

Exhibit 1

SECTION 53 OFF-STREET PARKING REGULATIONS

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53.01 Purpose and Intent

The following off-street parking requirements are regulations which are established in order to achieve, among others, the following purposes:

1. To establish minimum requirements for the off-street parking of motor vehicles in accordance with the use established on the property;
2. To relieve congestion on streets, and to provide more fully for movement of traffic, maneuvering of emergency vehicles or street maintenance equipment;
3. To protect neighborhoods from vehicular traffic congestion generated by the adjacent nonresidential uses of land; and
4. To promote the general welfare and convenience and prosperity of residential, commercial and manufacturing developments which depend upon the availability of off-street parking facilities.

53.03 Scope of Regulations Applicability

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Off-street parking spaces shall be provided in accordance with the schedule in Table 53.09-1, Number of Parking Spaces Required, of this Section ~~Subsection 53.23~~ and improved as per Section 54.03 as a condition precedent to the occupancy of an institutional, commercial or manufacturing use and in conformance with other provisions of this Chapter:

1. Whenever a building is constructed; or
2. Whenever an existing building or use is altered, resulting in an increase in floor area, seating capacity or other units of measurement specified herein for required parking or loading facilities; or
3. Whenever the use of an existing building is changed to a use requiring fifty (50) percent or more off-street parking spaces, as determined by the provisions of Table 53.09-1, Number of Parking Spaces Required, of this Section ~~Section 53.23~~. (Ord. 38.760 (3), 9/17/02; Ord. 38 (part), 3/15/55)

53.05 Maintenance of Off-Street Parking

A. Continuation of Off-Street Parking. All off-street parking spaces shall continue unobstructed in operation, ~~and~~ shall not be used for vehicle repair work of any kind unless within a building. ~~A person shall not reduce the available space in an allocated off-street parking space below that required by the provisions of this Section in a manner that prevents its primary use as a place for parking vehicles. This Section 53.05 shall not apply to those parking spaces which are in excess of the requirements of this Chapter projects that provide an equivalent number of parking spaces in another location approved by the City, or to and shall not be reduced below the required size as long as the main use remains, unless an equivalent number of spaces is provided for said use in another approved location. This does not apply to those parking spaces which are established on a voluntary basis which are in excess of the requirements of this Chapter.~~ (Ord. 38 (part), 3/15/55)

B. Temporary Sales, Storage and Advertising. The sale or storage of merchandise in permissive parking areas ~~may shall~~ be allowed by the Planning Commission ~~Subcommittee~~ through the approval of a Minor Site Development Permit ~~as provided for in Section 42 of this Chapter~~ and subject to such reasonable conditions as may be deemed necessary by the Planning Commission to insure adequate parking, access and circulation.

In no event shall any off-street parking space (permissive or otherwise) or lot be used for the stopping, standing or parking of any vehicle(s) for either the purpose of selling such vehicle (excluding an approved car sales lot), or advertising any other property, services or products on said vehicle. (Ord. 38.665 (part), 10/29/91; Ord. 38 (part), 3/15/55)

C. Maintenance. All parking areas shall be kept clean and free of dirt, oil, mud or trash; pavement and striping shall be maintained in a continuous state of good repair.

D. Acknowledgment of Parking Spaces in Residential Projects. For new residential tract, multi-family or condominium projects, the amount, type, and permissible use of parking for each dwelling unit shall be clearly stated within the CC&Rs in large font and bold lettering to the approval of the City Attorney or designee.

14.07 Types of Parking Allowed

A. Standard Parking Spaces. The number of parking spaces required for various land uses shall be as required in Table 53.09-1, Number of Parking Spaces Required. Parking spaces shall be designed as required in Subsection 53.13, Design Standards for Off-Street Parking Facilities, of this chapter.

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B. Compact Parking Spaces. For parking areas and garages containing ten (10) or more stalls serving the following industrial uses in Subsection 53.07(B)(1) within the Industrial zoning districts, up to forty (40%) percent of the required and non-required stalls may be designed as compact stalls to accommodate compact cars.

1. Applicable uses.

a. Commercial uses (CO, C1, C2, HS, TC zones).

i. Standards. Compact stalls shall be dispersed throughout the parking lot.

b. Industrial uses.

- i. Research and Development (R and D) facilities.
- ii. Manufacturing facilities plants.
- iii. Warehouse/distribution facilities.
- iv. Other industrial uses deemed appropriate by the Planning Commission.

c. Multi-Family Residential uses.

i. Projects within R3, R4, and R5 zones.

~~2. Restrictions. No compact parking spaces shall be allowed for any commercial uses or in any commercial zoning districts except as otherwise provided for in Section 4, Mixed Use Zones and Standards, of this Chapter for MXD Zoning District requirements.~~

2. Design Standards. See Subsection 53.13, Design Standards for Off-Street Parking Facilities, of this Section.

C. Disabled Accessible Parking Spaces. Parking spaces for the physically disabled shall comply in all respects with the requirements of Title 24 of the California Code of Regulations (State Building Code) or Federal law, where such prevails over State law.

