

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: July 11, 2012

TO: Members of the Planning Commission

FROM: Keith C. Neubert, Principal Planner

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

AGENDA ITEM NO. 3

Continued from June 13, 2012 meeting

At the direction of the City Council, the Planning Commission will review the City of Lompoc Zoning Ordinance Chapter 17.112 – Parking Regulations and prepare a recommendation to the City Council for possible updates.

Recommendation:

1. Review and discuss the attached draft Parking Regulations; and
2. Provide additional direction for any changes.

Background:

Sept – Nov 2008	The Planning Commission held hearings to discuss changes to Chapter 17.112 – Parking Regulations.
February 17, 2009	The City Council adopted the proposed changes to Chapter 17.112 – Parking Regulations.
Jan/Feb 2012	The City Council directed staff to prepare a schedule for review of Zoning Ordinance Text Amendments, including Parking Regulations, to be reviewed prior to City Council review of the 2030 General Plan.
May 9, 2012	Zoning Ordinance Chapter 17.112 – Parking Regulations were distributed to the Planning Commission for review.
June 13, 2012	The Planning Commission held a public hearing and discussed possible changes to Chapter 17.112 – Parking Regulations.

The Planning Commission has the authority to recommend approval or denial of an amendment to the Zoning Ordinance to the City Council (Lompoc City Code Section 17.132.040).

Discussion:

At the June 13, 2012 meeting the Planning Commission directed staff to incorporate requested changes and to return draft Parking Regulations for review. The following changes have been made and are shown in the attached draft Parking Regulations **underlined in bold:**

- 17.112.010.C – added language pertaining to enlarged structures;
- 17.112.010.E – added language requiring a Temporary Use Permit if parking stalls are to be used for something other than the parking of vehicles;
- 17.112.020.C – specified that additional parking for commercial development is not required in the Old Town Commercial Zoning District;
- 17.112.020.E – increased the parking requirements for hospitals and medical offices;
- 17.112.020.F – removed unnecessary language from the parking requirement for mortuaries and reduced parking requirements for nonprofit youth organizations and nursery schools;
- 17.112.020.G – added requirements for community rooms & clubhouses that are open to the public and visitor parking;
- 17.112.020.H – adjusted and clarified the table for winery uses;
- 17.112.030 – added draft language allowing loading spaces to be utilized and counted toward required parking;
- 17.112.040 & 17.112.050 – updated references to the Economic Development Director / Assistant City Administrator;
- 17.112.060 – at the request of the Code Enforcement Officer, suggest removal of the allowance for temporary parking on unpaved surfaces in the front yard; and
- 17.112.090 – deleted the section referring to In Lieu Payments.

In addition to the changes noted above, the Planning Commission requested further review and feedback on Section 17.112.020.D Manufacturing and Warehouse Uses, Section 17.112.100.B Striping Details, and Tandem Parking.

The Code Enforcement Officer has also requested a change to Section 17.112.060 Parking in Front Yard Setback Prohibited.

Section 17.112.020.D – Manufacturing and Warehouse Uses

The current Section is below for reference:

Land Use	Number of Parking Spaces Required
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

The Planning Commission requested that the City incorporate regulations utilized by the City of San Luis Obispo. The City of San Luis Obispo has a lengthy list of manufacturing uses. Below are a few of the City of San Luis Obispo regulations that are similar to the uses found in the City of Lompoc regulations listed above:

Type of Use	Number of Off-Street Parking Spaces Required
Industrial research and development	One space per 300 square feet office or laboratory area, plus one space per 500 square feet indoor assembly or fabrication area, plus one space per 1,500 square feet outdoor work area or indoor warehouse area
Manufacturing - Heavy	One space per 500 square feet gross floor area
Manufacturing - Light	One space per 300 square feet accessory office area plus one space per 300 square feet to 500 square feet manufacturing floor area, to be determined by director according to employment characteristics of each use, plus one per 1,500 square feet outdoor manufacturing area
Storage - Personal storage facility	One space per 300 square feet office area and common indoor facilities and one space for every five storage units that do not have direct drive-up vehicle access
Warehousing, indoor storage	One space per 300 square feet office area plus one space per 1,500 square feet indoor storage area
Wholesaling and distribution	One space per 300 square feet office area plus one space per 1,000 square feet indoor sales/storage area, plus one space per 2,000 square feet outdoor sales area

It is requested that the Planning Commission review the regulations above and provide further direction to staff on how to proceed with the parking requirements for manufacturing and warehouse uses.

