

ORDINANCE NO. 2169

AN ORDINANCE OF THE CITY OF CHULA VISTA ADDING SECTIONS 19.54.020 AND 19.58.400 TO THE CHULA VISTA MUNICIPAL CODE TO INCLUDE RECREATIONAL VEHICLE STORAGE AS AN UNCLASSIFIED SOURCE

WHEREAS, an initial study, IS-87-2, of possible adverse environmental impacts of this zoning amendment was conducted, and the Environmental Review Coordinator concluded that there would be no significant environmental effects and recommended that the Negative Declaration be adopted.

SECTION I: That Section 19.54.020 of the Chula Vista Municipal Code is hereby amended by adding thereto a new Subsection Q to read as follows:

19.54.020 Designated-Limitations and standards

Q. Recreational vehicle storage yards: see Section 19.58.400.

Conditional use permit applications for the uses listed in this section except campgrounds, recreational vehicle storage yards, churches, amusement arcades and centers, trailers (commercial coaches) and borrow pits of not more than two acres, shall be considered by the City Council subsequent to its receipt of recommendations thereon from the Planning Commission.

SECTION II: That Chapter 19.58 is hereby amended by adding thereto a new Section 19.58.400 to read as follows:

CHAPTER 19.58 USES

19.58.400 Recreational vehicle storage yards.

An application to establish a recreational vehicle (RV) storage yard (storage area for motor homes, camping trailers, boats and other recreation equipment) shall address the following issues: (1) height limit for stored items, (2) screening (landscaping and fencing), (3) surfacing, (4) access to the site, (5) office facilities, (6) customer parking, (7) lighting, (8) hours of operation, (9) security, (10) signing, (11) surrounding land uses and structures. The application shall also be accompanied by a comprehensive list of items which would be eligible for storage. Any subsequent additions to the list shall be subject to the approval of the Planning Director.

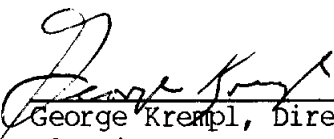
The approval of an RV storage yard judged by the Commission to represent an interim use of land based upon zoning, development patterns, and/or pending plans in the area shall be subject to a review


and report filed each year by the owner with the City Zoning Administrator. Failure to file the report or abide by the conditions of approval shall cause the matter to be set for a rehearing before the Commission to consider revocation of the permit or other appropriate corrective action. Permits for interim RV storage yards shall be granted for a maximum period of five (5) years with extensions subject to rehearing before the Commission.

SECTION III: This ordinance shall take effect and be in full force on the thirty-first day from and after its adoption.

Presented by

Approved as to form by

  
\_\_\_\_\_  
George Krempel, Director of  
Planning

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

2006a

FIRST READ AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA, CALIFORNIA, HELD September 23, 1986, AND FINALLY PASSED AND ADOPTED AT A REGULAR MEETING THEREOF HELD October 7, 1986, BY THE FOLLOWING VOTE, TO-WIT:

AYES: Councilmen : McCandliss, Campbell, Cox  
NAYES: Councilmen : Moore  
ABSTAIN: Councilmen : None  
ABSENT: Councilmen : Malcolm

*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. 2169, and that the same has not been amended or repealed.

DATED \_\_\_\_\_



CITY OF  
CHULA VISTA

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

# negative declaration

PROJECT NAME: Zoning Text Amendment regarding recreational vehicle storage as an unclassified use

PROJECT LOCATION: City-wide

PROJECT APPLICANT: City of Chula Vista, Planning Department

CASE NO: IS-87-2

DATE: August 1, 1986

## A. Project Setting

The Zoning Ordinance presently allows storage yards as a permitted use in the I-L (Limited Industrial) and I (General Industrial) zones. Storage yards can also be established in the C-T (Thoroughfare Commercial) zone subject to a conditional use permit. RV storage facilities are not treated separately in the Code and thus they fall within this general storage yard category.

Unclassified uses are considered to possess such unique characteristics and special form as to make impractical their inclusion in any particular zone. Consequently, such uses may be considered for location in any zone subject to the issuance of a conditional use permit following an analysis of the location and operation of each individual proposal.

## B. Project Description

### CHAPTER 19.54 UNCLASSIFIED USES

#### 19.54.020 Designated-Limitations and standards

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### CHAPTER 19.58 USES

#### 19.58.400 Recreational vehicle storage yards.

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city of chula vista planning department

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The approval of an RV storage yard judged by the Commission to represent an interim use of land based upon zoning, development patterns, and/or pending plans in the area shall be subject to a review and report filed each year by the owner with the City Zoning Administrator. Failure to file the report or abide by the conditions of approval shall cause the matter to be set for a rehearing before the Commission to consider revocation of the permit or other appropriate corrective action. Permits for interim RV storage yards shall be granted for a maximum period of five (5) years with extensions subject to rehearing before the Commission.

C. Compatibility with Zoning and Plans

This project is a Zoning Text Amendment and therefore upon adoption it will be compatible with zoning. Each site will, if the amendment is adopted, be subject to individual environmental review and compatibility with the General Plan and any specific or precise plan will be evaluated by a project level analysis.

