

**CITY OF MANHATTAN BEACH  
DEPARTMENT OF COMMUNITY DEVELOPMENT**

**TO:** Parking and Public Improvements Commission

**FROM:** Erik Zandvliet, T.E., City Traffic Engineer

**DATE:** December 5, 2019

**SUBJECT:** Parking Code Update Discussion

**RECOMMENDATION:**

That the Commission provide input to staff regarding current and proposed parking code requirements for commercial land uses.

**BACKGROUND:**

At their retreat on May 3, 2017, City Council requested staff evaluate and propose modern parking standards. This subject was added to the 2017-18 City Work Plan. On September 19, 2017, City Council directed staff to initiate the Sepulveda Initiatives Planning Project, which incorporated a review of parking standards along the corridor. Staff collaborated with a Community Ad Hoc Working Group to formulate recommendations related to height, setbacks, and desirable land uses and features for the Sepulveda Boulevard Corridor. Between April 2017 and February 2, 2019, several public hearings were held by the Planning Commission and the City Council related to this project, ultimately resulting in an ordinance that revised certain commercial development standards. The City Council directed staff to separate the review of parking standards from the Sepulveda Project for additional review and research.

**Sepulveda Initiatives Planning Project**

The Working Group did not feel that a reduction in parking should be offered as an incentive to attract certain business types, however, it was the general consensus of the Group that the City's commercial parking codes be updated to more closely match the current regional and national parking rates. While many of the City's parking codes are satisfactory, some parking requirements should be modified to prevent parking deficiencies that may cause overflow parking into surrounding neighborhoods or conversely require surpluses that discourage development of desirable uses. Additionally, restaurant and coffee house parking codes should be revised to remove ambiguity in calculating the required parking using seating area. Better definition and certainty of certain parking codes would be beneficial for developers.

The Working Group supported parking agreements which would allow neighboring properties to share parking in order to meet parking demand requirements if one property had a parking surplus. The Working Group also generally agreed that a defined parking reduction would be appropriate for certain mixed-use developments that share the same parking area. It was felt that any significant or atypical reduction would need to be supported by a professional parking study, but could be administratively approved if specific guidelines are established.

Due to the unique issues related to parking requirements, the Planning Commission supported staff's recommendation that the suggested parking code revisions and amendments be reviewed first by the Parking and Public Improvements Commission (PPIC), then brought back to the Planning Commission after the other Sepulveda Initiatives have been implemented.

### **Next Steps**

The City Traffic Engineer has prepared a Parking Code Matrix to compare the existing parking code requirements with the Institute of Transportation Engineers and Urban Land Institute parking generation rates, two nationally recognized organizations that study parking rates. (See Exhibit 1) In addition, the City's existing parking code includes other parking requirements and provisions that should be reviewed and updated to reflect modern parking practices and standards. (See Exhibit 2) This meeting is intended for the Commission to review both attachments and provide staff with feedback and direction.

After this meeting, the proposed parking code changes will be presented to the Planning Commission for their review and recommendation to the City Council. Staff will then prepare an ordinance for the City Council to amend the Municipal Code to update the parking standards.

#### Exhibits:

1. Parking Code Matrix Table
2. City Parking Code Excerpts

T:\PPIC\1 PPIC PACKAGES\PPIC 2019\PPIC 10-24-2019\SRTS Project Improvements review\PPIC-Parking Code Update 12-05-2019.doc

