

**CITY OF LOMPOC
PLANNING COMMISSION STAFF REPORT**



MEETING DATE: AUGUST 22, 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. 1

Continued from July 11, 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.

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).

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*.

July 11, 2012

The Planning Commission held a public hearing, reviewed the changes proposed at the June 13, 2012 meeting shown below and reflected in the attached draft Parking Regulations, and discussed additional changes to *Chapter 17.112 – Parking Regulations*.

- *Section 17.112.010.C* – added language pertaining to enlarged structures;
- *Section 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;
- *Section 17.112.020.C* – specified that additional parking for commercial development is not required in the *Old Town Commercial Zoning District*;
- *Section 17.112.020.E* – increased the parking requirements for hospitals and medical offices;
- *Section 17.112.020.F* – removed unnecessary language from the parking requirement for mortuaries and reduced parking requirements for nonprofit youth organizations and nursery schools;
- *Section 17.112.020.G* – added requirements for community rooms & clubhouses that are open to the public and visitor parking;
- *Section 17.112.020.H* – adjusted and clarified the table for winery uses;
- *Section 17.112.030* – added draft language allowing loading spaces to be utilized and counted toward required parking;
- *Section 17.112.040 & 17.112.050* – updated references to the Economic Development Director / Assistant City Administrator;
- *Section 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
- *Section 17.112.090* – deleted the section referring to In Lieu Payments.

Discussion:

At the July 11, 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 reflected in the attached draft Parking Regulations:

- *Section 17.112.020.F* – further revised parking requirements for nonprofit youth organizations and specified requirements when an assembly room is included.

In addition to *Section 17.112.020.F* noted above, the Planning Commission chose to maintain the requirements for double striping of parking stalls and maintain the allowance for parking in the front yard setback on unpaved surfaces for 72 hours. The Planning Commission requested further review and feedback on *Section 17.112.020.D Manufacturing and Warehouse Uses*, and further review and feedback on Tandem Parking. Planning staff is providing information for further review of *Section 17.112.020.E Medical*

Office parking.

Section 17.112.020.D – Manufacturing and Warehouse Uses

At the June 13, 2012 meeting, 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 compared to similar uses found in the City of Lompoc regulations.

City of Lompoc Parking Regulations		City of San Luis Obispo Parking Regulations	
Land Use	Number of Parking Spaces Required	Land Use	Number of Parking Spaces Required
Manufacturing, Processing and Research	1 space for each 500 sq. ft. of gross floor area	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
Mini-Warehouses	1 space per 10,000 sq. ft. of gross floor area plus 2 covered spaces for resident manager or caretaker	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 and Wholesale Business Establishments	1 space for each 750 sq. ft. of gross floor area	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

At the July 11, 2012 meeting, the Planning Commission requested that staff return with

examples showing how new regulations would impact various businesses. The following three examples were brought up at the meeting: Loring/Pali Winery, Denmat, and Weyrick Lumber:

Pali/Loring Winery –

The Pali/Loring Winery was reviewed by the Planning Commission in 2006, prior to revisions that were made to the Parking Regulations in 2008. The building consists of 25,420 square feet of warehousing/processing and 4,610 square feet of office. It should be noted that in 2008, parking regulations specific to wineries were established. The 2006 requirements used in analysis of the development plan resulted in a requirement of 69 parking spaces. The current parking requirements for winery use, adopted in 2008, would have required 35 parking spaces. The table below shows the comparison along with the City of San Luis Obispo requirements.

