

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
HERMOSA BEACH AMENDING SECTIONS 17.26.050 AND 17.52.035  
AND CHAPTER 17.44 OF THE HERMOSA BEACH MUNICIPAL CODE  
RELATING TO OFF-STREET PARKING REQUIREMENTS IN  
COMMERCIAL ZONES.**

The City Council of the City of Hermosa Beach does ordain as follows:

**Section 1.** The Planning Commission held a duly noticed public hearing on July 20, 2021, to consider amending the Hermosa Beach Municipal Code Sections 17.26.050 and 17.52.035 and Chapter 17.44 related to off-street parking requirements in the commercial zones (TEXT 20-02).

**Section 2.** The City Council held a duly noticed public hearing on August 10, 2021, not to exceed forty (40) calendar days following the Planning Commission's recommendation, to consider amending the Hermosa Beach Municipal Code Sections 17.26.050 and 17.52.035 and Chapter 17.44 related to off-street parking requirements in the commercial zones (TEXT 20-02).

**Section 3.** Pursuant to Public Resources Code §21083.3 and CEQA Guidelines §15183, projects that are consistent with the development density of existing zoning, community plan or General Plan policies, for which an Environmental Impact Report (EIR) was certified, shall be exempt from additional CEQA analysis, except as may be necessary to determine whether there are project-specific significant effects that are peculiar to the project or site that would otherwise require additional CEQA review.

The text amendments have no new impacts that have not already been analyzed in the General Plan EIR, Supplemental EIR and there will be no cumulative or off-site impacts from the proposed project that were not already addressed in the General Plan EIR. As such, the text amendments are exempt from further CEQA review.

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA Guidelines. Section 15061 states that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Reducing the availability or parking spots for certain commercial uses in the City will reduce impacts on the environment by reducing car trips to City businesses and encourage the use of public transportation or other alternative to driving. The zone text changes are also categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15308, which exempts actions by regulatory agencies to protect the environment.

**Section 4.** The City Council approves of the following amendments to the Hermosa Beach Municipal Code:

1. Subsections 17.26.050 (B)(6)(b) of Chapter 17.44 of Title 17 of the Hermosa Beach Municipal Code is amended to read as follows:

- b. Standards and Limitations. The location, design and operation of the limited outdoor seating area shall comply with all of the following:
- i. Outdoor seating shall be incidental and accessory to food establishments for patrons of the food establishment to consume food or beverages purchased during the hours that food or beverages are offered for sale, but not to exceed 7:00 a.m. to 11:00 p.m. in the C-3 zone and zones that allow C-2 uses, or 7:00 a.m. to 10:00 p.m. in the other zones where this use is permitted. Employee break areas physically separated and restricted from public use are regulated by subsection (B)(3) of this section.
  - ii. The outdoor seating area authorized by this subsection (B)(6) ~~shall not exceed a total of two hundred (200) square feet of floor area per business or tenant space, and~~ shall not contain more than one (1) seat per fifteen (15) square feet of area. ~~Where the outdoor seating area is located on both private property and the public right-of-way, the cumulative outdoor seating area shall not exceed two hundred (200) square feet of floor area and shall not contain more than one (1) seat per fifteen (15) square feet of area. Seating shall not be reserved, and waiter/waitress table service shall not be provided. Additional parking is not required.~~
  - iii. The outdoor seating area shall be located proximate to the business providing the seating, such as adjacent to the building, within courtyards, or on balconies or decks, ~~excluding~~ including any roof deck. Outdoor seating areas shall not be arranged so as to create food courts. Outdoor seating areas shall not reduce, be located within, or damage any required landscaped area.
  - ~~iv. Alcoholic beverages shall not be offered, sold or consumed within the outdoor seating area.~~
  - v. No entertainment, music, speakers, televisions, or audio or visual media of any type, whether amplified or unamplified, shall be provided within the outdoor seating area or situated so as to be clearly visible to the outdoor seating area.
  - vi. The location and use of the outdoor seating area shall not obstruct the movement of pedestrians, goods or vehicles; required parking spaces; driveways or parking aisles; entrances; legal signs; utilities or other improvements. A minimum four (4) foot wide pedestrian path shall be maintained, unless otherwise required by law. When located adjacent to parking spaces, driveways or parking lot aisles, a physical barrier such as curb or railing shall be provided.
  - vii. ~~Furnishings shall be strictly limited to chairs, benches and tables, and single pole table umbrellas designed for outdoor use. Extraneous objects, such as portable shade canopies, podiums, heat lamps, and service objects, are not allowed.~~ All furnishings and barriers shall be maintained free of appendages or conditions that pose a hazard to pedestrians and vehicles.
  - viii. All furnishings shall be maintained in good condition at all times. The area shall be supplied adequate solid waste management containers and

maintained in a neat and clean manner, free of litter and graffiti, at all times.

- ix. Any lighting provided for the use shall be extinguished no later than 11:00 p.m. in the C-3 zone and zones that allow C-3 uses, or 7:00 a.m. to 10:00 p.m. in the other zones where this use is permitted, and shall be high-efficiency, the minimum intensity necessary, fully shielded (full cutoff) and down cast (emitting no light above the horizontal plane of the fixture), not create glare or spill beyond the property lines, and the lamp bulb shall not be directly visible from within any residential unit.
- x. The use of water for cleaning the area shall conform to Chapter 8.56, Water Conservation and Drought Management Plan, and shall be minimized and any runoff generated shall drain to the sewer system only and shall under no circumstances drain to the stormwater system.
- xi. Noise emanating from the property shall be within the limitations prescribed by Chapter 8.24 and shall not create a nuisance to surrounding residential neighborhoods, and/or commercial establishments. The outdoor seating area shall not adversely affect the welfare of the residents or commercial establishments nearby.
- xii. The design and use of the outdoor seating area shall conform to all building, fire, zoning, health and safety and other requirements of the Municipal Code and all other requirements of law.

2. Chapter 17.44 of Title 17 of the Hermosa Beach Municipal Code is amended to read as follows:

**17.44.015 Applicability.**

The requirements of this Chapter apply to the establishment, alteration, expansion, or change in any use or structure, as provided below.

- A. New Buildings and Land Uses. On-site parking shall be provided in accordance with this Chapter at the time any main building or structure is erected or any new land use is established, except as provided below.
- B. Change of Use of Existing Buildings. When a new use is established in an existing building, parking shall be provided as follows:
  - 1. Late Night Alcohol Establishment. Where the new use is a late night serving alcohol establishment, parking in accordance with this Chapter shall be provided.
  - 2. Uses Other than Late Night Alcohol Establishment. When a new use other than a late night alcohol establishment is established in an existing building no additional parking spaces shall be required. Any addition or expansion to the

existing building shall provide parking pursuant to 17.44.015. D, Additions or Expansions of Existing Buildings.

C. Downtown and C-1 Districts.

1. In the Downtown and C-1 Districts, no on-site parking is required for the first 5,000 square feet of ground floor non-residential, non-office, and non-late night alcohol establishment use. Parking in accordance with this Chapter shall be provided for ground floor area in excess of 5,000 square feet and for all upper story floor area.
2. In the Downtown and C-1 Districts, residential, office, and late night alcohol establishments shall provide parking in accordance with this Chapter.

D. Additions or Expansions of Existing Buildings.

1. Additions less than 10 percent or 500 square feet. No additional parking is required for alterations to existing buildings that do not change the building square footage on site by more than 10 percent or 500 square feet, whichever is greater, provided the use is other than a late night alcohol establishment.
2. Additions greater than 10 percent or 500 square feet. Additional parking in accordance with this Chapter shall be provided for any alteration which would change the building square footage on site by more than 10 percent or 500 square feet, whichever is greater.
3. Late night alcohol establishments. For late night alcohol establishments, additional parking in accordance with this Chapter shall be provided for any alteration what would change the building square footage on-site.

E. When Constructed. Parking facilities required by this Chapter shall be constructed or installed prior to final inspection or the issuance of a Certificate of Occupancy for the uses that they serve.

**17.44.030 Off-street parking--Commercial and business uses.**

Required Number of Spaces by Use. The aggregate amount of off-street automobile parking spaces provided for various uses shall not be less than the following: unless a parking plan approved by

the planning commission pursuant to 17.44.210 allows for a reduction in the number of spaces required.

- A. Assembly halls: one (1) space for each five (5) seats, permanent or removable, or one (1) space for each fifty (50) square feet of gross floor area in the assembly hall, whichever is greater.
- B. Automobile or boat sales: one (1) space for each one thousand (1,000) square feet of site area.
- C. Bowling alleys: five (5) spaces for each lane plus one (1) space for each three hundred (300) square feet of gross floor area except bowling alley lanes and approach areas.
- D. Clubs, fraternity and sorority houses, rooming and boarding houses and similar uses having sleeping and guest rooms: two (2) covered spaces for each three (3) guest rooms; in dormitories each fifty (50) square feet shall be considered a guest room; two (2) spaces shall be required for each guest room with kitchen facilities.
- E. Commercial Uses.
  - 1. Bars and cocktail lounges: one (1) space for each eighty (80) square feet of gross floor area.
  - 2. Beauty colleges: one (1) space for each one hundred (100) square feet of gross floor area.
  - 3. Business schools and trade schools: one (1) space for each one hundred (100) square feet of gross floor area.
  - 4. Furniture and hardware stores: one (1) space for each two hundred fifty (250) square feet of gross floor area.
  - 5. Offices, general: one (1) space for each two hundred fifty (250) square feet of gross floor area.
  - 6. Offices, Governmental and Public Utilities. Government offices that generate high levels of contact with the public, or have high numbers of employees, including but not limited to employment offices, public social services offices, Department of Motor Vehicle offices: one (1) space per seventy-five (75) square feet of gross floor area for the first twenty-thousand (20,000) square feet of the building(s), plus one (1) space per two hundred fifty (250) square feet of gross floor area for the remaining floor area.
  - 7. Offices, medical: five (5) spaces for each one thousand (1,000) square feet of gross floor area.
  - 8. Restaurants ~~(other than walk-up, drive-through and drive-in)~~: one (1) space for each one hundred (100) square feet of gross floor area plus one (1) per 200 square feet of on-site outdoor seating area in excess of 400 square feet.
  - 9. ~~Restaurants, walk-up, drive-through and drive-in without adequate dining room facilities: one (1) space for each fifty (50) square feet of gross floor area, but not less than ten (10) spaces.~~
  - 10. Retail, general retail commercial uses: one (1) space for each two hundred fifty (250) square feet of gross floor area.
  - 11. Gymnasiums/health and fitness centers, as follows:
    - a. Less than or equal to three thousand (3,000) square feet and with less than or equal to twenty (20) students at one time if classes are offered: one (1) space per two hundred fifty (250) square feet of gross floor area.

- b. Greater than three thousand (3,000) square feet but not more than six thousand (6,000) square feet, or with more than forty (40) students at one time if classes are offered: one (1) space per two hundred (200) square feet of gross floor area.
  - c. Greater than six thousand (6,000) square feet, or with more than forty (40) students at one time if classes are offered: one (1) space per one hundred (100) square feet of gross floor area.
- F. Hospitals: two (2) spaces for each patient bed.
- G. Hospitals (mental), convalescent homes, guest homes, rest homes, sanitariums and similar institutions: one (1) space for each three (3) beds.
- H. Hotels: one (1) space for each unit for the first fifty (50) units; one (1) space per one (1) and one-half (1/2) units after fifty (50); and one (1) space per two (2) units after one hundred (100) units. Hotels with facilities including restaurants, banquet rooms, conference rooms, commercial retail uses and similar activities shall provide parking for the various uses as computed separately in accordance with the provisions of this chapter.
- I. Industrial Uses. The parking requirements of this subsection apply only to industrial uses; parking for commercial and other permitted uses in industrial zones shall provide the number of spaces as otherwise specified by this chapter.
  - 1. Industrial uses of all types, except, public utility facilities and warehouses: one (1) space for each vehicle used in conjunction with the use; plus one (1) space for each three hundred (300) square feet of gross floor area.
  - 2. Warehouses, buildings or portions of buildings used exclusively for warehouse purposes: one (1) space for each one thousand (1,000) square feet for the first twenty thousand (20,000) square feet; plus, one (1) space for each two thousand (2,000) square feet for the second twenty thousand (20,000) square feet; plus one (1) space for each four thousand (4,000) square feet in excess of forty thousand (40,000) square feet; plus one (1) space for each vehicle operated from the property. Prior to approval of a warehouse use by the city, a covenant shall be recorded, guaranteeing the warehouse area, facility or building will not be converted, remodeled or changed to a nonwarehouse use unless the number of spaces otherwise required by this chapter are secured and provided prior to such change or unless approved by planning commission in accordance with this chapter.
- J. Mobilehomes or trailer parks: two (2) spaces for each dwelling unit with at least one (1) space adjacent to the trailer site.
- K. Mortuaries or undertaking establishments: one (1) space for each seventy-five (75) square feet of building area for the chapel or public assembly area.
- L. Motels: one (1) space for each unit, plus two (2) for the manager's unit.
- M. Recreation or amusement establishments: one (1) space for each seventy-five (75) square feet of gross floor area.
- N. Service stations: one (1) space for each one thousand (1,000) square feet of site area.
- O. Snack Bar/Snack Shop. The parking requirements for a snack bar and/or snack shop shall be the same as that for a restaurant, ~~unless it can be shown to the planning commission that the characteristics of the building, its location, size and other mitigating factors such as limited service area relative to gross floor area and limited seating capacity result in less parking demand than for a restaurant use. In these cases the planning commission may~~

~~consider the retail commercial requirement for parking, pursuant to Section 17.44.210, Parking plans.~~

- P. Short-term vacation rentals in commercial zones: one (1) space per bedroom, in no case less than one (1) space per unit and a maximum of two (2) spaces per unit being required. (Ord. 19-1395 §5, 2019; Ord. 17-1378 §7, 2017; Ord. 14-1346 §4, 2014; Ord. 04-1241 §4, 2004; Ord. 95-1126 §1, 1995; prior code Appx. A, § 1152)

#### **17.44.040 Parking requirements for the downtown district.**

The following requirements apply within the boundary of the downtown district, as defined by the map incorporated by this reference:

- A. The amount of parking shall be calculated for each particular use as set forth in Section 17.44.030 with the exception of the following:
1. Retail, general retail commercial uses: one (1) space for each 333.33 square feet of gross floor area (or three (3) spaces per one thousand (1,000) square feet).
  2. Offices, general: one (1) space for each 333.33 square feet of gross floor area (or three (3) spaces per one thousand (1,000) square feet).
  3. Office, medical: one (1) space for each 333.33 square feet of gross floor area (or three (3) spaces per one thousand (1,000) square feet).
- ~~B. When the use of an existing building or portion thereof is less than five thousand (5,000) square feet gross floor area is changed from a nonrestaurant use to a restaurant use, the parking requirement shall be calculated as set forth in Section 17.44.030, with no parking credit allowed for the existing or prior use.~~
- ~~C. When the use of an existing building or a portion thereof is changed to a more intensive use with a higher parking demand (with the exception of restaurants less than five thousand (5,000) square feet gross floor area as noted above), the requirement for additional parking shall be calculated as the difference between the required parking as stated in this chapter for that particular use as compared to a base requirement of one (1) space per two hundred fifty (250) square feet gross floor area.~~
- ~~D. For expansions to existing buildings legally nonconforming to parking requirements, parking requirements shall only be applied to the amount of expansion.~~
- E. Parking In-Lieu Fees. When the city council provides for contributions to an improvement fund for a vehicle parking district in lieu of parking spaces so required, said in-lieu fee contributions shall be considered to satisfy the requirements of this chapter pursuant to a parking plan approved by the planning commission.
- ~~1. The director of the community development department shall be responsible for the calculations required under this chapter and shall calculate and collect the in-lieu contribution.~~
  - ~~2. The following allowances through in-lieu fee contributions for parking may be allowed with a parking plan as approved by the planning commission and as prescribed in Section 17.44.210:~~
    - ~~a. Building sites with a ratio of building floor area to building site of 1:1 or less may pay an "in-lieu" fee for all required spaces.~~
    - ~~b. Building sites where buildings will exceed a 1:1 gross floor area to building site area ratio shall be required to provide a minimum of twenty five (25)~~

~~percent of the required parking on-site. (Ord. 04-1239 §4, 2004; Ord. 94-1099 §1, 1994; prior code Appx. A, § 1152.5)~~

#### **17.44.060 Common parking facilities.**

Pursuant to a parking plan approved by the planning commission, ~~C~~common parking facilities may be provided to wholly or partially satisfy the off-street parking requirements of two (2) or more uses when one (1) or more of such uses will only infrequently generate use of such parking area at times when it will ordinarily be needed by the patrons or employees of the other use(s).

