

San Marino

Article 10

OFF STREET PARKING 

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23.10.01: CONSTRUCTION, ETC., IN C-1 ZONE TO MEET REQUIREMENTS OF ARTICLE: 

After January 27, 1955, no new building shall be constructed in the C-1 zone, and no existing building in such zone shall be enlarged or increased as to floor space, and no vacant area in such zone shall be devoted to the parking of vehicles unless the plans and specifications therefor contain provisions meeting the minimum requirements of this article. (Ord. 096-1093, 7-10-1996)

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23.10.02: MINIMUM PARKING REQUIREMENTS IN C-1 ZONE: 

Any area in the C-1 zone which is proposed to be used for the parking of vehicles by the public shall conform to the following minimum requirements:

A. It shall be either an enclosed garage or an open surfaced storage space, shall be paved with asphalt, concrete or masonry, shall have adequate grading and drainage, shall have appropriate bumper guards where needed and shall be continuously maintained in good condition.

B. Where any such parking is located on a C-1 zone lot which adjoins the side or rear of an R-1 zone lot, the parking area shall be completely separated from the R-1 zone lot by a continuous solid wall or structure at least five feet (5') in height.

C. The location layout and plan for the use of such area and the ingress, egress and maneuverability therefor shall be approved by the commission prior to the issuance of the permit required by section [23.10.11](#) of this article.

D. Not less than five percent (5%) of the proposed outside parking area shall be devoted to irrigated landscaping. (Ord. 096-1093, 7-10-1996)

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23.10.03: NUMBER OF PARKING SPACES REQUIRED: 

A. Parking Spaces: The number of off street parking spaces required shall not be less than the following:

<u>Use</u>	<u>Off Street Parking Spaces Required</u>
Churches	1 for every 35 square feet of gross floor area.
Convenience markets	For all new buildings on Huntington Drive (including commercial zoned properties on Chelsea Road, Granada Avenue, San Gabriel Boulevard and San Marino Avenue) constructed after October 25, 2010, and any new or existing building on Mission Street:
	1 for every 100 square feet of gross floor area.
	For all buildings on Huntington Drive (including commercial zoned

	properties on Chelsea Road, Granada Avenue, San Gabriel Boulevard and San Marino Avenue) existing on October 25, 2010, the parking requirement for a new convenience market or for the expansion of an existing convenience market shall be determined by the issuance of a conditional use permit.
Markets and grocery stores	For all new buildings on Huntington Drive (including commercial zoned properties on Chelsea Road, Granada Avenue, San Gabriel Boulevard and San Marino Avenue) constructed after October 25, 2010, and any new or existing building on Mission Street:
	1 for every 200 square feet of gross floor area.
	For all buildings on Huntington Drive (including commercial zoned properties on Chelsea Road, Granada Avenue, San Gabriel Boulevard and San Marino Avenue) existing on October 25, 2010, the parking requirement for a new market or grocery store or for the expansion of an existing market or grocery store shall be determined by the issuance of a conditional use permit.
Medical laboratories	1 space for every 200 square feet for the first 1,000 square feet of floor area plus 2 additional spaces for each additional 1,000 square feet of floor area thereafter.
Medical office or clinic	1 for every 250 square feet of gross floor area. (Commercial properties on Mission Street shall provide 1 for every 150 square feet of gross floor area but in no event less than 2 for every doctor or dentist regularly engaged in practice on the site.)
Office buildings (other than medical and stock brokerage offices)	For all new buildings on Huntington Drive (including commercial zoned properties on Chelsea Road, Granada Avenue, San Gabriel Boulevard and San Marino Avenue) and any new or existing building on Mission Street:
	1 for every 250 square feet of gross floor area.
	For all buildings on Huntington Drive (including commercial areas on Chelsea Road, Granada Avenue, San Gabriel Boulevard and San Marino

