

AN ORDINANCE ESTABLISHING OFF-STREET PARKING REQUIREMENTS FOR THE
COMMERCIAL ZONING DISTRICTS OF THE CITY

THE CITY COUNCIL OF THE CITY OF CARMEL-BY-THE-SEA DOES ORDAIN as follows:

Section 1. That the Municipal Code be, and the same is hereby amended by the addition of a new article to Part X, Division 1 thereof, which shall read as follows:

ARTICLE 7A - OFF-STREET PARKING REQUIREMENTS FOR ZONING DISTRICTS C-1-C, C-1-L, C-1-S, and C-2.

1315. PURPOSE. To require off-street parking for vehicles used by owners or employees of businesses in the city's commercial zones so as to leave street parking more available to customers in the commercial zones and less burdened by the parking of owner or employee vehicles in adjacent residential zones.

1315.1 EXCEPTION. The provisions of this article shall not apply to structures to the extent they are devoted to multiple dwelling use.

1315.2 OFF STREET PARKING REQUIRED. Sufficient off-street parking to comply with this Article by A to H occupancies, inclusive, shall be provided for all of the following:

- a. Any new structures.
- b. All of the floor space of an addition to an existing structure.
- c. All of any increase in floor space within an existing structure.
- d. All of any existing structure where, within any 12-month period, alterations, remodeling, repairs or additions exceed in cost 50% of the value of the structure.

1315.3 BASIS OF FORMULA TO DETERMINE AMOUNT OF OFF-STREET PARKING. It is hereby determined that the interior floor space of a structure reasonably relates to the number of persons working in such structure and that the number of such workers is generally greater on the upper or second story of a structure than on the ground floor.

1315.4 GROUND FLOOR AND SECOND OR UPPER FLOOR DEFINED. A ground floor is defined as that which takes its access from, or approximately from, street level, even though it may have another floor below it, or a similar ground floor above it.

A second or upper floor is defined as one that is directly above a ground floor but which does not have a direct access onto street level, and where access to such floor is through, alongside of or inside of an existing ground floor. With the further provision that any structure where the building is elevated above street level to full story height to provide parking under or within it, or is elevated for the purpose of evading the parking requirements of a second or upper floor, such floor level shall be defined as an upper or second floor.

1315.5 EXCLUSION OF CERTAIN FLOOR AREAS IN COMPUTING AMOUNT OF PARKING. No floor area of a structure, provided for, or regularly devoted to, the parking of vehicles, or for access to such parking areas shall be included in the floor area figures used to compute the minimum required parking for a site.

1315.6 APPLICATION OF FORMULA TO NEW AND ALTERED STRUCTURES. In determining the quantity of off-street parking required, the entire interior floor space of each of the following shall be considered:

- a. Any new structure.
- b. All of the floor space of an addition to an existing structure.
- c. All of any increase in floor space within an existing structure.
- d. All of any existing structure where, within any 12-month period, alterations, remodeling, repairs or additions exceed in cost 50% of the value of the structure.

1315.7 FORMULA TO DETERMINE AMOUNT OF OFF-STREET PARKING REQUIRED. For each structure there shall be provided off-street parking spaces in the following relation to the interior floor space of the structure:

<u>FLOOR AREA</u>	<u>GROUND FLOOR</u>	<u>SECOND & UPPER FLOOR</u>
The first 6,000 sq. ft.	One space for the first 2,000 sq. ft. or major fraction thereof. One space for each additional 2,000 sq. ft., or major fraction thereof.	One space for each 1,000 sq. ft., or major fraction thereof.

<u>FLOOR AREA</u>	<u>GROUND FLOOR</u>	<u>SECOND & UPPER FLOOR</u>
From 6,001 through 9,000 sq. ft.	One space for each 1,500 sq. ft. or major fraction thereof.	Same
For all additional sq. ft. over 9,000.	One space for each 1,000 sq. ft. or major fraction thereof.	Same

1315.8 LOCATION OF OFF-STREET PARKING - GENERAL. Unless the Board of Adjustments has granted a variance waiving the location of off-street parking on the site, required off-street parking shall be provided on the building site of the structure in all zones affected by this article except zoning district C-1-C. In zoning district C-1-C, the off-street parking will be provided off the building site unless a use permit is obtained from the Board of Adjustments permitting it on site.

Off-street parking, whether on the building site, or provided off-site, shall be subject to design review in accordance with the provisions of Article 8B of this division.

1315.9 STANDARDS FOR PERMITTING OFF-STREET PARKING ON THE BUILDING SITE IN DISTRICT C-1-C. On site parking may be permitted as a conditional use by the Board of Adjustments provided such Board, in addition to such other findings as may be required by law, makes the following findings:

- a. That the installation of a driveway over the sidewalk will not constitute a serious hazard to pedestrian use of the sidewalk.
- b. That the facility involved will provide sufficient parking to warrant the introduction of such a driveway.
- c. That the actual parking facility will be either underground, or so related to the street frontage that it will not create an undesirable visual effect from the street, or within the block.
- d. That the potential of the block to develop into inner courts and walkways is not destroyed, or that when such potential does develop, the parking facility will be relocated.
- e. That the traffic pattern along the street will not be adversely affected.
- f. That the proposed driveway access is not in violation of other ordinances of the city.

1316.

STANDARDS FOR PERMITTING OFF STREET PARKING OFF OF THE BUILDING SITE IN ALL AFFECTED DISTRICTS EXCEPT DISTRICT C-1-C. The location of the required parking on the building site may be waived in all affected districts except District C-1-C upon a variance granted by the Board of Adjustments provided such Board, in addition to such other findings as may be required by law, finds at least one of the following fact situations exists:

- a. That the site has 5,000 square feet or less, with less than fifty (50) feet frontage on the street, which site was not part of a larger site in the same ownership on the effective date of this article.
- b. That several adjacent property owners, acting cooperatively, propose a development plan which will provide the required parking; in accordance with the standards set up for such parking; on part of the several sites, or within the block involved.
- c. That the conditions of existing driveways for service stations, parking lots, etc., have taken an appreciable percentage of curb space from limited time parking along a street between two cross streets.
- d. That topography, peculiar conditions of a site, or permanent development already existing on the site make the location of on-site parking impractical.

1317.

OFF-SITE OFF-STREET PARKING. In cases where off-site parking is required or permitted, it shall be located within the immediate shopping area of the site and not more than six hundred (600) feet from the building site of the structure, and legally committed to provide parking for the life of the structure. The legal commitment shall be of such a nature that it cannot be withdrawn with or without cause for the life of the structure without the consent of the city.

1318.

IN LIEU OFF-STREET PARKING. Not less often than annually the City Council shall establish by resolution the value of improved off-street parking facilities in the city on a per parking stall basis. In cases where off-site parking is required or permitted but suitable off-site parking is not obtained by the owner of the structure involved, the off-street parking requirement of such structures may be satisfied by a payment in cash to the city in the amount per parking space required as established by such resolution. Such funds so collected by the city shall be deposited in a special fund and used by the city to develop off-street parking available to the general public in or near the business district of the city.

Section 2. EFFECTIVE DATE. This ordinance shall become effective

thirty (30) days after its final passage and adoption.

PASSED AND ADOPTED by the City Council of the City of Carmel by the Sea this 14th day of December, 1965, by the following vote:

AYES: COUNCILMEN:Buffington, Grant, Norberg, Whittlesey, Blanks.

NOES: COUNCILMEN:None

ABSENT: COUNCILMEN:None

APPROVED:

Herbert B. Blanks
Mayor of Said City

ATTEST:

Hugh Bayles
City Clerk thereof.