- ~~A. Up to one hundred (100) percent of the parking requirements of governmental and public auditorium uses may be allowed to be provided in such multiple-use parking areas. Up to eighty (80) percent of the parking requirements of other uses may be allowed to be provided in such multiple-use parking areas.~~
- B. The following factors shall be considered in determining the proportionate part of the required parking for such use(s):
  - 1. Whether the affected requirements are those of permanent buildings, or those of mere occupancies;
  - 2. The peak as well as normal days and hours of operation of such buildings and of the structures and occupancies with which it is proposed to share multiple-use parking areas;
  - 3. Whether the proposed multiple-use parking area is normally or frequently used by the patrons, customers or employees of other buildings or occupancies which will share such parking area at the same time as the applicant's patrons, customers and employees will normally or frequently utilize such parking area;
  - 4. The certainty that the multiple-use parking area(s) will be available for satisfying such parking requirements to the extent approved, and the permanency of such availability;
  - 5. The proximity and accessibility of the multiple-use parking area(s).
- ~~C. A parking plan approval by the planning commission for multiple-use parking area(s) shall be so conditioned as to reasonably ensure the satisfaction of the appropriate parking requirements during the continued existence of the buildings or occupancies involved.~~
- D. If the common parking area(s) and the building sites to be served are subject to more than one ownership, permanent improvement and maintenance of such parking facilities must be provided in one of the following manners:
  - 1. By covenant or contract among all such property owners; and duly recording an appropriate covenant running with the land;
  - 2. By the creation of special districts and imposing of special assessments in any of the procedures prescribed by state law;
  - 3. By utilizing the authority vested in a parking authority as provided by state law;
  - 4. By dedicating such common parking area to the city for parking purposes subject to the acceptance of such dedication by the city council. (Prior code Appx. A, § 1154)

#### **17.44.070 Off-street parking--Mixed uses.**

Whenever there is a combination of two or more distinct uses on one lot or building site, the total number of parking spaces required to be provided for such lot or building site shall be not less than



the sum total of the parking spaces required for each of the distinct uses. No off-street parking facilities provided for one use shall be deemed to provide parking facilities for any other use except as otherwise specified within this chapter or allowed pursuant to approval of a parking plan. (Prior code Appx. A, § 1155)

#### **17.44.110 Tandem parking and entry-way standards ~~for residential parking~~.**

##### **1. Residential Parking.**

1. No entranceway for vehicular access to any garage shall be less than eight feet wide. No such entranceway shall have less than six feet eight inches vertical clearance.
2. In all residential zones, required parking spaces including replacement of on-street parking may be tandem. In the R-1 zone only, tandem parking may be accessed directly from a public street.
3. Guest spaces in all residential zones may be located in garage setbacks of seventeen (17) feet or nine feet as required in Section 17.44.090(C) ; provided, they comply with the dimensional requirements specified in Section 17.44.100. However, in no case may one guest space be located behind another guest space.
4. The second floor level of a dwelling unit may project over a driveway fronting on a street or alley to within the prescribed setback required by the zone in which the development is proposed, or exists. (Prior code Appx. A, § 1159)

##### **2. Non-residential Parking. Tandem parking may be permitted to satisfy parking requirements for non-residential uses in accordance with the following.**

1. No more than two vehicles shall be placed one behind the other.
2. Both spaces shall be assigned to a single non-residential establishment.

#### **~~17.44.140 — Requirements for new construction.~~**

~~Parking spaces shall be provided, permanently maintained and available for every building hereafter erected in compliance with this Chapter 17.44.~~

#### **17.44.190 Valet Parking~~Reserved.~~**

Required off-street parking spaces for non-residential uses may be provided through valet parking with review and approval of a parking plan, in accordance with Section 17.44.210 (Parking plans).

3. Subsections 17.52.035 (D)-(E) of Chapter 17.44 of Title 17 of the Hermosa Beach Municipal Code is amended to read as follows:

~~A. Nonresidential buildings are subject to the provisions of 17.44.015. in a C or M zone nonconforming as to parking may be expanded only if applicable parking requirements for the amount of the expansion area are satisfied.~~

~~B. When the use of an existing commercial, manufacturing or other non-residential building or structure is changed to a more intense use with a higher parking requirement the requirement for additional parking shall be calculated as the difference between the required parking as stated in Section 17.44.030 for that particular use as compared to the requirement for the existing or previous use, which shall be met prior to occupying the building unless otherwise specified in Chapter 17.44. (Ord. 05-1257 § 8, 2005)~~

**Section 5.** The City Council finds that the proposed amendment is consistent with the general objectives, principles, and standards of the General Plan.

**PASSED, APPROVED AND ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
PRESIDENT of the City Council and MAYOR of the City of Hermosa California

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

**Exhibit B**

Proposed Text Amendment – Redlines

The underlined text represents the modification to the zoning code.

## Chapter 17.26 C1, C2 AND C3 COMMERCIAL ZONES

### 17.26.050 Standards and limitations.

Every use permitted or maintained in C zones shall be subject to the following:

- A. Parking. Parking shall be provided as specified by Chapter 17.44.
- B. Enclosures. All uses shall be conducted wholly within a building enclosed on all sides, except for the following:
  - 1. Outdoor uses may be permitted by conditional use permit for uses listed as stated in the permitted use list;
  - 2. Commercial parking lot;
  - 3. Uses incidental to a use conducted primarily within a building located on the premises; provided, that such incidental uses are not conducted in whole or in part on sidewalks, public ways or within any required front or rear yard; and provided, further, that such incidental uses are of a type which cannot be economically or practically conducted within buildings. Where incidental uses are not conducted within a building, no part of the area devoted to the incidental uses shall be considered as part of the required parking facilities. All outdoor storage or activities shall be substantially screened from public visibility, public streets, parks or other public places, and properties;
  - 4. Temporary outdoor merchandise display and outside dining in conjunction with a temporary outdoor event such as a sidewalk sale, authorized by the city council by special permit as set forth in Section 12.12.070.
  - 5. Outdoor dining or seating located adjacent to a food establishment, authorized by an encroachment permit for use of the public right-of-way obtained pursuant to Section 12.16.090. Deviation from the standards in Section 12.16.090 may be allowed pursuant to a conditional use permit, issued in compliance with Chapter 17.40.
  - 6. Limited outdoor seating for the purposes of food consumption, accessory to food establishments on private property, shall be allowed with approval of a permit from the community development department, subject to the standards and limitations in this subsection. Food establishments include snack shops, restaurants, food and beverage markets, supermarkets, bakeries, or similar establishments that offer food or beverages, as determined by the community development director.
    - a. Administrative Permit Required.
      - i. Prior to the establishment of any limited outdoor seating area accessory to any food establishments on private property, an administrative permit shall be required pursuant to Chapter 17.55 except as otherwise stated in this section. An application shall be filed with the community development department in writing upon a form furnished by the department. The application shall include a site plan and drawings and information showing location, furnishings and seating arrangement in sufficient detail to demonstrate the compliance with this section, accompanied by a fee set by resolution of the city council.
      - ii. The community development director may issue the administrative permit only after determining that the request complies with the standards and provisions of this section and any other requirements applicable to the use set forth in the Municipal Code; provided, that where limited outdoor

seating is comprised of seating on private property and the public right-of-way, the standards applicable to limited outdoor seating on the public right-of-way in Section 12.16.090(C) shall govern on the private property.

- iii. The permit shall lapse, and be of no force and effect, and a new administrative permit shall be required for outdoor seating whenever there is a change in food establishment ownership, change in the nature or scope of the business, the permitted food establishment does not operate for a period of more than six (6) months, or the community development director determines, based on substantial evidence, that the food establishment operation no longer meets the standards set forth in subsection (B)(6)(b) of this section.
- b. Standards and Limitations. The location, design and operation of the limited outdoor seating area shall comply with all of the following:
  - i. Outdoor seating shall be incidental and accessory to food establishments for patrons of the food establishment to consume food or beverages purchased during the hours that food or beverages are offered for sale, but not to exceed 7:00 a.m. to 11:00 p.m. in the C-3 zone and zones that allow C-2 uses, or 7:00 a.m. to 10:00 p.m. in the other zones where this use is permitted. Employee break areas physically separated and restricted from public use are regulated by subsection (B)(3) of this section.
  - ii. ~~The outdoor seating area authorized by this subsection (B)(6) shall not exceed a total of two hundred (200) square feet of floor area per business or tenant space, and shall not contain more than one (1) seat per fifteen (15) square feet of area. Where the outdoor seating area is located on both private property and the public right of way, the cumulative outdoor seating area shall not exceed two hundred (200) square feet of floor area and shall not contain more than one (1) seat per fifteen (15) square feet of area. Seating shall not be reserved, and waiter/waitress table service shall not be provided. Additional parking is not required.~~
  - iii. The outdoor seating area shall be located proximate to the business providing the seating, such as adjacent to the building, within courtyards, or on balconies or decks, ~~excluding~~ including any roof deck. Outdoor seating areas shall not be arranged so as to create food courts. Outdoor seating areas shall not reduce, be located within, or damage any required landscaped area.
  - ~~iv. Alcoholic beverages shall not be offered, sold or consumed within the outdoor seating area.~~
  - v. No entertainment, music, speakers, televisions, or audio or visual media of any type, whether amplified or unamplified, shall be provided within the outdoor seating area or situated so as to be clearly visible to the outdoor seating area.
  - vi. The location and use of the outdoor seating area shall not obstruct the movement of pedestrians, goods or vehicles; required parking spaces; driveways or parking aisles; entrances; legal signs; utilities or other improvements. A minimum four (4) foot wide pedestrian path shall be maintained, unless otherwise required by law. When located adjacent to parking spaces, driveways or parking lot aisles, a physical barrier such as curb or railing shall be provided.

- vii. ~~Furnishings shall be strictly limited to chairs, benches and tables, and single pole table umbrellas designed for outdoor use. Extraneous objects, such as portable shade canopies, podiums, heat lamps, and service objects, are not allowed.~~ All furnishings and barriers shall be maintained free of appendages or conditions that pose a hazard to pedestrians and vehicles.
    - viii. All furnishings shall be maintained in good condition at all times. The area shall be supplied adequate solid waste management containers and maintained in a neat and clean manner, free of litter and graffiti, at all times.
    - ix. Any lighting provided for the use shall be extinguished no later than 11:00 p.m. in the C-3 zone and zones that allow C-3 uses, or 7:00 a.m. to 10:00 p.m. in the other zones where this use is permitted, and shall be high-efficiency, the minimum intensity necessary, fully shielded (full cutoff) and down cast (emitting no light above the horizontal plane of the fixture), not create glare or spill beyond the property lines, and the lamp bulb shall not be directly visible from within any residential unit.
    - x. The use of water for cleaning the area shall conform to Chapter 8.56, Water Conservation and Drought Management Plan, and shall be minimized and any runoff generated shall drain to the sewer system only and shall under no circumstances drain to the stormwater system.
    - xi. Noise emanating from the property shall be within the limitations prescribed by Chapter 8.24 and shall not create a nuisance to surrounding residential neighborhoods, and/or commercial establishments. The outdoor seating area shall not adversely affect the welfare of the residents or commercial establishments nearby.
    - xii. The design and use of the outdoor seating area shall conform to all building, fire, zoning, health and safety and other requirements of the Municipal Code and all other requirements of law.
  - c. Conditional Use Permit. Any deviation from the standards listed in this subsection shall require a conditional use permit in compliance with Chapter 17.40.
- 7. Outdoor retail sales/displays located adjacent to a retail establishment, authorized by an encroachment permit for use of the public right-of-way obtained pursuant to Section 12.16.100. Deviation from the standards in Section 12.16.100 may be allowed pursuant to a conditional use permit, issued in compliance with Chapter 17.40.
- C. Merchandise. No merchandise shall be sold other than at retail. Sale of repossessed merchandise or secondhand merchandise taken in by the seller as a trade-in on new merchandise is permissible, provided that such sales are conducted on the premises where such merchandise was originally sold, or any successor locations.
- D. Signs. Signs for this section are regulated by Section 17.50.140.
- E. Building Height.
  - 1. In the C-1 zone, any building may have a maximum height of thirty (30) feet.
  - 2. In the C-2 zone, no building shall exceed a maximum height of thirty (30) feet.
  - 3. In the C-3 zone, no building shall exceed a maximum height of thirty-five (35) feet.
- F. Front Yard Setback. No lot need provide a front yard except as may be required by a precise plan.