Section 17.112.100.B – Striping Details

The current City requirement for double striping is a design standard that has been in place since 1984. At the June 13, 2012 meeting, it was brought up by a member of the public that the double striping is unnecessary and is an added cost to developers since additional paint is required for installation and maintenance. Staff has done a survey of neighboring Cities with the following results:

City	Required Striping
Santa Maria	Double
Paso Robles	No specified requirement
Buellton	No specified requirement
Arroyo Grande	Single
Santa Barbara	No response from agency
San Luis Obispo	Double

Following the June 13, 2012 meeting, the Planning Division staff conferred with the City Engineer regarding striping. The City Engineer provided the following statement:

Engineering supports the parking lot design requirements found in Zoning Code 17.112.100 "Parking Lot Design Criteria and Requirements" in particular, Planning's "double stripe stall" detail. Over the last 10 years, the City has used double stripe stalls on various City Streets including North "C", South "C", North "G", North "I", and South "J" Streets. Double stripe is also used on the parking lot at City Hall. The double stripe tends to help drivers center the vehicle in the stall. Vehicles centered in the stall are safer and more convenient for drivers when exiting the vehicle and when backing out of the stall.

It is requested that the Planning Commission provide further direction to staff on how to proceed with the parking striping requirements.

Tandem Parking

The City does not currently allow tandem parking. The Staff has done a survey of neighboring Cities with the following results:

City	Tandem Allowed
Santa Maria	No
Paso Robles	Yes, with Planning Commission Approval
Buellton	No
Arroyo Grande	Yes, with Conditional Use Permit
Santa Barbara	Yes, in certain circumstances
San Luis Obispo	Yes, in certain circumstances

It is requested that the Planning Commission provide further direction to staff on whether to proceed with provisions allowing tandem parking. Tandem parking appears to only be acceptable in unique situations. If the Planning Commission decides to allow tandem parking, it is suggested that it be allowed only with approval by the Planning Commission and that the following criteria be established to provide direction to developers:

- Tandem parking may only be utilized to satisfy parking on legal non-conforming lots;
- Tandem parking is limited to not more than two (2) vehicles in depth, provided that both spaces are for the same dwelling; and
- Tandem parking is not allowed to be located in the setback.

Section 17.112.060 – Parking in Front Yard Setback Prohibited

Aside from the Planning Commission requested changes, the City Code Enforcement Officer has requested a change to Section 17.112.060 which would remove the allowance for temporary parking on unpaved surfaces in the front yard. Currently, it is permitted to park a vehicle on unpaved surfaces in the front yard for a period of up to 72 hours. This is often abused by moving the vehicle for a short period of time and relocating it back on the same unpaved surface, which restarts the clock. This has proven to be very difficult for both Code Enforcement and the Police Department to monitor and enforce, regardless of complaints that have been submitted. Grass and other landscaped areas become worn down over time and create an unsightly appearance.

For these reasons, it is requested that “in excess of 72 hours” be removed. The change is reflected in the attached draft parking regulations.

Noticing:

On June 29, 2012 -

- 1) Notice of the Public Hearing was published in the Lompoc Record; and
- 2) Notice of the Public Hearing was posted on the City Website.

