

ORDINANCE NO. 2485

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING SECTION 19.58.110 OF THE CHULA VISTA MUNICIPAL CODE TO DELETE CERTAIN PROCEDURAL REQUIREMENTS FOR CHURCHES THAT PROVIDE TEMPORARY SHELTER FOR THE HOMELESS

WHEREAS, the Interfaith Shelter Network, which sponsors and coordinates a temporary, rotational homeless shelter program involving churches throughout the County, has requested that the City consider streamlining certain local procedural requirements which now apply to churches that wish to participate in the program; and,

WHEREAS, the proposed amendment would allow churches to provide shelter for the homeless for two weeks per year without the necessity to secure a zoning permit or to notice surrounding residents each year prior to providing the shelter services; and,

WHEREAS, the project is exempt from environmental review as a categorical exemption, Class 23 Section 1532.

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

SECTION I: That Section 19.58.110 of the Chula Vista Municipal Code is hereby amended to read as follows:

Sec. 19.58.110 Church, hospital, convalescent hospital, religious or eleemosynary institution.

Any church, hospital, convalescent hospital or other religious or eleemosynary institution in any R zone shall be located on collector street or thoroughfare with a minimum parcel of one acre, shall maintain a ten-foot wide minimum landscaped strip or solid six-foot fence or masonry wall on all property lines abutting said R zone, except that said fence or wall may be reduced to three and one-half feet in a landscaped front setback area not containing parking facilities, and shall have side yard and rear yard setbacks of at least twenty feet and a front yard setback of at least twenty feet. These shall be considered guidelines rather than standards in the case of churches.

The provision of temporary shelter for the homeless in accordance with the following standards and requirements is considered accessory to church use subject to compliance with the following standards:

1. A shelter may accommodate a maximum of 12 guests for two weeks per year. Two additional non-consecutive two-week periods may be authorized by the Zoning Administrator provided no opposition has been expressed by surrounding property owners or residents;

otherwise the City Council shall have the authority to grant such extensions.

2. The guests shall be prescreened by a recognized social service agency to determine resident suitability. Active alcohol or drug abusers as well as those with criminal convictions of a felony or any crime of violence or significant mental illness shall be excluded from the program. Supervision shall be provided at all times both on-site and during arrivals and departures from the shelter.
3. A floor plan and set-up of the space to be occupied shall be submitted along with a description of the prescreening agency and criteria.

A post set-up, pre-shelter inspection shall be conducted by the City in order to determine compliance with applicable building, health, safety and fire regulations.

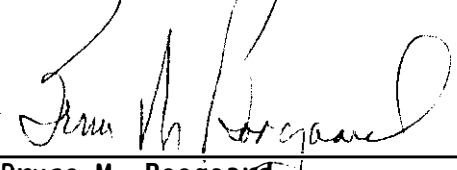
4. A church which is providing shelter for the first time, or which has not provided shelter in the last 18 months shall provide the City with certification that written notice of the proposal has been given to properties within 300 ft. of the shelter site. The host congregation is encouraged to hold a neighborhood meeting to inform residents of the proposal and answer questions well before the commencement date.
5. The shelter may be subject to closure for the violation of the standards or determination by the Zoning Administrator that the shelter guests have been the negligent or intentional cause of one or more neighborhood disturbances.
6. Shelter proposals beyond the limits noted in item #1 above including extensions are considered conditional uses and may only be permitted by issuance of a conditional use permit.

SECTION II: This ordinance shall take effect and be in full force on the thirtieth day from and after its adoption.

Presented by

  
Robert A. Leiter  
Director of Planning

Approved as to form by

  
Bruce M. Boogaard  
City Attorney

PASSED, APPROVED and ADOPTED by the City Council of the City of Chula Vista, California, this 26th day of November, 1991, by the following vote:

AYES: Councilmembers: Grasser Horton, Malcolm, Moore, Nader  
Rindone

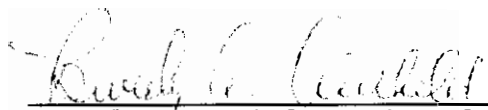
NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None

  
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Tim Nader, Mayor

ATTEST:

  
\_\_\_\_\_  
Beverly A. Authalet, City Clerk

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

I, Beverly A. Authalet, City Clerk of the City of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 2485 had its first reading on November 19, 1991, and its second reading and adoption at a regular meeting of said City Council held on the 26th day of November, 1991.

Executed this 26th day of November, 1991.

  
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Beverly A. Authalet, City Clerk