EXHIBIT 1  
City of Manhattan Beach  
**PARKING CODE MATRIX**

USE CLASSIFICATION CITY CATEGORY	CITY PARKING CODE (Spaces / 1,000 sq.ft. Buildable Area)	ITE PARKING GEN (Spaces / 1,000 sq.ft. Gross Floor Area)	URBAN LAND INST. (Spaces / 1,000 sq.ft. Gross Floor Area)	RECOMMENDED CLASSIFICATION	PROPOSED RATE (Spaces / 1,000 sq.ft. Gross Floor Area)
<b>Industrial</b>					
General Light Industrial / <i>Industry, Custom and General</i>	1	0.65	1.85+ add other uses	Industry	1
Industrial Park / <i>Industry, Limited</i>	1.33	1.20			
Manufacturing		0.92			
Warehousing / <i>Warehousing and Storage, Ltd.</i>	1	0.39	0.67	Warehousing, Distribution, Storage	1
Mini-warehouse / <i>Warehousing and Storage, Ltd</i>		1.36	1.75		
Utility / <i>Utilities</i>	Per Use Permit	1.90	1.85	Utilities	2
Specialty Trade Contractor / <i>Maintenance and Repair Services</i>	2	1.76	1.85	Construction and Repair Services	2
Communications Facilities	2	1.90	1.85	Communication Facilities	2
Heliports	Per Use Permit			Remove use	-
Laboratories	2			Laboratories	2
Wholesaling, Distribution and Storage	0.66			Wholesaling	0.66
<b>Recreational and Entertainment</b>					
Public Park / <i>Park and Recreation</i>	Per Use Permit	1.21 per acre		Park and Recreation	Per Use Permit
Golf Course / <i>Park and Recreation</i>		8.5 per hole			
Bowling Alley / <i>Bowling Alley</i>		4 per lane + 4 (other areas)	4.39 per lane		
Billiard Hall / <i>Billiard Hall</i>	1 per table + other uses	2.69 per table (Includes anc. Uses)		Billiard Hall	3 per table + add other uses
Adult Cabaret / <i>Adult Business</i>	4	5.62		Adult Business	4
Live Theater / <i>Theaters</i>	0.2 per seat or 28.5 per 1k if no seats	0.38 per attendee	0.4	Live Theater	0.4 per seat/occupancy
Movie Theater / <i>Theaters</i>		0.19 per seat	0.5 per seat	Movie Theater	0.3 per seat/occupancy
Multiplex Movie Theater / <i>Theaters</i>		0.18 per seat	0.3		
Roller/Ice Skating Rink / <i>Skating Rinks</i>	0.2 per seat or 28.5 per 1k if no seats + 4 other areas	1.8	0.25-0.3 x Occupancy	Skating Rinks	Per Use Permit
Racquet/Tennis Club / <i>Other Commercial Recreation</i>	As specified by Director	5.49 or 7.33 per court	7	Health/Fitness Center	5
Health/Fitness Club / <i>Health/Fitness Centers</i>	5 (activity area) + 4 (other areas)	4.73			
Athletic Club / <i>Health/Fitness Centers</i>		3.05			
Recreational Community Ctr. / <i>Health/Fitness Centers</i>		2.07	0.2 x occupancy	Other Recreational	Per Use Permit
Artist's Studios	1			Artist's Studio	1
Clubs and Lodges	10 (assembly area)		0.25-0.3 x Occupancy	Clubs and Lodges	10
Dance/Music Studios	1.67			Personal Improvement	See Below
Electronic Game Center	2.5			Remove use	-
<b>Lodging</b>					
Hotel / <i>Hotels, Motels and Time Share</i>	1.1 per room + 20 (banquet seating area) + 1 per shuttle + pkg for other areas	1.15	1.25 + add other uses	Full Service Hotel	1.1 + add other uses
All Suites Hotel / <i>Hotels, Motels and Time Share</i>		0.91		Limited Services Hotel/Motel	0.90 + add other uses
Business Hotel / <i>Hotels, Motels and Time Share</i>		0.72			
Motel / <i>Hotels, Motels and Time Share</i>		0.72			
<b>Institutional</b>					

