



Planning Commission Agenda Report

Meeting Date: August 23, 2012

Department: Development Services

INITIATED BY: Carrie Tai, AICP, Senior Planner

SUBMITTED BY: Gayle Ackerman, Director of Development Services

REVIEWED BY : Cheryl Kuta, AICP, Planning Manager

SUBJECT: DISCUSSION ON AMENDMENTS TO THE CITY'S
PARKING ORDINANCE

EXECUTIVE SUMMARY:

This is a discussion item on topics to address during an update to the City's Parking Code.

RECOMMENDED ACTION(S):

Provide input and direction to staff regarding the scope of identified revisions to the Parking Code as part of the Phase 2 Zoning Ordinance Update.

BACKGROUND:

Description of the Parking Code

The City's Zoning Ordinance contains standards for the development of land uses. One important development standard, considered with any new or modified land use, is parking. The parking regulations within the Zoning Ordinance are predominantly contained in Chapter 9.168, titled "Off-Street Parking". The intent of the regulations is to provide on-site, off-street parking for motor vehicles that are attracted by the use or uses on the premises.

Further, it is intended that the regulations result in the installation of properly designed parking and loading facilities of sufficient capacity to minimize traffic congestion, enhance public safety, generally provide for the parking of motor vehicles at locations other than on the streets, and to ensure the safe passage of pedestrians to and from parked vehicles. The regulations in the Parking Code include parking requirements and standards for a variety of the City's land uses,

including residential and non-residential uses. These standards generally include, but are not limited to:

- Access and circulation standards, such as drive-aisle widths, accessway lengths, the slope of driveways and parking spaces, and back-up distances
- Number of required parking spaces by use
- Size of parking spaces
- Type of paving and landscaping of parking lots

Parking Code Amendment History

Upon incorporation in 1991, the City adopted the then-current Orange County Zoning Code, which contained provisions for parking. Since then, only relatively minor changes have been made, as detailed below:

- A Zone Change was approved in 1994 establishing an allowance for “long-term” parking stalls, which are 6 inches narrower than a traditional stall, to be used at the perimeter of a site.
- In 2002, sections of the Parking Code pertaining to parking alternatives were amended in order to remain consistent with certain requirements of a new Adult Business Ordinance being adopted at that time. In 2007, the City undertook a recodification of the Zoning Ordinance to remove Orange County nomenclature and number references and to clarify or reorganize content in a more easy-to-use format. .
- In 2009, the City Council approved Zone Change 2009-02, clarifying portions of the Parking Code pertaining to parking alternatives and exceptions.

Staff last addressed an update to the City’s parking regulations during an April 2010 discussion with the Planning Commission on potential topics to address during the update. One of the more significant topics suggested by the Planning Commission was to ensure coordination between non-residential land uses and their associated parking requirements.

Because of an increase in development project activity during years 2010 through 2012, including the approval of four Opportunities Study Area entitlements, staff was unable to devote resources to a revised parking ordinance sooner. However, with the completion of those OSA entitlements as well as the recent adoption of the revised non-residential uses ordinance, staff is resuming the work program for an updated parking ordinance. Tonight’s discussion with the Planning Commission is intended to frame the scope of the parking ordinance amendments.

DISCUSSION:

Staff previously reviewed the Parking Code to identify areas in need of new or modified regulations that would update and clarify the Code to better serve the businesses and residents within the City. Staff also sought to minimize potential impacts to businesses and property owners by not rendering any properties nonconforming as to the number of parking spaces required.

