



CITY OF YORBA LINDA

4845 Casa Loma Avenue Yorba Linda, California 92886

BUILDING DIVISION (714) 961-7120

Procedure 002

Policy Subject: Existing Parking Lot Reconstruction, Resurfacing and Restriping.
Effective Date: 06/10/2019
Revised Date: 04/26/2023

The following policy is for existing parking lot reconstruction, resurfacing and restriping. All existing parking lots proposing reconstruction, resurfacing, or restriping must conform to the current requirements of Chapter 18.22 of the City of Yorba Linda Municipal Code and the current requirements of the California Building Code regarding disabled access.

Definitions:

1. Reconstruction shall be defined as the removal and replacement of asphalt, cement, islands, walks, flat-work, and other associated elements that relate to parking lots. This shall also include lighting, landscaping, and irrigation.
2. Resurfacing shall be defined as slurry seal, fog seal, or blacktop seal coating.
3. Restriping shall be defined as the removal of or the painting over of existing parking lot striping to create new parking spaces. This shall include all disabled parking stalls.

Planning Department approval shall be obtained prior to the submission of plans to Building and Safety. Once Planning Department approval is obtained, the applicant must provide (2) two sets of scaled drawings 18in x 24in minimum with the required details for Building and Safety. Plans shall incorporate the overall site, complete scope of work, all parking spaces, and path of travel from sidewalks, through the site, and accessible stalls to the entrance(s) of each building being served by the parking lot(s).

In some cases, access from the public sidewalk or disabled stalls may need to be altered to meet the current disabled requirements. If this is the case, then the submitted plans must include all the current California Building Code requirements as applicable. This includes, and is not limited to, all dimensions, slopes, and site-specific details. **All submitted plans shall incorporate the current Accessible Parking and Path of Travel Requirements in the plans. If the project is not providing path of travel, or disabled stall upgrades, then plans must indicate “No path of travel or disabled stall upgrades proposed at this time, only current striping requirements will be adhered to” on the plans.**

All stalls to be feathered shall adhere to the following:

- Stalls requiring reconstruction to achieve the 2% maximum cross slope shall be feathered outward a minimum of two (2) feet. The feathering shall not intrude on the neighboring parking stall, walking surface, or designated path of travel as to create a tripping hazard.
- Feathering shall be gradual, 5% maximum and occur outside of the disabled stall width and length.

- All stalls requiring feathering shall be indicated in the submitted plans and include a site assessment plan showing the use of the area around the disabled parking stall(s), the stall(s) dimensions, and current slope(s). Plans shall also include all disabled access details, correct slopes, and a “cross-section” of the stall(s) being reconstructed.

The cross-section detail shall include the neighboring stall(s), any walking surface(s), slopes, path of travel elements, such as a ramp(s), walk(s), access aisle(s), and any planter(s) within the area of reconstruction.

Partial Code and Commentary:

See current California Building Code for full requirements.