Schools / <i>Schools, Public or Private</i>	Per Use Permit	0.13 per student (elem), 0.28 per student (HS)	0.25 per student (elem) 0.3 per student (HS)	Schools, Public or Private	Per Use Permit
Church / <i>Religious Assembly</i>	10 (seating area)	9.44 or 0.22 per seat		Religious Assembly	10 (assembly areas)
Day Care Center / <i>Day Care Center</i>	0.14 per student	0.24 per student	0.3 per student	Day Care Center	0.25 per student
Museum / <i>Cultural Facilities</i>	3.33 incl. deck area	0.92		Cultural Facilities	3.33
<i>Public Safety Facilities</i>	As specified by Director			Remove use	-
<b>Medical</b>					
Hospital / <i>Hospital</i>	0.2 per bed	2.25 or 3.74 per bed		Hospital	3.0 per bed
Nursing Home / <i>Residential Care, Limited</i>	0.33 / bed plus spaces per use permit	0.43 per bed	0.50	Nursing/Assisted Living (New)	0.5 per bed
Assisted Living / <i>Residential Care, Limited</i>		0.40 per bed	0.35		
Congregate Care Facility / <i>Residential Care, Limited</i>		0.30 per bed	0.35	Residential Care, Limited	0.3 per bed
Clinic	N/A	3.89		Clinic (New)	4
<b>Office</b>					
General Office / <i>Offices, Business and Professional</i>	3.33	2.39	2.8 to 3.4	General Office Building	3
Small Office Building / <i>Offices, Business and Professional</i>	3.33	2.56			
Corporate Headquarters / <i>Offices, Business and Professional</i>	3.33	2.32			
Single Tenant Office / <i>Offices, Business and Professional</i>	3.33	3.10	3.4 to 3.8	Single Tenant Office	3.33
Medical-Dental Office Building / <i>(Medical, Dental, Urgent Care)</i>	5	3.23	4.5	Medical-Dental Office Building	5
Government Office Building / <i>Government Offices</i>	3.33	2.99		Government Offices	3.33
Research and Development / <i>Research + Development Serv.</i>	2.5	2.58		Research + Development	2.5
<b>Retail</b>					
Supermarket / <i>Food and Beverage Sales</i>	5	4.59	6.75	Food and Beverage	5
Convenience Market / <i>Food and Beverage Sales</i>	5	5.44	6.75		
Liquor Store / <i>Food and Beverage Sales</i>	5	1.72	2.5		
Building Materials Store / <i>Building Materials and Services</i>	1 (lot area)	0.57	2.5	Single Tenant Retail Building under 50K sq.ft.	2.5
Variety Store (Dollar Store) / <i>Retail Sales</i>		1.63			
Hardware/Paint Store / <i>Hardware Store</i>	5 or 1.67 if larger than 5k	1.5			
Automobile Sales / <i>Vehicle/Equipment Sales and Rentals</i>	1 (lot or floor area of sales)	2.29 (bldg. area)			
Automobile Parts Sales / <i>Retail Sales</i>	5 (First 5k) + 4 (over 5k) + 1 (storage area over 5K)	1.95			
Pharmacy/Drugstore / <i>Retail Sales</i>		2.19			
Carpet Store / <i>Retail Sales</i>		1.54			
Copy, Print, Express Ship Store / <i>Retail Sales</i>		3.01			
Furniture Store / <i>Furniture and Appliance Stores</i>	5 or 1.67 if larger than 5k	1.43			
<i>Adult Businesses</i>	4				
<i>Animals, Retail Sales</i>	4				
<i>Pawn Shops</i>	2				
Discount Superstore (Target or Walmart) / <i>Retail Sales</i>	5 (First 5k) + 4 (over 5k) + 1 (storage area over 5K)	2.07 to 2.80	5.5	Single Tenant Retail over 50k sq.ft	Per Use Permit
Book, Discount, Electronics, Home Improvement, Office Supply, Pet Supply, Sporting Goods Superstores	5 (First 5k) + 4 (over 5k) + 1 (storage area over 5K)	Various	4.5		
Shopping Center / <i>Retail Sales</i>	5 (First 5k) + 4 (over 5k) + 1 (storage area over 5K)	2.91 to 4.58	4.0 to 4.5	Multi-Tenant Retail	4 (Under 50k sq.ft.) or

