

**CITY OF LOMPOC  
PLANNING COMMISSION STAFF REPORT**



**MEETING DATE:** May 9, 2012

**TO:** Members of the Planning Commission

**FROM:** Lucille T. Breese, AICP, Planning Manager

**RE:** Parking Regulations – Chapter 17.112  
(Planning Division File No. TA 12-05)

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The City Council has directed staff to provide Zoning Ordinance Chapter 17.112 - Parking Regulations to the Planning Commission for review for possible updates. The document will be on the Planning Commission May 30, 2012 agenda for discussion.

[Attachment \(1\)](#)

<b>Staff Report has been reviewed and approved for submission to the Planning Commission</b>			
<b>Teresa Gallavan, Economic Development Director/Assistant City Administrator</b>	<b>Date</b>	<b>Lucille T. Breese, AICP Planning Manager</b>	<b>Date</b>

## Chapter 17.112

## PARKING REGULATIONS

## Sections:

- 17.112.010 Scope of Regulations—Applicability.**
- 17.112.020 Schedule of Off-Street Parking Requirements.**
- 17.112.030 Off-Street Loading Requirements.**
- 17.112.035 Bicycle and Motorcycle Parking Requirements.**
- 17.112.040 General Provisions.**
- 17.112.050 Design and Construction of Parking and Loading Areas.**
- 17.112.060 Parking in Front Yard Setback Prohibited.**
- 17.112.070 Screening, Landscaping and Lighting.**
- 17.112.080 Mixed Occupancies and Shared Parking.**
- 17.112.090 In-Lieu Payments.**
- 17.112.100 Parking Lot Design Criteria and Requirements.**

**17.112.010 Scope of Regulations—Applicability.**

- A. Purpose. The requirements of this Chapter are intended to ensure that sufficient off-street parking is provided for all uses and structures, and that parking facilities are properly designed, attractive, and located to be unobtrusive.
- B. Applicability. The provisions of this Chapter shall apply within all zoning districts and all uses and structures within the City.
- C. Timing of Installation. A new or altered structure shall not be occupied, and a new land use not requiring a structure shall not be established, until all off-street parking and loading spaces required by this Chapter have been reviewed and accepted by the City.
- D. Recalculation of Parking Requirement 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 Chapter for the new use. When a structure is enlarged, or when a change in its use requires more off-street parking than the previous use, additional parking spaces shall be provided in compliance with this Chapter except as noted in Section 17.116.030(C) Modifying Nonconforming Structures and Developed Properties and Section 17.144.020 Interpretation by Community Development Director.
- E. Retention of Required Parking Spaces. No parking area or loading space required by this Chapter shall be eliminated, reduced, or converted in any manner unless other equivalent parking facilities, approved by the City, are provided. Required parking spaces shall not be utilized for storage of goods or vehicles that are inoperable or for sale or rent. (Ord. 1556(09) § 1; prior code § 8850)

**17.112.020 Schedule of Off-Street Parking Requirements.**

The minimum number of parking spaces required by the zoning applicable to a site or specified in this section shall be provided and continuously maintained in conjunction with the related use or development.

- A. Automotive. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Automobile and Boat Sales and Automobile Car Washes	5 spaces for the first 10,000 sq. ft. of lot area and 1 space for each 3,000 sq. ft. thereafter
Automobile Service Stations and Automobile Repair	4 spaces for each service stall

B. Commercial/Retail Uses.\* Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Animal Hospitals and Kennels	1 space for each 500 sq. ft. of gross floor area
Banks, Savings and Loan and Stock Brokerage Offices	1 space for each 250 sq. ft. of gross floor area
Commercial uses (not otherwise provided for herein)	1 space for each 250 sq. ft. of gross floor area
Drive-In or Drive-Through Restaurants	10 spaces, plus 1 space for each 200 sq. ft. of gross floor area
Food Service, Take out	1 space for each 60 sq. ft. of gross floor area
Furniture and Large Appliance Stores	1 space for each 800 sq. ft. of gross floor area
Hotels and Motels	1 space per guest room plus 1 additional space per 10 guest rooms
Market, Food, Beverage Sales	1 space for each 250 sq. ft. of gross floor area
Office Building, Professional Offices	1 space for each 250 sq. ft. of gross floor area
Open Air Sales (Motorcycle Sales, etc.)	1 space for each 1,000 sq. ft. of site area
Greenhouses (Noncommercial)	1 space for each employee
Greenhouses (Commercial Accessory):	1 space for each 1,000 sq. ft. of gross floor area
Greenhouse (Retail):	1 space for each 250 sq. ft. of gross floor area
Outdoor nurseries	1 space for each 1,000 sq. ft. of site area for the first 10,000 sq. ft. then 1 space for each 5,000 sq. ft. thereafter, plus 1 space for each 250 sq. ft. of gross floor area. In any event, no such site shall have less than 7 spaces plus 1 space per vehicle to be parked on the site overnight
Restaurant, Café, Nightclub, Bar, Cocktail Lounge	1 space for each 60 sq. ft. of floor area of public accommodation plus 1 space for each 250 sq. ft. of remaining gross floor area

