

DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

MEMORANDUM

AGENDA NO. 5

DATE: February 23, 2015
TO: Chairperson and Members of the Planning Commission
FROM: Russ Cunningham, Senior Planner *RC*
SUBJECT: **Residential Parking Standards in the Coastal Zone**

On December 3, 2010, the City Council directed staff to prepare zoning text amendments to establish “appropriate on-site parking [standards]” for residential development within the Coastal Zone.

In recent years, the issue of residential parking standards within the Coastal Zone has frequently been raised during discretionary review of proposals for high occupancy residential uses and vacation rental operations. Specifically, concerns have been expressed over the parking demand associated with new dwelling units that in some cases contain as many as ten bedrooms. Current residential parking standards do not adjust for dwelling units exceeding three bedrooms, and thus ten-bedroom units require no more parking than three-bedroom units. Appended to this memorandum as Attachment 1 are the current residential parking standards applicable to Coastal Zone properties outside of the Downtown District. These standards require two-car garages for single-family homes, regardless of bedroom count, and either 1.5 or two parking spaces for attached units with three or more bedrooms, depending on the size of the property.

On September 13, 2014, the Planning Commission recommended City Council approval of a series of zoning text amendments related to residential building height and parking within the Coastal Zone. These zoning text amendments included revision of residential parking standards to require one additional on-site parking space per bedroom for dwelling units exceeding five bedrooms. On December 8, 2010, the City Council reviewed the recommended zoning text amendments and voted to maintain current residential building height and parking standards.

Staff seeks to initiate a discussion with the Planning Commission on possible changes to current residential parking standards to better account for parking demand associated with high occupancy residential uses. Staff suggests that this discussion begin with a revisiting of the proposed zoning text amendments previously supported by the Planning Commission in 2010, which are appended to this memorandum as Attachment 2.

Following this discussion, staff will seek public input on this issue and then return to the Planning Commission with formal recommendations for subsequent City Council action.

RC/fil

Attachments:

1. Article 27 of the 1986 Zoning Ordinance
2. Suggested Revision of Residential Parking Standards

ARTICLE 27

OFF-STREET PARKING

Section 2701: INTENT. Every building, or portion of building hereinafter erected, shall be provided with such parking space as provided in this Article, and such parking space shall be made permanently available and be permanently maintained for parking purposes, provided, however, that any alterations or additions providing less than five hundred (500) square feet of additional floor space shall be exempted from this requirement. Provided further than when an addition is made to an existing building only the square feet in the addition need be used in computing the required off-street parking.

Section 2702: PARKING SPACED REQUIRED. The number of off-street parking spaces required shall be no less than as set forth in the following. Except as provided in Section 2710, a parking space shall be deemed to be an area of at least one hundred eighty (180) square feet, paved with either an asphaltic concrete or cement concrete paving. Such space shall have a width of at least nine (9) feet except in cases of parallel parking, such space may be reduced to eight (8) feet by twenty-four (24) feet and be provided with adequate ingress and egress. For purposes of definition, gross floor area is defined as the area included within the surrounding exterior walls of a building or portion thereof.

Carport. A carport shall mean a parking structure which is enclosed on at least three (3) sides, in addition to the roof, constructed of materials consisting of wood, masonry, or stucco under area limitations as specified in the Uniform Building Code. A carport may be either a single parking unit or may be a combination of several parking units. In the case of parking bays, only the back wall and end walls of the entire bay need to be enclosed. Each parking space shall contain an enclosed storage cabinet having a minimum size of one hundred sixty (160) cubic feet unless such storage space is provided in each dwelling unit or in a common storage area. No dimension of such cabinet shall be less than four (4) feet. *4' x 2' = 8'*

<u>USE</u>	<u>PARKING SPACES REQUIRED</u>
Banks, business or professional offices	1 for each 400 sq. ft. of gross floor area.
Bowling Alleys	7 for each lane.
Churches and Accessory Uses	1 for each 4 seats, or if there are no fixed seats, then 1 for each 40 sq. ft. of floor space used assembly purposes.

USE

PARKING SPACES REQUIRED

Commercial Uses

Retail centers having less than 5,000 sq.ft. of gross floor area	1 for each 300 sq. ft. of gross floor area.
Retail centers having more than 5,000 and less than 20,000 sq.ft. of gross floor area	1 for each 250 sq. ft. of gross floor area.
Retail centers having more than 20,000 sq.ft. of gross floor area	1 for each 200 sq. ft. of gross floor area.
Bars or Cocktail Lounges	1 space for each 2 seats or 1 space for each 30 sq .ft. of area used for consumption of beverages (not less than 15 spaces shall be provided).
Drive-In Restaurants	1 space for each 3 seats or 1 space for each 45 sq. ft. of area used for sale or consumption of food and/or beverages (not less than 15 spaces shall be provided).
Drive-Through Restaurants	Minimum of 15 spaces.
Furniture and appliance stores, hardware stores, household equipment, service shops, clothing or shoe repair or personal service shops	1 for each 600 sq. ft. of gross floor area.
Hospitals	1 for each bed.
Hotels	1 for each licensed unit.
Libraries	1 for each 250 sq. ft. of gross floor area.
Motels	1 for each licensed unit.
Manufacturing uses, research and testing laboratories, creameries, bottling establishments, bakeries, canneries, printing and engraving shops	Not less than 1 for each 800 sq.ft. of gross floor area.