D. Tandem Parking Spaces.

1. Applicability. Tandem parking may be allowed with the approval of a Conditional Use Permit, in accordance with Section 57.04, Conditional Use Permits, of this Chapter.

2. Standards.

- a. **Maximum allowed.** ~~A maximum of seventy-five percent (75%) of parking required for residential uses may be tandem parking.~~
 - i. A maximum of seventy-five percent (75%) of parking required for residential uses may be tandem parking in projects with open structured parking facilities (e.g. single level or multi-level parking structures).**
 - ii. A maximum of fifty percent (50%) of parking required for residential uses may be tandem parking in projects with private individual garages.**
- b. Tandem parking spaces shall be a maximum of two (2) parking spaces deep.

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- c. When tandem parking spaces are used in private garages or other parking facilities with more than two (2) parking spaces, they shall be assigned and marked for resident use.

E. Bicycle or Motorcycle Parking Spaces. The number of parking spaces required for various land uses shall be as required in Table 53.09-1, Number of Parking Spaces Required. Parking spaces shall be designed as required in Subsection 53.13, Design Standards for Off-Street Parking Facilities, of this Chapter.

14.09 Off-Street Parking Required by Land Use

A. Enforcement and Interpretation of Parking Requirements.

1. Number of Off-Street Parking Spaces Required. The number of off-street parking spaces required for the land uses identified in the Permitted and Conditional Use Tables of this Chapter are listed in Table 53.09-1, Number of Parking Spaces Required, except where parking requirements are established in Section 13, Special Uses, of this Chapter, or exceptions to these requirements are granted in accordance with this Section.
2. Uses not specified. In the case of a use not specifically mentioned in Table 53.09-1, Number of Parking Spaces Required, or elsewhere in this Chapter Section 53.23, the requirements for off-street parking facilities shall be determined by the Planning Commission through the Interpretation process, in accordance with Section 61, Interpretation, of this Chapter, based on uses which create similar demands for off-street parking spaces. The Planning Commission may draw upon the experience of other local cities to make their decision.
3. New Buildings Without Tenants. If the type of tenants that will occupy a nonresidential building, or the nonresidential portion of a mixed-use building, is not known at the time the new building is being proposed, the number of parking spaces required for the nonresidential uses will be determined through the discretionary review process.
4. Mixed occupancies and uses. When two or more uses are located in the same lot or parcel of land or within the same building, the number of off-street parking spaces required shall be the sum total of the requirements of the various individual uses computed separately in accordance with the provisions of this Section and Section 13, Special Uses, when applicable.

Exception: For alternative parking computation in accordance with Subsection 53.11, Shared Parking, of this Chapter.

~~In the case of two (2) or more uses in the same building, the total requirements for off-street parking facilities shall be the sum of the requirements for the several uses computed separately. Off-street parking facilities for one (1) use shall not be considered as providing required parking facilities for any other use, except as hereinafter specified in Section 53.07 for joint use.~~

5. Measurement Standards and Definitions

For the purpose of determining off-street parking requirements, the following definitions and standards shall apply:

- a. Gross Floor Area: The total of all the floors measured from the interior faces of the building, and outdoor areas used for retail purposes.
- b. Net Floor Area (NFA): Net Floor Area shall mean the Gross Floor Areas less twenty (20) percent.

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- c. Seat: The number of seating units installed or indicated, or each twenty-four (24) lineal inches of benches, pews, or space for loose chairs. For places of meeting or assembly that do not include fixed seating, seven (7) square feet shall equal one (1) seat.
- d. Employees/students: The maximum number of employees/students on the principal shift or period.
- e. Fractional Measurements: When units or measurements determining the number of required off-street parking spaces result in a requirement of fractional space, any fraction up to and including (.49) three-quarters (3/4) shall be rounded down to the nearest whole number disregarded and fractions including and over three-quarters (3/4) (.50) shall be rounded up to the nearest whole number. For example, 7.41 would be rounded to 7 and 7.61 would be rounded to 8. ~~require one off-street parking space.~~

6. More than One Parking Ratio. Where more than one (1) parking ratio is shown for a particular use, the required number of spaces shall be the total of all ratios shown. For example, the parking requirement for hotel is "1 per unit, 2 for the manager's unit." The total parking requirement for a hotel is the sum of the required parking for the units and two (2) spaces for the manager's unit.

B. Permissive Parking Facilities. Nothing in this Section shall prevent the voluntary establishment of off-street parking facilities in excess of the requirements of this Section to serve any existing use of land or buildings, provided that all regulations herein governing the location, size and access design, improvement and operation of such facilities are adhered to.