- G. Alley Setback. Buildings shall conform with Section 17.44.130.
- H. Rear and Side Yard Setback Adjacent to Residential Zones.
  - 1. C-3 Zone. A minimum rear and/or side yard setback of eight feet shall be provided, and an additional two feet of setback shall be provided for each story over the first story for structures that abut residential zones, except where public rights-of-way, twenty (20) feet or greater in width, separate the commercial zone from the residential zone.
  - 2. C-1 and C-2 Zones. A minimum rear and/or side yard setback of five feet shall be provided, except where public rights-of-way twenty (20) feet or greater in width, separate the commercial zone from the residential zone.
  - 3. Existing Buildings. Existing commercial buildings that do not comply with the above setback requirement adjacent to residential zones shall not be considered "nonconforming buildings" under the terms of Chapter 17.52. Therefore, such buildings may be remodeled or expanded as long as any new constructions conforms with the above setback requirements.
- I. Landscaping Adjacent to Residential Zones. The required rear and/or side yard area shall be landscaped and provided with an automatic watering system. Size, quantity and type of landscaping shall be subject to review and approval by the planning director. Landscaping shall be appropriately maintained, trimmed and void of weeds. (Ord. 15-1349 §3, 2015; Ord. 14-1345 §2, 2014; Ord. 12-1333 §5, 2012; Ord. 97-1171 §1, 1997; Ord. 94-1115 §1, 1994; Ord. 94-1100 §2, 1994; prior code Appx. A, § 8-5)

## Chapter 17.44 OFF-STREET PARKING

### 17.44.010 Definitions.

As used in this chapter:

"Entrance-way" means an opening or passageway to a building or structure which permits pedestrian or vehicular access to such building or structure.

"Gross floor area" means the total area occupied by a building or structure, excepting therefrom only the area of any inner open courts, corridors, open balconies (except when utilized, e.g., restaurant seating or similar usage), and open stairways. Such total area shall be calculated by measuring along the outside dimensions of the exterior surfaces of such building or structure.

"Major city street" means all public rights-of-way designated in the circulation element of the general plan as a primary, or secondary arterials or as collectors.

"Mechanical vehicle lift" means a mechanical system that lifts or descends one (1) vehicle to make space available to park a second vehicle in a vertical tandem fashion.

"Off-street parking" means parking upon private property as accessory to other permitted land uses, and shall not include publicly owned parking.

"Tandem parking" means one (10) automobile parked after or behind another in a lengthwise fashion. In this title, tandem parking is limited to not more than one (1) automobile behind another.

"Underground parking facilities" means a basement equipped, designed, used or intended to be used for parking automobiles. (Ord. 20-1419 §4(1), 2020; prior code Appx. A, § 1150)

### **17.44.015 Applicability.**

The requirements of this Chapter apply to the establishment, alteration, expansion, or change in any use or structure, as provided below.

A. New Buildings and Land Uses. On-site parking shall be provided in accordance with this Chapter at the time any main building or structure is erected or any new land use is established, except as provided below.

B. Change of Use of Existing Buildings. When a new use is established in an existing building, parking shall be provided as follows:

1. Late Night Alcohol Establishment. Where the new use is a late night serving alcohol establishment, parking in accordance with this Chapter shall be provided.

2. Uses Other than Late Night Alcohol Establishment. When a new use other than a late night alcohol establishment is established in an existing building no additional parking spaces shall be required. Any addition or expansion to the existing building shall provide parking pursuant to 17.44.015. D, Additions or Expansions of Existing Buildings.

C. Downtown and C-1 Districts.



1. In the Downtown and C-1 Districts, no on-site parking is required for the first 5,000 square feet of ground floor non-residential, non-office, and non-late night alcohol establishment use. Parking in accordance with this Chapter shall be provided for ground floor area in excess of 5,000 square feet and for all upper story floor area.

2. In the Downtown and C-1 Districts, residential, office, and late night alcohol establishments shall provide parking in accordance with this Chapter.

D. Additions or Expansions of Existing Buildings.

1. Additions less than 10 percent or 500 square feet. No additional parking is required for alterations to existing buildings that do not change the building square footage on site by more than 10 percent or 500 square feet, whichever is greater, provided the use is other than a late night alcohol establishment.

2. Additions greater than 10 percent or 500 square feet. Additional parking in accordance with this Chapter shall be provided for any alteration which would change the building square footage on site by more than 10 percent or 500 square feet, whichever is greater.

3. Late night alcohol establishments. For late night alcohol establishments, additional parking in accordance with this Chapter shall be provided for any alteration what would change the building square footage on-site.

E. When Constructed. Parking facilities required by this Chapter shall be constructed or installed prior to final inspection or the issuance of a Certificate of Occupancy for the uses that they serve.

**17.44.020 Off-street parking--Residential uses.**

The aggregate amount of off-street automobile parking spaces provided in connection with each of the following uses shall be not less than the following:

	Use	Parking Requirement
A.	One (1) family dwelling	Two (2) off-street parking spaces plus one (1) guest space.
B.	Duplex or two (2) family dwelling	Two (2) off-street parking spaces for each unit plus one (1) guest space. One (1) additional space of on-site guest parking shall be provided for each on-street space lost because of new curbcuts and/or driveways.
C.	Multiple dwellings (three (3) or more units)	Two (2) off-street spaces for each dwelling unit plus one (1) guest space for each two (2) dwelling units. One (1) additional space of on-site guest parking shall be provided for each on-street space lost because of new curbcuts and/or driveways.
D.	Detached servants' quarters or guesthouses	One (1) space.
E.	Supportive or transitional housing, medical or residential care facilities, group homes: Limited to six (6) persons.	Same as one (1) family dwelling.
F.	Junior accessory dwelling unit and accessory dwelling unit	Refer to Section 17.21.040(I).

(Ord. 20-1404 §14, 2020; Ord. 20-1403U §14, 2020; Ord. 18-1385 §6, 2018; Ord. 13-1342, §11, #E, July 2013; prior code Appx. A, § 1151)

#### **17.44.030 Off-street parking--Commercial and business uses.**

Required Number of Spaces by Use. The aggregate amount of off-street automobile parking spaces provided for various uses shall not be less than the following: unless a parking plan approved by the planning commission pursuant to 17.44.210 allows for a reduction in the number of spaces required.

- A. Assembly halls: one (1) space for each five (5) seats, permanent or removable, or one (1) space for each fifty (50) square feet of gross floor area in the assembly hall, whichever is greater.
- B. Automobile or boat sales: one (1) space for each one thousand (1,000) square feet of site area.
- C. Bowling alleys: five (5) spaces for each lane plus one (1) space for each three hundred (300) square feet of gross floor area except bowling alley lanes and approach areas.
- D. Clubs, fraternity and sorority houses, rooming and boarding houses and similar uses having sleeping and guest rooms: two (2) covered spaces for each three (3) guest rooms; in dormitories each fifty (50) square feet shall be considered a guest room; two (2) spaces shall be required for each guest room with kitchen facilities.
- E. Commercial Uses.
  - 1. Bars and cocktail lounges: one (1) space for each eighty (80) square feet of gross floor area.
  - 2. Beauty colleges: one (1) space for each one hundred (100) square feet of gross floor area.
  - 3. Business schools and trade schools: one (1) space for each one hundred (100) square feet of gross floor area.
  - 4. Furniture and hardware stores: one (1) space for each two hundred fifty (250) square feet of gross floor area.
  - 5. Offices, general: one (1) space for each two hundred fifty (250) square feet of gross floor area.
  - 6. Offices, Governmental and Public Utilities. Government offices that generate high levels of contact with the public, or have high numbers of employees, including but not limited to employment offices, public social services offices, Department of Motor Vehicle offices: one (1) space per seventy-five (75) square feet of gross floor area for the first twenty-thousand (20,000) square feet of the building(s), plus one (1) space per two hundred fifty (250) square feet of gross floor area for the remaining floor area.
  - 7. Offices, medical: five (5) spaces for each one thousand (1,000) square feet of gross floor area.
  - 8. Restaurants ~~(other than walk-up, drive-through and drive-in:~~ one (1) space for each one hundred (100) square feet of gross floor area plus one (1) per 200 square feet of on-site outdoor seating area in excess of 400 square feet.
  - 9. ~~Restaurants, walk-up, drive-through and drive-in without adequate dining room facilities: one (1) space for each fifty (50) square feet of gross floor area, but not less than ten (10) spaces.~~
  - 10. Retail, general retail commercial uses: one (1) space for each two hundred fifty (250) square feet of gross floor area.
  - 11. Gymnasiums/health and fitness centers, as follows:

- a. Less than or equal to three thousand (3,000) square feet and with less than or equal to twenty (20) students at one time if classes are offered: one (1) space per two hundred fifty (250) square feet of gross floor area.
  - b. Greater than three thousand (3,000) square feet but not more than six thousand (6,000) square feet, or with more than forty (40) students at one time if classes are offered: one (1) space per two hundred (200) square feet of gross floor area.
  - c. Greater than six thousand (6,000) square feet, or with more than forty (40) students at one time if classes are offered: one (1) space per one hundred (100) square feet of gross floor area.
- F. Hospitals: two (2) spaces for each patient bed.
- G. Hospitals (mental), convalescent homes, guest homes, rest homes, sanitariums and similar institutions: one (1) space for each three (3) beds.
- H. Hotels: one (1) space for each unit for the first fifty (50) units; one (1) space per one (1) and one-half (1/2) units after fifty (50); and one (1) space per two (2) units after one hundred (100) units. Hotels with facilities including restaurants, banquet rooms, conference rooms, commercial retail uses and similar activities shall provide parking for the various uses as computed separately in accordance with the provisions of this chapter.
- I. Industrial Uses. The parking requirements of this subsection apply only to industrial uses; parking for commercial and other permitted uses in industrial zones shall provide the number of spaces as otherwise specified by this chapter.
  - 1. Industrial uses of all types, except, public utility facilities and warehouses: one (1) space for each vehicle used in conjunction with the use; plus one (1) space for each three hundred (300) square feet of gross floor area.
  - 2. Warehouses, buildings or portions of buildings used exclusively for warehouse purposes: one (1) space for each one thousand (1,000) square feet for the first twenty thousand (20,000) square feet; plus, one (1) space for each two thousand (2,000) square feet for the second twenty thousand (20,000) square feet; plus one (1) space for each four thousand (4,000) square feet in excess of forty thousand (40,000) square feet; plus one (1) space for each vehicle operated from the property. Prior to approval of a warehouse use by the city, a covenant shall be recorded, guaranteeing the warehouse area, facility or building will not be converted, remodeled or changed to a nonwarehouse use unless the number of spaces otherwise required by this chapter are secured and provided prior to such change or unless approved by planning commission in accordance with this chapter.
- J. Mobilehomes or trailer parks: two (2) spaces for each dwelling unit with at least one (1) space adjacent to the trailer site.
- K. Mortuaries or undertaking establishments: one (1) space for each seventy-five (75) square feet of building area for the chapel or public assembly area.
- L. Motels: one (1) space for each unit, plus two (2) for the manager's unit.
- M. Recreation or amusement establishments: one (1) space for each seventy-five (75) square feet of gross floor area.
- N. Service stations: one (1) space for each one thousand (1,000) square feet of site area.
- O. Snack Bar/Snack Shop. The parking requirements for a snack bar and/or snack shop shall be the same as that for a restaurant, ~~unless it can be shown to the planning commission that the characteristics of the building, its location, size and other mitigating factors such as limited service area relative to gross floor area and limited seating capacity result in less parking demand than for~~

~~a restaurant use. In these cases the planning commission may consider the retail commercial requirement for parking, pursuant to Section 17.44.210, Parking plans.~~

- P. Short-term vacation rentals in commercial zones: one (1) space per bedroom, in no case less than one (1) space per unit and a maximum of two (2) spaces per unit being required. (Ord. 19-1395 §5, 2019; Ord. 17-1378 §7, 2017; Ord. 14-1346 §4, 2014; Ord. 04-1241 §4, 2004; Ord. 95-1126 §1, 1995; prior code Appx. A, § 1152)

#### **17.44.040 Parking requirements for the downtown district.**

The following requirements apply within the boundary of the downtown district, as defined by the map incorporated by this reference:

- A. The amount of parking shall be calculated for each particular use as set forth in Section 17.44.030 with the exception of the following:
1. Retail, general retail commercial uses: one (1) space for each 333.33 square feet of gross floor area (or three (3) spaces per one thousand (1,000) square feet).
  2. Offices, general: one (1) space for each 333.33 square feet of gross floor area (or three (3) spaces per one thousand (1,000) square feet).
  3. Office, medical: one (1) space for each 333.33 square feet of gross floor area (or three (3) spaces per one thousand (1,000) square feet).
- B. ~~When the use of an existing building or portion thereof is less than five thousand (5,000) square feet gross floor area is changed from a nonrestaurant use to a restaurant use, the parking requirement shall be calculated as set forth in Section 17.44.030, with no parking credit allowed for the existing or prior use.~~
- C. ~~When the use of an existing building or a portion thereof is changed to a more intensive use with a higher parking demand (with the exception of restaurants less than five thousand (5,000) square feet gross floor area as noted above), the requirement for additional parking shall be calculated as the difference between the required parking as stated in this chapter for that particular use as compared to a base requirement of one (1) space per two hundred fifty (250) square feet gross floor area.~~
- D. ~~For expansions to existing buildings legally nonconforming to parking requirements, parking requirements shall only be applied to the amount of expansion.~~
- E. Parking In-Lieu Fees. When the city council provides for contributions to an improvement fund for a vehicle parking district in lieu of parking spaces so required, said in-lieu fee contributions shall be considered to satisfy the requirements of this chapter pursuant to a parking plan approved by the planning commission.
1. ~~The director of the community development department shall be responsible for the calculations required under this chapter and shall calculate and collect the in-lieu contribution.~~
  2. ~~The following allowances through in-lieu fee contributions for parking may be allowed with a parking plan as approved by the planning commission and as prescribed in Section 17.44.210:~~
    - a. ~~Building sites with a ratio of building floor area to building site of 1:1 or less may pay an "in-lieu" fee for all required spaces.~~
    - b. ~~Building sites where buildings will exceed a 1:1 gross floor area to building site area ratio shall be required to provide a minimum of twenty five (25) percent of the~~

~~required parking on site. (Ord. 04-1239 §4, 2004; Ord. 94-1099 §1, 1994; prior code Appx. A, § 1152.5)~~

#### **17.44.050 Unlawful to reduce available parking.**

The provision and maintenance of required off-street parking facilities and areas, and of area available to the owner or user of real property for meeting minimum required parking standards, shall be a continuing obligation of the property owner and user. An owner or user of real property containing uses for which off-street parking facilities or areas are required by this chapter shall be prohibited from the following:

- A. Reducing, diminishing or eliminating existing required off-street parking facilities or area under the ownership or control of such owner or user, whether on the same lot or on a separate lot from the use requiring such off-street parking facilities or area; or
- B. Selling, transferring, leasing or otherwise making unavailable for such required off-street parking facilities or area any portion of said lot or of any adjacent lot under the same ownership or control if the same is necessary for and available to satisfy in whole or in part the off-street parking requirements imposed by this chapter. (Prior code Appx. A, § 1153)

#### **17.44.060 Common parking facilities.**

~~Pursuant to a parking plan approved by the planning commission, C~~common parking facilities may be provided to wholly or partially satisfy the off-street parking requirements of two (2) or more uses when one (1) or more of such uses will only infrequently generate use of such parking area at times when it will ordinarily be needed by the patrons or employees of the other use(s).