<u>USE</u>	<u>PARKING SPACES REQUIRED</u>
Medical or dental clinics and medical-professional offices	1 for each 200 sq. ft. of gross floor area.
Mortuaries	1 for each 50 sq. ft. of floor area of assembly rooms used for service.
Motor vehicle, machinery sales or wholesale stores	1 for each 1,000 sq. ft. of gross floor area.
Offices not providing customer service on the premises	1 for each 400 sq. ft. of gross floor area.

Residential Uses

Single family dwellings	2 car garage per dwelling unit; minimum inside area of 400 sq. ft.; minimum inside width of 18 ft.
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Apartments, Duplexes, and Condominiums

1 Bedroom	1 1/2 spaces per unit, 1 carport or garage, 1/2 space open.
2 Bedrooms and more	2 spaces per unit, 1 carport or garage, 1 space open. Each space shall have a minimum 9' X 20' dimension.
Condominiums in PRD or PCD zones	2 spaces per unit, 1 garage, 1 space open. Each garage shall have a minimum inside dimension of 10' X 20'. Each open space shall have a minimum dimension of 9' X 20'.

Exceptions

- (1) The above provisions for R-2, R-3, O-P, R-T, and R-C zones shall not be applicable to any lot legally subdivided prior to January 20, 1958, where the combination of such lots has a total area for each lot of 7,500 square feet or less. Off-street parking requirements for such a lot or combination thereof shall be the same as required by Ordinance No. 69-39 and shall be as follows:

1 and 2 bedroom units	1 enclosed or covered space per family unit.
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3 bedrooms and more

1 1/2 space for each unit, at least
1 of which is covered or
enclosed.

- (2) For residential parking requirements for subdivisions which have by recorded covenants a minimum age requirement, the City Council may modify parking requirements to permit a one-car garage and one open parking space.

<u>USE</u>	<u>PARKING SPACES REQUIRED</u>
Restaurants	1 space for each 3 seats or 1 space for each 45 sq. ft. of area used for consumption of floor or beverages (not less than 15 spaces shall be provided).
Rooming houses, lodging houses, clubs and fraternity houses having sleeping rooms	1 for each 2 sleeping rooms.
Sanitariums, children's homes, homes for aged, asylums, nursing homes	1 for each 3 beds.
Schools	1 for each one employee.
Schools (business and vocational)	1 for each 40 sq. ft. of classroom area.
Stadiums, sports arenas, auditoriums, (including school auditoriums) and other places or public assembly, and clubs and lodges having no sleeping quarters	1 for each 4 seats and/or 1 for each 40 sq. ft. of gross floor area used for assembly and not containing fixed seats.
Theaters	1 for each 4 seats, up to 800 seats plus 1 for each 8 seats over 800 seats, provided, however, that the issuance of a Conditional Use Permit for the operation of a theater may be conditioned upon providing a greater number of spaces where it is determined that, due to location factors such additional parking is necessary.

USE

PARKING SPACES REQUIRED

Transportation terminal
facilities, warehouses
and storage buildings

Adequate number as determined by
the Planning Commission.

Section 2703: PARKING REQUIREMENTS FOR USES NOT SPECIFIED. Where the parking requirements for a use are not specifically defined herein, the parking requirements for such use shall be determined by the Planning Department; such determination shall be based upon the requirements for the most comparable use specified herein. All such departmental determinations may be subject to review by or appeal to the Planning Commission.

Section 2704: PARKING PROVISIONS MAY BE WAIVED BY CITY COUNCIL. The City Council may, by resolution, waive or modify the provisions as herein set forth establishing required parking areas for uses such as electrical power generating plants, electrical transformer stations, utility or corporation storage yards or other uses of a similar or like nature requiring a very limited number of persons.

Section 2705: MIXED OCCUPANCIES IN A BUILDING. In the case of mixed uses in a building or on a lot, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use except as hereinafter specified for joint use.