\* Where an additional business(es) shares the site, parking shall be calculated pursuant to Section 17.112.080.

C. Old Town Commercial. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Commercial	No parking requirement
Residential	Must comply with residential requirements of Subsection G of this Section; Planning Commission may allow uncovered parking as appropriate

D. Manufacturing and Warehouse Uses. Off-street parking spaces shall be provided in the following ratios:

<b>Land Use</b>	<b>Number of Parking Spaces Required</b>
Manufacturing, Processing and Research	1 space for each 500 sq. ft. of gross floor area
Mini-Warehouses	1 space per 10,000 sq. ft. of gross floor area plus 2 covered spaces for resident manager or caretaker
Warehousing and Wholesale Business Establishments	1 space for each 750 sq. ft. of gross floor area

E. Medical Uses. Off-street parking spaces shall be provided in the following ratios:

<b>Land Use</b>	<b>Number of Parking Spaces Required</b>
Ambulance Service	1 space for each emergency vehicle, plus 1 space per 2 drivers
Hospitals	1 space for each bed, plus 1 space per 500 sq. ft. gross floor area
Medical Office	1 space for each 250 sq. ft., plus 1 space per exam room
Rest Homes and Nursing Homes	1 space for each 2 beds, plus 1 space per 500 sq. ft. gross floor area

F. Recreation and Public Assembly Uses. Off-street parking spaces shall be provided in the following ratios:

<b>Land Use</b>	<b>Number of Parking Spaces Required</b>
Amusement Arcades	1 space per 100 sq. ft. of gross floor area and 10 bicycle spaces in permanently installed bike racks located not more than 25 ft. from the main entrance to the arcade premises and in such a manner as to not impede pedestrian and/or automobile traffic
Auditorium, Assembly Hall, Community Center, Church, Club or Lodge	1 space for each 5 permanently located seats or 1 space for each 35 sq. ft. of gross floor area in the assembly room or rooms
Colleges, Universities	1 space per staff member plus 1 per 3 students calculated at building capacity
Mortuary	1 space for each 4 permanently located seats or 1 for each 45 sq. ft. of floor area in the assembly room or rooms, as determined by the Community Development Director
Nonprofit Youth Org./Clubs where membership is limited to youth below the legal driving age	1 space for each 175 sq. ft. of gross floor area
Nursery School	1 space for each 500 sq. ft. of gross floor area

G. Residential Uses Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Single-Family	2 covered spaces per unit
<b>Multifamily Dwellings, Duplex</b>	
Studio and 1 Bedroom Units	1 covered space per unit
2, 3, 4 or More Bedroom Units	2 covered spaces per unit
Visitor Parking	1 space for first 10 units, then 1 additional space for every 5 units thereafter
<b>Dwelling, 100% Affordable Units<sup>1</sup></b>	
Studio and 1 Bedroom	1 covered space per unit
2 + Bedroom	1.5 covered space per unit
<sup>1</sup> Landowner must covenant to restrict use of property to 100% affordable or provide additional off-street parking as required by this Chapter if property is converted to other uses	
<b>Dwelling, expressly for elderly and handicapped housing assistance projects<sup>2</sup></b>	
Studio and 1 Bedroom	.75 covered spaces per unit
2 + Bedroom	1 covered space per unit
<sup>2</sup> Landowner must covenant to restrict use of property to elderly and handicapped or provide additional off-street parking as required by this Chapter if property is converted to other uses	

Note exceptions to the above are as follows:

<sup>1</sup> ECHO Units—Section 17.088.190

<sup>2</sup> Remodels—Legal Nonconforming Uses—Section 17.116.010

H. Winery Uses. An applicant may select from one of the options noted below to determine which option would best serve the proposed winery use. An agreement will be recorded on the subject property limiting the future use of the building to a use for which adequate parking is provided on-site. Off-street parking spaces shall be provided in the following ratios:

	Storage and Processing	Tasting and Office
Option A	1 space per 1,000 sq. ft.	1 space per 500 sq. ft. (30% maximum)
Option B	1 space per 1,000 sq. ft. of gross floor area	Maximum of 15% of sq. ft. for office and tasting—4,500 sq. ft.
Option C	1 space per 1,500 sq. ft. warehouse plus 1 space per each full time employee	N/A

(Ord. 1556(09) § 1; prior code § 8851)

### 17.112.030 Off-Street Loading Requirements.

Off-street loading spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Multifamily Dwellings—containing 30 or more rental units	1 striped space, measuring 12 ft. by 35 ft.
Nonresidential structures Less than 50,000 sq ft in size	1 striped space, measuring 12 ft. by 35 ft.
Nonresidential structures Over 50,001 sq. ft. in size	Planning Commission review shall determine need for additional loading space for buildings over 50,000 sq. ft. in gross floor area

(Ord. 1556(09) § 1; prior code § 8852)

**17.112.035 Bicycle and Motorcycle Parking Requirements.**

Bicycle and motorcycle parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Bicycle Parking for Multifamily Dwellings—containing 30 or more rental units and Commercial and Industrial Uses	<p>a. A minimum of one space per 20 motor vehicle spaces in a permanent stationary parking device which is adequate to secure bicycles.</p> <p>b. Space dimension of two (2) ft. by six (6) ft. per space</p> <p>c. Location to be approved by staff during building plan review.</p>
Motorcycle Parking for Multifamily Dwellings—containing 30 or more rental units and Commercial and Industrial Uses	<p>a. A minimum of one space per 20 motor vehicle spaces in a permanent stationary parking device which is adequate to secure bicycles.</p> <p>b. Space dimension of four (4) ft. by seven (7) ft. per space.</p> <p>c. Location to be approved by staff during building plan review.</p>

(Ord. 1556(09) § 1)

**17.112.040 General Provisions.**

- A. The following general provisions shall apply to all off-street parking and loading spaces for all uses and structures within the City.
- B. Uses Not Listed. Where the parking requirement for a use is not specifically defined, the parking requirements shall be determined by the Community Development Director and such determination shall be based upon the requirement for the most comparable use specified herein.
- C. Fractional Spaces. Where the standards require a fraction of a space, any fraction less than one-half shall be dropped but any fraction of one-half or greater shall require one additional space.
- D. Location of Required Parking. Except as provided in Section 17.112.080, all required off-street parking spaces shall be located upon the same site as the use for which parking is provided.

- E. Tandem parking spaces are not allowed as required spaces for residential uses. A tandem parking space is a parking space so located that it is necessary to move one or more other vehicles in order to allow the vehicle occupying the tandem space to gain access to or from said space.
- F. All access to individual parking spaces on a lot or portion of a lot designated for parking shall be from said lot or portion of a lot or from a public alley or easement. (Ord. 1556(09) § 1; prior code § 8853)

**17.112.050 Design and Construction of Parking and Loading Areas.**

- A. All Parking and loading areas shall be designed and constructed in conformance with City standards.
- B. Except as otherwise provided herein, all parking and loading areas and their driveway approaches shall be constructed with an asphalt or concrete surface, and be graded and paved so that all surface waters will drain into a public street, alley, or storm drain through a storm water filter. Parking and loading areas shall be maintained in a clean and orderly manner and kept in good repair.
- C. All parking stalls, lanes and direction guides shall be marked in conformance with Section 17.112.100 Parking Lot Design Criteria and Requirements.
- D. Any person seeking, or required, to utilize Low Impact Development (LID) practices in the design of their parking and loading areas (including, but not limited to, rain gardens or bio-retention ponds, permeable pavement, underground cisterns or infiltration chambers), shall submit an application for review and approval for the design details for the proposed LID feature(s).
- E. Any person seeking to establish a temporary parking area on a vacant parcel of land that has no development approval, shall submit a site plan to the Community Development Director.
  1. The site plan shall provide screening of the lot from public view, details of lot drainage, and proposed surface treatment, subject to the approval of the City Engineer, to assure the lot will drain properly and be dust free (i.e., dust inhibitor, gravel, etc.).
  2. Temporary parking areas shall not be used to satisfy any requirement for parking, made whether as a condition of a development's approval, or found in the City's Municipal Code.
  3. The Community Development Director may establish conditions to implement the requirements of the Zoning Ordinance and achieve proper screening, drainage, minimum surfacing, a clean and orderly appearance, including being kept free of weeds and debris, and may limit the temporary parking use to a stated period of time.
  4. Decisions of the Community Development Director may be appealed in accordance with Section 17.006.020. (Ord. 1569 § 13, 2011; Ord. 1556(09) § 1; prior code § 8854)