- A. ~~Up to one hundred (100) percent of the parking requirements of governmental and public auditorium uses may be allowed to be provided in such multiple-use parking areas. Up to eighty (80) percent of the parking requirements of other uses may be allowed to be provided in such multiple-use parking areas.~~
- B. The following factors shall be considered in determining the proportionate part of the required parking for such use(s):
  - 1. Whether the affected requirements are those of permanent buildings, or those of mere occupancies;
  - 2. The peak as well as normal days and hours of operation of such buildings and of the structures and occupancies with which it is proposed to share multiple-use parking areas;
  - 3. Whether the proposed multiple-use parking area is normally or frequently used by the patrons, customers or employees of other buildings or occupancies which will share such parking area at the same time as the applicant's patrons, customers and employees will normally or frequently utilize such parking area;
  - 4. The certainty that the multiple-use parking area(s) will be available for satisfying such parking requirements to the extent approved, and the permanency of such availability;
  - 5. The proximity and accessibility of the multiple-use parking area(s).
- C. A parking plan ~~approval by the planning commission for multiple-use parking area(s)~~ shall be so conditioned as to reasonably ensure the satisfaction of the appropriate parking requirements during the continued existence of the buildings or occupancies involved.
- D. If the common parking area(s) and the building sites to be served are subject to more than one ownership, permanent improvement and maintenance of such parking facilities must be provided in one of the following manners:

1. By covenant or contract among all such property owners; and duly recording an appropriate covenant running with the land;
2. By the creation of special districts and imposing of special assessments in any of the procedures prescribed by state law;
3. By utilizing the authority vested in a parking authority as provided by state law;
4. By dedicating such common parking area to the city for parking purposes subject to the acceptance of such dedication by the city council. (Prior code Appx. A, § 1154)

#### **17.44.070 Off-street parking--Mixed uses.**

Whenever there is a combination of two or more distinct uses on one lot or building site, the total number of parking spaces required to be provided for such lot or building site shall be not less than the sum total of the parking spaces required for each of the distinct uses. No off-street parking facilities provided for one use shall be deemed to provide parking facilities for any other use except as otherwise specified within this chapter or allowed pursuant to approval of a parking plan. (Prior code Appx. A, § 1155)

#### **17.44.080 Uses not otherwise specified.**

The aggregate amount of off-street automobile parking spaces provided in connection with any use not otherwise provided for in this chapter shall come before the commission for parking determination. (Prior code Appx. A, § 1156)

#### **17.44.090 Off-street parking location.**

All off-street automobile parking facilities shall be located as follows:

- A. All required parking spaces shall be located on the same lot or building site as the use for which such spaces are provided; provided however, that such parking spaces provided for commercial, business, industrial or warehouse uses may be located on a different lot or lots, all of which are less than three hundred (300) feet distance from the use for which it is provided, and such lot or lots are under common ownership with the lot or building site for which such spaces are provided.

Where the buildings are situated on one lot and the parking is situated on another lot, the owner shall file with the Community Development Department an affidavit recorded by the office of the Los Angeles County Recorder that these lots are held in common ownership for the use specified. Such distance shall be measured along a straight line drawn between the nearest point on the premises devoted to the use served by such parking facilities and the nearest point on the premises providing such parking facilities.

It is further provided that uses located within the boundaries of an established off-street parking district, organized pursuant to action by the City Council, shall be waived by the requirements of this subsection.

- B. No parking space required for any residential use shall be more than two hundred (200) feet total walking distance from the nearest entrance of the dwelling unit for which it is provided, except that residential uses located within the boundaries of an established off-street parking district, organized pursuant to action by the city council, shall be waived by the requirements of this subsection.
- C. In residential zones, garages or parking stalls fronting on a public street shall be set back a minimum of seventeen (17) feet from the exterior edge of the nearest public improvement (sidewalk or street improvement) if roll-up garage doors are installed, or set back twenty (20) feet if standard garage doors are installed. On streets where public improvements for sidewalks have not been completed the above setback shall be measured from the edge of the required or planned sidewalk.

This measurement does not include structural supports or other parts of the structure provided parking dimension and turning radii are not obstructed.

Garages or parking stalls fronting on an alley shall provide one of the following setbacks from the property line: seventeen (17) feet, nine feet or three feet, except garages or parking stalls fronting on an alley of fifteen (15) feet in width or less need only to comply with the turning radius requirements of Section 17.44.130. For purposes of this section the service road located parallel to Hermosa Avenue approximately between 27th Street and 35th Street shall be considered as an alley.

- D. Residential parking within the front twenty (20) feet shall be allowed only when paved and leading to a garage.
- E. A garage may be located on one side lot line or on a rear property line which does not border a street or alley when said garage complies with all of the following:
  - 1. No portion of such garage is more than thirty-five (35) feet from the rear lot line; and
  - 2. No portion of such garage is closer than three feet to a habitable building on adjacent lot; and
  - 3. There are no openings on the side of the garage which are on the property line; and
  - 4. The wall on the side of the garage is constructed of one-hour fire resistant materials, and meets all building code regulations; and
  - 5. There has been provision for all roof drainage to be taken care of on the subject lot; and
  - 6. Such accessory structure is no more than one story in height and a distance of not less than six feet from the main building; and
  - 7. Such accessory building is used only for storage of automobiles, and may be used in conjunction therewith for open sun deck.
- F. Open parking spaces for residential uses in the open space zone (OS-O) shall be located only within the rear fifty (50) percent or in the rear forty (40) feet whichever is the lesser of a residential lot.
- G. Required guest parking spaces for duplex, two-family or multiple-family residential uses that are shared between units shall not be located in tandem and shall be open and accessible to guests of all the units. (Ord. 00-1207, §4 (part), 10/24/00; Ord. 98-1179, §4 (1), 01-27-98; Ord. 96-1153 § 1, 1996; Ord. 94-1120 § 1, 1994; prior code Appx. A, § 1157)

#### **17.44.100 Size of spaces.**

- A. No parking space for residential uses within any building shall be less than an inside dimension of eight feet, six inches wide or less than twenty (20) feet long.
- B. Parking spaces, not within a building, shall comply with the parking lot design standards attached hereto, with the following exceptions:
  - 1. In residential zones, guest parking spaces located in tandem behind a required parking space shall have a minimum length of seventeen (17) feet.
  - 2. Guest parking spaces situated parallel to alleys and located behind garage doors with a nine-foot setback shall have a minimum length of twenty-two (22) feet.
- C. Parking lot design standards for commercial and manufacturing uses are amended to allow the inclusion of thirty (30) percent compact car spaces in lots of ten or more stalls. (Prior code Appx. A, § 1158)

#### **17.44.110 Tandem parking and entry-way standards ~~for residential parking.~~**

A. Residential Parking.

1. No entranceway for vehicular access to any garage shall be less than eight feet wide. No such entranceway shall have less than six feet eight inches vertical clearance.
2. In all residential zones, required parking spaces including replacement of on-street parking may be tandem. In the R-1 zone only, tandem parking may be accessed directly from a public street.
3. Guest spaces in all residential zones may be located in garage setbacks of seventeen (17) feet or nine feet as required in Section 17.44.090(C) ; provided, they comply with the dimensional requirements specified in Section 17.44.100. However, in no case may one guest space be located behind another guest space.
4. The second floor level of a dwelling unit may project over a driveway fronting on a street or alley to within the prescribed setback required by the zone in which the development is proposed, or exists. (Prior code Appx. A, § 1159)

B. Non-residential Parking. Tandem parking may be permitted to satisfy parking requirements for non-residential uses in accordance with the following.

1. No more than two vehicles shall be placed one behind the other.
2. Both spaces shall be assigned to a single non-residential establishment.

#### **17.44.120 Driveways.**

Off-street automobile parking facilities shall be provided with driveways providing vehicular access to such facilities from a public street or alley as follows:

- A. Minimum driveway width shall be nine (9) feet, clear of all obstructions.
- B. Driveways and parking spaces shall be paved with not less than six (6) inches of portland cement concrete, except that when supported by a selected rock base which is acceptable to the chief building inspector for the type of soil upon which it is constructed, driveways may be paved with a minimum of three (3) inches of asphaltic concrete. Pervious concrete or similar material and drainage facilities may be alternatively installed for driveways and parking areas, or portions thereof, to specifications approved by the building official and/or city engineer as applicable. Where practicable, surface runoff shall drain into an adjacent pervious area on the property to maximize infiltration.
- C. Such driveways for vehicular access to parking spaces provided for any residential use shall be located wholly on the same lot as the parking spaces for which such driveway provides access, except in the case of common driveways. In the case of common driveways, easements of five feet on adjoining properties may be combined to create a driveway ten (10) feet in width.

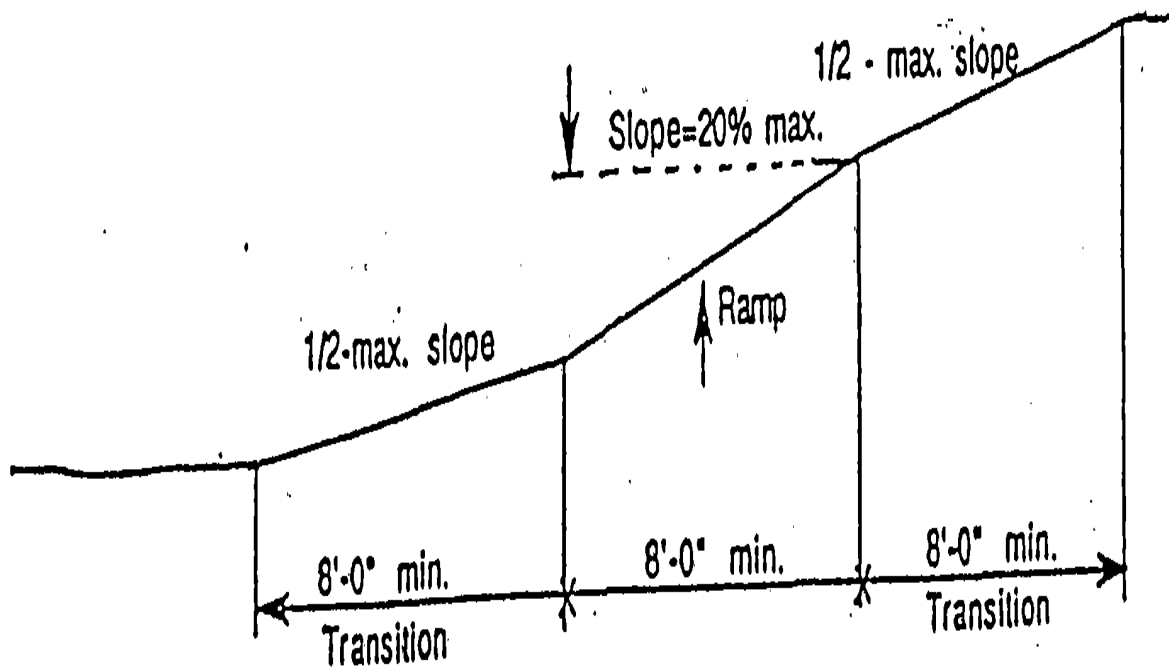
Where access to required off-street parking spaces is via a common driveway, the owner shall file with the building department an affidavit recorded by the office of the Los Angeles County recorder that joint easements exist for the purpose of the driveway.

- D. No driveway providing access to any off-street parking space or garage shall have a slope greater than twenty (20) percent; provided, that any ramp slope in excess of twelve and one-half (12-1/2) percent includes transitions on each side with a minimum length of eight (8) feet and a maximum slope of one-half (1/2) the maximum ramp slope, in accordance with the driveway grade standards set forth below; further, any area used for guest parking shall have a maximum slope of twelve and



one-half (12-1/2) percent. (Ord. 09-1300 § 4, May 2009; Ord. 93-1089 § 1, 1993; prior code Appx. A, § 1160)

# DRIVEWAY TRANSITIONS



## NOTE:

No part of ramp shall encroach into the Public Right-of-Way

#### **17.44.130 Turning radii, stall width and aisle width.**

For the purpose of determining access to garages or open parking spaces, the minimum dimensions for turning radii, for stall widths, and for aisle widths shall be as set forth in the "parking lot design standards," on file with the city. Where an angle of parking other than one listed in the attached standards is proposed, the chief building inspector shall determine by interpolation the dimensions required for such parking. (Prior code Appx. A, § 1161)

#### **17.44.140 Requirements for new construction.**

~~Parking spaces shall be provided, permanently maintained and available for every building hereafter erected in compliance with this Chapter 17.44.~~

#### **17.44.150 Underground parking facilities.**

Underground parking facilities shall conform to all the provisions of this chapter; provided however, that underground parking facilities may be located in the side, front and rear yards which are completely below existing ground level. However, in the side yards and rear yards not abutting a street, the grade may be raised an average of three feet with a maximum of six feet above the existing grade, provided both side yards are provided with cement stops in order not to obstruct any pedestrian way. No portion of such facility shall have less than seven feet inside vertical clearance, except doorways may be six feet eight inches. (Prior code Appx. A, § 1163)

#### **17.44.160 Required improvement and maintenance of parking area.**

Every lot or area used for a public or private parking area shall be developed and maintained in the following manner:

##### **A. Surface Parking Area.**

1. Off-street parking areas shall be paved with not less than three (3) inch asphaltic or six (6) inch portland cement concrete surfacing and maintained so as to eliminate dust or mud and shall be so graded and drained as to dispose of all surface water. Pervious material with drainage facilities may be alternatively installed for driveways and parking areas, or portions thereof, to specifications approved by the building official or city engineer as applicable. Where practicable, surface runoff shall drain into an adjacent pervious area on the property to maximize stormwater retention and filtration. In no case shall drainage be allowed across sidewalks or driveways, except residential use.
2. Designated parking spaces shall be indicated with paint or approved stripping material on the surface of the parking area.