Exception: The Transit Area Specific Plan has a standard for the maximum number of parking allowed.

C. Number of Parking Spaces Required. The number of off-street parking spaces required for various land uses shall be as listed in Table 53.09-1, Number of Parking Spaces Required, except for those listed specifically elsewhere in this Chapter. Unless otherwise indicated, the parking requirements are for square feet of gross floor area occupied by the use and, in the case of nonresidential uses, include the parking required for customers and employees.

Exception: Where a portion of a structure is used for automobile parking, that portion shall not be counted in calculating the required parking for the structure. If parking is eliminated and the space is occupied by another use, parking shall be required for the use as indicated for the use in this Chapter.

**Table 53.09-1
Number of Parking Spaces Required**

Use	Minimum Parking Spaces Required
A. Commercial Uses	
Commercial Services ¹ (floral shops, barber shops, dry cleaners, Laundromats, photocopy shops)	1 per 200 sq. ft.
Furniture <u>and appliance</u> stores and other bulky item retail	1 per 350 sq. ft.
Shopping goods, retails convenience goods, personal services and repairs, except furniture stores, restaurants, service stations and car washes	First Floor 1 per 200 sq. ft.
General Retail Convenience Stores	Upper Floors 1 per 300 sq. ft.

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Use	Minimum Parking Spaces Required
Mortuary, funeral parlor	1 per 4 seats and 1 per employee
<u>Plant nursery</u>	<u>1 per 200 sq. ft.</u>
B. Entertainment and Recreation	
<u>Arcade and amusement</u>	<u>1 per 200 sq. ft.</u>
<u>Billiards</u>	<u>1 per 200 sq. ft.</u>
Bowling Alleys including incidental accessory uses (eating and drinking, billiards, etc.)	6 per alley or lane
Clubs and Lodges	1 per 200 sq. ft.
<u>Commercial Athletic Facility(indoor)</u> <u>With outdoor or indoor sports courts</u> <u>Small courts (tennis, badminton)</u> <u>Large courts (basketball, volleyball)</u>	<u>1 per 150 sq. ft.</u> <u>2 per court plus required parking for other uses on site.</u> <u>5 per court plus required parking for other uses on site.</u>
<u>Golf Course</u>	<u>6 per hole plus parking for ancillary uses</u>
<u>Miniature Golf</u>	<u>1.25 per tee, plus 1 per employee</u>
<u>Motion Picture Theater (indoor)</u>	<u>1 per 3.5 seats</u>
Nightclub	1 per 30 sq. ft.
C. Health and Veterinarian Uses	
Convalescent Homes	1 per 2 beds or 1 per 1,000 sq. ft, whichever is greater
Hospital	1 per bed or 1 per 220 sq. ft., whichever is greater
<u>Kennel, indoor</u>	<u>1 per 1,000</u>
Medical and dental Clinic and Office	1 per 225 sq. ft.
<u>Veterinary Clinic and Animal Grooming</u>	<u>1 per 250 sq. ft.</u>
D. Industrial Uses	
<u>Manufacturing plants, warehouses or storage, heavy industrial, distribution, and general manufacturing</u> <u>Distribution</u> <u>Manufacturing</u> <u>Warehousing</u>	1 per 1,500 sq. ft.
<u>Mini Storage</u>	<u>1 per 5,000 sq. ft., plus 1 per resident manager</u>
<u>Wholesale uses</u>	1 per 500 sq. ft.
<u>Research and Development uses, uses oriented toward the "high tech", medical laboratories, or uses which have a high employee demand</u> <u>Research and Development</u> <u>Medical Laboratories</u> <u>High employee demand uses</u>	1 per 300 sq. ft.
Office space within an industrial building (to be combined with categories above)	1 per 350 sq. ft.
E. Lodging	
Hotels and motels	1 per guest room or unit, plus 2 per manager's unit
F. Professional Offices, Financial Institutions and Related Uses	
<u>Automated Teller Machine (Free standing)</u>	<u>2 per machine</u>
Financial institutions (banks, savings and loans, etc.)	1 per 180 sq. ft.
<u>Office buildings and business services (excluding financial institutions)</u> <u>Offices, administrative and business services</u>	<u>First Floor</u> 1 per <u>240 200</u> sq. ft. <u>of Net Floor Area</u> <u>Upper floors</u> 1 per <u>400</u> sq. ft. <u>of Gross Floor Area</u>