Jurisdiction	Land Use Category	Regulation	Spaces Required
Lompoc	2006 requirement – based on Warehousing Use	1/500 sq. ft. warehousing 1/250 sq. ft. office	69
	Current requirement – based on Winery Use	1/1,000 sq. ft. storage & processing 1/500 sq. ft. office	35
	Current requirement – based on Warehousing Use	1/750 sq. ft. warehousing 1/250 sq. ft. office	52
	Current requirement – based on Manufacturing Use	1/500 sq. ft. manufacturing 1/250 sq. ft. office	69
San Luis Obispo	SLO requirement – based on Warehousing Use	1/1,500 sq. ft. warehousing 1/300 sq. ft. office	32
	SLO requirement – based on light Manufacturing Use	1/300 to 500 sq. ft. light manufacturing (based on employment) 1/300 sq. ft. office	66 to 100 based on employment

Denmat –

Denmat recently occupied the building at 1017 West Central Avenue. The property was developed in 2000. The building consists of 80,500 square feet of warehousing and 13,800 square feet of office. The 2000 requirements used in analysis of the development plan resulted in a requirement of 216 parking spaces. The current parking requirements for warehousing use, adopted in 2008, would have required 165 parking spaces. The table below shows the comparison along with the City of San Luis Obispo requirements.

Jurisdiction	Land Use Category	Regulation	Spaces Required
Lompoc	2000 requirement – based on Warehousing Use	1/500 sq. ft. warehousing 1/250 sq. ft. office	216
	Current requirement – based on Warehousing Use	1/750 sq. ft. warehousing 1/250 sq. ft. office	163
	Current requirement – based on Manufacturing Use	1/500 sq. ft. manufacturing 1/250 sq. ft. office	216
San Luis Obispo	SLO requirement – based on Warehousing Use	1/1,500 sq. ft. warehousing 1/300 sq. ft. office	100
	SLO requirement – based on Light Manufacturing Use	1/300 to 500 sq. ft. light manufacturing (based on employment) 1/300 sq. ft. office	207 to 314 based on employment

Weyrick Lumber –

The recently closed Weyrick Lumber occupied the building at 320 North D Street from 2004 to 2012. The buildings consisted of approximately 11,300 square feet of warehousing, approximately 600 square feet of office and approximately 5,400 square feet of retail. The outdoor sales area consisted of approximately 75,000 square feet. The 2004 requirements used in analysis of the development plan resulted in a requirement of 47 parking spaces. The current parking requirements for warehousing use, adopted in 2008, would have required 39 parking spaces. The table below shows the comparison along with the City of San Luis Obispo requirements.

Jurisdiction	Land Use Category	Regulation	Spaces Required
Lompoc	2004 requirement – based on Warehousing Use	1/500 sq. ft. warehousing 1/250 sq. ft. office	47
	Current requirement – based on Warehousing Use	1/750 sq. ft. warehousing 1/250 sq. ft. office	39
	Current requirement – based on Manufacturing Use	1/500 sq. ft. manufacturing 1/250 sq. ft. office	47
San Luis Obispo	SLO requirement – based on Wholesaling & Distribution Use	1/1,000 sq. ft. indoor sales & storage 1/2,000 sq. ft. outdoor sales 1/300 sq. ft. office	57

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

Tandem Parking

The City does not currently allow tandem parking. At the July 11, 2012 meeting, the Planning Commission considered allowing tandem parking for residential uses subject to approval by the Planning Commission and meeting the following criteria:

- 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.

At the July 11, 2012 meeting, the Planning Commission showed interest in utilizing the San Luis Obispo guidelines for tandem parking. Below are the requirements, modified to be consistent with the City of Lompoc.

J- Tandem parking.

1. *For residential uses, when parking spaces are identified for the exclusive use of occupants of a designated dwelling, required spaces may be arranged in tandem (that is, one space behind the other) subject to approval of the ~~Community Development Director~~ **Planning Commission**. Tandem parking is intended to allow for needed flexibility on constrained lots or where tandem parking is consistent with the existing neighborhood pattern. Tandem parking shall not be used to provide for the conversion of garage spaces.*

2. *Hotel and Restaurant Projects (New and Existing). Tandem parking may be used for hotel and restaurant development in the ~~Downtown Commercial (C-D)~~ **Old Town Commercial (OTC)** zone where parking service is provided, subject to the approval of a Parking Management Plan by the ~~Public Works and Community Development Directors~~ **Planning Commission**. A Parking Management Plan is a document that outlines how site parking will be regulated and includes provisions to reduce parking demand, including but not limited to, availability of transit in close proximity, access to a car share program and access to information regarding alternative transportation programs.*