Section 2706: JOINT USE. The Planning Commission may, upon application of a Conditional Use Permit by the owner or lessee of any property, authorize the joint use of parking facilities by the following uses or activities under the conditions specified herein:

- (a) Up to fifty (50) percent of the parking facilities required by this Article for a use considered to be primarily a daytime use may be provided by the parking facilities of a use considered to be primarily a nighttime use; up to fifty (50) percent of the parking facilities required by this Article for a use considered to be primarily a nighttime use may be provided by the parking facilities of a use considered to be primarily a daytime use, provided such reciprocal parking areas shall be subject to conditions set forth in paragraph (c) below.
- (b) The following uses are typical daytime uses; banks, business offices, retail stores, personal service

shops, clothing or show repair or service shops, manufacturing or wholesale buildings and similar uses. The following uses are typical nighttime and/or Sunday uses; auditoriums incidental to a public or parochial school, churches, dance halls, theaters and bars.

(c) Conditions required for joint use:

- (1) The building or use for which application is being made for authority to utilize the existing off-street parking facilities provided by another building or use, shall be located within three hundred (300) feet of such parking facility.
- (2) The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed.
- (3) Parties concerned in the joint use of off-street parking facilities shall evidence agreement for such joint use by a proper legal instrument approved by the City Attorney as to form and content. Such instrument, when approved as conforming to the provisions of this Ordinance, shall be recorded in the office of the County Recorder and copies thereof filed with the Building Department and the Planning Department.

Section 2707: COMMON FACILITIES. Common parking facilities may be provided in lieu of the individual requirements contained herein, but such facilities shall be approved by the Planning Commission as to size, shape and relationship to business sites to be served, provided the total of such off-street parking spaces, when used together, shall not be less than the sum of the various uses computed separately. When any such common facility is to occupy a site of five thousand (5,000) square feet or more, then the parking requirement as specified herein for each of two or more participating buildings or uses may be reduced not more than fifteen (15) percent upon approval of development plans by the Planning Commission in the manner prescribed for a Conditional Use Permit as set forth in Article 21.

Section 2708: COMPREHENSIVE PLANNED FACILITIES - PARKING DISTRICTS. Areas may be exempted from the parking requirements as otherwise set up in this Article, provided:

- (a) Such area shall be accurately defined by the Planning Commission after processing in the same manner required for an amendment to the Zoning Ordinance.

- (b) Before such defined district shall be exempt as provided in this Section, active proceedings under any applicable legislative authority shall be instituted to assure that the exempted area shall be provided with comprehensive parking facilities which will reasonably serve the entire district.

Section 2709: COMMERCIAL PARKING AREAS IN R-3 OR R-P ZONES. Every parking area in an R-3 or R-P zone shall be governed by the following provisions in addition to those required in Sections 2710 and 2711:

- (a) No parking lot to be used in conjunction with commercial uses shall be established in an R-3 zone unless it abuts upon a lot for commercial or industrial use.
- (b) Such parking lot shall be used solely for the parking of private passenger vehicles.
- (c) No sign of any kind, other than one designating entrances, exits or conditions of use, shall be maintained on such parking lot. Any such sign shall not exceed eight square feet in area.

Section 2710: GENERAL REQUIREMENTS - DESIGN STANDARDS. The following requirements shall apply:

(1) Size and Access.

- (a) Each parking space shall be provided with adequate ingress and egress. Adequate ingress and egress shall mean a driveway having a minimum width of ten (10) feet (one way), surfaced with asphaltic concrete or cement concrete paving, properly drained, no part of which shall be included in the required area of a parking space. Such drives shall be kept free and clear of any intrusions for a height of at least seven (7) feet.
- (b) The standard off-street parking space shall be twenty (20) feet long and nine (9) feet wide.
 - 1. In any parking area in which ten (10) or more parking spaces are required, twenty five (25) percent of the required spaces may be small car spaces. When fifty (50) or more parking spaces are required the allowable percentage of small car spaces may be forty (40) percent. The small car provisions shall not apply to parking spaces with pre-assigned parking.