**17.112.060 Parking in Front Yard Setback Prohibited.**

- A. No person shall park, or allow to be parked or left unattended, any vehicle, as defined by the California Vehicle Code, in excess of 72 hours, in the front yard setback of a residential property, except on a driveway, or upon a paved area. Vehicles shall not be parked upon or over any parkway, or private or public sidewalk.
- B. Chapter 17.116 of the Zoning Ordinance, relating to nonconforming uses and structures, is inapplicable in this Section. (Ord. 1556(09) § 1; prior code § 8854.1)

**17.112.070 Screening, Landscaping and Lighting.**

- A. All open parking areas shall be landscaped except those areas specifically used for vehicle parking. Landscaping shall include trees, shrubbery, ground cover, and permanent irrigation. Landscaping plans for commercial parking areas shall be approved by the City staff.

- B. Screening shall be provided along each property line consisting of a minimum five-foot wide strip behind the sidewalk, planted with sufficient shrubbery to effectively screen the parking area, or a solid fence or wall not less than four feet in height, except where a reciprocal parking agreement is in effect.
- C. Planting islands for trees and shrubs shall be protected from automobile traffic by concrete curbs.
- D. All lighting used to illuminate off-street parking areas shall be approved by the for conformance with City standards and said lighting shall be directed away from residential properties and public streets in such a manner as not to create a public or private nuisance. (Ord. 1556(09) § 1; prior code § 8855)

**17.112.080 Mixed Occupancies and Shared Parking.**

- A. In the case of mixed uses for one building, structure or zoning lot, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking for one use shall not be considered as providing required parking facilities for any other use except as hereinafter provided.
- B. The consolidation of the required parking area shall be located within the same block or within 300 feet of the use(s), in which case the number of parking spaces required shall be the sum total of the individual requirements.
- C. The location of shared parking areas shall be identified by an appropriate sign located both at the parking generator and at the parking facility. (Ord. 1556(09) § 1; prior code § 8856)

**17.112.090 In-Lieu Payments.**

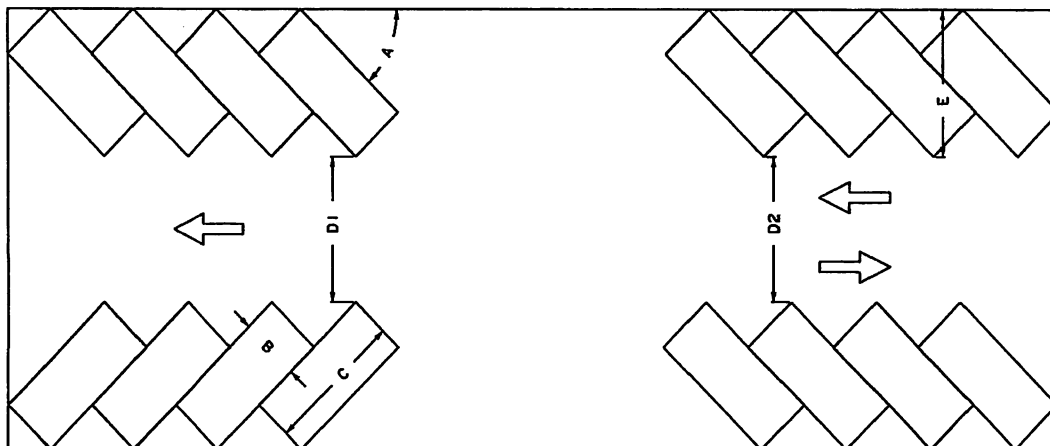
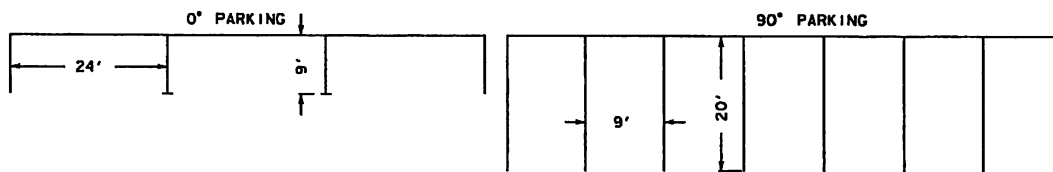
In commercial zones, in lieu of furnishing the parking spaces required by the provisions of this Chapter, the requirements thereof may be satisfied by in-lieu payments, if approved by the Planning Commission, under the following conditions:

- A. That the City Council adopt a resolution of policy setting out the value of off-street parking spaces, based on acquisition and construction costs of a surfaced parking lot; such costs and value may be amended from time to time at the discretion of the City Council.
- B. That the City Council authorize the issuance of "in-lieu certificates" with each such certificate to represent the cost of one off-street parking space.
- C. That the City Council set up a special fund for revenues from such certificates; said revenues to be used to establish public off-street parking.
- D. That an applicant for payment of in-lieu costs instead of establishing parking, purchase one certificate for each space of off-street parking normally required by the terms of this Chapter; such certificates to be purchased in conjunction with the issuance of a building permit. Such certificates may be paid in installments not to exceed eight years, provided the applicant enters into an agreement and furnishes security satisfactory to the Office of the City Attorney. Compound interest shall be assessed on the unpaid balance at the average interest earnings rate of the City as determined by the City Treasurer. The first two years' payments may be deferred and spread over the remaining six additional years. If full payment of the amount due is made at the end of the first two years, no interest shall be assessed. Payments shall be due on the anniversary date of the purchase of the in-lieu parking certificates.
- E. That the applicant for relief from parking requirements, proves to the satisfaction of the Planning Commission that a hardship occurs, or
  - 1. That prior to approval, the Planning Commission shall make the following findings:
    - a. That granting the in-lieu parking certificates provides an incentive to develop;
    - b. The project will have a demonstrated public benefit; and,

- c. Will facilitate increased use of public transit and/or promote a potentially pedestrian-oriented development.
- F. That prior to issuance of an in-lieu parking certificate, the certificate and all related conditions be recorded on the title of affected properties in the County Recorder's Office, County of Santa Barbara, by the applicant. (Ord. 1556(09) § 1; prior code § 8857)

**17.112.100 Parking Lot and Design Criteria and Requirements.**

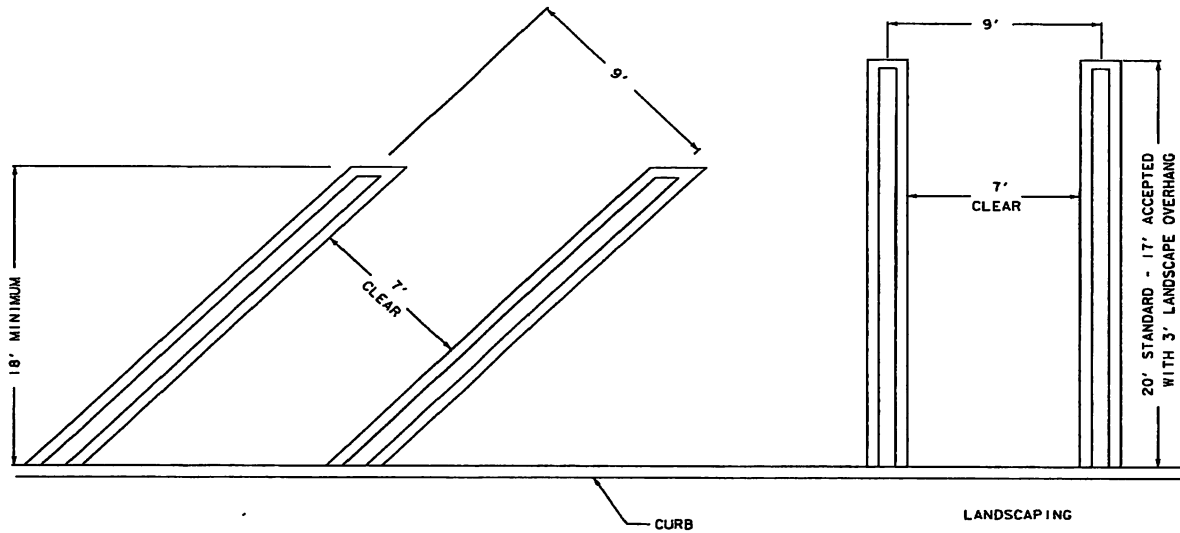
- A. Engineering design standards for parking lots are available at:  
[http://www.cityoflomdoc.com/departments/pworks/const\\_stndrds/section8.pdf](http://www.cityoflomdoc.com/departments/pworks/const_stndrds/section8.pdf)
- B. All parking areas shall conform to the following designs and specifications.