##### **B. Border Barricades, Screening and Landscaping.**

1. Off-street parking area that is not separated by a fence from any street, alley or property line upon which it abuts, shall be provided with a suitable concrete curb or timber barrier of dressed dimension stock not less than six inches in height, located not less than two feet from such street or alley property lines, and such curb or barrier shall be securely installed and maintained; provided no such curb or barrier shall be required across any driveway or entrance to such parking area. Modifications for stormwater and urban runoff management (e.g., curb inlets) may be allowed to specifications approved by the building official or city engineer as applicable. Where practicable, surface runoff shall drain into an adjacent pervious area on the property to maximize infiltration.

2. Any unenclosed off-street parking area abutting property located in one of the R zones shall be separated from such property by a solid masonry wall six (6) feet in height measured from the grade of the finished surface of such parking lot closest to the contiguous R zone property; provided, that along the required front yard, the solid masonry wall shall not exceed forty-two (42) inches in height. No such solid masonry wall need be provided where the elevation of that portion of the parking area immediately adjacent to an R zone is six (6) feet or more below the elevation of such R zone property along the common property line.
- C. Lighting. Light fixtures shall be high-efficiency, fully shielded (full cutoff) and down cast (emitting no light above the horizontal plane of the fixture), and not create glare or spill beyond the property lines. Any lights provided to illuminate any off-street parking area or used car sales area permitted by this ordinance shall be arranged so the light is reflected away from any street or premises upon which a dwelling unit is located and the lamp bulb is not directly visible from within any residential unit.
- D. Entrances and Exits. The location and design of all entrances and exits shall be subject to the approval of the city engineer.
- E. Traffic Circulation. Traffic circulation within off-street parking facilities except for residential parking shall be designed to ensure that no automobile need enter a major street in order to progress from one aisle to any other aisle within the same parking lot, or enter such major street backwards in order to leave such lot. If such circulation is not otherwise possible, a turnaround area within such lot, not less than thirty (30) feet in diameter, shall be provided. Directional signs or markings shall be provided in all facilities in which one-way traffic has been established.
- F. Authorized Vehicles. In all residential zones, parking spaces shall be maintained free and clear and utilized solely for the parking of authorized vehicles (obstructive storage prohibited).  
  
"Authorized vehicles" shall mean automobiles, motorcycles, light trucks and vans not exceeding one and one-half ton capacity. Trailers, boats, recreational vehicles, motor homes, campers (not mounted to a motorized vehicle), tractor trucks and inoperable vehicles are prohibited. (Ord. 09-1300 §4, May 2009; Prior code Appx. A, § 1164)

#### **17.44.170 Parking area in R-3 or R-P zones.**

Every parking area located in an R-3 or R-P zone shall be governed by the following provisions in addition to those required above:

- A. No parking lot to be used as an accessory to a commercial or industrial establishment shall be established until it shall first have been reviewed by the planning commission and its location approved. Such approval may be conditioned upon the commission's required lighting, planting and/or maintenance of trees, shrubs or other landscaping within and along the borders of such parking area.
- B. Such a parking lot to be used as an accessory to a permitted commercial or industrial establishment shall be so located that the boundary of such parking lot closest to the site of the commercial or industrial establishment to which it is accessory shall be not more than fifty (50) feet distant.
- C. Such parking lot shall be used solely for the parking of private passenger vehicles.
- D. No sign of any kind, other than one designating entrances, exits or conditions of use shall be maintained on such parking lot. Any such sign shall not exceed eight square feet in area. (Prior code Appx. A, § 1165)

#### **17.44.180 Resulting fractions.**

When calculating the number of off-street automobile parking spaces required by this code for any particular use, building or structure, or integrated group of uses, buildings or structures, any resulting fraction less than one-half shall be disregarded, and any such fraction one-half or greater shall be construed as requiring one additional parking space. (Prior code Appx. A, § 1166)

#### **17.44.190 Valet ParkingReserved.**

Required off-street parking spaces for non-residential uses may be provided through valet parking with review and approval of a parking plan, in accordance with Section 17.44.210 (Parking plans).

#### **17.44.200 1Assignment of off-street residential parking spaces.**

Required off-street parking spaces, except guest spaces, shall be permanently assigned and/or rented with each unit on the basis of the required parking per unit stated under Section 17.44.020, and the unit occupant shall be given sole use of said spaces for vehicle parking only. (Prior code Appx. A, § 1168)

#### **17.44.210 Parking plans.**

- A. A parking plan may be approved by the planning commission to allow for a reduction in the number of spaces required. The applicant shall provide the information necessary to show that adequate parking will be provided for customers, clients, visitors and employees or when located in a vehicle parking district, the applicant shall propose an in-lieu fee according to requirements of this chapter.
- B. Factors such as the following shall be taken into consideration:
  - 1. Van pools;
  - 2. Bicycle and foot traffic;
  - 3. Common parking facilities;
  - 4. Varied work shifts;
  - 5. Valet parking;
  - 6. Unique features of the proposed uses;
  - 7. Peak hours of the proposed use as compared with other uses sharing the same parking facilities especially in the case of small restaurants or snack shops in the downtown area or in multitenant buildings;
  - 8. Mechanical vehicle lifts, not subject to Section 17.44.240(A)(2) and (3);
  - 9. Other methods of reducing parking demand.
- C. A covenant with the city a party thereto, may be required limiting the use of the property and/or designating the method by which the required parking will be provided at the time that the planning commission determines that inadequate parking exists.
- D. Fees, application and processing procedures for parking plans shall be set forth by resolution of the city council. (Ord. 20-1419 §4(2), 2020; Ord. 94-1099 § 3, 1994; prior code Appx. A, § 1169)

#### **17.44.220 Consolidated off-street parking.**

Subject to approval by the planning commission as prescribed in Section 17.44.210, required parking spaces for various uses may be reduced in number and computed at one space per two hundred fifty (250)

square feet of gross floor area when parking is consolidated in retail shopping centers over ten thousand (10,000) square feet in size, or where public parking areas are created to take the place of on-site parking within vehicle parking districts. (Prior code Appx. A, § 1170)

#### **17.44.230 Parking for reduced parking demand housing.**

- A. When requested by the applicant, multi-family residential developments providing housing affordable to lower-income households, senior housing, and housing for disabled persons shall provide off-street parking according to the following formula:

Use	Off-Street Parking Spaces
Family housing (restricted to lower-income households)	
Studio	0.5 per unit
1-bedroom	1 per unit
2 or 3 bedrooms	2 per unit
4 or more bedrooms	3 per unit
Guest spaces	1 per 5 units
Staff member spaces	1 per 20 units
Senior housing or housing for disabled persons	
Studio	0.5 per unit
1 or 2 bedrooms	1 per unit
Guest spaces	1 per 5 units
Staff member spaces	1 per 20 units (senior housing)
	1 per 10 units (housing for disabled persons)
Single Room Occupancy (SRO) facility (restricted to lower-income persons)	
Studio	0.5
1-bedroom	1 per unit
Guest spaces	1 per 5 units
Staff (when applicable)	1 per 20 units

- B. The number of accessible parking spaces provided in accordance with Title 24 of the California Code of Regulations (California Building Standards Code) for Housing for Senior Citizens and housing for disabled persons shall be the number of spaces required in accordance with the basic parking ratio for multiple dwelling units.
- C. All required parking shall be provided in non-tandem parking spaces.
- D. Lower income housing: All units are rental units reserved for a period of at least 55 years for rental units restricted to lower-income households where affordable monthly rents shall not exceed 30% of 60% of annual median County household income divided by 12, and adjusted for household/unit size. SRO units shall be treated as one-bedroom units for the purposes of determining affordability.

These restrictions shall be set forth in a written agreement between the property owner, and the City, the Housing Authority of the City Los Angeles or another housing provider approved by the City. These agreements shall specify: a) the maximum rents based on the same formula which established initial rent levels as a condition of City approval, or other formula approved by the City; b) the term for which rental units must remain affordable; and c) terms under which affordability is maintained after sale or transfer of the property.

- E. Housing for seniors or disabled persons: Applies to housing specifically restricted to, designed for and occupied by seniors or by disabled persons with limitations that affect the ability to drive.

#### **17.44.240 Mechanical vehicle lifts.**

- A. Building Permit Required.

1. A building permit is required for the installation of a mechanical vehicle lift system.
2. Mechanical vehicle lifts may be permitted to meet off-street parking space requirements in Section 17.44.020 (Off-street parking--Residential uses) on residential lots equal to or smaller than two thousand one hundred (2,100) square feet.
3. On residential lots greater than two thousand one hundred (2,100) square feet, mechanical vehicle lifts are permitted where the parking space(s) provided by the mechanical vehicle lift(s) is/are in excess of the minimum number of required parking spaces and are subject to requirements of this section.

- B. Parking Plan Required. On residential lots greater than two thousand one hundred (2,100) square feet and in all other zones, mechanical vehicle lifts are allowed to meet the off-street parking space requirements in Sections 17.44.020 and 17.44.030 with review and approval of a parking plan, in accordance with Section 17.44.210 (Parking plans).

- C. Screening. Mechanical vehicle lift shall be located only within a fully enclosed garage.

- D. Vertical Clearance. A mechanical vehicle lift may only be used to store two (2) vehicles vertically where a minimum vertical height clearance from the garage floor to the garage ceiling plate or, in the case of a lift installed below the garage floor, from the below grade floor to the garage ceiling, is a minimum of twelve (12) feet clear of obstructions.

- E. Safety.

1. All equipment shall be listed and rated by a testing agency recognized by California (i.e., UL).
2. A mechanical vehicle lift shall be permitted only if it is operated with an automatic shutoff safety device and is installed in accordance with manufacturer specifications.
3. A mechanical vehicle lift shall be equipped with a key locking mechanism.
4. Mechanical vehicle lifts shall provide a manual override to access or remove vehicles from the mechanical vehicle lift in the event of a power outage.

- F. Miscellaneous.

1. Mechanical vehicle lifts shall not be utilized to meet required guest parking. Guest parking shall remain open and accessible at all times.
2. In buildings that are nonconforming to parking, where fewer parking spaces are provided than required by Sections 17.44.020 and 17.44.030, the number of at-grade parking spaces shall not be reduced.
3. Standards in this chapter which are not specifically stated in and do not contradict this section still apply. (Ord. 20-1419 §4(3), 2020)

## Chapter 17.52 NONCONFORMING BUILDINGS AND USES

### 17.52.035 Requirements for buildings nonconforming to parking requirements.

- A. The following limitations on expansion apply to residential buildings on building sites containing two dwelling units or less that are nonconforming as to the number of parking spaces required on the building site, including guest parking spaces, based on the number of parking spaces available that meet all the requirements of Chapter 17.44, or that meet the exceptions of sub-section B. In the event of conflict between the limitation contained in this section and Section 17.52.030, the more restrictive shall apply.
1. Building site provides less than one parking space per unit: A maximum expansion of one hundred (100) square feet of floor area may be constructed; provided, however, that up to five hundred (500) square feet may be added if one or more parking spaces are added to the building site, even if the resulting total is less than one parking space per unit.
  2. Building site provides one or more but less than two parking spaces per unit: A maximum expansion of five hundred (500) square feet may be constructed.
  3. Building site provides two or more parking spaces per unit but provides insufficient guest parking: An expansion as allowed by Section 17.52.030
- B. Exception: Existing parking spaces that do not comply with the 20-foot minimum length requirement, turning radius requirements, the minimum 9-foot driveway width requirement, the alley or street setback requirement, and/or the driveway slope requirement, which provide at least the following for each standard, shall be deemed conforming to these requirements and shall be considered complying parking spaces for existing residential buildings:
- Length: Minimum 17 feet 6 inches (inside measurement)
  - Turning Radius: Minimum 20 feet (measured from far side of alley or street)
  - Driveway Width: Minimum 8 feet
  - Driveway Slope: Maximum 15%
  - Alley or Street Setback: As necessary to provide a 20-foot turning radius
- Residential buildings that have the minimum required parking spaces meeting at least the criteria contained in this exception and have no other nonconforming conditions shall be considered conforming buildings and are not subject to the expansion limitations of this chapter.
- C. Building sites containing three or more dwelling units shall not be expanded in floor area unless the site provides two parking spaces per unit plus one guest space for every two units.
- D. Nonresidential buildings are subject to the provisions of 17.44.015. ~~in a C or M zone nonconforming as to parking may be expanded only if applicable parking requirements for the amount of the expansion area are satisfied.~~
- E. ~~When the use of an existing commercial, manufacturing or other non-residential building or structure is changed to a more intense use with a higher parking requirement the requirement for additional parking shall be calculated as the difference between the required parking as stated in Section 17.44.030 for that particular use as compared to the requirement for the existing or previous use, which shall be met prior to occupying the building unless otherwise specified in Chapter 17.44. (Ord. 05-1257 § 8, 2005)~~



**Exhibit C**  
Proposed Text Amendment – Clean

## Chapter 17.26 C1, C2 AND C3 COMMERCIAL ZONES

### 17.26.050 Standards and limitations.

Every use permitted or maintained in C zones shall be subject to the following:

- A. Parking. Parking shall be provided as specified by Chapter 17.44.
- B. Enclosures. All uses shall be conducted wholly within a building enclosed on all sides, except for the following:
  - 1. Outdoor uses may be permitted by conditional use permit for uses listed as stated in the permitted use list;
  - 2. Commercial parking lot;
  - 3. Uses incidental to a use conducted primarily within a building located on the premises; provided, that such incidental uses are not conducted in whole or in part on sidewalks, public ways or within any required front or rear yard; and provided, further, that such incidental uses are of a type which cannot be economically or practically conducted within buildings. Where incidental uses are not conducted within a building, no part of the area devoted to the incidental uses shall be considered as part of the required parking facilities. All outdoor storage or activities shall be substantially screened from public visibility, public streets, parks or other public places, and properties;
  - 4. Temporary outdoor merchandise display and outside dining in conjunction with a temporary outdoor event such as a sidewalk sale, authorized by the city council by special permit as set forth in Section 12.12.070.
  - 5. Outdoor dining or seating located adjacent to a food establishment, authorized by an encroachment permit for use of the public right-of-way obtained pursuant to Section 12.16.090. Deviation from the standards in Section 12.16.090 may be allowed pursuant to a conditional use permit, issued in compliance with Chapter 17.40.
  - 6. Limited outdoor seating for the purposes of food consumption, accessory to food establishments on private property, shall be allowed with approval of a permit from the community development department, subject to the standards and limitations in this subsection. Food establishments include snack shops, restaurants, food and beverage markets, supermarkets, bakeries, or similar establishments that offer food or beverages, as determined by the community development director.
    - a. Administrative Permit Required.
      - i. Prior to the establishment of any limited outdoor seating area accessory to any food establishments on private property, an administrative permit shall be required pursuant to Chapter 17.55 except as otherwise stated in this section. An application shall be filed with the community development department in writing upon a form furnished by the department. The application shall include a site plan and drawings and information showing location, furnishings and seating arrangement in sufficient detail to demonstrate the compliance with this section, accompanied by a fee set by resolution of the city council.
      - ii. The community development director may issue the administrative permit only after determining that the request complies with the standards and provisions of this section and any other requirements applicable to the use set forth in the Municipal Code; provided, that where limited outdoor

seating is comprised of seating on private property and the public right-of-way, the standards applicable to limited outdoor seating on the public right-of-way in Section 12.16.090(C) shall govern on the private property.