The substantive topics identified for discussion include:

Topic	Discussion
Applicability thresholds	Currently, the Code does not state whether certain discretionary or administrative actions trigger parking requirements to be met. Clarify that the requirement to comply with the current regulations in the Parking Code is triggered when there is new development, or significant modifications to existing development. In the case of existing buildings, parking requirements are triggered whenever a new use is introduced.
Drive-Through Facilities	Currently, the Code does not have standards for drive-through facilities. Explore the creation of development standards for drive-through facilities to ensure that they comply with access and circulation standards currently within the Code, as well as minimum queuing lengths and screening.
Long-Term Parking Stalls	The Code currently permits “long-term” parking stalls to satisfy a portion of a development’s parking requirement. Consider whether the provisions for “long-term” stalls (currently a reduced width) should remain as is, be applicable only to retrofit development, or to eliminate these altogether.
Number of Parking Spaces Required	The updated non-residential land use matrix was just adopted. Review, revise, or add if necessary, parking requirements for non-residential land uses. Include guidance for parking for mixtures of uses within the same building.
Oversized Vehicle Parking	Currently, there are no standards for oversized vehicle parking. Discuss the need for parking regulations specifically catered toward over-sized vehicles, such recreational vehicles, trailers, and boats stored on private property.
Parking Lot Landscaping	Consider expanding the current requirements for parking lot landscaping to include tree wells or planter “fingers” interspersed throughout the parking lot, landscaping between parking areas and building walls, and references to existing perimeter landscaping requirements.

Topic	Discussion
Parking Lot Standards	Review existing parking lot standards (back-up areas, drive aisle widths, accessway lengths, etc) to ensure functionality.
Parking Spaces for Alternative Transportation	Currently, the Code does not have allowances for parking spaces devoted to alternative vehicles. Explore the need to develop parking standards for alternative forms of transportation, such as motorcycle stalls, bicycle racks, and electric cars. These are intended provide guidance for applicants who wish to include these elements on their project site.
Residential Parking Standards, Multi-Family	<ul style="list-style-type: none"> ▪ The provisions for multi-family residential parking are outdated, given the newer configuration of multi-family housing ▪ Arrange residential parking requirements into a table for easy reference ▪ Develop standards for internal circulation of multi-family developments ▪ Refine interior residential garage circulation and clearance standards ▪ Review the allowance for assigned spaces in residential units, as these are generally unenforceable ▪ Consider the issue of rental complexes or homeowners' associations charging tenants or residents for parking spaces that are otherwise required by the Parking Code.
Residential Parking Standards, Single-Family	<ul style="list-style-type: none"> ▪ Specify areas within a front yard setback that are allowed to be paved (driveways, walkways, etc.) ▪ Consider a process and create standards for circular driveways ▪ Develop standards for consideration of residential tandem parking, and under a discretionary process ▪ Consider maximum driveway widths. The Code has minimum driveway widths, but not maximum driveway widths. Currently, this is regulated by the public works department, by limiting curb cuts but is also related to property development standards and front yard landscaping.

The following general changes have been identified as in need of discussion:

Topic	Discussion
Accessible-parking Requirements	The Parking Code replicates requirements in the Building Code, which have since been updated. Coordinate with or defer to current Building Code requirements.
Definitions for Parking-related Terms	Currently, there are terms within the Parking Code which are not defined. Review and cross-check parking-related terms to ensure that they are defined appropriately and clearly.

Parking Graphics	The existing parking graphics are outdated and of inferior quality. Update graphic illustrations to improve legibility.
Parking Prohibitions	The Parking Code does not specifically address illegal parking. Add language that specifies that parking on public or private sidewalks, walkways, or landscaped areas is prohibited. Staff will ensure that additional proposed provisions will not conflict with the California Vehicle Code or Title 12 of the LPMC.

Staff invites Planning Commission discussion on these items and welcomes suggestions for other parking-related issues that should be considered during this proposed Code amendment. For reference purposes, the City’s current Parking Code has been included as Attachment 1.

CONCLUSION:

Staff recommends that the Planning Commission discuss and provide input on potential changes to the Parking Code. Upon receiving input, staff will incorporate the Planning Commission direction into a work program to update the parking regulations within the Municipal Code. It is anticipated that City staff will study current parking practices, compare parking requirements of other jurisdictions, and return to the Planning Commission with recommended updates. Staff anticipates that this will be presented at a meeting in early 2013.

ATTACHMENTS:

1. Existing Chapter 9.168, Off Street Parking