Attachments:

1. [Draft Chapter 17.112 – Parking Regulations](#)

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

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. **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.**
- 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 **or any other purpose without prior issuance of a Temporary Use Permit in accordance with Chapter 17.128.**

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 <u>Per Section 17.052.060</u>
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:

Land Use	Number of Parking Spaces Required
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:

Land Use	Number of Parking Spaces Required
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, plus 1 space per employee
Medical Office	1 space for each 250 sq. ft., plus <u>3 spaces</u> per exam room, plus 1 space per employee
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:

Land Use	Number of Parking Spaces Required
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 175 500 sq. ft. of gross floor area, plus 1 space per employee
Nursery School	1 space for each 500 sq. ft. of gross floor area, plus 1 space per employee

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
Multifamily Dwellings, Duplex	
Studio and 1 Bedroom Units	1 covered space per unit
2, 3, 4 or More Bedroom Units	2 covered spaces per unit
<u>Community Rooms / Clubhouses open to the public</u>	<u>1 space per 35 sq. ft. of gross floor area in the main assembly room or rooms</u>
Visitor Parking	1 space for first 10 units, then 1 additional space for every 5 units thereafter
Dwelling, 100% Affordable Units¹	
Studio and 1 Bedroom	1 covered space per unit
2 + Bedroom	1.5 covered space per unit
<u>Community Rooms / Clubhouses open to the public</u>	<u>1 space per 35 sq. ft. of gross floor area in the main assembly room or rooms</u>
<u>Visitor Parking</u>	<u>1 space for first 10 units, then 1 additional space for every 5 units thereafter</u>
¹ 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	
Dwelling, expressly for elderly and handicapped housing assistance projects²	
Studio and 1 Bedroom	.75 covered spaces per unit
2 + Bedroom	1 covered space per unit
<u>Community Rooms / Clubhouses open to the public</u>	<u>1 space per 35 sq. ft. of gross floor area in the main assembly room or rooms</u>
<u>Visitor Parking</u>	<u>1 space for first 10 units, then 1 additional space for every 5 units thereafter</u>
² 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	

*** Community Rooms / Clubhouses open to the public and Visitor Parking requirements for Single Family Housing Developments shall be determined by the Planning Commission.**

Note exceptions to the above are as follows:

¹ ECHO Units—Section 17.088.190

² 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:

	<u>Land Use Storage and Processing Tasting and Office</u>	<u>Limitations</u>
Option A	1 space per 1,000 sq. ft. <u>for storage and processing, plus 1 space per 500 sq. ft. for tasting and office</u>	(30% maximum) <u>A maximum of 30% of sq. ft. may be devoted to tasting and office uses with Option A</u>
Option B	1 space per 1,000 sq. ft. of gross floor area <u>for storage and processing</u>	Maximum of 15% of sq. ft. for office and tasting—4,500 sq. ft. <u>A maximum of 15% of sq. ft. may be devoted to tasting and office uses, with an overall maximum of 4,500 sq. ft. with Option B</u>
Option C	1 space per 1,500 sq. ft. warehouse plus 1 space per each full time employee	<u>No tasting or office uses are allowed with Option C</u>

17.112.030 Off-Street Loading Requirements.

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

<u>Land Use</u>	<u>Number of Parking Spaces Required</u>
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

*Off-street loading spaces may also be utilized as parking spaces and shall count toward the number of required parking spaces.

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>

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~~ **Economic Development Director / Assistant City Administrator (EDD/ACA)** 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.

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~~ **Economic Development Director / Assistant City Administrator (EDD/ACA)**.
 - 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~~ **EDD/ACA** 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~~ **EDD/ACA** may be appealed in accordance with Section 17.006.020.

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.

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.

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.