					Per Use Permit over 50k sq.ft.
<i>Horticulture, ,Limited</i>	1 per 2 acres			Remove use	-
<b>Services</b>				<b>Unnamed Services</b>	<b>Per Use Permit</b>
Drive in Bank / <i>Banks and Savings and Loans</i>	3.33 + 5 cars queue space	3.72		Banks/Financial Services	4
<i>Service Stations</i>	0.4 (lot area) + 2 (service bay and storage)	5		Automobile Parts and Repair	5
Auto Parts and Service Center / <i>Vehicle/Equipment Repair</i>	3.33	5			
Quick Lube Vehicle Shop / <i>Vehicle/Equipment Repair</i>	3.33	5.07			
Convenience Market w/ Gas Station / <i>Food and Beverage</i>	5	8.11		?	
Animal Hospital/Clinic / <i>Animal Boarding, Grooming, Hospitals</i>	2.5	3.33		Animal Boarding/Clinic	3.33
<i>Automobile Rentals</i>	2.5 + 2 storage spaces	N/A		Automobile Rentals	3 (excl. rental spaces)
<i>Automobile Washing</i>	5 (exc. Wash tunnel) + 5 queuing spaces	N/A		Automobile Washing	5 (excl. wash tunnel) + 5 queuing spaces
<i>Personal Improvement</i>	4	5.27		Personal Improvement and Tutoring	5.25
<i>Personal Services</i>	3.33			Personnel Services	3.33
<i>Psychic Advisor</i>	3.33				
<i>Ambulance Services</i>	2 plus 2 storage spaces			Remove use	
<i>Catering Services</i>	2.5			Remove use	
<i>Funeral and Internment Services</i>	20			Remove use	-
<i>Horticulture, ,Limited</i>	1 per 2 acres			Remove use	-
<i>Marine Sales and Services</i>	2.86			Remove use	-
<i>Nurseries</i>	1 (first 10k) + 0.2 (over 10k) + 4 (floor area)			Remove use	-
<i>Vehicle Storage</i>	2			Remove use	-
<b>Eating and Drinking Establishments</b>					
Quality Restaurant / <i>General Eating</i>	20 (seating area + Lounge)	17 or 0.52 per seat	20	Quality Restaurant	17
High-Turnover (Sit-Down) Restaurant / <i>General Eating</i>	20 (seating area + Lounge)	12.28 or 0.35 per seat	15	Family (Sit Down) Rest.	13
Fast Casual Restaurant / <i>General Eating</i>	20 (seating area + Lounge)	9.93	15	Fast Casual Rest.	10
Fast-Food Restaurant-No Drive Thru / <i>General Eating</i>	20 (seating area + Lounge)	9.91 or 0.25 per seat	15	Fast Food Restaurant	12 + drive thru queue spaces per Director
Fast-Food Restaurant-With Drive Thru / <i>General Eating</i>	20 (seating area + Lounge)	12.41 or 0.44 per seat	15		
Restaurant with Live Entertainment / <i>General With Live Entertainment</i>	28.57 (seating area + dance floor)		19	(Separate uses)	-
<i>Take Out Service Only</i>	13.33 incl. outdoor seating + 5 cars queue space	9.91 or 0.25 per seat		Remove use	-
Coffee/Donut Shop-No Drive-Thru / <i>General Eating</i>	20 (seating area + Lounge)	14.44		Coffee/Donut/Bagel Shop	15 + drive thru queue spaces per Director
Coffee/Donut Shop-With Drive-Thru / <i>General Eating</i>	20 (seating area + Lounge)	8.70			

THIS PAGE  
INTENTIONALLY  
LEFT BLANK

## EXHIBIT 2

### MANHATTAN BEACH MUNICIPAL CODE

#### Chapter 10.64 - OFF-STREET PARKING AND LOADING REGULATIONS

##### 10.64.010 - Specific purposes.

In addition to the general purposes listed in [Chapter 10.01](#), the specific purposes of the off-street parking and loading regulations are to:

- A. Ensure that off-street parking and loading facilities are provided for new land uses, and for major alterations and enlargements of existing uses in proportion to the need for such facilities created by each use.
- B. Establish parking standards for commercial uses consistent with need and with the feasibility of providing parking on specific commercial sites.
- C. Ensure that off-street parking and loading facilities are designed in a manner that will ensure efficiency, protect the public safety, and, where appropriate, insulate surrounding land uses from adverse impacts.

##### 10.64.020 - Basic requirements for off-street parking and loading.

A. When Required. At the time of initial occupancy of a site, construction of a structure, or major alteration or enlargement of a site or structure, off-street parking facilities and off-street loading facilities shall be provided in ~~accord~~ accordance with the regulations prescribed in this chapter. For the purposes of these requirements, "major alteration or enlargement" shall mean an alteration or enlargement which exceeds 50% of the reconstruction value of the existing structure(s) as specified in [Section 10.68.030](#) E.

B. Nonconforming Parking or Loading. No existing use of land or structure shall be deemed to be nonconforming solely because of the lack of off-street parking or loading facilities required by this chapter, provided that facilities being used for off-street parking and loading as of the date of adoption of this chapter shall not be reduced in number to less than that required by the provisions of this chapter.