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Use	Minimum Parking Spaces Required
G. Public, Quasi-Public and Assembly Uses	
<u>Adult Day Care</u>	<u>1 per 500 sq. ft.</u>
Auditoriums and theaters and places of meeting and assembly	1 per 4 seats
<u>Child Care Uses^{2,3}:</u> <u>Single family, duplexes and multifamily residences</u> Day Care School	1 per classroom or 1 per 500 sq. ft., whichever is greater.
<u>Small family child care home</u>	Same as required for underlying residential use
<u>Child care facilities, serving more than 8 children</u> <u>Large Family Child Care Home and Child Care Centers</u>	1 per 1.5 employees
2. For loading and unloading: One (1) parking space per six (6) children up to five (5) spaces and thereafter one (1) space per ten (10) children. Driveways, garage aprons and street frontage may be counted if appropriate permits are first received when calculating spaces for child care homes. Tandem spaces are prohibited.	
3. Exceptions for Child Care Requirements: The parking and loading/unloading requirements for child care facilities may in the Planning Commission's discretion be reduced, based on an empirical study (provided by the applicant) which establishes no adverse effects will occur as a result. The required number of loading/unloading spaces may be reduced without a study by one (1) space for each employee permanently assigned to load and unload children from vehicles.	
<u>Community Center</u>	<u>1 per 4 fixed seats, or 1 per 6 linear feet of seating, plus 1 per 200 square feet of area without seating but designed for meeting or assembly by guests, plus 1 per 500 sq. ft. of outdoor area developed for recreational purposes</u>
<u>Museums and Libraries</u>	1 per 400 sq. ft.
<u>Public Utilities</u>	1 per 400 sq. ft.
<u>Religious Institutions</u>	1 per 5 seats in the main area of assembly plus parking for classrooms and offices in this table. Where there are no seats, then 1 seat equals 7 sq. ft.
<u>Educational Institutions:</u> <u>Schools other than child care centers</u>	<u>1 per classroom or 1 per 500 sq. ft.</u>
<u>School-elementary (K-8 Private)</u> <u>School-secondary (9-12 Private)</u>	<u>1 per classroom, plus 1 per 240 sq. ft. of office</u> <u>1 per classroom, plus 1 per 240 sq. ft. of office, plus 1 per 5 students</u>
Vocational School, including business, professional, technical and trade	1 per 200 sq. ft.
<u>Instructional Studios (Dance, Yoga)</u>	<u>1 per 150 sq. ft.</u>
<u>Private instruction, personal enrichment (tutoring)</u>	<u>1 per instructional area or classroom, whichever is greater. No fewer than 3 spaces.</u>
Stadiums and arenas	1 per 4 seats
H. Restaurants or Food Service	
<u>Banquet facilities</u>	<u>See restaurants below</u>

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Use	Minimum Parking Spaces Required
Bars, Drinking Establishments	1 per 30 sq. ft.
<u>Drive thru</u>	See "Vehicle Related Uses" section.
<p><i>Restaurants:</i> <u>Table or counter service</u> <u>Sit down:</u></p> <p><u>Indoor and outdoor</u></p> <p><u>Take out:</u></p>	<p>For indoor and outdoor seats, 1 per 3 seats (all seats, including those in waiting area) and an additional ten (10) percent for employee parking</p> <p><u>1 per 39 square feet.</u></p> <p>1 per 2.5 seats (indoor/outdoor) plus 1 per 60 <u>50</u> sq. ft. <u>GFA NFA</u> for the ordering or take out area.</p>
I. Residential Uses	
<p><u>Single family, duplexes and multi-family residences</u> <u>Single Family and Duplexes:</u> <u>3 bedrooms or fewer</u> <u>4 or more bedrooms</u></p> <p><u>Multi-Family (R3-R5 zones):</u> Studio 1 bedroom <u>1 or more 2 - 3 bedrooms</u> <u>4 or more bedrooms</u></p> <p>Guest parking <u>Projects with Parking structures</u> <u>Projects with Private garages</u></p> <p><u>R4 and R5 Zones</u> — Studio — 1 bedroom — <u>2 or more bedrooms</u> — Guest parking — <u>Bicycle parking</u></p>	<p><u>Refer to residential districts in this Chapter</u></p> <p><u>2 per unit⁴</u> <u>3 per unit, plus 1 per each additional bedroom⁴</u></p> <p>1 covered per unit 1.5 covered per unit 2 covered per unit <u>3 per unit, plus 1 additional space for each additional bedroom (at least two covered).⁴</u></p> <p><u>20% of the total required, may be uncovered</u> <u>15% of the total required, may be uncovered</u> <u>20% of the total required, may be uncovered</u></p> <p><u>1 covered per unit</u> <u>1.5 covered per unit</u> <u>2 covered per unit</u> <u>15% of the total required, may be uncovered</u> <u>5% of the total required</u></p>
Boarding houses, dormitories, sororities and fraternities	1 per each room rented
<p><i>Mixed Use buildings or sites</i></p> <p><u>Residential use</u> Studio 1 bedroom <u>2 or more 2- 3 bedrooms</u> <u>4 or more bedrooms</u></p> <p>Guest parking <u>Projects with Parking structures</u> <u>Projects with Private garages</u></p> <p>Bicycle parking</p> <p><u>Commercial use</u> Ground Floor Retail</p>	<p>1 covered per unit 1.5 covered per unit 2 covered per unit <u>3 per unit, plus 1 additional space for each additional bedroom (at least two covered).⁴</u></p> <p>15% of total required, may be uncovered <u>15% of the total required, may be uncovered</u> <u>20% of the total required, may be uncovered</u></p> <p>5% of total required</p> <p>1 per 250 sq. ft.</p>

