

DIVISION 6.

PARKING REGULATIONS.

Sec. 35-103. Purpose and Intent.

The purpose of this DIVISION is to assure the provision and maintenance of safe, adequate, well-designed off-street parking facilities in conjunction with any use or development. The intent is to reduce street congestion and traffic hazards and to promote an attractive environment through design and landscaping standards for parking areas. The standards set forth in this DIVISION shall be considered minimums, and more extensive parking provisions may be required by the Planning Commission as a condition of project approval.

Sec. 35-104. Applicability.

Unless otherwise provided in the specific, applicable zone district, the provisions of this DIVISION shall apply to all appropriate uses and development.

Sec. 35-105. Maintenance of Parking Spaces.

No parking area or parking space provided for the purpose of complying with the provisions of this DIVISION shall thereafter be eliminated, reduced, or converted in any manner unless equivalent facilities approved by the City are provided elsewhere in conformity with this DIVISION. The permit for the use for which the parking was provided shall immediately become void upon the failure to comply with the requirements of this DIVISION. *(Amended by City Ord. 03-05, 8/4/2003)*

Sec. 35-105.1. Definition of Equivalent Facilities.

(Added by City Ord. 03-05, 8/4/2003)

For purposes of this section in instances where a garage serving a residential dwelling is proposed to be converted, provision of equivalent facilities shall mean the provision of a replacement garage containing the same or a greater number of parking spaces as were provided in the existing garage.

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Sec. 35-105.2. Requirements Applicable to Garage Conversions.

(Added by City Ord. 03-05, 8/4/2003)

A. Major Use Permit and Design Review Board Approval Required.

Notwithstanding the foregoing, conversion of one or more required parking spaces within a garage serving a single-family dwelling to interior living area may be permitted in any R-1, E-1, AG-I-5 and AG-I-10 zone district subject to approval of a Major Use Permit pursuant to the provisions of Section 35-315. Each application shall also be subject to review and approval by the Design Review Board.

B. Additional Required Findings.

In addition to the findings set forth at Section 35-315.8, the Planning Agency shall not approve a Major Use Permit application for a garage conversion unless the following additional findings are made:

1. That the approval will not result in a net loss of parking spaces, including the cumulative number of spaces in garages, driveways, and on-street.
2. That the placement and design of the uncovered replacement parking spaces are consistent with neighborhood character and will not be detrimental to the enjoyment of any residential use on the parcels adjoining the subject site.
3. That, if the garage conversion is not in conjunction with the creation of a residential second unit, a deed restriction limiting the use of the property to one dwelling unit will be recorded prior to issuance of a building permit for the conversion.

Sec. 35-106. Recalculation of Parking Spaces Upon Change of Use.

Upon the change of any use, the number of parking spaces to be provided shall be calculated according to the requirements of this DIVISION for the new use. Any previous parking modifications granted by the Planning Commission, Zoning Administrator, or the Director shall be null and void. *(Amended by Ord. 4228, 6/18/96)*

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Sec. 35-107. Required Number of Spaces: General.

1. The minimum number of parking spaces as required in the specific applicable zone district or specified in this DIVISION shall be provided and continuously maintained in conjunction with the related use or development.
2. For all development (other than single-family residential) which is subject to the requirements of a development plan, the Planning Commission shall determine if there is a need to provide for bicycle parking. If such a need exists, the Planning Commission shall then determine the required number of parking spaces, bike racks, and locking devices that shall be provided.
3. For additions to existing developments, the increased parking requirement shall be based on the aggregate total of the floor area and/or number of employees of all existing and proposed buildings or structures on the property.
4. For the purposes of this DIVISION, gross floor area shall be the measure of total square footage for a project; however, stairways and open, unenclosed corridors shall be excluded.
5. Where the standards require any fractional space, the next larger whole number shall be the number of spaces required. In order to encourage efficient use of commercial parking space and good design practices, the total parking requirement for mixed uses or Conjunctive Uses shall be based on the number of spaces adequate to meet the various needs of the individual uses operating during the Peak Parking Period. *(Amended by Ord. 4086, 12/15/92)*
6. Where the parking requirement for a use is not specifically defined in the applicable zone district or this DIVISION, the parking requirement shall be determined by the Director based upon the requirement for the most comparable use specified herein.
7. Modifications to the parking requirements may be granted, pursuant to Sec. 35-142.7. (Attached Second Residential Units.), Sec. 35-142A.6. (Detached Second Residential Units.), Sec. 35-144C.4. (Density Bonus for Affordable Housing Projects.), Sec. 35-172.12. (Conditional Use Permits.), Sec. 35-174.8. (Development Plans.), or Sec. 35-179. (Modifications.). *(Amended by Ord. 4227, 6/18/96)*

Sec. 35-108. Required Number of Spaces: Residential.