C. Spaces Required for Change of Use and Minor Alteration or Enlargement. The number of parking spaces and loading spaces required for an alteration or enlargement not classified as "major," pursuant to subsection (A) above, of an existing use or structure, or for a change of use, shall be in addition to the number of spaces existing prior to the alteration, enlargement, or change of use unless the pre-existing number is greater than the number prescribed in this chapter. In this case, the number of spaces in excess of the prescribed minimum shall be counted in determining the required number of spaces. A change in occupancy that does not involve a change in the use classification is not considered a change in use for purposes of this requirement unless the change in occupancy involves an intensification of use or an increase in parking demand.

D. Spaces Required for Multiple Uses. If more than one use is located on a site, the number of off-street parking spaces and loading ~~berths-spaces~~ to be provided shall be equal to the sum of the requirements prescribed for each use. This requirement applies not only to multiple uses under separate ownership but also to multiple uses in the same ownership. ~~If the gross floor area of individual uses on the same site is less than that for which a loading berth would be required by Schedule B of Section 10.64.030, but the aggregate gross floor area of all uses is greater than the minimum for which loading berths would be required, the aggregate gross floor area shall be used in determining the required number of loading berths.~~ Loading zone spaces shall be calculated based on the sum of spaces required for each individual use or the aggregate gross floor area of all uses, whichever is greater.

1. Exception: Shared or collective off-street parking facilities for multiple uses may provide required parking pursuant Section 10.64.040.

~~E. Joint Use. Off-street parking and loading facilities required by this chapter for any use shall not be considered as providing parking spaces or loading spaces for any other use except where the provisions of Section 10.64.040: Collective provision of parking apply or a joint facility exists. Such a facility shall contain not less than the total number of~~

**Formatted:** List Paragraph, Indent: Left: 0.25",  
Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... +  
Start at: 1 + Alignment: Left + Aligned at: 0.32" +  
Indent at: 0.57"

~~spaces as determined individually, subject to the provisions of subsection (F) below, or fewer spaces may be permitted where adjoining uses on the same site have different hours of operation and the same parking spaces or loading spaces can serve both without conflict. A determination of the extent, if any, to which differing hours of operation will achieve the purposes of this chapter shall be made by the Community Development Director, who may require submission of information necessary to reach a decision.~~

1. On-site/Off-site Parking. Parking required to serve a residential use shall be on the same site as the use served, except that subject to approval of the Community Development Director, parking for group residential and residential care may be located on a different site under the same or different ownership within one hundred fifty feet (150') of the use served, measured from the parking facility to the public entrance of the use served via the shortest pedestrian route. Parking required to serve a nonresidential use may be on the same or a different site under the same or different ownership as the use served, provided that parking shall be within ~~the following distances~~400 feet of the use served, measured from the ~~near corner~~pedestrian entrance of the parking facility to the public entrance of the use served via the shortest pedestrian route:

Exception: Parking spaces located within the CD district may serve as required parking for a nonresidential use located within the same district at a maximum distance of one thousand feet (1,000').

2. Parking in Yards in R Districts. Required yards and open space shall not be used for parking except as follows:

- a. All Area Districts. Up to twenty feet (20') of the width of the access drive to the garage may be used for non-required unenclosed parking.
- b. Area Districts III and IV. One interior side yard may be used for unenclosed parking.
- c. All Area Districts. Within an enclosed accessory building as permitted by [Section 10.52.050](#).

3. Parking in Yards in C or I Districts. Required yards may be used for required parking, subject to the landscaping standards of [Section 10.60.070](#) and screening requirements of [Section 10.64.160](#).

4. Alley Access. When a street-alley lot in area districts I and II adjoins an improved alley, then access to parking shall be provided from the alley.

5. Parking in R Districts. Non-residential parking shall not be located in any R zoned property, except on the east side of Oak Avenue. Residential properties on the east side of Oak Avenue, when developed for commercial parking purposes used in conjunction with business fronting upon and having vehicular access to Sepulveda Boulevard, shall not utilize vehicular access to Oak Avenue ~~between the hours of 10:00 p.m. to 6:00 a.m. daily.~~

G. Life of Facility. Facilities for off-site parking shall be restricted to that use by a recorded deed, lease, or agreement for a minimum period of ten (10) years from the date a use permit requiring the parking or a certificate of occupancy is issued, provided that the Community Development Director may lift the restriction upon finding that substitute parking facilities meeting the requirements of this chapter are provided. No use shall be continued if the parking is removed unless substitute parking facilities are provided.