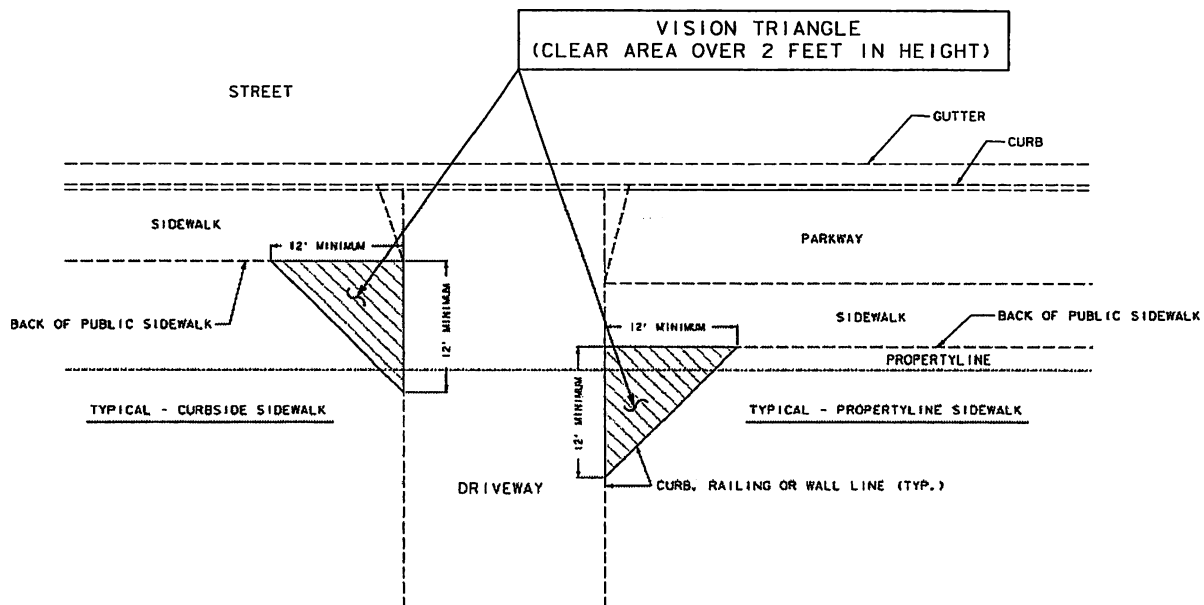
A	B	C	D1	D2	E	
0°	9'	24'	12'	24'	24'	A = PARKING ANGLE
45°	9'	20'	14'	25'	20.5'	B = STALL WIDTH
60°	9'	20'	18'	25'	22'	C = STALL LENGTH
90°	9'	20'	25'	25'	20'	D1 = ONE WAY AISLE WIDTH D2 = TWO WAY AISLE WIDTH
						E = STALL TO CURB

Note: Ten percent of parking may be designated as small or compact car parking. Size shall be a minimum of seven feet by 17 feet.

Striping Details:



**Driveway Pedestrian Vision Triangle.** A minimum vision triangle shall be maintained at all driveways. Within a vision triangle, no plant material, tree trunks, signage, walls, fences or any other obstructions shall interfere with the driver's view of pedestrians on a public sidewalk. Signage, walls, fences, etc., shall not exceed 24 inches in height. No plant material shall exceed 24 inches in height at maturity; trees shall be trimmed so that branches are at least seven feet above top of curb level. The minimum vision triangle for driveways shall be as shown below:



(Ord. 1556(09) § 1; prior code § 8858)