Parking spaces to be permanently maintained on the same building site on which the dwelling(s) is located, except as provided in section 35-76, Medium Density Student Residential, and 35-77, High Density Student Residential:

1. Single Family and two family dwellings:	Two spaces per dwelling unit, except that three spaces shall be required for any dwelling unit containing 3,000 square feet or more of gross floor area, excluding the area within a garage. All required spaces shall be provided within a garage. <i>(Amended by City Ord. 03-05, 8/4/2003)</i>
2. Multiple Dwelling Units:	
a. Single bedroom or studio dwelling unit:	One space per dwelling unit.
b. Two bedroom dwelling:	One covered space plus 0.5 spaces covered or uncovered per dwelling unit. Such spaces shall be located within 200 feet from the building served by such spaces.
c. Three or more bedroom dwellings:	One covered space plus one space covered or uncovered per dwelling unit, located as required in b), above.
d. Visitor parking:	One space per five dwelling units.
3. Guest houses:	One space per guest house.
4. Mobile homes in mobile home parks:	One covered space per site and one space for every three sites for guest parking.
5. Fraternities, sororities, dormitories, and boarding and lodging houses:	One space per four bed spaces and one space per two employees.
6. Retirement and special care homes:	One space per guest room and one space per two employees.

Sec. 35-109. Required Number of Spaces: Miscellaneous Non-Residential.

1. Churches, school auditoriums, college, auditoriums, theaters, general auditoriums, stadiums, mortuaries, lodges, halls, and other places of general assembly:

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- a. with fixed seats: one space per four fixed seats.
- b. without fixed seats: one space per 30 square feet of auditorium floor space.
2. Places of amusement without fixed seats such as dancehalls, skating rinks, etc.: one space per 300 square feet of assembly area
3. Schools:
 - a. Day school or Nursery school: one space for each two employees and one space for each ten students.
 - b. Elementary and Junior High: 1.5 spaces for each teaching station.
 - c. High School: six spaces for each teaching station.
 - d. Colleges; art, craft, music or dancing schools; business, professional, or trade school: one space for each three employees and one space for each five students.
4. Library, museum, art gallery, or similar use: one space for each two employees.

Sec. 35-110. Required Number of Spaces: Commercial.

1. Hotels/motels: one space per guest room and one space per 5 employees.
2. Restaurants, cafes, taverns, etc: one space per 300 square feet of space devoted to patrons and one space per two employees.
3. Business and professional offices, such as banks, lawyers' offices, etc.: one space per 300 square feet of gross floor area.
4. Retail business and general commercial: one space per 500 square feet of gross floor area.
5. Furniture and appliance stores; heating, ventilating, and hardware stores; motor vehicle and machinery sales and service: one space per 1,000 square feet of gross floor area.
6. Hospitals: one space per two beds and one space per three employees.
7. Convalescent hospitals, sanitariums and rest homes: one space per three beds and one space per three employees.
8. Medical clinics, medical and dental offices: one space per 200 square feet of gross floor area.

Sec. 35-111. Required Number of Spaces: Industrial.

1. Research and development, manufacturing, and processing: one space per 1-1/2 employees, but in no case less than one space per 500 square feet of gross floor area.
2. Wholesaling, warehousing, and storage facility: one space per 1,000 square feet of gross floor area and one space per four employees.
3. Other industrial uses: one space per four employees.

Sec. 35-112. Required Number of Spaces: Recreational Facilities.

1. Tennis facility: 1-1/2 spaces per court.
2. Racquetball facility: 1-1/2 spaces per court.
3. Spectator seating: one space per five seats or one space per 35 square feet of seating area.
4. Facilities such as spas, health facilities, and gyms: one space per 300 square feet of gross floor area.
5. Public swimming pool: one space per 25 square feet of pool area.

Sec. 35-113. Required Number of Spaces: Agriculture.

Commercial greenhouses, hothouses, or other plant protection structure: two spaces per acre of land in such use.

Sec. 35-114. Size, Location, and Design.

1. Size: *(Amended by Ord. 4067, 8/18/92)*
 - a. Residential parking spaces shall be 8-1/2 feet wide x 16-1/2 feet long.
 - b. Non-residential parking spaces shall be 9 feet wide x 16-1/2 feet long.
 - c. Compact car spaces: 30% of the required parking for non-residential uses may be provided as compact car spaces. Compact car spaces shall have a size of 8 x 14-1/2 feet.
2. Location:
 - a. Offstreet parking spaces shall not be located in the required front or side yard setback area unless specifically permitted in the applicable zone district regulations. Provisions shall be made for direct access from the street to