3. *Tandem parking may be considered in office development if all of the following requirements are satisfied:*
 - a. *With review of the location and design by the ~~Architectural Review~~ **Planning Commission**, where adequate maneuverability and access arrangements are provided; and*
 - b. *When the tandem spaces are set aside for the exclusive use of on-site employees; and*
 - c. *Where the total number of tandem spaces does not exceed 30% of the total parking provided for projects that require 10 vehicle parking spaces or less, and 15% of the total parking provided for projects that require 11 or more vehicle parking spaces; and*
 - d. *With the approval of a Parking Management Plan by the ~~Public Works and Community Development Directors~~ **Planning Commission** to insure that proper management and oversight of the use of the proposed tandem spaces will occur.*

4. *~~For existing office development where there is a desire to upgrade or modify the parking layout to increase efficiency or better meet standards, and review by the Architectural Review Commission would not be required, the approval of new tandem parking spaces would require the approval of an administrative use permit, where adequate maneuverability and access arrangements are provided.~~*

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

Section 17.112.020.E – Medical Office Parking Requirements

At the June 13, 2012 meeting, the Planning Commission requested that the parking requirements for medical offices be increased. The current/proposed requirement is below:

Medical Office	1 space for each 250 sq. ft., plus 4 <u>3</u> spaces per exam room, plus 1 space per employee
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Staff has been working with an applicant on a new medical facility and is concerned with the heavy burden that the proposed revisions could place on future medical offices. It is requested that the Planning Commission revisit this particular requirement. The Sansum Clinic, which was approved by the Planning Commission in 2001, is a good example. The Sansum Clinic was approved as a 26,750 square foot medical office building. The clinic has 60 exam rooms and 172 employees. The 2001 requirements used in analysis of the development plan resulted in a requirement of 107 parking spaces. The current parking requirements for medical office use, adopted in 2008, would have required 167 parking spaces.

	Regulation	Spaces Required
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2001 requirement	1/250 sq. ft.	107
Current requirement – increased in 2008	1/250 sq. ft. 1/exam room	167
Proposed requirement	1/250 sq. ft. office 3/ exam room 1/ employee	459

As shown above, the proposed requirement would require a medical office building similar to the Sansum Clinic to provide 459 parking spaces.

After opening, it quickly became apparent that the Sansum Clinic lacked sufficient parking. Soon after, an additional 47 spaces were constructed to meet the demand for parking. The increased parking requirement put in place in 2008 would have required an additional 60 spaces. It is recommended that the Planning Commission revisit this class of use and determine a reasonable parking requirement that will provide a sufficient number of spaces.

Noticing:

On August 10, 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</u> spaces 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.

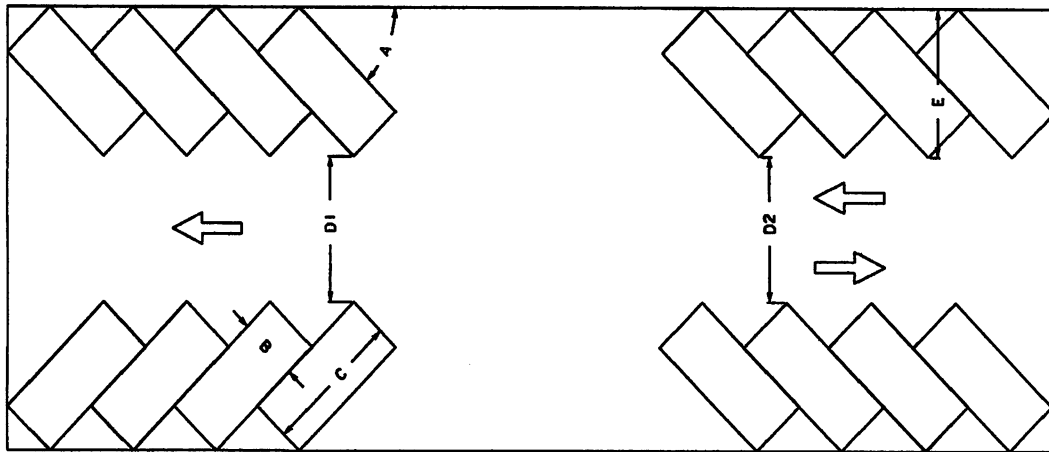
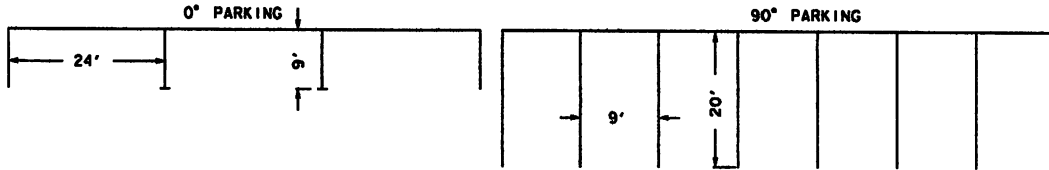
17.112.090 — In Lieu Payments.