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Use	Minimum Parking Spaces Required
Office	If building is 1,000 sq. ft. or smaller: 1 per 250 sq. ft. If building is larger than 1,000 sq. ft.: 3.3 per 1,000 sq. ft.
Other uses	Refer to specific uses within this table
Bicycle parking	5% of total required
Mobile Homes	Refer to Section 13.07, Mobile Homes
Senior Housing	1 per unit plus 2 per manager's unit
Single Room Occupancy (SRO)	1 per unit
J. Vehicle Related Uses	
Auto rental agency	1 per 400 sq. ft. plus one (1) per rental vehicle
Auto repair (tire, oil change, smog check, etc.)	3 per service bay
Car Wash	1 per 200 sq. ft. of building area and reservoir space outside of building equal to two (2) times the maximum capacity of facility
Service Station without lube bays	1 per 200 sq. ft. of building area
Service Station with lube bays	3 per lube bay
Gas & Service Stations:	
With Retail	1 per 200 sq. ft.
With Auto Repair	3 per service bay
Auto dealerships:	
Sale or lease of vehicle	1 per 200 sq. ft. of showroom
Office	1 per 200 sq. ft.
With Service Bays	3 per service bay
Window service or drive-thru in conjunction with any other use	The required parking for primary use (restaurant, or other use providing window service) plus queuing of five (5) vehicles which do not interfere with any on-site parking spaces (to be combined with, but not limited to categories 53.23-2.6 or 53.23-2.7, when window service is provided.)

1. Refer to Subsection 2.03, Definitions, of this Chapter for a full description of "Commercial Services".

4. Applicable to new and existing projects being remodeled resulting in additional bedrooms submitted for approval after **DATE OF ADOPTION**. Existing projects or projects either entitled or submitted active planning applications prior to **DATE OF ADOPTION** shall use the parking regulations in effect at the time of entitlement or application submittal. For R4, R5, MXD, MXD2 and MXD3 zones, 15% guest parking is legal and conforming for projects entitled or active planning applications submitted prior to **DATE OF ADOPTION**.

53.11 Shared Parking

A. Purpose and Intent. Dedicated parking areas for individual uses, especially when provided in new developments, can result in less efficient land usage, lower floor area ratios, and more environmental/water quality impacts.

Shared parking is typically applied when land uses have different parking demand patterns and are able to use the same parking spaces/areas throughout the day. Shared parking is most effective when these land uses have significantly different peak parking characteristics that vary by time of day, day of week, and/or season of the year. In these situations, shared parking strategies will result in fewer total parking spaces needed when compared to the total number of spaces needed for each land use or business separately.

B. Applicability. Shared parking may be applied in the following situations:

1. In mixed-use developments, which include one or more businesses that are complementary, ancillary, or support other activities. A typical mix of uses include, but are not limited to:

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residential, office, restaurants, retail, colleges, churches, cinemas, and special event situations if they can demonstrate that demand patterns vary among uses.

2. In shopping centers, when more than twenty percent (20%) of gross leasable area is occupied by dining and entertainment uses, (not including pad restaurants, unless they are located within 300 feet of the main shopping center building) shared parking may be applied.

C. Required Review. Shared parking proposals may be allowed with the approval of a Conditional Use Permit, in accordance with Subsection 57.04, Conditional Use Permits, of this Chapter.

D. Calculation of Parking Spaces Required with Shared Parking

The minimum number of parking spaces for a mixed use development or where shared parking strategies are proposed shall be determined by a study prepared following the procedures of the Urban Land Institute Shared Parking Report, ITE Shared Parking Guidelines, or other approved procedures. A formal study may be waived for small developments where there is established experience with the land use mix and its impact is expected to be minimal. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are not available or limited, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes use of an existing parking facility, then field surveys may be conducted to determine actual parking accumulation. If possible, these surveys should consider the seasonal peak period for the combination of land uses involved.

E. Location of Shared Parking Spaces. Shared spaces shall be located within 300 feet of the use entrances they serve. Up to fifty percent (50%) of nonresidential spaces may be provided at greater distances if dedicated shuttle bus or van service is provided. Clear, safe pedestrian connections must be provided.

F. Captive Market Parking Requirements.

For uses that are considered ancillary to a larger business, no additional parking may be required. Examples of this case include a coffee or snack shop within an office or hotel development, a copy/package store within a business park or redevelopment of small retail uses in a large business district. Parking requirements for similar ancillary uses may be reduced to account for the likely cross patronage among the adjacent uses located within a maximum walking distance of 300 feet. Parking requirements may be reduced up to 90 percent as appropriate.