- each parking space. Such access shall be adequate for standard size automobiles unless the parking area is restricted to compact cars.
- b. For all types of dwellings, the required parking spaces shall be provided on the same site on which the dwelling(s) is located, unless specifically permitted in the applicable zone district regulations.
 - c. For non-residential structures or uses, the required parking spaces shall be provided within 500 feet of the main building or site, if there is no main building, as measured along streets not alleys.
3. Construction and Design:
- a. All parking areas shall be graded and drainage provided so as to dispose of all surface water without erosion, flooding, and other inconveniences or hazards.
 - b. Uncovered parking areas and driveways shall be paved with a minimum of two (2) inches of asphalt, concrete, or equivalent on a suitable base.
 - c. Parking spaces shall be marked and access lanes clearly defined. Bumpers and wheel stops shall be installed as necessary. Every stall designed to accommodate compact cars shall be clearly marked as a compact car stall.
(Amended by Ord. 4067, 8/18/92)
 - d. Except for residential uses within the 20-R-1 through 7-R-1, and 20-R-2 through 7-R-2 zone districts, parking areas shall be so designed that no vehicle shall be required to encroach into a street or sidewalk when backing out of a parking space. *(Amended by Ord. 3843, 3/20/90).*
 - e. The design of parking areas shall not require the moving of any car to gain access to a required parking space unless the applicable zone district regulations specifically permit tandem parking.
 - f. All parking areas serving uses operating at night shall be adequately lighted. Such lighting shall be so arranged as to direct the light away from adjoining residences.

- g. The design of parking spaces and the maneuvering space in connection therewith shall be in accordance with the requirements illustrated in the Parking Diagram, Figures 1, 2 and 3, and the Parking Table.

Sec. 35-115. Landscape/Screening of Parking Areas.

Parking area includes the parking spaces and the maneuvering space necessary for use of such spaces.

- 1. Where non-residential parking areas abut residentially zoned or developed property a wall or solid fence of not less than five feet in height shall be erected and maintained between the parking area and the adjoining residentially zoned or developed property. *(Amended by Ord. 4067, 8/18/92)*
- 2. Where trees already exist on the property, the design of the parking area should make the best use of this growth and shade.
- 3. Screening shall be provided along each property line consisting of a five-foot wide strip, planted with sufficient shrubbery to effectively screen the parking area, or a solid fence or wall not less than four feet in height, Such fences or walls abutting streets shall be ornamental in texture, pattern, or shadow relief. Planting, fences, or walls abutting streets shall not exceed 30 inches in height for a distance of 25 feet on either side of entrances or exits to the property. This requirement for screening may be waived or modified by the Planning and Development Department if adjacent property already has provided a solid wall not less than four feet high. *(Amended by Ord. 3842, 3/20/90).*
- 4. When the total uncovered parking area on the property (including adjoining parcels over which the property has parking privileges) exceeds 3,600 square feet, the following shall be required, in addition to other provisions of this section, as part of a landscape plan:
 - a. Trees, shrubbery, and ground cover shall be provided at suitable intervals in order to break up the continuity of the parking area. Planting islands for such trees and shrubs shall be protected from automobile traffic by either asphalt or concrete curbs.
 - b. All kinds of parking lanes shall have landscaped islands.

- c. Prior to the issuance of a Coastal Development Permit, performance securities, in amounts to be determined by the Planning and Development Department, to guarantee the installation of plantings, walls, and fences in accordance with the approved plan, and adequate maintenance of the planting for the designated time period shall be filed with the County. The performance security for installation will be released at the end of the designated time period provided the planting has been adequately maintained. *(Amended by Ord. 3842, 3/20/90).*

Sec. 35-116. Off-Street Loading Facilities.

1. For every building hereafter erected, which is to be occupied by manufacturing, storage, warehouse, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning, or other uses similarly requiring the receipt or distribution by vehicles of materials and merchandise, off-street loading spaces shall be provided as follows:
 - a. Commercial Uses:
3,000 or more square feet gross floor area: 1 loading space.
 - b. Industrial Uses:
10,000 to 24,999 square feet gross floor area: 1 loading space.
25,000 to 49,000 square feet gross floor area: 2 loading spaces.
For each additional 50,000 square feet or major fraction thereof: 1 loading space.
2. Each loading space shall not be less than ten (10) feet in width, thirty (30) feet in length, and with an overhead clearance of fourteen (14) feet.
3. Such space may not be located in any part of any required front or side yard.
4. Such space shall be so designed that it will not interfere with vehicular circulation or parking nor with pedestrian circulation.

Sec. 35-117. Driveways.

1. Width, Number, and Location:

Unless otherwise provided in the specific, applicable zone districts, the width and number of driveways in relation to intersections, obstructions, other driveways, and property lines shall be as prescribed by Resolution No. 76-428 on Road Standards of the County Board of Supervisors or any subsequent resolution of the said Board regulating road standards.