1. Exception. The requirement for a recorded agreement and ten (10) year period of agreement may be waived for off-site required parking leased from City owned lots.

H. Common Loading Facilities. The off-street loading facilities requirements of this chapter may be satisfied by the permanent allocation of the prescribed number of spaces for each use in a common truck loading facility, provided that the total number of spaces shall not be less than the sum of the individual requirements. As a requirement of approval, an attested copy of a contract between the parties concerned setting forth an agreement to joint use of the common truck loading facility shall be filed with and subject to approval by the Community Development Department.



I. Computation of Spaces Required. If, in the application of the requirements of this chapter, a fractional number is obtained, one (1) additional parking space or loading berth-space shall be required for a fraction of one-half (½) or more, and no additional space or both shall be required for a fraction of less than one-half (½).

J. Parking Surface. All parking areas, aisles and access drives shall be paved with a minimum of two inches (2") of asphalt on four inches (4") of compacted base or four inches (4") of concrete in residential areas; and 4 inches of concrete in commercial or industrial areas to provide a durable, dustless surface. Parking areas, aisles and access drives shall be graded and drained to dispose of surface water without damage to private or public properties, streets, or alleys. The Community Development Director of Public Works may approve alternate materials and specifications in lieu of these requirements.

K. Availability of Required Parking Spaces. Required parking spaces shall be made permanently available and be permanently maintained for vehicular parking in connection with the associated use. Required parking spaces shall not be reserved or limited for use except as authorized by this chapter.

**10.64.030 - Off-street parking and loading spaces required.**

Off-street parking and loading spaces shall be provided in accord with the following schedules. For off-street loading, references are to Schedule B which sets space requirements and standards for different groups of use classifications and sizes of buildings. References to spaces per square foot are to be computed on the basis of buildable gross floor area unless otherwise specified, and shall include allocations of shared restroom, halls and lobby area, but shall exclude area for vertical circulation, exterior corridors and stairs or elevators. Where the use is undetermined, the Community Development Director shall determine the probable use and the number of parking and loading spaces required. In order to make this determination, the Community Development Director may require the submission of survey data from the applicant or collected at the applicant's expense.

(See Parking Matrix Table)

**10.64.040 - Collective provision of parking.**

Notwithstanding the provisions of Section 10.64.020(E), a use permit may be approved for collective provision of parking on a site of five thousand (5,000) square feet or more that serves more than one (1) use or site and is located in a district in which parking for the uses served is a permitted or conditional use. A use permit for collective off-street parking may reduce the total number of spaces required by this chapter if the following findings are made:

A. The spaces to be provided will be available as long as the uses requiring the spaces are in operation; and

B. The adequacy of the quantity and efficiency of parking provided will equal or exceed the level that can be expected if collective parking is not provided.

The maximum allowable reduction in the number of spaces to be provided shall not exceed fifteen percent (15%) of the sum of the number required for each use served.

An applicant for a use permit for collective parking may be required to submit survey data substantiating a request for reduced parking requirements. A use permit for collective parking shall describe the limits of any area subject to reduced parking requirements and the reduction applicable to each use.

**10.64.050 - Reduced parking for certain districts and uses.**

A. CD District. The following parking requirements shall apply to nonresidential uses:

1. Building Sites equal to or less than 10,000 Sq. Ft. If the FAF is less than 1:1, no parking is required; if the FAF exceeds 1:1, only the excess floor area over the 1:1 ratio shall be considered in determining the required parking prescribed by Section 10.64.030.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

2. Building Sites greater than 10,000 Sq. Ft. The amount of required parking shall be determined by first excluding five thousand (5,000) square feet from the buildable floor area and then calculating the number of spaces prescribed by [Section 10.64.030](#).

Formatted: Highlight

B. A use permit may be approved reducing the number of spaces to less than the number specified in the schedules in [Section 10.64.030](#), provided that the following findings are made:

Formatted: Highlight

1. The parking demand will be less than the requirement in Schedule A or B; and

Formatted: Highlight

2. The probable long-term occupancy of the building or structure, based on its design, will not generate additional parking demand.