- iii. The permit shall lapse, and be of no force and effect, and a new administrative permit shall be required for outdoor seating whenever there is a change in food establishment ownership, change in the nature or scope of the business, the permitted food establishment does not operate for a period of more than six (6) months, or the community development director determines, based on substantial evidence, that the food establishment operation no longer meets the standards set forth in subsection (B)(6)(b) of this section.
- b. Standards and Limitations. The location, design and operation of the limited outdoor seating area shall comply with all of the following:
  - i. Outdoor seating shall be incidental and accessory to food establishments for patrons of the food establishment to consume food or beverages purchased during the hours that food or beverages are offered for sale, but not to exceed 7:00 a.m. to 11:00 p.m. in the C-3 zone and zones that allow C-2 uses, or 7:00 a.m. to 10:00 p.m. in the other zones where this use is permitted. Employee break areas physically separated and restricted from public use are regulated by subsection (B)(3) of this section.
  - ii. The outdoor seating area authorized by this subsection (B)(6) shall not contain more than one (1) seat per fifteen (15) square feet of area.
  - iii. The outdoor seating area shall be located proximate to the business providing the seating, such as adjacent to the building, within courtyards, or on balconies or decks, including any roof deck. Outdoor seating areas shall not be arranged so as to create food courts. Outdoor seating areas shall not reduce, be located within, or damage any required landscaped area.
  - iv. No entertainment, music, speakers, televisions, or audio or visual media of any type, whether amplified or unamplified, shall be provided within the outdoor seating area or situated so as to be clearly visible to the outdoor seating area.
  - v. The location and use of the outdoor seating area shall not obstruct the movement of pedestrians, goods or vehicles; required parking spaces; driveways or parking aisles; entrances; legal signs; utilities or other improvements. A minimum four (4) foot wide pedestrian path shall be maintained, unless otherwise required by law. When located adjacent to parking spaces, driveways or parking lot aisles, a physical barrier such as curb or railing shall be provided.
  - vi. All furnishings and barriers shall be maintained free of appendages or conditions that pose a hazard to pedestrians and vehicles.
  - vii. All furnishings shall be maintained in good condition at all times. The area shall be supplied adequate solid waste management containers and maintained in a neat and clean manner, free of litter and graffiti, at all times.
  - viii. Any lighting provided for the use shall be extinguished no later than 11:00 p.m. in the C-3 zone and zones that allow C-3 uses, or 7:00 a.m. to 10:00

p.m. in the other zones where this use is permitted, and shall be high-efficiency, the minimum intensity necessary, fully shielded (full cutoff) and down cast (emitting no light above the horizontal plane of the fixture), not create glare or spill beyond the property lines, and the lamp bulb shall not be directly visible from within any residential unit.

- ix. The use of water for cleaning the area shall conform to Chapter 8.56, Water Conservation and Drought Management Plan, and shall be minimized and any runoff generated shall drain to the sewer system only and shall under no circumstances drain to the stormwater system.
  - x. Noise emanating from the property shall be within the limitations prescribed by Chapter 8.24 and shall not create a nuisance to surrounding residential neighborhoods, and/or commercial establishments. The outdoor seating area shall not adversely affect the welfare of the residents or commercial establishments nearby.
  - xi. The design and use of the outdoor seating area shall conform to all building, fire, zoning, health and safety and other requirements of the Municipal Code and all other requirements of law.
- c. Conditional Use Permit. Any deviation from the standards listed in this subsection shall require a conditional use permit in compliance with Chapter 17.40.
- 7. Outdoor retail sales/displays located adjacent to a retail establishment, authorized by an encroachment permit for use of the public right-of-way obtained pursuant to Section 12.16.100. Deviation from the standards in Section 12.16.100 may be allowed pursuant to a conditional use permit, issued in compliance with Chapter 17.40.
- C. Merchandise. No merchandise shall be sold other than at retail. Sale of repossessed merchandise or secondhand merchandise taken in by the seller as a trade-in on new merchandise is permissible, provided that such sales are conducted on the premises where such merchandise was originally sold, or any successor locations.
- D. Signs. Signs for this section are regulated by Section 17.50.140.
- E. Building Height.
  - 1. In the C-1 zone, any building may have a maximum height of thirty (30) feet.
  - 2. In the C-2 zone, no building shall exceed a maximum height of thirty (30) feet.
  - 3. In the C-3 zone, no building shall exceed a maximum height of thirty-five (35) feet.
- F. Front Yard Setback. No lot need provide a front yard except as may be required by a precise plan.
- G. Alley Setback. Buildings shall conform with Section 17.44.130.
- H. Rear and Side Yard Setback Adjacent to Residential Zones.
  - 1. C-3 Zone. A minimum rear and/or side yard setback of eight feet shall be provided, and an additional two feet of setback shall be provided for each story over the first story for structures that abut residential zones, except where public rights-of-way, twenty (20) feet or greater in width, separate the commercial zone from the residential zone.
  - 2. C-1 and C-2 Zones. A minimum rear and/or side yard setback of five feet shall be provided, except where public rights-of-way twenty (20) feet or greater in width, separate the commercial zone from the residential zone.
  - 3. Existing Buildings. Existing commercial buildings that do not comply with the above setback requirement adjacent to residential zones shall not be considered "nonconforming

buildings" under the terms of Chapter 17.52. Therefore, such buildings may be remodeled or expanded as long as any new constructions conforms with the above setback requirements.

- I. Landscaping Adjacent to Residential Zones. The required rear and/or side yard area shall be landscaped and provided with an automatic watering system. Size, quantity and type of landscaping shall be subject to review and approval by the planning director. Landscaping shall be appropriately maintained, trimmed and void of weeds. (Ord. 15-1349 §3, 2015; Ord. 14-1345 §2, 2014; Ord. 12-1333 §5, 2012; Ord. 97-1171 §1, 1997; Ord. 94-1115 §1, 1994; Ord. 94-1100 §2, 1994; prior code Appx. A, § 8-5)

## **Chapter 17.44 OFF-STREET PARKING**

### **17.44.010 Definitions.**

As used in this chapter:

"Entrance-way" means an opening or passageway to a building or structure which permits pedestrian or vehicular access to such building or structure.

"Gross floor area" means the total area occupied by a building or structure, excepting therefrom only the area of any inner open courts, corridors, open balconies (except when utilized, e.g., restaurant seating or similar usage), and open stairways. Such total area shall be calculated by measuring along the outside dimensions of the exterior surfaces of such building or structure.

"Major city street" means all public rights-of-way designated in the circulation element of the general plan as a primary, or secondary arterials or as collectors.

"Mechanical vehicle lift" means a mechanical system that lifts or descends one (1) vehicle to make space available to park a second vehicle in a vertical tandem fashion.

"Off-street parking" means parking upon private property as accessory to other permitted land uses, and shall not include publicly owned parking.

"Tandem parking" means one (10) automobile parked after or behind another in a lengthwise fashion. In this title, tandem parking is limited to not more than one (1) automobile behind another.

"Underground parking facilities" means a basement equipped, designed, used or intended to be used for parking automobiles. (Ord. 20-1419 §4(1), 2020; prior code Appx. A, § 1150)

### **17.44.015 Applicability.**

The requirements of this Chapter apply to the establishment, alteration, expansion, or change in any use or structure, as provided below.

A. New Buildings and Land Uses. On-site parking shall be provided in accordance with this Chapter at the time any main building or structure is erected or any new land use is established, except as provided below.

B. Change of Use of Existing Buildings. When a new use is established in an existing building, parking shall be provided as follows:

1. Late Night Alcohol Establishment. Where the new use is a late night serving alcohol establishment, parking in accordance with this Chapter shall be provided.

2. Uses Other than Late Night Alcohol Establishment. When a new use other than a late night alcohol establishment is established in an existing building no additional parking spaces shall be required. Any addition or expansion to the existing building shall provide parking pursuant to 17.44.015. D, Additions or Expansions of Existing Buildings.

C. Downtown and C-1 Districts.

1. In the Downtown and C-1 Districts, no on-site parking is required for the first 5,000 square feet of ground floor non-residential, non-office, and non-late night alcohol establishment use. Parking in accordance with this Chapter shall be provided for ground floor area in excess of 5,000 square feet and for all upper story floor area.

2. In the Downtown and C-1 Districts, residential, office, and late night alcohol establishments shall provide parking in accordance with this Chapter.

**D. Additions or Expansions of Existing Buildings.**

1. Additions less than 10 percent or 500 square feet. No additional parking is required for alterations to existing buildings that do not change the building square footage on site by more than 10 percent or 500 square feet, whichever is greater, provided the use is other than a late night alcohol establishment.

2. Additions greater than 10 percent or 500 square feet. Additional parking in accordance with this Chapter shall be provided for any alteration which would change the building square footage on site by more than 10 percent or 500 square feet, whichever is greater.

3. Late night alcohol establishments. For late night alcohol establishments, additional parking in accordance with this Chapter shall be provided for any alteration what would change the building square footage on-site.

**E. When Constructed.** Parking facilities required by this Chapter shall be constructed or installed prior to final inspection or the issuance of a Certificate of Occupancy for the uses that they serve.

**17.44.020 Off-street parking--Residential uses.**

The aggregate amount of off-street automobile parking spaces provided in connection with each of the following uses shall be not less than the following:

	Use	Parking Requirement
A.	One (1) family dwelling	Two (2) off-street parking spaces plus one (1) guest space.
B.	Duplex or two (2) family dwelling	Two (2) off-street parking spaces for each unit plus one (1) guest space. One (1) additional space of on-site guest parking shall be provided for each on-street space lost because of new curbcuts and/or driveways.
C.	Multiple dwellings (three (3) or more units)	Two (2) off-street spaces for each dwelling unit plus one (1) guest space for each two (2) dwelling units. One (1) additional space of on-site guest parking shall be provided for each on-street space lost because of new curbcuts and/or driveways.
D.	Detached servants' quarters or guesthouses	One (1) space.
E.	Supportive or transitional housing, medical or residential care facilities, group homes: Limited to six (6) persons.	Same as one (1) family dwelling.
F.	Junior accessory dwelling unit and accessory dwelling unit	Refer to Section 17.21.040(I).

(Ord. 20-1404 §14, 2020; Ord. 20-1403U §14, 2020; Ord. 18-1385 §6, 2018; Ord. 13-1342, §11, #E, July 2013; prior code Appx. A, § 1151)

#### **17.44.030 Off-street parking--Commercial and business uses.**

Required Number of Spaces by Use. The aggregate amount of off-street automobile parking spaces provided for various uses shall not be less than the following unless a parking plan approved by the planning commission pursuant to 17.44.210 allows for a reduction in the number of spaces required.

- A. Assembly halls: one (1) space for each five (5) seats, permanent or removable, or one (1) space for each fifty (50) square feet of gross floor area in the assembly hall, whichever is greater.
- B. Automobile or boat sales: one (1) space for each one thousand (1,000) square feet of site area.
- C. Bowling alleys: five (5) spaces for each lane plus one (1) space for each three hundred (300) square feet of gross floor area except bowling alley lanes and approach areas.
- D. Clubs, fraternity and sorority houses, rooming and boarding houses and similar uses having sleeping and guest rooms: two (2) covered spaces for each three (3) guest rooms; in dormitories each fifty (50) square feet shall be considered a guest room; two (2) spaces shall be required for each guest room with kitchen facilities.
- E. Commercial Uses.
  - 1. Bars and cocktail lounges: one (1) space for each eighty (80) square feet of gross floor area.
  - 2. Beauty colleges: one (1) space for each one hundred (100) square feet of gross floor area.
  - 3. Business schools and trade schools: one (1) space for each one hundred (100) square feet of gross floor area.
  - 4. Furniture and hardware stores: one (1) space for each two hundred fifty (250) square feet of gross floor area.
  - 5. Offices, general: one (1) space for each two hundred fifty (250) square feet of gross floor area.
  - 6. Offices, Governmental and Public Utilities. Government offices that generate high levels of contact with the public, or have high numbers of employees, including but not limited to employment offices, public social services offices, Department of Motor Vehicle offices: one (1) space per seventy-five (75) square feet of gross floor area for the first twenty-thousand (20,000) square feet of the building(s), plus one (1) space per two hundred fifty (250) square feet of gross floor area for the remaining floor area.
  - 7. Offices, medical: five (5) spaces for each one thousand (1,000) square feet of gross floor area.
  - 8. Restaurants: one (1) space for each one hundred (100) square feet of gross floor area plus one (1) per 200 square feet of on-site outdoor seating area in excess of 400 square feet.
  - 9. Retail, general retail commercial uses: one (1) space for each two hundred fifty (250) square feet of gross floor area.
  - 10. Gymnasiums/health and fitness centers, as follows:
    - a. Less than or equal to three thousand (3,000) square feet and with less than or equal to twenty (20) students at one time if classes are offered: one (1) space per two hundred fifty (250) square feet of gross floor area.



