

ORDINANCE NO. 2743

AN ORDINANCE OF THE CITY OF CHULA VISTA CITY COUNCIL AMENDING THE MUNICIPAL CODE, TITLE 19, CHAPTER 19.62.100 CHANGING THE TIME PERIOD FOR "TEMPORARY" PARKING FROM SIX MONTHS TO 12 MONTHS AND ADDING THE PAVEMENT STANDARDS FOR PRIVATE VEHICULAR AREAS.

WHEREAS, the City initiated this proposal of the Zoning Code text amendment of Chapter 19.62.100, addressing Temporary Parking time limitation from six months to 12 months and inclusion of the adopted Pavement Standards for Private Vehicular Areas and hereby referred to as Sections 91.62.100(a) and 19.62.100(b) respectively; and

WHEREAS, this amendment brings the changes into conformance with the City of Chula Vista Zoning Code; and

WHEREAS, this amendment brings the adopted policy and the City's parking surfacing requirements into compliance with the City of Chula Vista Standard Special Provisions, and State and Federal regulations per the Standard Specifications for Public Works Construction, and San Diego Regional Supplement Amendments; and

WHEREAS, the Environmental Review Coordinator determined that the Project is a Class 5 Categorical Exemption pursuant to the California Environmental Quality Act; and

WHEREAS, on June 24, 1998 the City Planning Commission voted 6-0-1 recommending that the City Council approve the Zoning Code text amendment to Section 19.62.100(a) and (b) in accordance with Resolution No. PCA-98-06; and

WHEREAS, the City Clerk set the time and place for a hearing on said Zoning Code Amendment application 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 on August 11, 1998, at 7:00 p.m. in the Council Chambers, 276 Fourth Avenue, before the City Council and said hearing was thereafter closed.

NOW, THEREFORE, the City Council of the City of Chula Vista does hereby find, determine, and ordain as follows:

SECTION I: The City Council hereby finds that the Zoning Code amendment provided for herein is consistent with the City of Chula Vista General Plan and that the amendment is supported by public necessity, convenience, general welfare and good zoning practice.

SECTION II: That the Project is a Class 5 Categorical Exemption from Environmental Review pursuant to the California Environmental Quality Act.

SECTION III: That the amendment of Chapter 19, Section 19.62.100(a) "Temporary" parking from six months to twelve months and inclusion of the Paving Standards for Parking into Chapter 19, Section 19.62.100(b), as shown on Exhibit A.

SECTION IV: This Ordinance shall take effect and be in full force thirty days from its adoption.

Presented by

Approved as to form by



Robert A. Leiter
Planning Director



John M. Kaheny
City Attorney

EXHIBIT A

19.62.100a Parking areas-Surfacing requirements-Waiver permitted when.

Any off-street parking areas shall be surfaced in accordance with Section 91.62.100b Pavement Standards, so as to provide a durable and dustless surface, and shall be so graded and drained as to dispose of all surface water accumulated within area, and shall be so arranged and marked as to provide the orderly and safe loading or unloading and parking and storage of vehicles. The planning commission may, by resolution, waive or modify the standards for any use within the agricultural zone, or any use deemed as temporary (operating for a maximum of one year) provided however such temporary use shall be done in accordance with the Pavement Standards noted in Section 91.62.100b1. (Ord 1212 *1 (part), 1969; prior code *33.801(F)(4)).

19.62.100b Pavement Standards for Private Vehicular Areas.

Areas upon private property which are required to be paved per the various City regulations, or pursuant to conditional approval of the Planning Commission shall be paved in accordance with the requirements contained herein and with the Standard Specifications for Public Works Construction and any amendments or supplements thereto, including the San Diego Regional Supplement Amendments and the City of Chula Vista Standard Special Provisions. Such requirements shall apply to all areas to be paved for the movement, parking or storage of vehicles except as specifically noted.

- A. TEMPORARY USE (maximum of one year). Temporary pavement shall consist of two inches of compacted decomposed granite, the top one inch of which has been treated with CRS-2 or CMS-2 asphalt emulsion to form a water-resistant and dust free wearing surface. The asphalt emulsion shall be applied at such rates or a sufficient number of times to produce the specified wearing surface. A weed killer shall be applied to the entire area to be paved in accordance with the manufacturer's recommendations.

As an alternative for pavements which will be used exclusively for the movement and parking of heavy trucks, processed miscellaneous base, included recycled asphaltic concrete base, may be substituted for disintegrated granite.

- B. SEMI-PERMANENT USE (maximum of five years). Semi-permanent pavement shall consist of two inches of asphaltic concrete pavement with seal coat placed upon native soil. Asphalt concrete shall be Type III, Class B2 or Class C2, as specified in Section 400-4.3 of the Standard Specifications for the Public Works Construction, except that it shall be permissible to use AR-2000 asphalt cement as an alternate to AR-4000 asphalt cement. A seal coat in conformance with Section 302-5.10 of the San Diego Regional Supplement Amendments using an RS-1 or equivalent high viscosity asphalt emulsion shall be applied to the entire paved surface.

Native soil to receive pavement shall be graded, scarified, and compacted to 95% minimum relative compaction per ASTM D-1557 to a minimum depth of six inches prior to installation of paving material. A weed killer shall be applied to the entire prepared native soil in accordance with the manufacturer's recommendations.

- C. PERMANENT USE. Permanent pavement shall consist of a minimum of two inches of asphaltic concrete pavement with seal coat, as described under "Semi-Permanent Use"

above, applied over a four inch-thick Class II aggregate base or better. Aggregate base shall comply with Section 400-2 of the San Diego Regional Supplement Amendments and shall be compacted to 95% minimum relative compaction per ASTM D-1557. Native subgrade shall be graded, scarified, and compacted to 95% minimum relative compaction per ASTM d-1557 to a minimum depth of six inches prior to application of the asphaltic concrete structural section.

Permanent areas for the storage only of passenger type vehicles may be paved as specified under "SEMI-PERMANENT USE." This reduction in structural section shall apply only to the specific storage areas and does not include areas designated for parking or movement of vehicles.

19.62.110 Limitation on areas to be used.

No part of any front yard or exterior side yard (i.e., street side of a corner lot) shall be used for off-street parking or access, except as noted in Sections 10.84.020 and 19.62.150 unless so authorized by the zoning administrator, pursuant to an approved site plan. (Ord 2176 *6, 1986; Ord 1212 *1 (part), 1969;

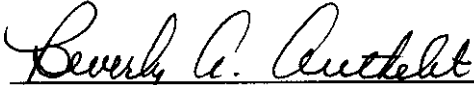
PASSED, APPROVED, and ADOPTED by the City Council of the City of Chula Vista, California, this 1st day of September, 1998, by the following vote:

AYES:	Councilmembers:	Moot, Padilla, and Salas
NAYS:	Councilmembers:	None
ABSENT:	Councilmembers:	Mayor Horton and Rindone
ABSTAIN:	Councilmembers:	None



Shirley Horton, Mayor

ATTEST:




Beverly A. Authelet, City Clerk

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

I, Beverly A. Authelet, City Clerk of Chula Vista, California, do hereby certify that the foregoing Ordinance No. 2743 had its first reading at a regular meeting held on the 11th day of August, 1998 and its second reading and adoption at a regular meeting of said City Council held on the 1st day of September, 1998.

Executed this 1st day of September, 1998.



Beverly A. Authelet, City Clerk