	Avenue) existing on October 25, 2010:
	1 for every 350 square feet of gross floor area.
Other places of assembly	1 for each 35 square feet of gross floor area.
Personal care and beauty salon	1 for every 75 square feet of gross floor area but in no event less than 1 for every operator working under a license to practice on the site.
Plant nurseries	1 for every 500 square feet of land area not under roof, and 1 for every 200 square feet of gross floor area under roof.
Restaurants	For all new buildings on Huntington Drive (including commercial zoned properties on Chelsea Road, Granada Avenue, San Gabriel Boulevard and San Marino Avenue) constructed after October 25, 2010, and any new or existing building on Mission Street:
	Restaurants shall provide 1 parking space for every 45 square feet of floor area accessible to customers (excluding restrooms) plus 1 parking space for every 250 square feet of all other floor area. In addition, for restaurants that use the public sidewalk for outdoor dining, 1 parking space shall be provided for every 4 seats (or fraction thereof) located on the public sidewalk. For any location outside the Mission District, no parking shall be required for the first 10 seats.
	For all buildings on Huntington Drive (including commercial zoned properties on Chelsea Road, Granada Avenue, San Gabriel Boulevard and San Marino Avenue) existing on October 25, 2010, the parking requirement for a new restaurant or for the expansion of an existing restaurant shall be determined by the issuance of a conditional use permit.
Retail service and retail sales	For all new buildings on Huntington Drive (including commercial zoned properties on Chelsea Road, Granada Avenue, San Gabriel Boulevard and San Marino Avenue) constructed after October 25, 2010, and any new or existing building on Mission Street:

	1 for every 250 square feet of gross floor area.
	For all buildings on Huntington Drive (including commercial zoned properties on Chelsea Road, Granada Avenue, San Gabriel Boulevard and San Marino Avenue) existing on October 25, 2010:
	1 for every 350 square feet of gross floor area.
Schools	1 ¹ / ₂ for each classroom in elementary schools; 3 for each classroom in high school.
Stock brokerage offices	1 for every 200 square feet of gross floor area.
Tutorial services	1 for each 200 square feet of gross floor area but in no event less than 1 for each instructor, on site manager or other employee on the largest shift.
Veterinary offices and clinics	1 for every 250 square feet of gross floor area.

(Ord. 096-1093, 7-10-1996; amd. Ord. 097-1108, 6-11-1997; Ord. 098-1124, 9-9-1998; Ord. 0-10-1236, 9-24-2010; Ord. 0-11-1249, 3-9-2011)

B. Finding Required For Conditional Use Permit: No conditional use permit shall be granted under this section unless the planning commission makes the following finding in addition to those required by section [23.07.02](#) of this chapter:

1. That the details of the proposed use including, but not limited to, proposed business hours, surrounding uses, the impact of customers and employees parking in residential areas, and the availability of on and off street parking, will not cause the proposed use to be detrimental to persons or properties in the surrounding neighborhood. (Ord. 0-10-1236, 9-24-2010)

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23.10.04: PARKING REQUIREMENTS FOR USES NOT SPECIFIED: 

Where the parking requirements for a use are not specifically defined herein, the parking requirements for such use shall be determined by the commission, and such determination shall be based upon either the requirements for the most comparable use specified herein, or upon a special study of parking requirements for that use. (Ord. 096-1093, 7-10-1996)

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23.10.05: GENERAL REQUIREMENTS: 

The following standards shall apply to all required parking spaces:

A. Size And Access: Each off street parking space shall have an area of not less than one hundred seventy (170) square feet, exclusive of drives or aisles, and a width of not less than eight and one-half feet (8.5'). Each such space shall be provided with adequate ingress and egress to a public street. No stack or tandem parking shall be permitted.

B. Compact Cars: In every parking area and garage containing ten (10) or more stalls, a maximum of twenty five percent (25%) of the parking spaces may be designed to accommodate compact cars and be designed for such use and which shall be clearly marked and designated in the parking area. Each space will have an area of not less than one hundred twenty (120) square feet and the following minimum width and length:

Minimum width	8 feet
Minimum length	15 feet

C. Location: Required off-street parking for buildings constructed prior to January 1, 1992, may be provided on property other than the property for which the parking would serve, subject to the following requirements:

1. The applicant for the off-site parking plan agrees to immediately cease all operations of the business for which the off-site parking is to be devoted within thirty (30) days following the termination of the lease or other arrangements the Commission or Council approved for the off-site parking unless the Commission, or the Council on appeal, first approves a new off-site parking plan; and

2. The off-site parking is located within the City and, for parking that is to be utilized by customers, is not separated from the use by San Gabriel Boulevard, Huntington Drive or San Marino Avenue; and

3. No reduction of existing on-site parking will result; and

4. No off-site parking to accommodate an expansion or change in use requiring additional parking will be permitted in connection with an existing use that is nonconforming for failure to provide sufficient parking unless the off-site parking will provide more parking than the Zoning Ordinance requires for the change in use; and