G. Agreement Between Sharing Property Owners

If a parking facility is to serve two or more separate properties, a legal agreement between property owners guaranteeing access to, use of, and management of designated spaces shall be executed to the satisfaction of the City.

H. Shared Parking Plan. A shared parking plan shall be submitted to the Planning Division with the following information:

1. Site plan and required parking calculations of parking spaces intended for shared parking and their proximity to land uses that they will serve.
2. A signage plan that directs drivers to the most convenient parking areas for each particular use or group of uses (if such distinctions can be made).
3. A pedestrian circulation plan that shows connections and walkways between parking areas and land uses. These paths should be as direct and short as possible.

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The Commission may authorize the joint use of parking facilities by the following uses or activities under the following conditions:

- a) Up to fifty (50) percent of the parking facilities required by this section for a church, theater or bowling alley may be supplied by the off-street parking facilities provided by certain other types of buildings or uses specified in Section 53.07(c);
- b) Up to fifty (50) percent of the off-street parking facilities required by this section for any building or use specified under (c) below may be supplied by the parking facilities provided for uses specified in Section 53.07(d);
- c) For the purposes of this section, the following uses are considered as day-time uses; banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or service shops, manufacturing or wholesale buildings and other similar primarily day-time uses when authorized by the Commission;
- d) For the purposes of this section, the following uses are considered as night-time or Sunday uses: auditoriums incidental to a public or private school, churches, bowling alleys, theaters and other similar primarily night-time uses when authorized by the Commission;
- e) Conditions required for joint use:
 - 1) The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use, shall be located within three hundred (300) feet of such facilities;
 - 2) The applicant shall show that there is no substantial conflict in the principal operating hours of the two (2) buildings or uses for which joint use of off-street parking facilities is proposed;
 - 3) If joint use occurs between more than one parcel or in a condominium setting, properly drawn legal instrument, executed by the parties concerned for joint use of off-street parking facilities, duly approved as to form and manner of execution by the City Attorney and recorded with the County Recorder. Joint use parking privilege shall continue in effect only so long as such an instrument, binding on all parties, remains in force. If such instrument becomes legally ineffective, then parking shall be provided as otherwise required by this Chapter. (Ord. 38.761 (part), 5/20/03; Ord. 38.665 (part), 10/29/91; Ord. 38 (part), 3/15/55)

53.13 Design Standards

A. Location of Parking.

1. Location of Parking in Relationship to a Use. Parking required for all residential uses shall be located within the same site as the use; in no case shall parking for a residential use be more than three hundred (300) feet away from the residential use it serves. All other required parking shall be located within three hundred (300) feet of the of the use for which the parking is required, as provided for in Table 14.09-1, Number of Parking Spaces Required or Section 13, Special Uses, if applicable, of this Chapter.

Exception: Greater distance may be allowed through the approval of a Conditional Use Permit.

2. Location of Residential Parking, Permitted. Vehicles on private property used for residential purposes shall be parked only in paved parking spaces or in driveways which comply with the following standards:
 - a. The driveway provides access to required parking spaces; and

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b. The vehicle is not blocking access to parking for other residential units.

3. Each automobile parking stall shall be so located that no automobile is required to back onto any public street or sidewalk to leave the parking stall, parking bay or driveway except from a lot in an "R2" or more restrictive zone containing not more than two (2) dwelling units.

B. Parking Space Size.

1. Individual garage.

a. Each parking space with a minimum width of ten (10) feet and a minimum length of twenty (20) feet shall be required in residential garages meeting both of the following criteria:

i. The individual garage contains four (4) or fewer parking spaces;

ii. The individual garage does not include circulation elements such as driveway aisles, but consists primarily of parking spaces.

2. Compact Spaces

a. Each stall shall be legibly marked "compact stall" or "small car" on the stall surface. Compact stalls may be used only for the above listed buildings and uses and only within the Industrial zoning district.

b. Parking stall shall be dispersed throughout the parking lot and not concentrated.

3. Tandem Spaces

a. Each residential garage tandem (two parking spaces) shall have a minimum width of ten (10) feet and a minimum length of thirty-eight (38) feet.

4. Bicycle or Motorcycle Spaces

Any existing or proposed parking facility may utilize, on a substitution basis, on-site parking spaces for bicycle or motorcycle spaces.

- a. Said bicycle spaces shall be raised a minimum of six (6) inches from grade of the adjacent parking facility.
- b. One parking space may be omitted for each eight (8) bicycle spaces provided.
- c. One parking space may be omitted for each two (2) motorcycle spaces provided.
- d. Bicycle spaces shall measure at least two (2) feet by seven (7) feet and shall be located in groups of four (4) and shall be of the following three types:
 - i. A rack which secures the frame, or
 - ii. An enclosed bike locker, or
 - iii. A fenced, covered, locked or guarded bike storage area.
- e. Motorcycle spaces shall measure four (4) feet by eight (8) feet and shall be provided with adequate unobstructed maneuvering areas to permit easy access to the space.

