson, Green, Shipe, Cannon and Grasser

NOES: Commissioner Tugenberg

ABSENT: Commissioner Guiles (excused)



William S. Cannon, Chairman

ATTEST:



Ruth M. Smith, Secretary

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- B. A new carport or garage shall be provided to replace an existing carport being converted and shall contain not less than the same number of parking spaces.

Proper enclosed storage space: The required storage unit shall contain a minimum of eighty square feet of floor area for two-car garages and forty square feet for one-car garages and shall be not less than six feet high, with no other dimensions less than four feet, and shall have direct exterior access.

- C. All plans for the conversions of existing garages for living purposes, as well as plans for new garages or carports, shall be submitted to the planning department for approval, to insure that the conversion is compatible in design and materials with the existing dwelling. Plans for garage conversions shall show either:
1. The exterior of the garage unchanged; or
 2. The exterior of the garage fully altered to match the existing house elevation in colors, materials and trim.

- D. A filing fee as set forth in the master fee schedule shall accompany each application for a garage conversion.
(Ord. 2011 § 1 (part), 1982: Ord. 1669 § 1, 1976; Ord. 1356 § 1 (part), 1971: Ord. 1212 § 1 (part), 1969: prior code § 33.803(C)(3).)

WPC 2727P

PARKING REQUIREMENTS FOR SINGLE FAMILY DWELLINGS
SAN DIEGO REGION
JUNE 1985

<u>City</u>	<u>Required Parking</u>	<u>Conversions</u>	
		<u>Min. Replacement</u>	<u>In Required Front Setback</u>
Carlsbad	2 car garage	2 car garage	No
Coronado	2 car garage	1 open/1 covered	No
Chula Vista	2 car garage	2 open	Yes
Del Mar	2 open spaces	2 open	No
El Cajon	2 car garage (1/2 ac. +) 1 open/1 covered (other)	1 open/1 covered 1 open/1 covered	No No
Escondido	2 car garage	2 covered	No
Imperial Beach	2 car garage	2 car garage	No
La Mesa	2 car garage	2 car garage	No
Lemon Grove	2 car garage	2 car garage	No
National City	2 covered (10,000 sq. ft. +) 1 open/1 covered (other)	2 covered 1 open/1 covered	No No
Oceanside	2 car garage	Conversions not allowed	
Poway	2 car garage	2 car garage	No
San Diego City	2 open spaces	2 open	No
San Diego County	2 open spaces	2 open	No
San Marcos	2 car garage	2 car garage	No
Santee	2 car garage	2 open	No
Vista	2 car garage	2 car garage	No

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*Approved
JMS*

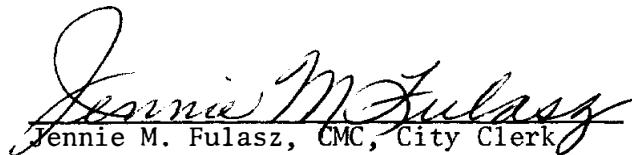
By a unanimous vote on June 3, 1986 (Councilwoman McCandliss was absent), the City Council placed the ordinance on second reading and adoption.

The ordinance stipulates the following:

1. Amends Sections 19.62.180 and 19.62.190 requiring all dwelling units in the A, R-E, R-1, R-2, single-family and two-family developments in the P-C zones to have constructed on the same lot a two-car enclosed garage containing a minimum of four hundred square feet and a minimum dimension of twenty (20) feet.
2. Prior to the issuance of a building permit for the conversion of any existing garage or carport for living purposes, the property owner desiring such conversion shall be required to provide a new enclosed two-car garage to replace the garage or carport being converted.

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

Dated: 6/6/86


Jennie M. Fulasz, CMC, City Clerk