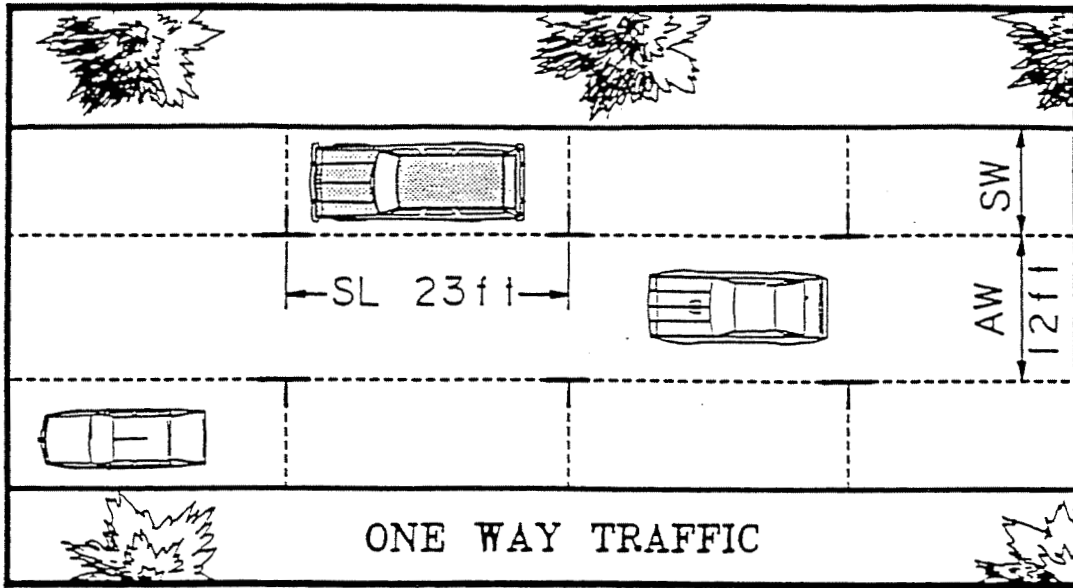
2. Driveway to Side or Rear Parking Areas:

A driveway used for access to a parking area at the side or rear of a building shall not be less than ten (10) feet wide in clear distance between any obstruction to vehicular traffic.

3. Special Requirements:

Upon recommendation of the Transportation Department or the Director or upon their own initiative when considering any project, the Planning Commission may place special requirements on an individual building site that will have the effect of reducing or increasing the number or width of driveways or prescribing their location on the building site when the Commission determines that such special requirements either reduce or do not create traffic hazards or street parking problems. Such special requirements shall be final subject to appeal to the Board of Supervisors as provided in Sec. 35-182. (Appeals).