- b. Greater than three thousand (3,000) square feet but not more than six thousand (6,000) square feet, or with more than forty (40) students at one time if classes are offered: one (1) space per two hundred (200) square feet of gross floor area.
  - c. Greater than six thousand (6,000) square feet, or with more than forty (40) students at one time if classes are offered: one (1) space per one hundred (100) square feet of gross floor area.
- F. Hospitals: two (2) spaces for each patient bed.
- G. Hospitals (mental), convalescent homes, guest homes, rest homes, sanitariums and similar institutions: one (1) space for each three (3) beds.
- H. Hotels: one (1) space for each unit for the first fifty (50) units; one (1) space per one (1) and one-half (1/2) units after fifty (50); and one (1) space per two (2) units after one hundred (100) units. Hotels with facilities including restaurants, banquet rooms, conference rooms, commercial retail uses and similar activities shall provide parking for the various uses as computed separately in accordance with the provisions of this chapter.
- I. Industrial Uses. The parking requirements of this subsection apply only to industrial uses; parking for commercial and other permitted uses in industrial zones shall provide the number of spaces as otherwise specified by this chapter.
  - 1. Industrial uses of all types, except, public utility facilities and warehouses: one (1) space for each vehicle used in conjunction with the use; plus one (1) space for each three hundred (300) square feet of gross floor area.
  - 2. Warehouses, buildings or portions of buildings used exclusively for warehouse purposes: one (1) space for each one thousand (1,000) square feet for the first twenty thousand (20,000) square feet; plus, one (1) space for each two thousand (2,000) square feet for the second twenty thousand (20,000) square feet; plus one (1) space for each four thousand (4,000) square feet in excess of forty thousand (40,000) square feet; plus one (1) space for each vehicle operated from the property. Prior to approval of a warehouse use by the city, a covenant shall be recorded, guaranteeing the warehouse area, facility or building will not be converted, remodeled or changed to a nonwarehouse use unless the number of spaces otherwise required by this chapter are secured and provided prior to such change or unless approved by planning commission in accordance with this chapter.
- J. Mobilehomes or trailer parks: two (2) spaces for each dwelling unit with at least one (1) space adjacent to the trailer site.
- K. Mortuaries or undertaking establishments: one (1) space for each seventy-five (75) square feet of building area for the chapel or public assembly area.
- L. Motels: one (1) space for each unit, plus two (2) for the manager's unit.
- M. Recreation or amusement establishments: one (1) space for each seventy-five (75) square feet of gross floor area.
- N. Service stations: one (1) space for each one thousand (1,000) square feet of site area.
- O. Snack Bar/Snack Shop. The parking requirements for a snack bar and/or snack shop shall be the same as that for a restaurant.
- P. Short-term vacation rentals in commercial zones: one (1) space per bedroom, in no case less than one (1) space per unit and a maximum of two (2) spaces per unit being required. (Ord. 19-1395 §5, 2019; Ord. 17-1378 §7, 2017; Ord. 14-1346 §4, 2014; Ord. 04-1241 §4, 2004; Ord. 95-1126 §1, 1995; prior code Appx. A, § 1152)

#### **17.44.040 Parking requirements for the downtown district.**

The following requirements apply within the boundary of the downtown district, as defined by the map incorporated by this reference:

- A. The amount of parking shall be calculated for each particular use as set forth in Section 17.44.030 with the exception of the following:
  - 1. Retail, general retail commercial uses: one (1) space for each 333.33 square feet of gross floor area (or three (3) spaces per one thousand (1,000) square feet).
  - 2. Offices, general: one (1) space for each 333.33 square feet of gross floor area (or three (3) spaces per one thousand (1,000) square feet).
  - 3. Office, medical: one (1) space for each 333.33 square feet of gross floor area (or three (3) spaces per one thousand (1,000) square feet).
- B. Parking In-Lieu Fees. When the city council provides for contributions to an improvement fund for a vehicle parking district in lieu of parking spaces so required, said in-lieu fee contributions shall be considered to satisfy the requirements of this chapter pursuant to a parking plan approved by the planning commission.

#### **17.44.050 Unlawful to reduce available parking.**

The provision and maintenance of required off-street parking facilities and areas, and of area available to the owner or user of real property for meeting minimum required parking standards, shall be a continuing obligation of the property owner and user. An owner or user of real property containing uses for which off-street parking facilities or areas are required by this chapter shall be prohibited from the following:

- A. Reducing, diminishing or eliminating existing required off-street parking facilities or area under the ownership or control of such owner or user, whether on the same lot or on a separate lot from the use requiring such off-street parking facilities or area; or
- B. Selling, transferring, leasing or otherwise making unavailable for such required off-street parking facilities or area any portion of said lot or of any adjacent lot under the same ownership or control if the same is necessary for and available to satisfy in whole or in part the off-street parking requirements imposed by this chapter. (Prior code Appx. A, § 1153)

#### **17.44.060 Common parking facilities.**

Pursuant to a parking plan approved by the planning commission, common parking facilities may be provided to wholly or partially satisfy the off-street parking requirements of two (2) or more uses when one (1) or more of such uses will only infrequently generate use of such parking area at times when it will ordinarily be needed by the patrons or employees of the other use(s).

- A. The following factors shall be considered in determining the proportionate part of the required parking for such use(s):
  - 1. Whether the affected requirements are those of permanent buildings, or those of mere occupancies;
  - 2. The peak as well as normal days and hours of operation of such buildings and of the structures and occupancies with which it is proposed to share multiple-use parking areas;
  - 3. Whether the proposed multiple-use parking area is normally or frequently used by the patrons, customers or employees of other buildings or occupancies which will share such

parking area at the same time as the applicant's patrons, customers and employees will normally or frequently utilize such parking area;

4. The certainty that the multiple-use parking area(s) will be available for satisfying such parking requirements to the extent approved, and the permanency of such availability;
  5. The proximity and accessibility of the multiple-use parking area(s).
- B. A parking plan shall be so conditioned as to reasonably ensure the satisfaction of the appropriate parking requirements during the continued existence of the buildings or occupancies involved.
- C. If the common parking area(s) and the building sites to be served are subject to more than one ownership, permanent improvement and maintenance of such parking facilities must be provided in one of the following manners:
1. By covenant or contract among all such property owners; and duly recording an appropriate covenant running with the land;
  2. By the creation of special districts and imposing of special assessments in any of the procedures prescribed by state law;
  3. By utilizing the authority vested in a parking authority as provided by state law;
  4. By dedicating such common parking area to the city for parking purposes subject to the acceptance of such dedication by the city council. (Prior code Appx. A, § 1154)

#### **17.44.070 Off-street parking--Mixed uses.**

Whenever there is a combination of two or more distinct uses on one lot or building site, the total number of parking spaces required to be provided for such lot or building site shall be not less than the sum total of the parking spaces required for each of the distinct uses. No off-street parking facilities provided for one use shall be deemed to provide parking facilities for any other use except as otherwise specified within this chapter or allowed pursuant to approval of a parking plan. (Prior code Appx. A, § 1155)

#### **17.44.080 Uses not otherwise specified.**

The aggregate amount of off-street automobile parking spaces provided in connection with any use not otherwise provided for in this chapter shall come before the commission for parking determination. (Prior code Appx. A, § 1156)

#### **17.44.090 Off-street parking location.**

All off-street automobile parking facilities shall be located as follows:

- A. All required parking spaces shall be located on the same lot or building site as the use for which such spaces are provided; provided however, that such parking spaces provided for commercial, business, industrial or warehouse uses may be located on a different lot or lots, all of which are less than three hundred (300) feet distance from the use for which it is provided, and such lot or lots are under common ownership with the lot or building site for which such spaces are provided.

Where the buildings are situated on one lot and the parking is situated on another lot, the owner shall file with the Community Development Department an affidavit recorded by the office of the Los Angeles County Recorder that these lots are held in common ownership for the use specified. Such distance shall be measured along a straight line drawn between the nearest point on the premises devoted to the use served by such parking facilities and the nearest point on the premises providing such parking facilities.

It is further provided that uses located within the boundaries of an established off-street parking district, organized pursuant to action by the City Council, shall be waived by the requirements of this subsection.

- B. No parking space required for any residential use shall be more than two hundred (200) feet total walking distance from the nearest entrance of the dwelling unit for which it is provided, except that residential uses located within the boundaries of an established off-street parking district, organized pursuant to action by the city council, shall be waived by the requirements of this subsection.
- C. In residential zones, garages or parking stalls fronting on a public street shall be set back a minimum of seventeen (17) feet from the exterior edge of the nearest public improvement (sidewalk or street improvement) if roll-up garage doors are installed, or set back twenty (20) feet if standard garage doors are installed. On streets where public improvements for sidewalks have not been completed the above setback shall be measured from the edge of the required or planned sidewalk. This measurement does not include structural supports or other parts of the structure provided parking dimension and turning radii are not obstructed.

Garages or parking stalls fronting on an alley shall provide one of the following setbacks from the property line: seventeen (17) feet, nine feet or three feet, except garages or parking stalls fronting on an alley of fifteen (15) feet in width or less need only to comply with the turning radius requirements of Section 17.44.130. For purposes of this section the service road located parallel to Hermosa Avenue approximately between 27th Street and 35th Street shall be considered as an alley.
- D. Residential parking within the front twenty (20) feet shall be allowed only when paved and leading to a garage.
- E. A garage may be located on one side lot line or on a rear property line which does not border a street or alley when said garage complies with all of the following:
  - 1. No portion of such garage is more than thirty-five (35) feet from the rear lot line; and
  - 2. No portion of such garage is closer than three feet to a habitable building on adjacent lot; and
  - 3. There are no openings on the side of the garage which are on the property line; and
  - 4. The wall on the side of the garage is constructed of one-hour fire resistant materials, and meets all building code regulations; and
  - 5. There has been provision for all roof drainage to be taken care of on the subject lot; and
  - 6. Such accessory structure is no more than one story in height and a distance of not less than six feet from the main building; and
  - 7. Such accessory building is used only for storage of automobiles, and may be used in conjunction therewith for open sun deck.
- F. Open parking spaces for residential uses in the open space zone (OS-O) shall be located only within the rear fifty (50) percent or in the rear forty (40) feet whichever is the lesser of a residential lot.
- G. Required guest parking spaces for duplex, two-family or multiple-family residential uses that are shared between units shall not be located in tandem and shall be open and accessible to guests of all the units. (Ord. 00-1207, §4 (part), 10/24/00; Ord. 98-1179, §4 (1), 01-27-98; Ord. 96-1153 § 1, 1996; Ord. 94-1120 § 1, 1994; prior code Appx. A, § 1157)

#### **17.44.100 Size of spaces.**

- A. No parking space for residential uses within any building shall be less than an inside dimension of eight feet, six inches wide or less than twenty (20) feet long.
- B. Parking spaces, not within a building, shall comply with the parking lot design standards attached hereto, with the following exceptions:
  - 1. In residential zones, guest parking spaces located in tandem behind a required parking space shall have a minimum length of seventeen (17) feet.
  - 2. Guest parking spaces situated parallel to alleys and located behind garage doors with a nine-foot setback shall have a minimum length of twenty-two (22) feet.
- C. Parking lot design standards for commercial and manufacturing uses are amended to allow the inclusion of thirty (30) percent compact car spaces in lots of ten or more stalls. (Prior code Appx. A, § 1158)

#### **17.44.110 Tandem parking and entry-way standards for residential parking.**

- A. Residential Parking.
  - 1. No entranceway for vehicular access to any garage shall be less than eight feet wide. No such entranceway shall have less than six feet eight inches vertical clearance.
  - 2. In all residential zones, required parking spaces including replacement of on-street parking may be tandem. In the R-1 zone only, tandem parking may be accessed directly from a public street.
  - 3. Guest spaces in all residential zones may be located in garage setbacks of seventeen (17) feet or nine feet as required in Section 17.44.090(C) ; provided, they comply with the dimensional requirements specified in Section 17.44.100. However, in no case may one guest space be located behind another guest space.
  - 4. The second floor level of a dwelling unit may project over a driveway fronting on a street or alley to within the prescribed setback required by the zone in which the development is proposed, or exists. (Prior code Appx. A, § 1159)
- B. Non-residential Parking. Tandem parking may be permitted to satisfy parking requirements for non-residential uses in accordance with the following.
  - 1. No more than two vehicles shall be placed one behind the other.
  - 2. Both spaces shall be assigned to a single non-residential establishment.

#### **17.44.120 Driveways.**

Off-street automobile parking facilities shall be provided with driveways providing vehicular access to such facilities from a public street or alley as follows:

- A. Minimum driveway width shall be nine (9) feet, clear of all obstructions.
- B. Driveways and parking spaces shall be paved with not less than six (6) inches of portland cement concrete, except that when supported by a selected rock base which is acceptable to the chief building inspector for the type of soil upon which it is constructed, driveways may be paved with a minimum of three (3) inches of asphaltic concrete. Pervious concrete or similar material and drainage facilities may be alternatively installed for driveways and parking areas, or portions thereof, to specifications approved by the building official and/or city engineer as applicable. Where

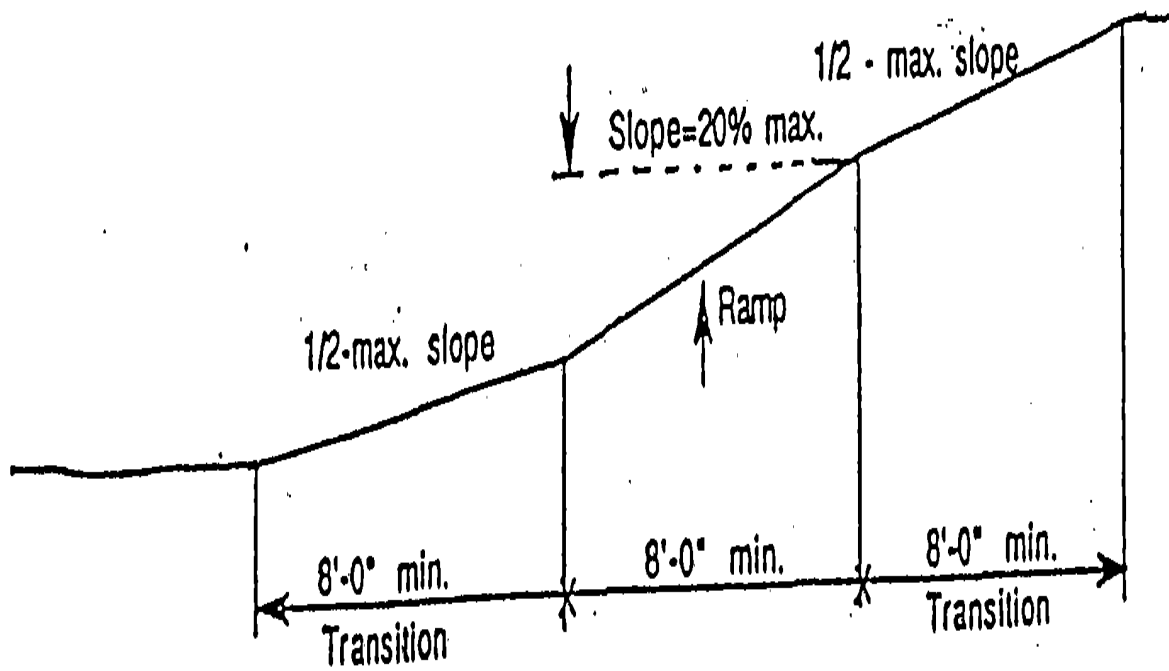
practicable, surface runoff shall drain into an adjacent pervious area on the property to maximize infiltration.

- C. Such driveways for vehicular access to parking spaces provided for any residential use shall be located wholly on the same lot as the parking spaces for which such driveway provides access, except in the case of common driveways. In the case of common driveways, easements of five feet on adjoining properties may be combined to create a driveway ten (10) feet in width.

Where access to required off-street parking spaces is via a common driveway, the owner shall file with the building department an affidavit recorded by the office of the Los Angeles County recorder that joint easements exist for the purpose of the driveway.

