

ORDINANCE NO. 2344

AN ORDINANCE OF THE CITY OF CHULA VISTA, CALIFORNIA REPEALING EXISTING SECTIONS 15.20.010 THROUGH 15.20.050 AND ADOPTING NEW SECTIONS 15.20.010 THROUGH 15.20.050 OF CHAPTER 15.20 OF THE MUNICIPAL CODE OF CHULA VISTA RELATING TO TO THE ADOPTION OF THE UNIFORM HOUSING CODE, 1988 EDITION.

THE CITY COUNCIL OF THE CITY OF CHULA VISTA DOES ORDAIN AS FOLLOWS:

SECTION I. That Sections 15.20.010 through 15.20.050 of Chapter 15.20 are hereby repealed, and new Sections 15.20.010 through 15.20.050 of Chapter 15.20 of the Chula Vista Municipal Code are hereby adopted to read:

Section 15.20.010. DOCUMENT ADOPTED BY REFERENCE. There is hereby adopted by reference that certain document known and designated as the Uniform Housing Code, 1988 Edition as copyrighted by the International Conference of Building Officials. Said document is hereby adopted as the Housing Code of the City of Chula Vista, California, providing for the issuance of housing permits and providing the minimum requirements for the protection of life, limb, health, property, safety and welfare of the general public and the owners and occupants of residential buildings in the City of Chula Vista, and the regulations, provisions, penalties, conditions and terms of said Uniform Housing Code, 1988 Edition, are hereby referred to, adopted, and made a part hereof, as though fully set forth herein, excepting such portions as are hereinafter deleted, modified or amended.

Section 15.20.020 Section 203 is revised to read:

Section 203 ADVISORY AND APPEALS BOARD. In order to provide for reasonable interpretation of the provisions of this code, to mitigate specific provisions of this code which create practical difficulties in their enforcement and to hear appeals provided for hereunder, there is hereby established a Board of Appeals and Advisors consisting of seven members who are qualified by experience and training to pass upon matters pertaining to building construction, use and occupancy of residential structures. The Director of Building and Housing shall be an ex-officio member who shall not be entitled to vote and who shall act as Secretary to the Board. The Board of Appeals and Advisors shall be appointed by the Mayor and confirmed by the City Council. The Board shall render all decisions and findings in writing to the Director of Building and Housing with a duplicate copy to the appellant. Appeals to the Board shall be processed in accordance with the provisions contained in Section 1201 of this code or in accordance with such procedures as may be prescribed by the City Attorney of the City of Chula Vista. The decision of the Board is final. The Board of Appeals and Advisors shall recommend to the City Council such new legislation deemed necessary to govern construction, use and occupancy of residential structures, in the City of Chula Vista.

Section 15.20.030. Section 304 is revised to read:

SECTION 304 ANNUAL HOUSING PERMIT.

Section 304(a) It shall be unlawful for any person, firm, partnership, or corporation, either for himself or itself, or for any other person, firm, partnership, or corporation to own or operate an apartment house, lodging house or hotel without first obtaining a housing permit therefor.

Section 304(b) The Annual Housing Permit provided for in this code shall be due and payable to the City of Chula Vista on the first day of January of each year in advance. The housing permit fee shall be paid concurrently with the business license fee.

Section 304(c) If any person, firm, partnership or corporation commences the operation of an apartment house or hotel during the calendar year, the housing permit shall be prorated on a quarterly prorata basis for the calendar year.

Section 304(d) A permit to operate and maintain an apartment house or hotel is not transferable.

Section 15.20.040 Section 305 is amended to read:

Section 305 HOUSING PERMIT FEES - APARTMENT HOUSES, LODGING HOUSES, HOTELS AND MOTELS.

Section 305(a) The fee for a Housing Permit required by Section 304 of this ordinance shall be as presently designated, or as it may hereafter be amended as set forth in the Master Fee Schedule of the City of Chula Vista.

For the purpose of this section, a "unit" shall mean each apartment in an apartment house, each sleeping room in a hotel, motel and lodging house, and each apartment and each hotel, motel sleeping room in a building containing both apartments and hotel/motel sleeping rooms.

Separate apartment house buildings and separate hotel/motel buildings, or combination thereof, located upon a single parcel of land or contiguous parcels of land, under the same ownership, shall be treated as one apartment house, or hotel for the purposes of computing the fee prescribed by this section.

Section 305(b) Penalty for Delinquent Payment. If the housing permit is not paid on or before the thirtieth (30th) day of the month following the date when it became due, then a penalty in an amount equal to twenty-five percent (25%) of the permit fee due and payable shall be added thereto, and no such permit shall be issued until such penalty has been paid.

Section 305(c) The Director of Building and Housing shall cause  
o be made such inspections, at such intervals, as shall be deemed  
necessary to insure compliance with the provisions of this code.

Section 15.20.050 Section 307 is amended to read:

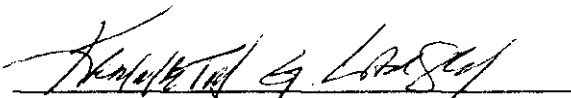
Section 307. SUSPENSION AND REVOCATION OF HOUSING PERMIT.  
Whenever it is found that any apartment house, lodging house, hotel  
or motel is not being conducted in conformity with this Code, the  
annual housing permit to operate shall be subject to revocation or  
suspension by the Building Official.

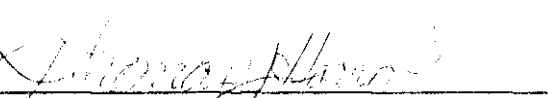
SECTION II. Findings and Declaration. The City Council of the  
City of Chula Vista specifically and expressly finds and declares  
that the nature and uniqueness of the climate, terrain, and location  
does necessitate and demand specific amendments to the Uniform  
Housing Code, 1988 Edition, which are noted in the Chula Vista  
Municipal Code and restated in this ordinance.

SECTION III. This Ordinance shall take effect and be in full  
force on the thirtieth day from and after its passage and approval.

Presented by:

Approved as to form by:

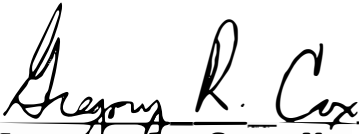
  
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Kenneth G. Larsen Director  
Building and Housing Department

  
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Thomas J. Harron  
City Attorney

Ordinance No. 2344

PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 5th day of December, 1989 by the following vote:

AYES: Councilmembers: Malcolm, McCandliss, Moore,  
Nader, Cox  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None  
ABSTAIN: Councilmembers: None

  
\_\_\_\_\_  
Gregory R. Cox, Mayor

ATTEST:

  
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Beverly A. Authelet, City Clerk

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO ) ss.  
CITY OF CHULA VISTA )

I, Beverly A. Authelet, City Clerk of the City of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 2344 had its first reading on November 21, 1989, and its second reading and adoption at a regular meeting of said City Council held on the 5th day of December, 1989.

Executed this 5th day of December, 1989.

  
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Beverly A. Authelet, City Clerk