5. Any off-site parking located more than three hundred feet (300') from the property which it serves shall be limited only to employee parking use, and the owner of the property on which the off-site parking is located and the lot the parking serves shall record covenants restricting such property to that use; and

6. Parking spaces located at a distance greater than three hundred feet (300') from the property served shall not be utilized to satisfy more than fifty percent (50%) of the off-street parking requirement; and

7. The Commission approves an off-site parking plan pursuant to issuance of a conditional use permit following a public hearing, notice of which is provided to the owner(s) of property located within three hundred feet (300') of the lots to which the parking is to be dedicated and upon which the parking is to be devoted, subject to appeal to the Council filed within fifteen (15) days following the Commission's action. In approving such an off-site parking plan, the Commission may impose such conditions that it deems necessary. Such conditions may include, but need not be limited to, measures to ensure that employees of the business shall park at the off-site location or a requirement that the business provide valet, shuttle, jitney or other services to bring customers and/or employees from the off-site location to the business. No such plan shall be approved unless the Commission finds that approval will not harm the public health, safety or general welfare. In considering such approval, the Commission shall consider the percentage of parking that will be provided on-site, whether customers and employees will utilize the off-site parking, the existing parking problems in the neighborhood and the distance between the off-site parking and the business and such other factors the Commission deems appropriate; and

8. If the parking plan requires employees to utilize the off-street parking, the owner of the business utilizing the off-site parking shall provide the City with a list of the names and vehicle license numbers of all employees. This list shall be updated within five (5) working days of a change in employees or a vehicle utilized by an employee. Failure of the employees to park in the off-site location shall constitute grounds for revocation of the off-site parking plan.

9. Any lease of off-site parking shall be for an initial term of at least one year, or such longer minimum term as the Commission approves, and shall be renewable only for terms of one year or more.

D. Mixed Occupancies In A Building: In the case of mixed users in a building or on a lot, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses

computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as hereinafter specified for joint use. If a use or occupancy on a mixed use lot is proposed to be changed to a use or occupancy having a more restrictive off-street parking requirement, such change shall be allowed only if all uses and occupancies on the lot will thereafter have the parking required under this Code for new structures.

E. Joint Use: The Commission may, upon the approval of a conditional use permit, authorize the joint use of parking facilities by the following uses or activities under the conditions specified herein:

1. Up to fifty percent (50%) of the parking facilities required by this Section for a use considered to be primarily a daytime use may be provided by the parking facilities of a use considered to be primarily a nighttime use; up to fifty percent (50%) of the parking facilities required by this Section for a use considered to be primarily a nighttime use may be provided by the parking facilities of a use considered to be primarily a daytime use, provided such reciprocal parking area shall be subject to conditions set forth in subsection E4 of this Section.

2. Up to one hundred percent (100%) of the parking facilities required by this Section for a church or for an auditorium incidental to a public or parochial school may be supplied by parking facilities of a use considered to be a daytime use, provided such reciprocal parking area shall be subject to conditions set forth in subsection E4 of this Section.

3. The following uses are typical daytime uses: banks, business offices, retail stores, personal service shops, clothing or shoe repair or service shops and similar uses. The following uses are typical of nighttime and/or Sunday uses: auditoriums, incidental to a public or parochial school, or churches.

4. Conditions required for joint use are as follows:

a. Location: The building or use for which application is being made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within three hundred feet (300') of such parking facility.

b. Conflict: The applicant shall show that there is no substantial conflict in the principal operating hours of the buildings or uses for which the joint use of off-street parking facilities is proposed.

c. Agreement: The parties agreeing to the joint use of off-street parking facilities shall evidence agreement for such joint use by a proper legal instrument approved by the City Attorney as to form and content. Such instrument shall be irrevocable, except with the consent of the City, and, when approved as conforming to the provisions of this Chapter, shall be recorded in the office of the County Recorder and copies thereof filed with the Planning and Building Department.

d. Plans: The plan for the proposed parking area shall be submitted to the Planning and Building Department for approval. The plan shall clearly indicate the proposed development, including location,

size, shape design, curb cuts, ingress, egress, circulation, method of parking, lighting, landscaping and other features and appurtenances of the proposed parking lot. (Ord. 096-1093, 7-10-1996)

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23.10.06: REQUIRED IMPROVEMENT AND MAINTENANCE OF PARKING AREA: 

Every lot used as a public or private parking area and having a capacity of five (5) or more vehicles, whether required under this Article or not, shall henceforth be developed and maintained in the following manner:

A. Border Barricades And Screening:

1. Every parking area that is not separated by a fence from any street or alley property line upon which it abuts shall be provided with a concrete curb not less than six inches (6") in height, located not less than two feet (2') from such street or alley property lines, and such curb or barrier shall be securely installed and maintained.