- D. No driveway providing access to any off-street parking space or garage shall have a slope greater than twenty (20) percent; provided, that any ramp slope in excess of twelve and one-half (12-1/2) percent includes transitions on each side with a minimum length of eight (8) feet and a maximum slope of one-half (1/2) the maximum ramp slope, in accordance with the driveway grade standards set forth below; further, any area used for guest parking shall have a maximum slope of twelve and one-half (12-1/2) percent. (Ord. 09-1300 § 4, May 2009; Ord. 93-1089 § 1, 1993; prior code Appx. A, § 1160)

# DRIVEWAY TRANSITIONS



## NOTE:

No part of ramp shall encroach into the Public Right-of-Way

#### **17.44.130 Turning radii, stall width and aisle width.**

For the purpose of determining access to garages or open parking spaces, the minimum dimensions for turning radii, for stall widths, and for aisle widths shall be as set forth in the "parking lot design standards," on file with the city. Where an angle of parking other than one listed in the attached standards is proposed, the chief building inspector shall determine by interpolation the dimensions required for such parking. (Prior code Appx. A, § 1161)

#### **17.44.140**

#### **17.44.150 Underground parking facilities.**

Underground parking facilities shall conform to all the provisions of this chapter; provided however, that underground parking facilities may be located in the side, front and rear yards which are completely below existing ground level. However, in the side yards and rear yards not abutting a street, the grade may be raised an average of three feet with a maximum of six feet above the existing grade, provided both side yards are provided with cement stops in order not to obstruct any pedestrian way. No portion of such facility shall have less than seven feet inside vertical clearance, except doorways may be six feet eight inches. (Prior code Appx. A, § 1163)

#### **17.44.160 Required improvement and maintenance of parking area.**

Every lot or area used for a public or private parking area shall be developed and maintained in the following manner:

##### **A. Surface Parking Area.**

1. Off-street parking areas shall be paved with not less than three (3) inch asphaltic or six (6) inch portland cement concrete surfacing and maintained so as to eliminate dust or mud and shall be so graded and drained as to dispose of all surface water. Pervious material with drainage facilities may be alternatively installed for driveways and parking areas, or portions thereof, to specifications approved by the building official or city engineer as applicable. Where practicable, surface runoff shall drain into an adjacent pervious area on the property to maximize stormwater retention and filtration. In no case shall drainage be allowed across sidewalks or driveways, except residential use.
2. Designated parking spaces shall be indicated with paint or approved stripping material on the surface of the parking area.

##### **B. Border Barricades, Screening and Landscaping.**

1. Off-street parking area that is not separated by a fence from any street, alley or property line upon which it abuts, shall be provided with a suitable concrete curb or timber barrier of dressed dimension stock not less than six inches in height, located not less than two feet from such street or alley property lines, and such curb or barrier shall be securely installed and maintained; provided no such curb or barrier shall be required across any driveway or entrance to such parking area. Modifications for stormwater and urban runoff management (e.g., curb inlets) may be allowed to specifications approved by the building official or city engineer as applicable. Where practicable, surface runoff shall drain into an adjacent pervious area on the property to maximize infiltration.
2. Any unenclosed off-street parking area abutting property located in one of the R zones shall be separated from such property by a solid masonry wall six (6) feet in height measured from the grade of the finished surface of such parking lot closest to the



contiguous R zone property; provided, that along the required front yard, the solid masonry wall shall not exceed forty-two (42) inches in height. No such solid masonry wall need be provided where the elevation of that portion of the parking area immediately adjacent to an R zone is six (6) feet or more below the elevation of such R zone property along the common property line.

- C. Lighting. Light fixtures shall be high-efficiency, fully shielded (full cutoff) and down cast (emitting no light above the horizontal plane of the fixture), and not create glare or spill beyond the property lines. Any lights provided to illuminate any off-street parking area or used car sales area permitted by this ordinance shall be arranged so the light is reflected away from any street or premises upon which a dwelling unit is located and the lamp bulb is not directly visible from within any residential unit.
- D. Entrances and Exits. The location and design of all entrances and exits shall be subject to the approval of the city engineer.
- E. Traffic Circulation. Traffic circulation within off-street parking facilities except for residential parking shall be designed to ensure that no automobile need enter a major street in order to progress from one aisle to any other aisle within the same parking lot, or enter such major street backwards in order to leave such lot. If such circulation is not otherwise possible, a turnaround area within such lot, not less than thirty (30) feet in diameter, shall be provided. Directional signs or markings shall be provided in all facilities in which one-way traffic has been established.
- F. Authorized Vehicles. In all residential zones, parking spaces shall be maintained free and clear and utilized solely for the parking of authorized vehicles (obstructive storage prohibited).  
  
"Authorized vehicles" shall mean automobiles, motorcycles, light trucks and vans not exceeding one and one-half ton capacity. Trailers, boats, recreational vehicles, motor homes, campers (not mounted to a motorized vehicle), tractor trucks and inoperable vehicles are prohibited. (Ord. 09-1300 §4, May 2009; Prior code Appx. A, § 1164)

#### **17.44.170 Parking area in R-3 or R-P zones.**

Every parking area located in an R-3 or R-P zone shall be governed by the following provisions in addition to those required above:

- A. No parking lot to be used as an accessory to a commercial or industrial establishment shall be established until it shall first have been reviewed by the planning commission and its location approved. Such approval may be conditioned upon the commission's required lighting, planting and/or maintenance of trees, shrubs or other landscaping within and along the borders of such parking area.
- B. Such a parking lot to be used as an accessory to a permitted commercial or industrial establishment shall be so located that the boundary of such parking lot closest to the site of the commercial or industrial establishment to which it is accessory shall be not more than fifty (50) feet distant.
- C. Such parking lot shall be used solely for the parking of private passenger vehicles.
- D. No sign of any kind, other than one designating entrances, exits or conditions of use shall be maintained on such parking lot. Any such sign shall not exceed eight square feet in area. (Prior code Appx. A, § 1165)

#### **17.44.180 Resulting fractions.**

When calculating the number of off-street automobile parking spaces required by this code for any particular use, building or structure, or integrated group of uses, buildings or structures, any resulting fraction less

than one-half shall be disregarded, and any such fraction one-half or greater shall be construed as requiring one additional parking space. (Prior code Appx. A, § 1166)

#### **17.44.190 Valet Parking**

Required off-street parking spaces for non-residential uses may be provided through valet parking with review and approval of a parking plan, in accordance with Section 17.44.210 (Parking plans).

#### **17.44.200 Assignment of off-street residential parking spaces.**

Required off-street parking spaces, except guest spaces, shall be permanently assigned and/or rented with each unit on the basis of the required parking per unit stated under Section 17.44.020, and the unit occupant shall be given sole use of said spaces for vehicle parking only. (Prior code Appx. A, § 1168)

#### **17.44.210 Parking plans.**

- A. A parking plan may be approved by the planning commission to allow for a reduction in the number of spaces required. The applicant shall provide the information necessary to show that adequate parking will be provided for customers, clients, visitors and employees or when located in a vehicle parking district, the applicant shall propose an in-lieu fee according to requirements of this chapter.
- B. Factors such as the following shall be taken into consideration:
  - 1. Van pools;
  - 2. Bicycle and foot traffic;
  - 3. Common parking facilities;
  - 4. Varied work shifts;
  - 5. Valet parking;
  - 6. Unique features of the proposed uses;
  - 7. Peak hours of the proposed use as compared with other uses sharing the same parking facilities especially in the case of small restaurants or snack shops in the downtown area or in multitenant buildings;
  - 8. Mechanical vehicle lifts, not subject to Section 17.44.240(A)(2) and (3);
  - 9. Other methods of reducing parking demand.
- C. A covenant with the city a party thereto, may be required limiting the use of the property and/or designating the method by which the required parking will be provided at the time that the planning commission determines that inadequate parking exists.
- D. Fees, application and processing procedures for parking plans shall be set forth by resolution of the city council. (Ord. 20-1419 §4(2), 2020; Ord. 94-1099 § 3, 1994; prior code Appx. A, § 1169)

#### **17.44.220 Consolidated off-street parking.**

Subject to approval by the planning commission as prescribed in Section 17.44.210, required parking spaces for various uses may be reduced in number and computed at one space per two hundred fifty (250) square feet of gross floor area when parking is consolidated in retail shopping centers over ten thousand (10,000) square feet in size, or where public parking areas are created to take the place of on-site parking within vehicle parking districts. (Prior code Appx. A, § 1170)

#### 17.44.230 Parking for reduced parking demand housing.

- A. When requested by the applicant, multi-family residential developments providing housing affordable to lower-income households, senior housing, and housing for disabled persons shall provide off-street parking according to the following formula:

Use	Off-Street Parking Spaces
Family housing (restricted to lower-income households)	
Studio	0.5 per unit
1-bedroom	1 per unit
2 or 3 bedrooms	2 per unit
4 or more bedrooms	3 per unit
Guest spaces	1 per 5 units
Staff member spaces	1 per 20 units
Senior housing or housing for disabled persons	
Studio	0.5 per unit
1 or 2 bedrooms	1 per unit
Guest spaces	1 per 5 units
Staff member spaces	1 per 20 units (senior housing)
	1 per 10 units (housing for disabled persons)
Single Room Occupancy (SRO) facility (restricted to lower-income persons)	
Studio	0.5
1-bedroom	1 per unit
Guest spaces	1 per 5 units
Staff (when applicable)	1 per 20 units

- B. The number of accessible parking spaces provided in accordance with Title 24 of the California Code of Regulations (California Building Standards Code) for Housing for Senior Citizens and housing for disabled persons shall be the number of spaces required in accordance with the basic parking ratio for multiple dwelling units.
- C. All required parking shall be provided in non-tandem parking spaces.
- D. Lower income housing: All units are rental units reserved for a period of at least 55 years for rental units restricted to lower-income households where affordable monthly rents shall not exceed 30% of 60% of annual median County household income divided by 12, and adjusted for household/unit size. SRO units shall be treated as one-bedroom units for the purposes of determining affordability. These restrictions shall be set forth in a written agreement between the property owner, and the City, the Housing Authority of the City Los Angeles or another housing provider approved by the City. These agreements shall specify: a) the maximum rents based on the same formula which established initial rent levels as a condition of City approval, or other formula approved by the City;

b) the term for which rental units must remain affordable; and c) terms under which affordability is maintained after sale or transfer of the property.

- E. Housing for seniors or disabled persons: Applies to housing specifically restricted to, designed for and occupied by seniors or by disabled persons with limitations that affect the ability to drive.

#### **17.44.240 Mechanical vehicle lifts.**

A. Building Permit Required.

1. A building permit is required for the installation of a mechanical vehicle lift system.
2. Mechanical vehicle lifts may be permitted to meet off-street parking space requirements in Section 17.44.020 (Off-street parking--Residential uses) on residential lots equal to or smaller than two thousand one hundred (2,100) square feet.
3. On residential lots greater than two thousand one hundred (2,100) square feet, mechanical vehicle lifts are permitted where the parking space(s) provided by the mechanical vehicle lift(s) is/are in excess of the minimum number of required parking spaces and are subject to requirements of this section.

B. Parking Plan Required. On residential lots greater than two thousand one hundred (2,100) square feet and in all other zones, mechanical vehicle lifts are allowed to meet the off-street parking space requirements in Sections 17.44.020 and 17.44.030 with review and approval of a parking plan, in accordance with Section 17.44.210 (Parking plans).

C. Screening. Mechanical vehicle lift shall be located only within a fully enclosed garage.

D. Vertical Clearance. A mechanical vehicle lift may only be used to store two (2) vehicles vertically where a minimum vertical height clearance from the garage floor to the garage ceiling plate or, in the case of a lift installed below the garage floor, from the below grade floor to the garage ceiling, is a minimum of twelve (12) feet clear of obstructions.

E. Safety.

1. All equipment shall be listed and rated by a testing agency recognized by California (i.e., UL).
2. A mechanical vehicle lift shall be permitted only if it is operated with an automatic shutoff safety device and is installed in accordance with manufacturer specifications.
3. A mechanical vehicle lift shall be equipped with a key locking mechanism.
4. Mechanical vehicle lifts shall provide a manual override to access or remove vehicles from the mechanical vehicle lift in the event of a power outage.

F. Miscellaneous.

1. Mechanical vehicle lifts shall not be utilized to meet required guest parking. Guest parking shall remain open and accessible at all times.
2. In buildings that are nonconforming to parking, where fewer parking spaces are provided than required by Sections 17.44.020 and 17.44.030, the number of at-grade parking spaces shall not be reduced.
3. Standards in this chapter which are not specifically stated in and do not contradict this section still apply. (Ord. 20-1419 §4(3), 2020)

## Chapter 17.52 NONCONFORMING BUILDINGS AND USES

### 17.52.035 Requirements for buildings nonconforming to parking requirements.

- A. The following limitations on expansion apply to residential buildings on building sites containing two dwelling units or less that are nonconforming as to the number of parking spaces required on the building site, including guest parking spaces, based on the number of parking spaces available that meet all the requirements of Chapter 17.44, or that meet the exceptions of sub-section B. In the event of conflict between the limitation contained in this section and Section 17.52.030, the more restrictive shall apply.
1. Building site provides less than one parking space per unit: A maximum expansion of one hundred (100) square feet of floor area may be constructed; provided, however, that up to five hundred (500) square feet may be added if one or more parking spaces are added to the building site, even if the resulting total is less than one parking space per unit.
  2. Building site provides one or more but less than two parking spaces per unit: A maximum expansion of five hundred (500) square feet may be constructed.
  3. Building site provides two or more parking spaces per unit but provides insufficient guest parking: An expansion as allowed by Section 17.52.030
- B. Exception: Existing parking spaces that do not comply with the 20-foot minimum length requirement, turning radius requirements, the minimum 9-foot driveway width requirement, the alley or street setback requirement, and/or the driveway slope requirement, which provide at least the following for each standard, shall be deemed conforming to these requirements and shall be considered complying parking spaces for existing residential buildings:
- Length: Minimum 17 feet 6 inches (inside measurement)
  - Turning Radius: Minimum 20 feet (measured from far side of alley or street)
  - Driveway Width: Minimum 8 feet
  - Driveway Slope: Maximum 15%
  - Alley or Street Setback: As necessary to provide a 20-foot turning radius
- Residential buildings that have the minimum required parking spaces meeting at least the criteria contained in this exception and have no other nonconforming conditions shall be considered conforming buildings and are not subject to the expansion limitations of this chapter.
- C. Building sites containing three or more dwelling units shall not be expanded in floor area unless the site provides two parking spaces per unit plus one guest space for every two units.
- D. Nonresidential buildings are subject to the provisions of 17.44.015.