

Attachment 3: Proposed Text Amendment

This attachment details the proposed text amendment. The underlined text represents the modifications to the zoning code.

17.44 010 Definition

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 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 (1) 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. (Prior code Appx. A, § 1150)

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 HBMC Subsection 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 set forth by resolution of the city council. (Ord. 94-1099 § 3, 1994; prior code Appx. A, § 1169)

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 spaces requirements in HBMC Section 17.44.020 (Off-street parking—Residential uses) on residential lots equal to or smaller than 2,100 square feet.
3. On residential lots greater than 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 2,100 square feet and in all other zones, mechanical vehicle lifts are allowed to meet the off-street parking space requirements in HBMC Sections 17.44.020 and 17.44.030 with a Parking Plan, in compliance with HBMC Section 17.44.210 (Parking plan).

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

D. Vertical Clearance. A 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 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 HBMC Sections 17.44.020 and 17.44.030, the number of at-grade parking spaces shall not be reduced.
3. Standards in HBMC Chapter 17.44 which are not specifically stated in and do not contradict this Section still apply.