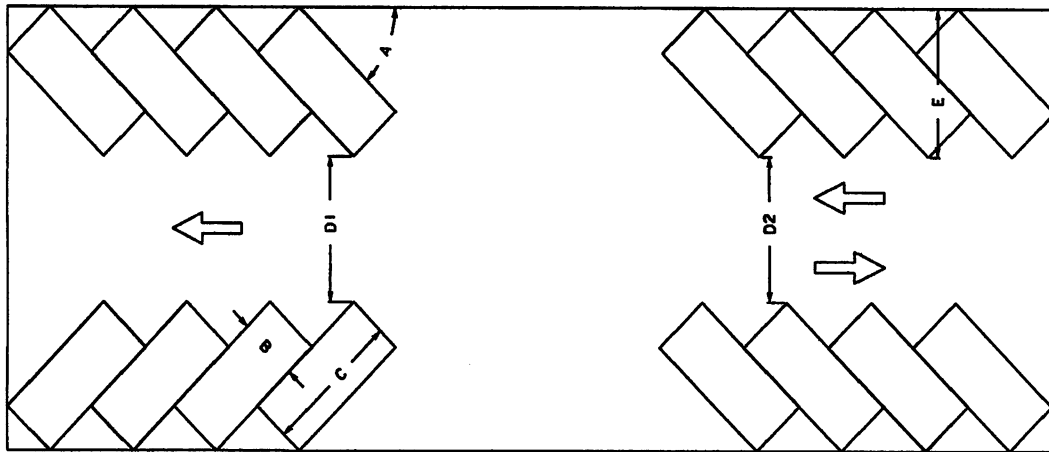
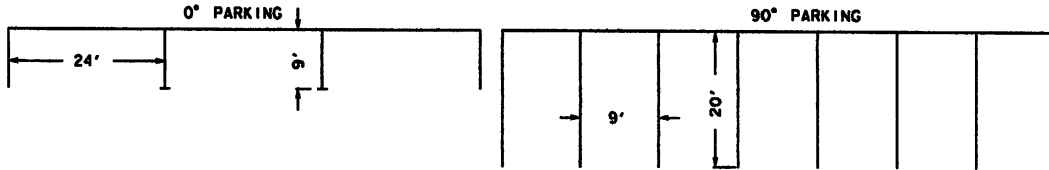
17.112.090 — In Lieu Payments.

~~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.~~

17.112.100 090 Parking Lot and Design Criteria and Requirements.

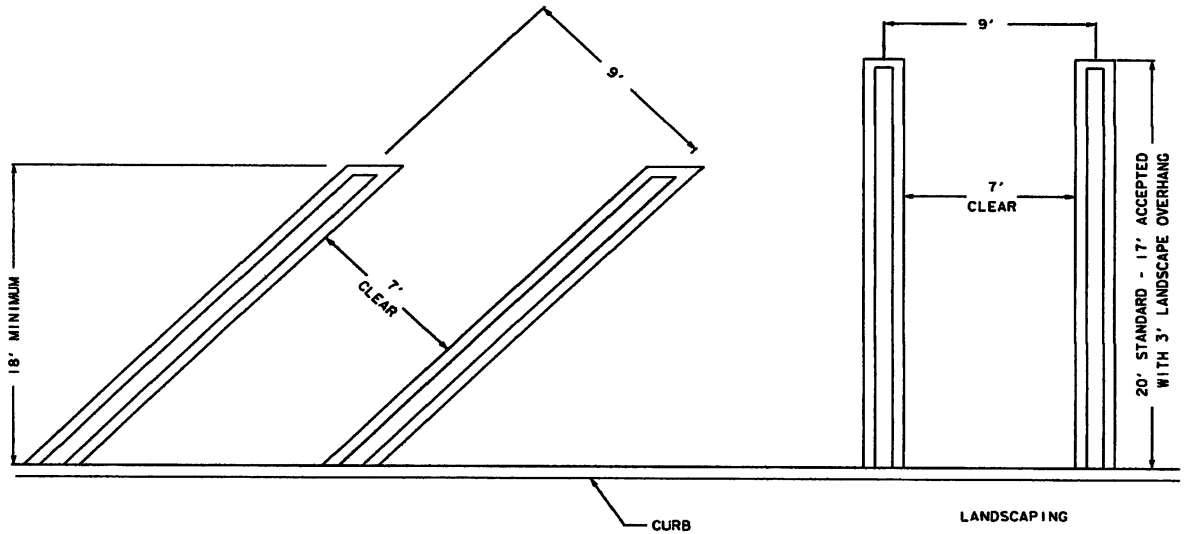
- A. Engineering design standards for parking lots are available at:
http://www.cityoflompc.com/departments/pworks/const_stndrds/section8.pdf
- B. All parking areas shall conform to the following designs and specifications.