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- f. In no instance shall credit for motorcycle or bicycle parking or combination thereof exceed five (5) percent of the total required parking spaces. (Ord. 38.665 (part), 10/29/91: Ord. 38 (part), 3/15/55)

C. Required Improvements. All parking areas and access driveways shall have a smoothly graded, stabilized and dustless surface with adequate drainage so that injury will not be caused to adjacent properties. Bumper guards or curbs shall be provided in order to define parking spaces or limits of paved areas.

Also refer to Section 54.03 of this Chapter for Improvement of Parking Areas.

D. Screening and Landscaping. All open automobile parking areas which abut upon a public street right-of-way shall provide landscaping to a depth of at least ten (10) feet of said street right-of-way and of any adopted plan line, with openings for walkway or drive purposes. Each landscaped planter in said parking facility shall be contained with a six (6) inch raised concrete curb (extruded curbing not permitted). Installation of an irrigation system shall be provided for in each planter area.

E. Lighting. All lights used to illuminate a parking area shall be designed, located and arranged so as to reflect the light away from any street and any adjacent premises.

F. Signs. Directional signs are permitted in parking areas in accordance with the adopted Sign Ordinance.

G. Fencing. A solid masonry wall a minimum height of six (6) feet shall be required on all common property lines when any parking area is established abutting residentially zoned property or property shown on the adopted General Plan as being Residential. The architectural design of said wall shall be to the approval of the Planning Commission through the Site Development Permit process in accordance with Subsection 57.03, Site Development Permits and Minor Site Development Permits, of this Chapter.

H. Angles and Dimensions

1. Vehicle Overhang. Vehicles may overhang two (2) feet into any landscape area or private walkway if the walkway is a minimum six (6) feet in width, but in no event shall the overhang be permitted within any public right-of-way.
2. Stall and drive aisle dimensions. The stall and drive aisle dimensions shall be as follows:

**Table 53.13-1
Parking Stall and Drive Aisle Dimensions**

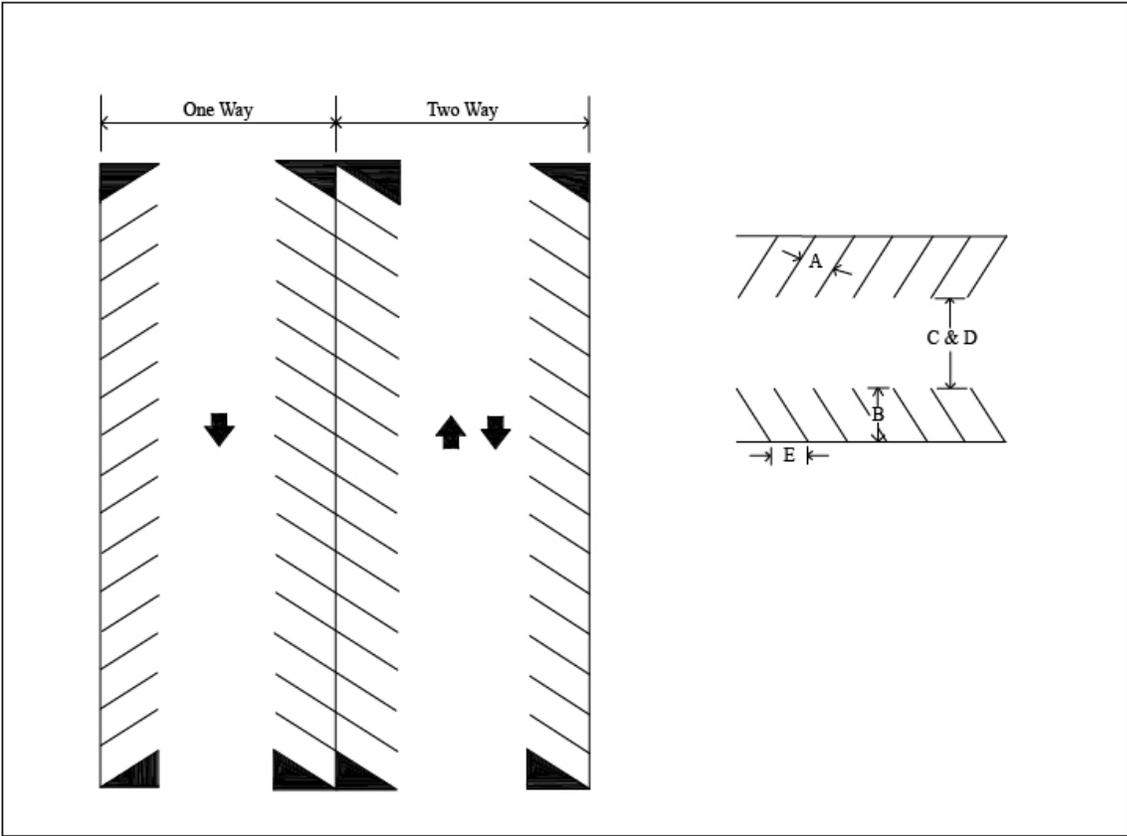
Angle	A ¹ Stall Width	B ¹ Stall Depth	C ¹ Aisle Width 1 Way	D ¹ Aisle Width 2 Way	E ¹ Curb Length per Car
Midsize/Standard size:					
0°	8.5'9"	8.5'9"	12'12"	16'16"	22'22"
45°	8.5'9"	18.5'19.5'	12'12"	22'22"	12'12"
60°	8.5'9"	19.5'21'	18'18"	22'22"	9.5'10.5'
90°	8.5'9"	18'18"	25'25"	25'25"	8.5'9"
Compact size: [See Subsection 53.07(B)]					
0°	7.5'	7.5'	12'	15'	17'
45°	7.5'	16'	13'	20'	8.5'
60°	7.5'	17'	15'	20'	8.5'