2. Every parking area located within ten feet (10') of property located in an R-1 Zone shall be separated from such R-1 zoned property by a solid masonry wall constructed on the property line and not less than five feet (5') nor more than six feet (6') in height, measured from the grade of the finished surface of such parking lot closest to the adjacent R-1 zoned property; provided, that such wall shall be provided with weep holes or other drainage structures where required by the City Engineer for the control of surface waters; and provided, that within ten feet (10') of any street line, the wall shall not exceed forty two inches (42") in height.

3. Parking lots which are used after dark shall maintain a minimum lighting of 0.5 foot-candle at every point of the lot, at ground level during such nighttime use. Lighting shall be so arranged as to be directed onto the parking areas and reflected away from any R-1 zoned property. All lighting standards shall be protected from damage by a twelve inch by twelve inch by twenty four inch (12" x 12" x 24") high concrete pedestal or approved equal. Lighting standards and fixtures shall be approved by the Planning and Building Department.

B. Entrances And Exits: The location and design of all entrances and exits shall be subject to the approval of the City Engineer, provided no entrance or exit other than on or from an alley shall be closer than ten feet (10') to any lot located in an R Zone. (Ord. 096-1093, 7-10-1996)

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23.10.07: PARKING REQUIREMENTS UPON RECONSTRUCTION: 

When more than seventy five percent (75%) of a structure (as it existed on January 17, 1955) has been (or is in process of being) replaced or reconstructed over a period of less than five (5) years, such structure shall be subject to the parking requirements for new structures. (Ord. 096-1093, 7-10-1996)

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23.10.08: PARKING REQUIREMENTS UPON CHANGE OF USE:

No existing use or occupancy of property in the C-1 Zone shall be changed to a use or occupancy requiring more off-street parking under the provisions of Section [23.10.04](#) of this Article unless the off-street parking required for such proposed new use or occupancy is provided. (Ord. 096-1093, 7-10-1996)

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23.10.09: PERMANENCY:

It shall be unlawful for any person to use or permit to be used any required off-street parking space or access thereto for any purpose other than for automotive parking. (Ord. 096-1093, 7-10-1996)

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23.10.10: PARKING REQUIREMENTS FOR EXISTING STRUCTURES:

Off-street parking facilities which, on January 27, 1955, are being maintained on the same regularly subdivided lot with, and in connection with the use of, any existing structure, shall be maintained so long as such structure remains unless equivalent facilities are provided on the same lot or within three hundred feet (300') thereof as herein provided. (Ord. 096-1093, 7-10-1996)

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23.10.11: BUILDING PERMIT REQUIREMENTS:

A. Permit Required; Application: Any person desiring or proposing to do any of the following shall apply to the Planning and Building Department for parking review:

1. Construct a new building in the C-1 Commercial Zone; or
2. To enlarge or increase the floor space of any existing building in such Zone; or
3. Devote any vacant area in such Zone to the parking of vehicles.

The applicant shall file with the Planning and Building Department plans and specifications for the new building or for the enlargement or increase of the floor space of the existing building or for the new parking area, as the case may be, and shall furnish evidence satisfactory to the Planning and Building Department not only that the applicant owns or otherwise has available sufficient property to provide the minimum off-street parking required by this Article, but if the parking is to be provided on a different site, that such property has been adequately restricted for the parking of automobiles by a deed, lease or agreement which shall be recorded and shall be irrevocable until the building for which such parking area is an adjunct has been removed or the use has been discontinued. No activity subject to parking review under this Section may be commenced until the parking has been reviewed and approved.

B. Permit Fees: A fee established by Council resolution for processing the parking review shall be paid at the time the application is filed, which fee shall not be returned. If the application is approved by the City, an additional fee established by Council resolution shall be paid at the time of approval. (Ord. 096-1093, 7-10-1996)

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23.10.12: PAVING PERMIT REQUIRED: 

A paving permit is required for any proposed construction or replacement of more than fifty percent (50%) of a parking lot within properties located in the C-1 Zone. A paving permit shall be issued by the Planning and Building Department if the proposed parking lot construction or replacement is found to be in accordance with the development standards found in this Chapter. (Ord. 096-1093, 7-10-1996)

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