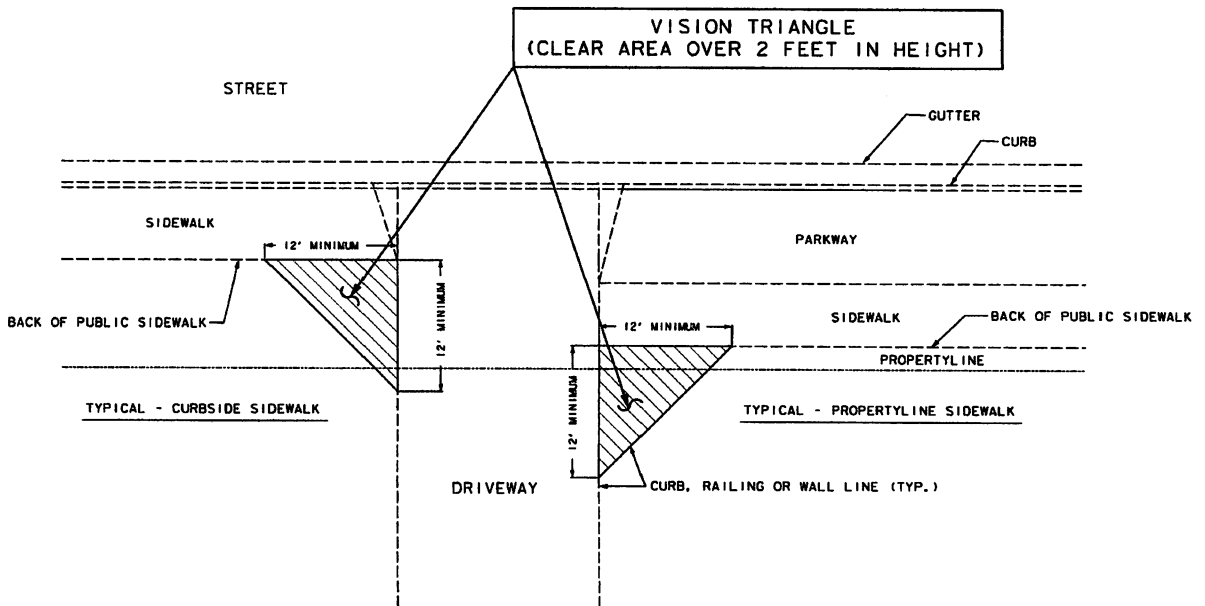
A	B	C	D1	D2	E	
0°	9'	24'	12'	24'	24'	A = PARKING ANGLE
45°	9'	20'	14'	25'	20.5'	B = STALL WIDTH
60°	9'	20'	18'	25'	22'	C = STALL LENGTH
90°	9'	20'	25'	25'	20'	D1 = ONE WAY AISLE WIDTH D2 = TWO WAY AISLE WIDTH
						E = STALL TO CURB

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:



Economic & Community Development Department / Planning Division



MEETING DATE: July 11, 2012
TO: Members of the Planning Commission
FROM: Keith C. Neubert, Principal Planner
SUBJECT: TA 12-05 – Supplemental Information
Chronology of In-Lieu Parking Fees

Chronology of In-Lieu Parking Fees

- City Council Resolution No. 2947 (80) – established a program for the in-lieu furnishing of parking spaces in commercial zones and established a special fund in which the revenues would be deposited for future public parking;
- City Council Resolution No. 2948 (80) – established the value of off-street parking at \$1462.50 per space;
- City Council Ordinance No. 3577 (86) – amended the in-lieu fee program and increased the fee to \$5424.26 per space;
- City Council Ordinance No. 1280 (88) – amended the in-lieu fee program, which established findings required by the Planning Commission in order to grant in-lieu parking; and
- City Council Ordinance No. 1373 (92) – amended the in-lieu fee program to allow fees to be paid in installments not to exceed 8 years.