Formatted: Highlight

In reaching a decision, the Planning Commission shall consider survey data submitted by an applicant or collected at the applicant's request and expense.

#### 10.64.060 - Parking in-lieu payments.

Within designated parking districts established by the City Council and shown on the map on the following page, a parking requirement serving nonresidential uses on a site may be met by a cash in-lieu payment to the City prior to issuance of a building permit or a certificate of occupancy if no permit is required. The fee shall be to provide public off-street parking in the vicinity of the use. The City shall not be obligated to accept a fee for more than 20 spaces, and then only with the express approval of the City Council.

In establishing parking districts, the City may set limitations on the number of spaces or the maximum percentage of parking spaces required for which an in-lieu fee may be tendered.

#### 10.64.070 - ~~Parking spaces for the handicapped~~-Accessible and other Designated Vehicle Required Parking

All parking facilities shall comply with the requirements of the California Code of Regulations (Title 24, Part 2, Chapter 2-71), [California Vehicle Code, State building codes](#) and with the sign requirements of the California Vehicle Code, ~~Section 22507.8~~.

A. ~~Accessible and other designated vehicle parking spaces shall be counted towards the number of parking spaces as required in this Chapter, as applicable.~~

B. ~~Electric vehicle chargers as required shall be provided at no charge to the user.~~

C. ~~Removal of any existing spaces required to comply with said requirements shall not deem the entire parking facility non-conforming.~~

#### 10.64.080 - Bicycle parking.

A. Where Required. Bicycle parking spaces shall be provided as required by ~~this section~~[state and local codes](#); the provisions of [Section 10.64.020](#) shall apply ~~to calculate parking ratios~~.

~~B. Number Required.~~

C. Design Requirements. For each bicycle parking space required, a stationary object shall be provided to which a user can secure both wheels and the frame of a bicycle with a user-provided six-foot (6') cable and lock. The stationary object may be either a freestanding bicycle rack or a wall-mounted bracket.

#### 10.64.090 - Parking space dimensions.

Required parking spaces shall have the following minimum dimensions:

Use	Type of Space	Large Car (ft.)	Small Car (ft.)
Residential	In separate garage housing 6 or fewer cars, or with door at rear of each space	9.0 × 19	7.5 × 15 (guest parking only)

Use	Type of Space	Large Car (ft.)	Small Car (ft.)
Residential	In a garage housing more than 6 cars with access via aisle	8.5 × 18	7.5 × 15
Residential	Tandem (2 spaces) (area district IV)	9.0 × 36 (9.0 × 33)	-
Non-Residential	Angle spaces	8.5 × 18	8.0 × 15
All	Parallel spaces	8.0 × 22	8.0 × 22

Exceptions:

- Existing legal nonconforming parking spaces may remain nonconforming with regards to width, depth, and vertical clearance for up to a maximum of one foot (1') in each dimension, per space, without regard to value of site alteration. See Minor Exception, [Chapter 10.84](#) for additional provisions for existing parking spaces and existing structures.

**10.64.100 - Application of dimensional requirements.**

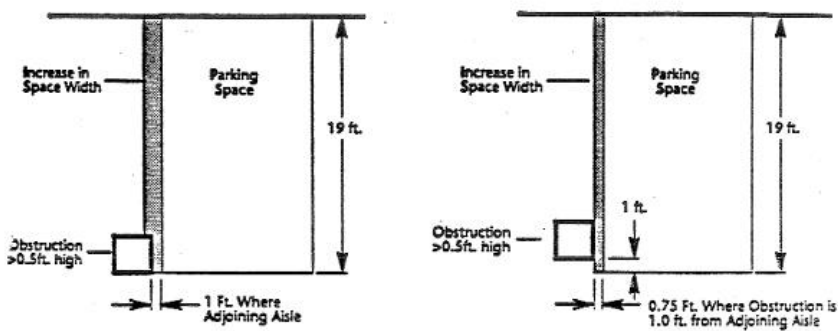
A. In C and I districts, **up to** thirty percent (30%) of the required parking spaces may be for small cars. **For office buildings where the offices are occupied by a single tenant, up to forty percent (40%) of the spaces may be for small cars.** All small-car spaces shall be clearly labeled "Compact."