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Angle	A ¹ Stall Width	B ¹ Stall Depth	C ¹ Aisle Width 1 Way	D ¹ Aisle Width 2 Way	E ¹ Curb Length per Car
90°	7.5'	15'	20'	20'	7.5'

1 Reference to Figure 53.13-1, Parking Stall and Drive Aisle Dimensions

Figure 53.13-1
Parking Stall and Drive Aisle Dimensions



3. Backing space in residential projects. A minimum unobstructed vehicular maneuvering distance of twenty-five (25) feet measured from the opening of the garage or carport shall be provided, except as otherwise permitted in this section.

ATTACHMENT 5

Section 2 Definitions

“Parking Structure” means a structure or portion thereof composed of one or more levels or floors used exclusively for the parking or storage of motor vehicles. A parking structure may be totally below grade (as in an underground parking garage) or either partially or totally above grade with those levels being either open or enclosed.

Exhibit 2

Midtown Specific Plan

Midtown Specific Plan, Development Standards and Design Guidelines

4.0 Off-Street Parking

a. R4 (Multifamily Very High Density)

Multiple family dwellings shall include the following ratios of parking:

Unit Size	Stalls per Unit
Studio	1.0 covered
1 Bedroom	1.5 covered
2-3 Bedrooms	2.0 covered
3-4 or more Bedrooms	2.0 covered 3.0 plus 1.0 additional space for each additional bedroom (Minimum 2.0 covered spaces). ¹
Guest Parking ²	<p>Projects with Parking Structures: 15% of required stalls</p> <p>Projects with Private Garages 20% of required stalls</p> <p>15% of required stalls</p>
Bicycle Parking	5% of total stalls

¹For new and remodeled project resulting in additional bedrooms constructed after ADOPTION DATE.
²15% guest parking is considered legal and conforming for projects entitled prior to ADOPTION DATE.

- Parking is prohibited in the front setback and should be at the rear of the buildings.
- Shared driveways shall be considered wherever possible to minimize curb cuts.
- Carports shall be integrated with the character and materials of the building architecture and landscaping.
- A single carport shall not be more than eight (8) stalls wide.
- Carports shall be separated from one another with a 4-foot wide (minimum interior dimension) landscaped island, planted with a tree.
- Tandem parking in garages is may be allowed pursuant to Section 53, Off-Street Parking Regulations of the City’s Zoning Ordinance.

ATTACHMENT 5

Exhibit 3

Transit Area Specific Plan

Table 5-3: Minimum Parking Requirements (Whole)

Residential Uses	Min. Required	Max Allowed
Studio	0.8 covered	1.0 covered
1 Bedroom	1.2 covered	1.5 covered
2-3 Bedrooms	1.6 covered	2.0 covered
4+ Bedrooms	2.6 plus 1.0 per each additional bedroom (2 covered min.)	Depends on min. required
Guest Parking ¹	Projects with Parking Structures 15 percent of required total	
	Projects with Private Garages 20 percent of required total	
	15 percent of required total	
Commercial Uses		
Retail	0.8 spaces per 250 s.f.	1.0 per 250 sq. ft.
Office	0.8 spaces per 303 s.f.	1.0 per 303 s.f.
All other uses	Refer to zoning code and reduce by 20 percent	
Preferential parking for carpools	1 percent of required total	

1. 15% guest parking is considered legal and conforming for projects entitled prior to ADOPTION DATE.

Table 5-1 (Partial)

Tandem Parking	Tandem Parking may be allowed with a CUP, for up to 75 percent of residential units. Tandem parking may be allowed pursuant to Section 53, Off-Street Parking Regulations of the City's Zoning Ordinance.
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