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SL=STALL LENGTH SW=STALL WIDTH AW= AISLE WIDTH

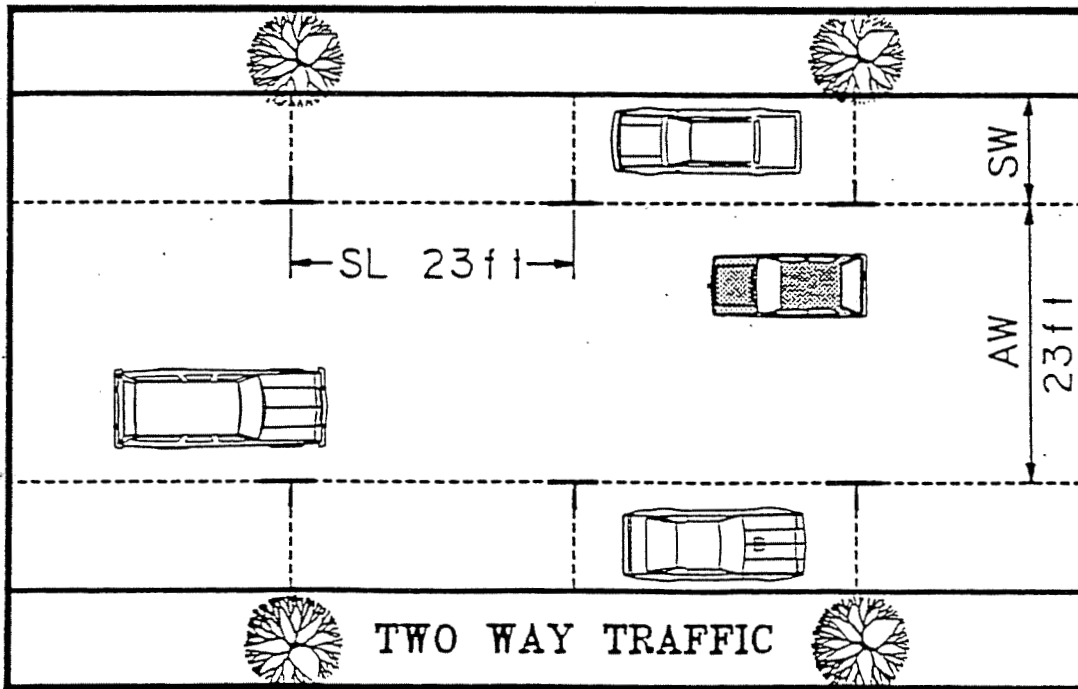


FIGURE 6-1

PARALLEL PARKING DIAGRAM

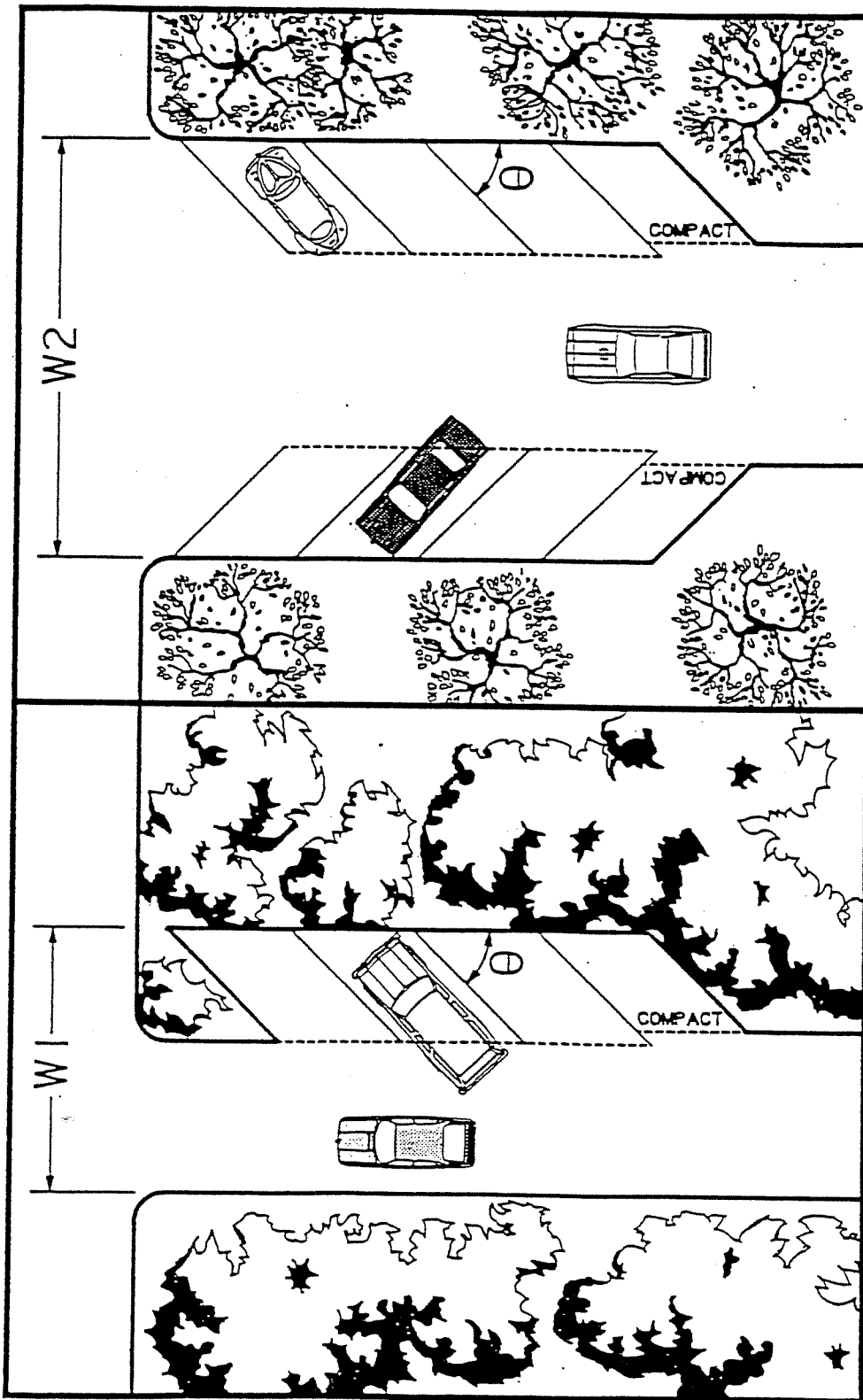


FIGURE 6-2
ANGLE PARKING ONE WAY TRAFFIC

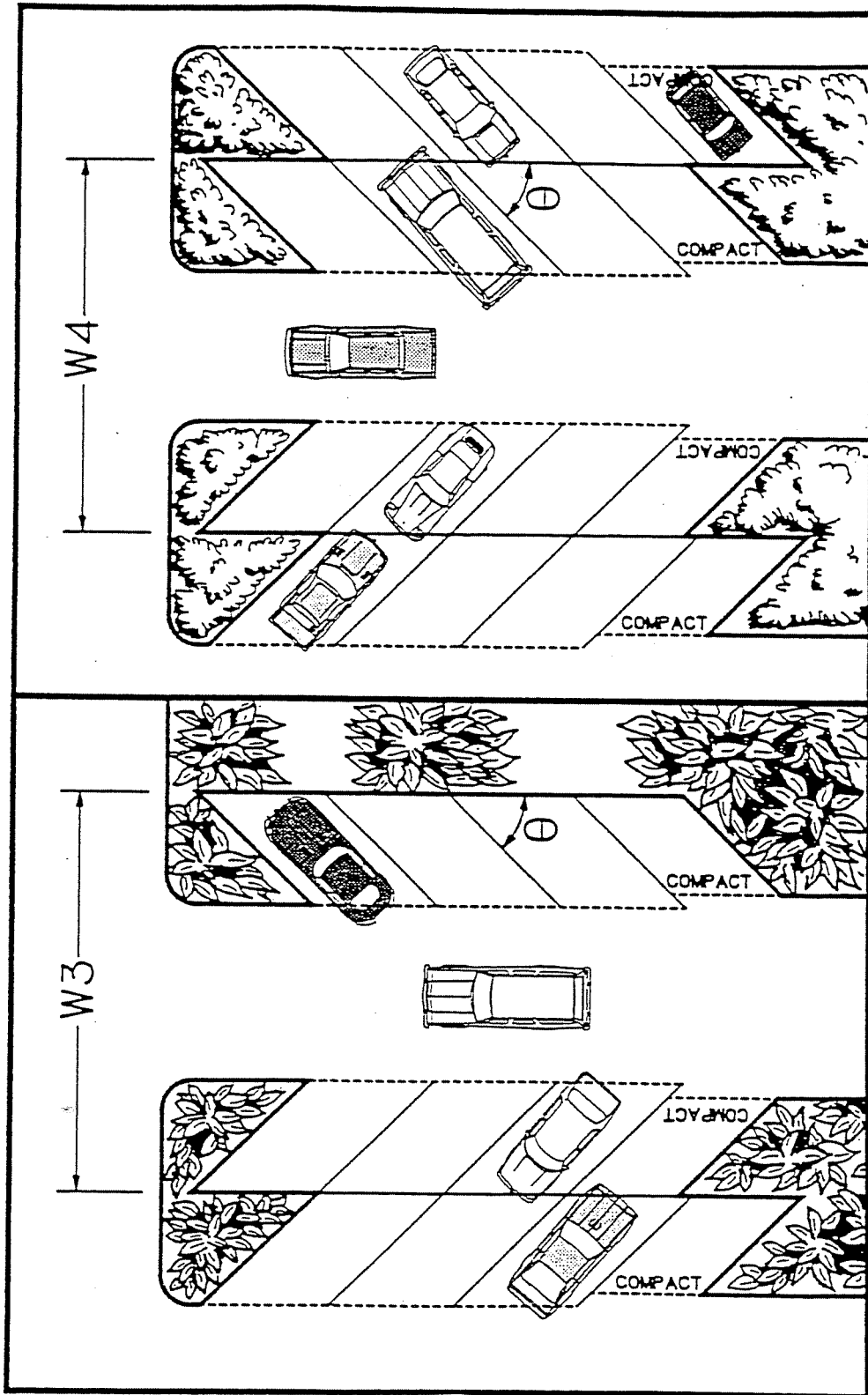


FIGURE 6-2 (CONTINUED)
ANGLE PARKING ONE WAY TRAFFIC

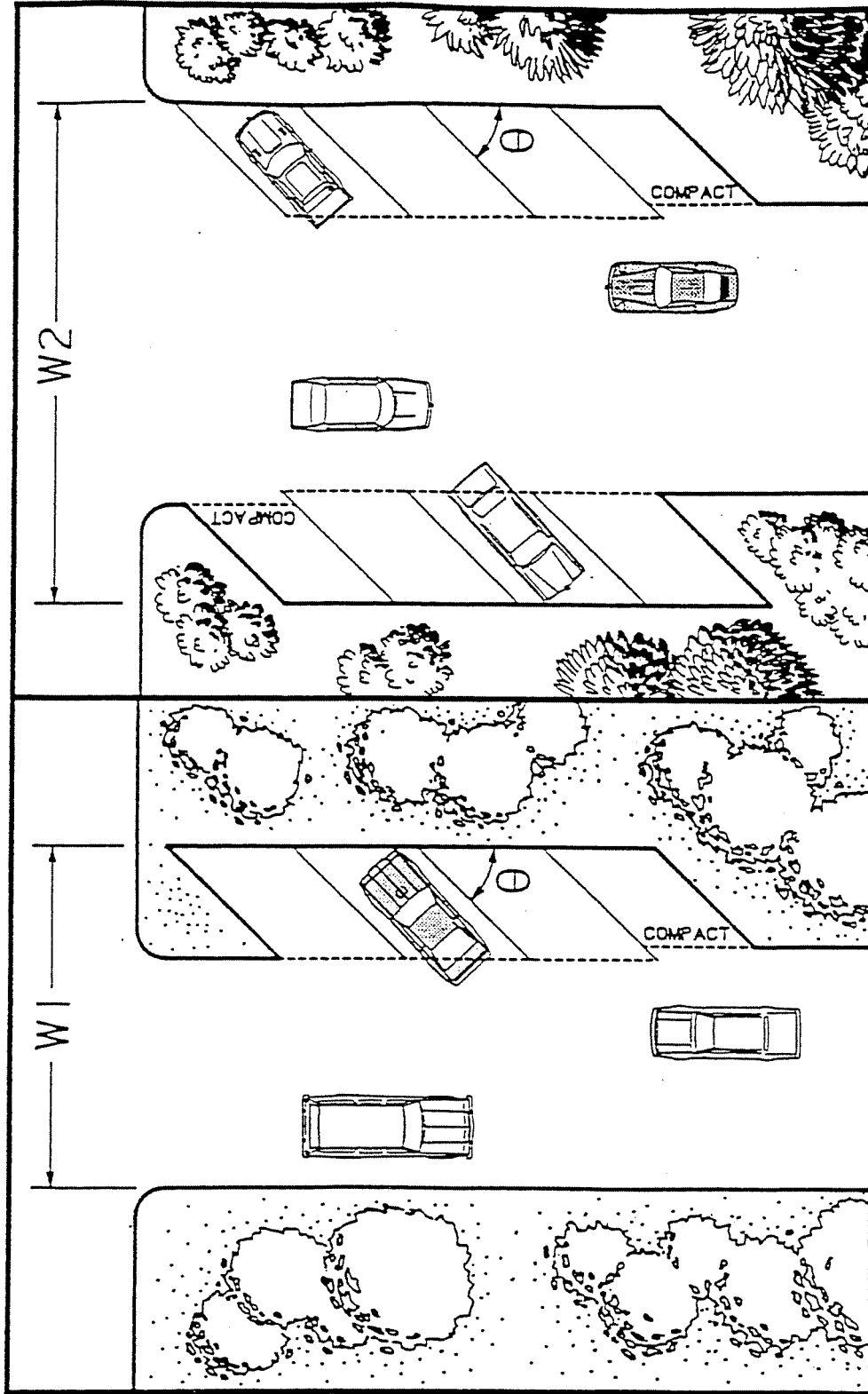


FIGURE 6-3
ANGLE PARKING TWO WAY TRAFFIC

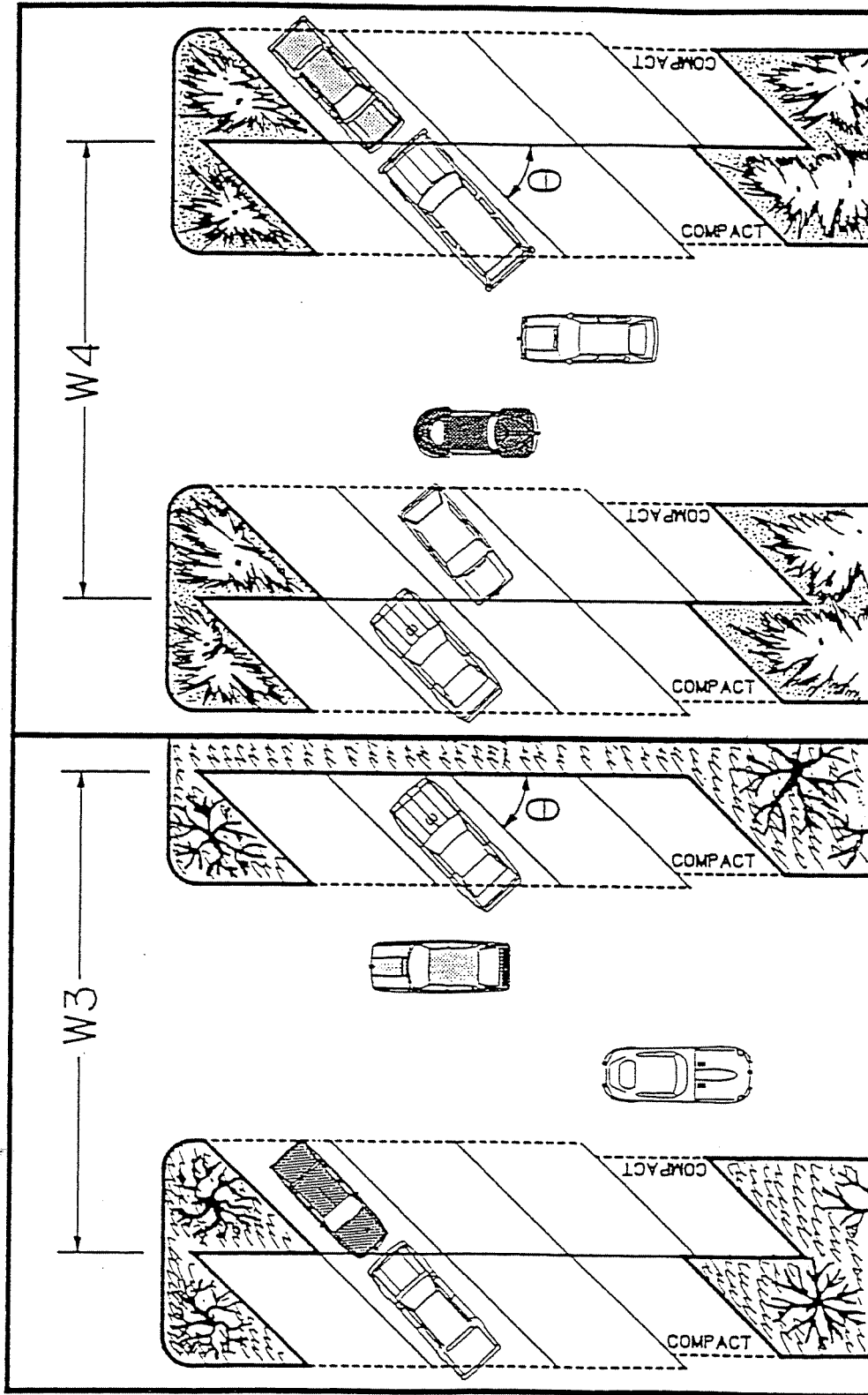


FIGURE 6-3 (CONTINUED)
ANGLE PARKING TWO WAY TRAFFIC

**TABLE 6-1
PARKING DIMENSIONS
(All Dimensions in Feet)
ONE-WAY TRAFFIC**

Angle	W1			W2			W3			W4		
	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width