**B. Adjoining Obstructions.**

- Each parking space adjoining a wall, column, or other obstruction higher than 0.5 feet shall be increased by one foot (1') on each obstructed side, provided that such obstructions may adjoin the front five feet (5') of a parking space without an increase in width.

Exceptions. Residential garages serving a maximum of three (3) dwelling units, or, residential sites with widths of thirty-two feet (32') or less.

- At the end of a parking bay, an aisle providing access to a parking space perpendicular to the aisle shall extend two feet (2') beyond the required width of the parking space.



(B) PARKING SPACES ADJOINING AN OBSTRUCTION

(The diagram is illustrative)

Commented [EZ1]: Revise graphic.

C. Vertical Clearance. Vertical clearance for parking spaces shall be an unobstructed headroom clearance of not less than seven feet (7') above the finish floor to any ceiling, beam, pipe, vent, mechanical equipment or similar construction, except that automatic garage door opening equipment and the garage door entrance may be 6.67 feet. For storage (not including mechanical equipment) and vehicle recharging purposes for residential uses, non-structural improvements including wall-mounted shelves, storage surface racks, cabinets, or electricity based alternative-fuel vehicle charging systems may encroach into the vertical clearance, provided a minimum 4.5 feet vertical clearance is maintained above the finished floor of the garage within the front five feet (5') of a parking space.

D. Wheel Stops. In all districts, all spaces shall have wheel stops 2.5 feet from a fence, wall, or walkway. The wheel stops shall be no higher than six (6) inches as measured from the parking area finished surface.

1. Exception. In R districts, installation of wheel stops shall not be required for parking spaces within garages serving a single unit.

E. Garage Door Widths. Each enclosed parking space shall be provided with a minimum of nine foot (9') wide, 6.67 foot high access opening, except that double-car garage door openings may be a minimum of sixteen feet (16') wide.

**10.64.110 - Aisle dimensions.**

The following dimensions shall apply to drive aisles (which may include public right-of-way or recorded access easements) accessing and adjoining required parking spaces:

A. ~~Large Car Spaces~~ Aisle Widths. Aisle widths adjoining ~~large car parking~~ spaces shall be as follows:

("A") Increase in Parking Space Width (ft.)	("B") Minimum Aisle Width for Specified Parking Angle (ft.)			
	90°	75°	60°	45° or less
0.00	24	22	16	12
0.25	23	21		
0.50	22	20		
0.75	21	19		
1.00 or more		20		

Expand

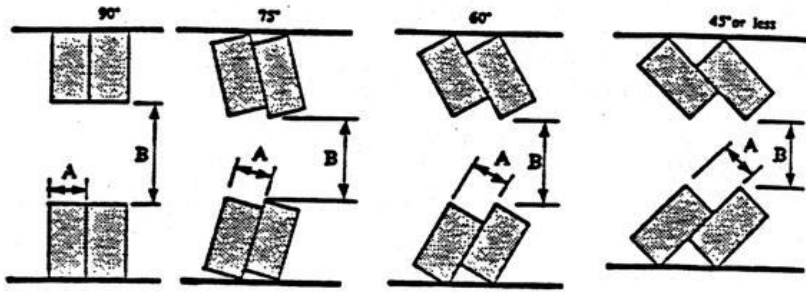
Letters in parentheses ("A" and "B") refer to the diagram on the following page.

~~B. Small Car Spaces. Aisle widths adjoining small car spaces having a base width of 7.5 feet, except where increased by an adjoining obstruction, shall be as follows:~~

~~("B") Minimum Aisle Width for Specified Parking Angle~~

<del>Parking Angle</del>	<del>90°</del>	<del>75°</del>	<del>60°</del>	<del>45° or less</del>
<del>Aisle Width (ft.)</del>	<del>20</del>	<del>17.4</del>	<del>14</del>	<del>11</del>

C. Residential Spaces Accessed from Alleys. Aisle widths adjoining residential parking spaces that are directly accessed from alleys shall be a minimum of ~~fifteen-twenty-five feet (15-25')~~ as measured from the centerline including the full width of said alley.



PARKING REQUIREMENTS

(The diagram is illustrative.)