D. Identification of Environmental Effects

The amendment provides a mechanism through environmental review and the conditional use permit process to avoid any significant environmental impacts. The adoption of the amendment therefore will not result in a significant impact.

E. Findings of Insignificant Impact

1. The project does not have a potential to degrade the quality of the environment or curtail the diversity of the environment. There are no significant adverse environmental effects associated with the proposed ordinance changes. Positive environmental effects have been noted with the proposed action in that it will serve to reduce future environmental impacts.
2. The project will achieve both short-term and long-term environmental goals by limiting land uses which conform to the aesthetic goals of the Chula Vista General Plan.
3. The project will not have potential cumulative adverse environmental impacts upon the area affected by the ordinance change. No significant environmental effects are associated with the proposed changes.
4. The project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, since no adverse environmental effects are associated with the project.

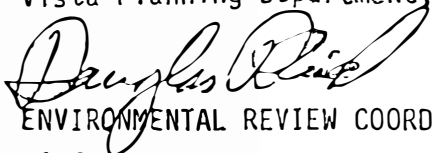
F. Consultation

1. Individuals and Organizations

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

Applicant's Agent: Steve Griffin

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 3043P  
EN 6 (Rev. 5/85)

city of chula vista planning department  
environmental review section



CITY OF  
CHULA VISTA

RESOLUTION NO. PCA-87-2

RESOLUTION OF THE CITY OF CHULA VISTA PLANNING  
COMMISSION RECOMMENDING TO THE CITY COUNCIL THE  
ADOPTION OF AN AMENDMENT TO SECTIONS 19.54.020  
AND 19.58.400 OF THE MUNICIPAL CODE

WHEREAS, on June 11, 1986, the Planning Commission voted unanimously to initiate a zoning text amendment to include recreational vehicle storage as an unclassified use, 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., August 27, 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-87-2.

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.

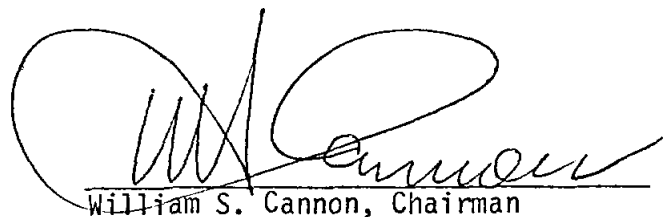
That a copy of this resolution be transmitted to the City Council.

PASSED AND APPROVED BY THE PLANNING COMMISSION OF CHULA VISTA, CALIFORNIA, this 27th day of August, 1986, by the following vote, to-wit:

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

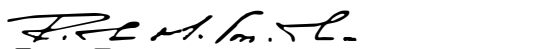
NOES: None

ABSENT: None



William S. Cannon, Chairman

ATTEST:



Ruth M. Smith, Secretary

WPC 3110P

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EXHIBIT A

CHAPTER 19.54 UNCLASSIFIED USES

19.54.020 Designated-Limitations and standards

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WPC 3027P

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6. PUBLIC HEARING: PCA-87-2 - CONSIDERATION OF AN AMENDMENT TO THE MUNICIPAL CODE TO INCLUDE RECREATIONAL VEHICLE STORAGE AS AN UNCLASSIFIED USE

Principal Planner Lee said that the Planning Commission had previously voted to initiate a zoning text amendment to place RV storage in the unclassified use subject to location in any zone upon issuance of a CUP. The proposed amendment contains a listing of the issues to be addressed with each CUP application to enable the Commission to determine if the usage is interim in nature by virtue of the adjacent uses and zoning and whether it would require yearly review or remain in effect for a maximum of 5 years without a rehearing.

Discussion ensued between Commission and staff regarding the acceptability of the wordage "...vacation and camping trailers, boats and the like..." (page 1 under D. ANALYSIS) which was considered too broad a description. Concern was also expressed regarding the recreation storage use being allowed in a residential or retail commercial zone when the I-L zone appeared to be more appropriate. Staff explained that with the CUP process the appropriate land use would be determined by the access and adjacent land use but an opportunity would be created for utilization of areas throughout the City which are similar to the SDG&E easement (part of which is zoned residential) on an interim basis with rezoning the area; that it is more restrictive to utilize a CUP because the underlying zoning remains for any additional use of the property and it avoids the problem of opening up the area for other industrial land uses if the I-L zone is established and then the use is terminated.

This being the time and the place as advertised, and persons being present wishing to testify, the public hearing was opened.

John Gardner, 753 Rocha Road, Chula Vista, said he and his partner had leased a parcel from SDG&E; were operating a toy storage facility and are seeking to acquire another parcel from SDG&E for similar usage. He indicated that the stored vehicles are basically of a wheeled nature, such as cabin cruisers on belts, but are not necessarily restricted to camping vehicles only. He volunteered that the phrase "and the like" might describe the three amphibious World War II "ducks" that are parked on the site. In response to questions he replied that the area was zoned I-L-P (Limited Industrial).

MSUC (Tugenberg/Shipe) to continue for 2 weeks leaving the Public Hearing open for further comments to enable the Planning Department to clarify the description of recreational vehicles.