~~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.

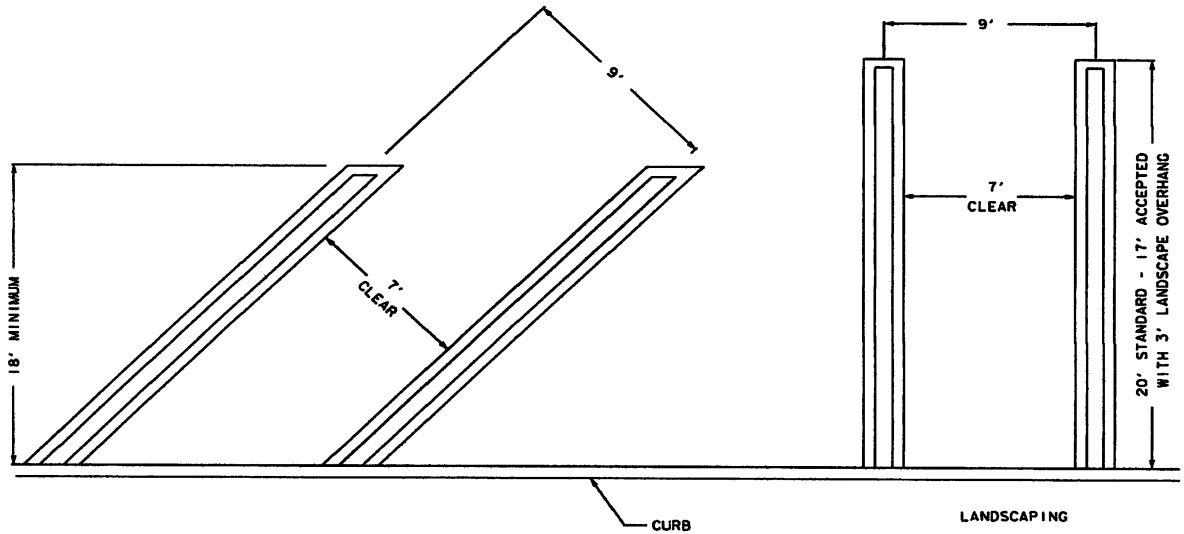
- A. Engineering design standards for parking lots are available at:
http://www.cityoflompc.com/departments/pworks/const_stndrds/section8.pdf
- B. All parking areas shall conform to the following designs and specifications.