2. A small car space shall be seven and one-half (7 1/2) feet wide and fifteen (15) feet long, and shall be clearly marked as a small (compact) car space.
 - (c) When the required parking space for a one or two-family structure (not including hotels or motels) in any "R" zone is to be provided in a covered garage, each such required car space shall be not less than two hundred (200) square feet in area and shall be so located and/or constructed not to encroach on any required yard setback. When parking compounds are provided in multiple family development, the required parking space shall not be less than one hundred eighty (180) square feet in area.
 - (d) Where a garage faces a public street in the R-1 and R-2 zones, a twenty (20) foot setback shall be required between the garage and the property line.
- (2) Surfacing. Off-street parking areas shall be surfaced with an asphaltic concrete or cement concrete paving and shall be so graded and drained as to dispose of all surface water with no water running over sidewalk.
- (3) Walls.
 - (a) Every parking area which abuts a street shall be screened from public view through the use of landscaping to be provided in a five (5) foot setback area or through any combination of a thirty (30) inch high decorative block wall and planter areas provided, however, that the location of the planter areas shall be an integral part of the design. Such design shall be subject to approval of the City Planner.
 - (b) Every parking area which abuts property located in one of the "R" zones shall be separated from such property by a solid masonry, rock, concrete, or stucco wall six (6) feet in height measured from the grade of the finished surface of such parking lot closest to the contiguous "R" zoned property, provided that along the required front yard the wall shall not exceed forty-two (42) inches in height. No such wall need be provided where the elevation of that portion of the parking area immediately adjacent to an "R" zone is six (6) feet or more below the elevation of such "R" zoned property along the common property line.
- (4) Lighting. Any lights provided to illuminate any public parking area, semi-public parking area or used car

sales area permitted by this ordinance shall be so arranged as to reflect the light away from any residentially zoned lot.

- (5) Entrances and Exits. The location and design of all entrances and exits shall be subject to the approval of the City Engineer.
- (6) Wheel Stops. Each parking space adjacent to buildings, walls and sidewalks less than six (6) feet wide or sidewalks at the same grade as the parking space shall be provided with a concrete curb or bumper at least six (6) inches in height at or within two (2) feet of the front of such space. This provision shall not be applicable to parallel parking spaces.
- (7) Striping.
 - (a) All parking spaces unless located in a garage or carport, shall be clearly marked on the parking surface, and shall conform to the plan of such parking area as approved by the City Planner.
 - (b) In addition to the clear marking of all spaces, directional arrows shall be clearly drawn on the paved surface of access areas wherever such directions are necessary to provide for a safe pattern of traffic movement.
- (8) Approval of Plans. The plan of the proposed parking area shall be submitted to and approved by the City Planner at the time of the application for the building permit for the building to which the parking area is accessory. The plans shall clearly indicate the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the proposed parking lot.

All parking areas shall be subject to the same restrictions governing accessory buildings as defined in the zone in which said parking area is located.

Section 2711: HANDICAPPED PARKING IN MOBILE HOME PARK RECREATION CENTERS. Recreation facilities in Mobile Home Parks and Mobile Home Subdivisions shall designate within their parking areas handicapped spaces at a ratio of one handicapped space for every ten standard spaces provided. Handicapped spaces shall conform to the specifications for size, location and access of Title 24, Part 2, of the California Administrative Code and the Uniform Building Code.

<u>USE</u>	<u>PARKING SPACES REQUIRED</u>
Medical or dental clinics and medical-professional offices	1 for each 200 sq.ft. of gross floor area.
Mortuaries	1 for each 50 sq.ft. of floor area of assembly rooms used for service.
Motor vehicle, machinery sales or wholesale stores	1 for each 1,000 sq.ft. of gross floor area.
Offices not providing customer service on the premises	1 for each 400 sq.ft. of gross floor area.
<u>Residential Uses</u>	
Single family dwellings	2 car garage per dwelling unit; minimum inside area of 400 sq.ft.; minimum inside width of 18 ft.; <u>1 additional space for each bedroom exceeding five bedrooms</u>
<u>Apartments, Duplexes, and Condominiums</u>	
1 Bedroom	1-1/2 spaces per unit, 1 carport or garage, ½ space open.
<u>2 – 5 Bedrooms and more</u>	2 spaces per unit, 1 carport or garage, 1 space open. Each space shall have a minimum 9' X 20' dimension.
<u>More than 5 Bedrooms</u>	<u>1 additional space for each bedroom exceeding five bedrooms</u>

USE

PARKING SPACES REQUIRED

Condominiums in PRD or PCD zones 2 spaces per unit, 1 garage, 1 space open.

1 additional space for each bedroom exceeding 5 bedrooms. Each garage shall have a minimum inside dimension of 10' X 20'. Each open space shall a minimum dimension of 9' X 20'.

Exceptions

- (1) The above provisions for R-2, R-3, O-P, R-T, and R-C zones shall not be applicable to any lot legally subdivide prior to January 20, 1958, where the combination of such lots has a total area for each lot of 7,500 square feet or less. Off-street parking requirements for such a lot or combination thereof shall be the same as required by Ordinance No. 69-39 and shall be as follows:

1 and 2 bedroom units 1 enclosed or covered space per family unit.

3 - 5 bedrooms and more 1-1/2 space for each unit, at least 1 of which is covered or enclosed.

More than 5 bedrooms 1 additional space for each bedroom exceeding 5 bedrooms

- (2) For residential parking requirements for subdivisions which have by recorded covenants a minimum age requirement, the City Council may modify parking requirements to permit a one-car garage and one open parking space.