

## REPORT TO CITY COUNCIL

**DATE: FEBRUARY 9, 2011**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM: GREG RAMIREZ, CITY MANAGER**

**BY: MIKE KAMINO, DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT**

**SUBJECT: PRESCREEN REVIEW OF ZONING ORDINANCE AMENDMENT REGARDING PARKING REQUIREMENTS FOR SPECIFIC COMMERCIAL USES (PRESCREEN REVIEW CASE NO. 11-PSR-001)**

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Staff respectfully seeks non-binding City Council comments through a Prescreen Review on a possible Zoning Ordinance Amendment pertaining to required parking.

Currently, Section 9654.6.B. of the Zoning Ordinance provides parking requirement ratios for a list of commercial uses created many years ago. The business community has had to respond to an evolving public demand and, as such, businesses do not always fit in a specific category.

During the last few years, staff has received several inquiries regarding parking requirement information for commercial uses that are not addressed in the City Parking Ordinance. Much of the demand for new businesses has been within the shopping centers. The owners of the centers are understandably trying to fill vacancies. Real estate brokers have informed staff that there is currently a higher demand for service-related businesses than retail businesses. The parking requirements for several service-related businesses are not listed in the Parking Ordinance. In those instances where parking requirements are not specifically called out in the code, staff must make an interpretation of the code using like and similar uses, requirement of other cities, and input from the City Traffic Engineer. However, some applicants have not always agreed with staff's estimates and forecasts on parking demands for certain uses and have had to locate elsewhere. The situation is further complicated by the fact that the older shopping centers in the City were built prior to City incorporation and some are now considered non-conforming regarding current demand standards.

Given the fact that the Parking Ordinance has not been comprehensively updated since it was adopted in 1987, and to present opportunities to stimulate economic development, staff finds it timely to update the Parking Ordinance by expanding the parking demand list of commercial uses (see attached Section 9654.6.B) and recalculating the demand for certain existing uses. The City Traffic Engineer also concurs that the current Parking Ordinance should be updated to reflect current parking trends, particularly regarding service-related uses. Examples of uses that will be considered as part of this research would be as follows: salons, spas, body massage, acupuncture, acupressure, banks, sit-down restaurants, ice-cream and yogurt shops, juice and

coffee shops, indoor physical exercise facilities, animal care facilities and light manufacturing. Others may be added during the course of the staff's research.

Staff also recommends updating the shopping center parking provisions of the Parking Ordinance. This may allow for more flexibility in applying an increased credit to the overall parking demand of a shopping center to reflect customers' multi-purpose trips on-site and differing parking needs at different times of the day.

Staff met with the Economic Development Committee on January 4, 2011, who generally supported updating the parking ordinance. Staff has also preliminarily surveyed other cities regarding their requirements and discussed trends with the City Traffic Engineer. Staff can also present the draft Ordinance, when completed, to the Land Use/Economic Development Committee (LUEDC) and/or the Business Task Force for comments. Any major changes that staff would encounter during the course of our research will be presented to the LUEDC. The draft Ordinance will be reviewed by the Planning Commission at a public hearing for recommendation to the City Council. The City Council will conduct a separate public hearing for introduction and adoption of the Ordinance.

## **RECOMMENDATION**

Staff respectfully requests the City Council provide comments and direction to staff to commence a Zoning Ordinance Amendment regarding parking requirements.

Attachment: Parking Ordinance (Section 9654.6 Parking Allocation, Agoura Hills Municipal Code)

within this landscape planter where it can be adequately demonstrated that the encroachment is necessitated due to on-site design constraints such as irregular lot configurations or parcel size, or would result in an improved site design. No more than fifty (50) percent of the length of the required twenty-foot-wide fully landscaped planter located along the full property lines adjacent to a public or private street or highway may be encroached upon. Any reduction in the landscape area due to parking encroachment shall be substituted for an equal amount of landscaping elsewhere on the property.

A ten-foot-wide fully landscaped planter shall be provided along the property lines adjacent to properties zoned residential, whenever the parking area abuts such properties.

*C. Special landscape design standards.*

1. Parking lot landscaping shall include shade trees, from an approved list, placed so as to cover fifty (50) percent of the total parking area with tree canopies within fifteen (15) years after the issuance of the building permit for the related building, structure or other improvement.
2. [Reserved.]
3. Varied tree and plant species shall be used throughout the parking area. No one species shall comprise more than fifty (50) percent of the plantings within each of the following categories: shade tree, screen tree, shrub.
4. Plant materials shall not obstruct solar access to adjacent properties.
5. Landscaping at the end of aisles shall not obstruct the driver's vision of vehicle and pedestrian cross traffic. Mature trees shall have a six-foot foliage clearance and other plant materials shall not exceed two and one-half (2½) feet in height.
6. All landscaping shall be irrigated.
7. All landscaping, once installed, shall be maintained.

(Ord. No. 226U, § 2, 3-10-93; Ord. No. 265, § 2, 1-15-97)

**9654.6. Parking allocation.**

A. *Purpose.* The intent and purpose of this section is to provide properly designed off-street parking areas adequate in capacity, location and design to prevent traffic congestion.

The allocation of off-street parking is intended to provide a sufficient number of off-street parking spaces that are in proportion to the need created by the particular land use.