30°	24.0	25.0	25.0	36.0	38.5	38.5	33.5	36.0	36.0	31.0	33.0	33.0
35°	24.5	26.0	26.0	37.5	40.5	40.5	35.5	38.0	38.0	33.0	35.5	35.5
40°	25.5	26.5	26.5	39.0	42.0	42.0	37.0	40.0	40.0	35.0	37.5	37.5
45°	26.0	27.5	27.5	40.5	43.5	43.5	38.5	41.5	41.5	36.5	39.0	39.0
50°	26.5	28.0	28.0	41.5	45.0	45.0	39.5	43.0	43.0	38.0	41.0	41.0
55°	27.0	29.0	28.5	42.5	46.5	46.0	40.5	44.5	44.0	39.0	42.5	42.0
60°	28.0	31.5	30.0	43.5	49.5	48.0	42.0	47.5	46.5	41.0	46.0	45.0
65°	30.0	34.0	33.0	46.0	52.0	51.0	44.5	51.0	48.5	43.5	49.5	48.0
70°	32.0	36.5	35.0	48.0	54.5	53.0	47.0	53.5	52.0	46.0	52.5	51.0
75°	34.0	38.5	37.5	50.0	56.5	55.5	49.0	56.0	54.5	48.5	55.0	54.0
80°	36.0	41.0	39.5	51.5	58.5	57.5	51.0	58.0	57.0	50.5	57.5	56.5
85°	37.5	42.5	41.5	53.0	60.0	59.0	52.5	60.0	58.5	52.5	59.5	58.5