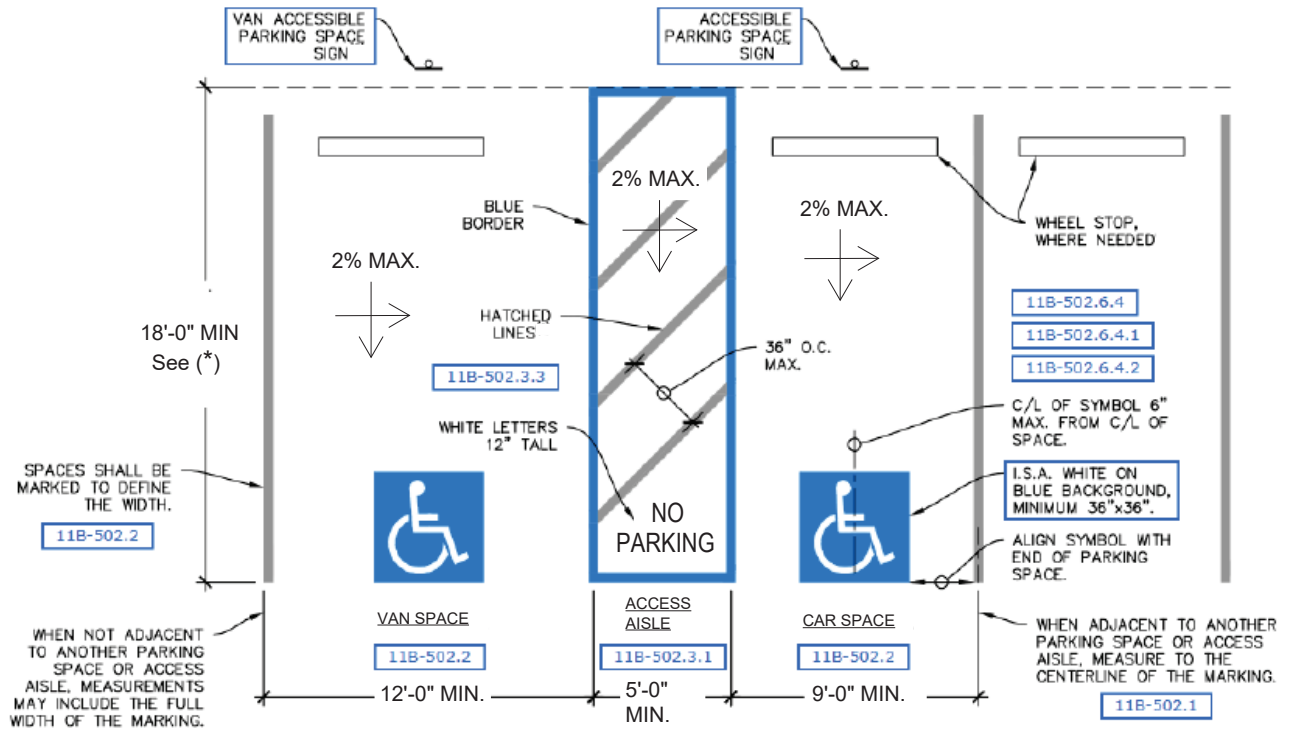
- **Section 11B-208.2.4 Van parking spaces.** For every six or fraction of six parking spaces required by **Section 11B-208.2** and **Table 208.2** shall comply with **Section 11B-502**, and at least one space shall be a van accessible parking space in compliance with **Section 11B-502**.
- **Section 11B-502.2 Vehicle Spaces.** Car and Van parking spaces shall be 240 inches (20 feet) long minimum as amended by **Chapter 18.22 of the City of Yorba Linda Municipal Code**. However, there are certain areas within the City of Yorba Linda that have been approved with reduced lengths that allow up to a two-foot (2’) overhang reduction. These locations shall be verified and confirmed by the Planning Department.
- A paved parking stall length may be decreased up to 2’-0” with an equivalent vehicle overhang into landscaped areas or over paved walkways. If the vehicle overhang is an impediment to a walkway(s), this may cause a walkway(s) to be widened by the equivalent dimension. **The proposed overhang cannot be installed into the required 48” path of travel.**

**TABLE 11B-208.2
PARKING SPACES**

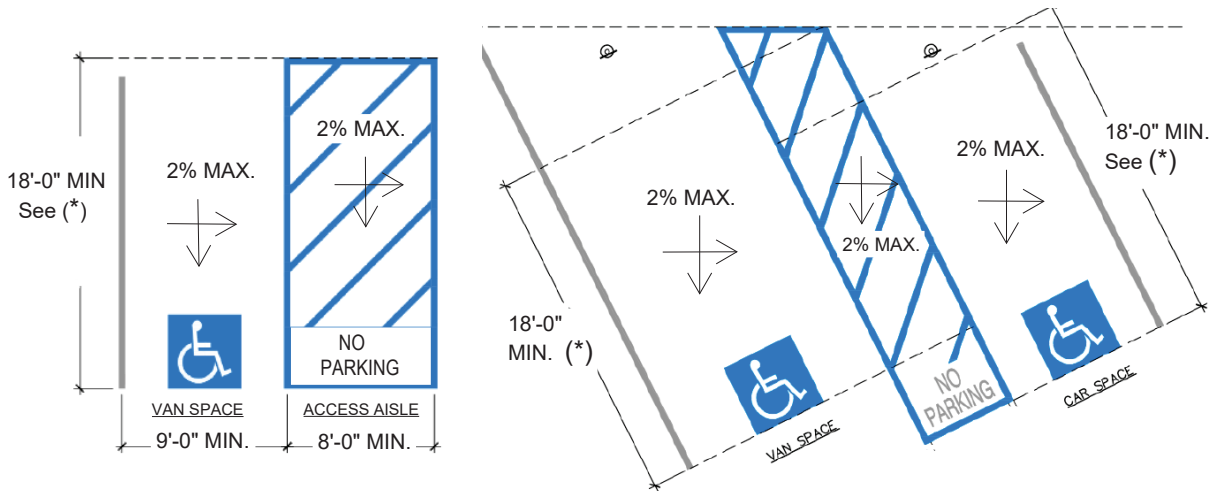
| TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY | MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES |
|---|---|
| 1 to 25 | 1 |
| 26 to 50 | 2 |
| 51 to 75 | 3 |
| 76 to 100 | 4 |
| 101 to 150 | 5 |
| 151 to 200 | 6 |
| 201 to 300 | 7 |
| 301 to 400 | 8 |
| 401 to 500 | 9 |
| 501 to 1000 | 2 percent of total |
| 1001 and over | 20, plus 1 for each 100, or fraction thereof, over 1000 |