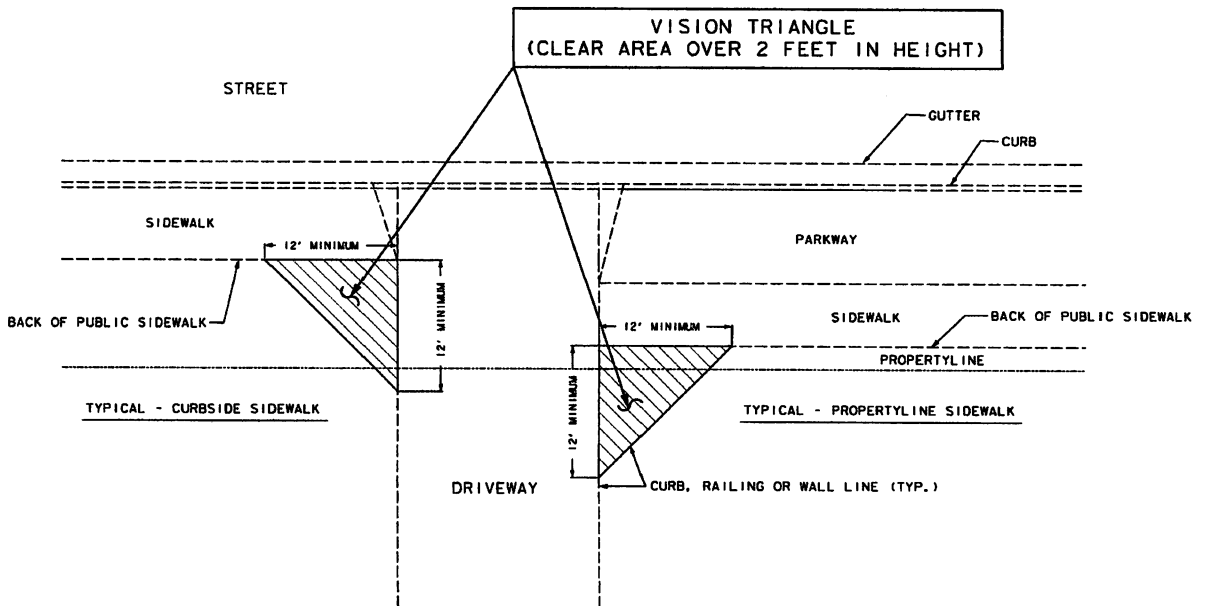
A	B	C	D1	D2	E	
0°	9'	24'	12'	24'	24'	A = PARKING ANGLE
45°	9'	20'	14'	25'	20.5'	B = STALL WIDTH
60°	9'	20'	18'	25'	22'	C = STALL LENGTH
90°	9'	20'	25'	25'	20'	D1 = ONE WAY AISLE WIDTH D2 = TWO WAY AISLE WIDTH
						E = STALL TO CURB

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:



21 August, 2012



City of Lompoc – Planning Commission
100 Civic Center Plaza
Lompoc, CA 93438

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

Members of the Planning Commission –

In response to tonight's hearing on the City's Parking Regulations, we would like to point out the effect of the proposed parking changes on medical office buildings, which may be considered extreme at the very least, and greatly prohibitive to future medical office building construction in the City of Lompoc.

As an architect with experience on over 2.5 million sf and 30 years' experience in medical planning and design, our firm typically considers 5 spaces per 1000sf of medical office building space (or 1:200sf) as standard and sufficient, and 6 spaces per 1000sf as capable of accommodating most higher demand parking uses.

The City's proposed adjustment would be the equivalent of about 17.2 spaces per 1000sf of medical office building, or 1:58sf. This is about 3.4 times what is typically needed on most medical office buildings, and it simply does not make sense.

In the case of Sansum Clinic, which seems to be the concerning driver here, the project began as underparked. The 2008 adjustment to 167 required spaces is on par with the formula of 6 spaces per 1000sf medical office building space, and I would venture that this is now properly parked, unless some unusual use is in play (and should therefore be considered on that merit).

We urge the Planning Commission to revisit this requirement to fall more in line with 5 spaces per 1000sf medical office building, with increased adjustments for uses that might otherwise require 6 spaces per 1000sf medical office building.

Sincerely,

A handwritten signature in black ink, appearing to be 'SR Young', is written over a horizontal line.

srydesigns
Scott Richard Young, Principal
CA License # C16916

SRY:ss