90°	39.0	44.5	43.5	54.0	61.5	60.5	54.0	61.5	60.5	54.0	61.5	60.5

Specifications for any parking angle not specifically enumerated can be determined by interpolation from the above table.

**TABLE 6-1
PARKING DIMENSIONS (Continued)
(All Dimensions in Feet)
TWO-WAY TRAFFIC**

Angle	W1			W2			W3			W4		
	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width	8.0' Stall Width	8.5' Stall Width	9.0' Stall Width
30°	32.0	33.0	33.0	44.5	47.0	47.0	42.0	44.5	44.5	39.5	41.5	41.5
35°	33.0	34.0	34.0	46.0	49.0	49.0	44.0	46.0	46.5	41.5	43.5	43.5
40°	33.5	35.0	35.0	47.5	50.5	50.5	45.5	48.0	48.0	43.0	45.5	45.5
45°	34.5	35.5	35.5	48.5	52.0	52.0	47.0	50.0	50.0	45.0	47.5	47.5
50°	35.0	36.5	36.5	50.0	53.0	53.0	48.0	51.0	51.0	46.0	49.0	49.0
55°	35.5	37.0	37.0	50.5	54.0	54.0	49.0	52.5	52.5	47.5	50.5	50.5
60°	35.5	37.0	37.0	51.5	55.0	55.0	50.0	53.5	53.5	48.5	52.0	52.0
65°	35.5	37.5	37.5	51.5	55.5	55.5	50.5	54.0	54.0	49.5	52.5	52.5
70°	36.0	37.5	37.5	51.5	55.5	55.5	51.0	54.5	54.5	50.0	53.5	53.5
75°	36.0	38.5	37.5	51.5	56.5	55.5	51.0	56.0	54.5	50.0	55.0	53.5
80°	36.0	41.5	39.5	51.5	58.5	57.5	51.0	58.0	57.0	50.5	57.5	56.5
85°	37.5	42.5	41.5	53.0	60.0	59.0	52.5	60.0	58.5	52.5	59.5	58.5
90°	39.0	44.5	43.5	54.0	61.5	60.5	54.0	61.5	60.5	54.0	61.5	60.5

Specifications for any parking angle not specifically enumerated can be determined by interpolation from the above table.

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