- The drive aisle widths shall conform to Chapter 18.22 of the City of Yorba Linda Zoning Code. Refer to the Planning Division handout for “OFF-STREET PARKING”.
- **Section 11B-502.2, cont’d.** Accessible single car spaces shall be 108 inches (9 feet) wide minimum, and van accessible parking spaces shall be 144 inches (12 feet) wide minimum. Plans shall be marked to define the width and shall have an adjacent access aisle indicated on plans complying with **Section 11B- 502.3**.
 - **Exception:** Van parking spaces shall be permitted to be 108 inches (9 feet) wide minimum where the access aisle is 96 inches (8 feet) wide minimum.

- **Section 11B-502.3 Access aisle.** Access aisles serving parking spaces shall comply with **Section 11B-502.3**. Access aisles shall adjoin an accessible route. Two parking spaces or one parking space and one electric charging space shall be permitted to share a common access aisle.
- **Section 11B-502.3.1 Width.** Access aisles serving car and van parking spaces shall be 60 inches (5) feet wide minimum.
- **Section 11B-502.3.2 Length.** Access aisles shall extend the full required length of the parking spaces they serve.
- **Section 11B-502.3.3 Marking.** Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface, preferably blue or white. The words “NO PARKING” shall be painted on the surface within each access aisle in white letters a minimum of 12 inches in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.
- **Section 11B-502.3.4 Location.** Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking spaces. Access aisles serving car and van parking spaces shall be 60 inches (5) feet minimum and located between the car and van spaces.
- **Section 11B-502.4 Floor and ground surfaces.** Parking spaces and access aisles serving them shall comply with **Section 11B-302**. Access aisles shall be at the same level as the parking space they serve. Changes in level, slopes exceeding 1:48 (2%), and detectable warnings shall not be permitted.
- **Section 11B-502.5 Vertical Clearance.** Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (8'-2") minimum.
- **Section 11B-502.6 Identification.** Parking space identification signs shall include the International Symbol of Accessibility complying with **Section 11B-703.7.2.1** in white on a blue background. Signs identifying van accessible spaces shall contain additional language or additional signs with the designation “van accessible”. Signs shall be 60 inches minimum above the finish floor of ground surface measured to the bottom of the sign.
 - **Exception:** Signs located within a circulation path shall be a minimum of 80 inches above the finish floor or ground surface measured to the bottom of the sign.
- All parking signage shall conform to **Sections 11B-502.6** through **Section 11B-502.6.3** and **Sections 11B-502.6.4** through **Section 11B-502.6.4.2** of the California Building Code. All corresponding details and notes shall be incorporated into the finished plans.
- Additional signage warning unauthorized vehicles parking in designated accessible spaces shall be provided per **Section 11B-502.8**.
- Accessible parking space(s) shall be located as near as practical to a primary entrance. **Section 11B-208.3**.
- Parking access aisles shall adjoin an accessible route a minimum of 48” wide and connect to the buildings entrance(s). **Section 11B-402** and **Section 11B-403**.
- A curb or wheel stop shall be provided if required to prevent encroachment of vehicles over the required 48” width of the adjacent accessible route(s). **Section 11B-502.7.2**.
- This application does not apply to electrical charging station stalls. See **Section 11B-812** through **Section 11B-812.10.4**.



Perpendicular Parking



Alternate Van Accessible

Angled Parking

(*) City of Yorba Linda Zoning requirements may increase parking stall length to 20' minimum. Verify with Planning Department.

Jim Sowers, Building Official