B. *Parking spaces required.* The number of off-street parking spaces shall be no less than the following:

USE	PARKING SPACES REQUIRED
<i>Residential</i>	
Single-family dwellings	2 covered parking spaces. Said spaces shall be provided within a garage
Apartments:	
Studio or bachelor	1 covered, plus 0.5 uncovered parking spaces per each unit
One (1) bedroom	1.5 covered, plus 1.0 uncovered parking spaces per each unit
Two (2) bedrooms or more	2 covered, plus 0.50 uncovered parking spaces per unit
Condominiums or townhouses	2 covered, plus 0.50 uncovered parking spaces per unit. Recreational vehicle parking may be required at a location and of a design approved by the planning commission.
(All uncovered parking spaces shall be used for "guest parking" and marked as such.)	
Second units/granny flats	1 covered parking space per each unit
<i>Commercial</i>	
Office	
Business and professional	1 for each 300 square feet of gross floor area. Permanent common lobbies within each building totaling 35,000 square feet or larger are excluded from gross floor area.
Psychologists, psychiatrists, counselors and other similar uses with individualized patient programs.	1 for each 300 square feet of gross floor area.
Medical and dental	5 for each 1000 square feet of gross floor area
Restaurants, including take-out and drinking establishments	15 for each 1000 square feet of seating or waiting floor area. A minimum of 10 parking spaces shall be required
Automotive	
Full service service station (fuel dispensing and/or repairs)	3 plus 2 for each service bay. A minimum of 10 parking spaces shall be required
Repair facilities	1 for each 200 square feet of gross floor area
Self service service station (fuel dispensing only)	1 for each employee on the largest shift
Dealerships and other open air sales	1 for each 1,000 square feet of outdoor sales and display area, plus 1 for each 5,000 square feet over 10,000 square feet
Self service or coin operated operating washing and cleaning establishments	2 for each washing area or unit
Washing and cleaning establishments	1 for each employee and 2 for each detailing bay or area
General retail stores, except as otherwise specified herein	1 for each 250 square feet of gross floor area
Game arcades	1 for each 250 square feet of gross floor area

USE

PARKING SPACES REQUIRED

Mortuaries and funeral homes

1 for each 20 square feet of floor area, or assembly area, plus 1 for each vehicle owned by such establishment

Furniture, appliance and carpet stores  
Recreation

1 for each 750 square feet of gross floor area

Batting cage facility, primary use

1 for each batting cage, pitching cage or practice cage; plus 1 for each 1000 square feet of practice and instruction field area; plus 1 per 250 square feet of gross floor area for retail sales; plus 15 for each 1000 square feet of seating and waiting area floor area for eating and drinking uses (a minimum of 10 parking spaces shall be required); plus 1 for each 300 square feet of floor area for office uses.

Bowling lanes

3 for each bowling lane, plus the spaces required for each additional use on the site

Billiard parlors and poolrooms

3 for each billiard or pool table

Tennis facility

3 for each court, plus the spaces required for each additional use on the site

Public swimming pools, gymnasiums and skating rinks

1 for each 100 square feet of gross floor area, plus the spaces required for each additional use on the site

Miniature golf courses and driving ranges

1 for each hole or driving tee

Health clubs and dance studios

1 space for each 220 square feet of gross floor area in the activity area, plus 1 space for each 250 square feet of other floor area

Boarding and riding stables

1 parking space for each stall retained for rental purposes on the site, plus 1 for each employee

Theaters, sport arenas, and stadiums

1 for each 3 fixed seats or for every 35 square feet of nonfixed seats

Hotels and motels

1 for each unit, plus the spaces required for each additional use on the site

Barbershops or beauty parlors

2 for each barber chair and 3 for each beautician station

Laundromats and dry cleaning facilities

5 for each 1,000 square feet of gross floor area

Banks

5 for each 1,000 square feet of gross floor area

Savings and loan offices, financial institutions, public and private utility offices

1 for each 250 square feet of gross floor area

Shopping centers

Except as otherwise specified, 4 for every 1,000 square feet of gross floor area

Supermarkets and drugstores

1 for each 200 square feet of gross floor area

Plant nurseries or similar outdoor sales and display areas

5 plus 1 additional for each 500 square feet of outdoor sales, display or service areas

Recycling centers

1 for each 500 square feet of gross floor area

Any commercial use listed, as permitted in the C-1, C-2, C-3, or CPD zones, except as specifically provided

1 for each 250 square feet of gross floor area

USE	PARKING SPACES REQUIRED
Hospitals	2 for each bed
Convalescent hospitals, children's homes, nursing homes, and homes for the aged	1 for each 5 beds
Churches	1 for each 3 seats (18 linear inches shall be considered a seat), or 1 for each 28 square feet where no permanent seats are maintained 1 for each 225 square feet of gross floor area
Libraries, galleries, and museums	
Schools	
Elementary and junior high school	1 for each classroom, and 1 for each 5 seats or for each 35 square feet of area in the auditorium
High school	6 for each classroom and 1 for each 5 seats or for each 35 square feet of area in the auditorium
Colleges and universities	7 for each classroom and 1 for each 5 seats or for each 35 square feet of area in the auditorium, plus the required spaces required for each additional use on the site
Day nurseries and preschools	1 for each 5 children
Trade schools	1 for each employee on the largest shift, plus 1 for each student during maximum enrollment
<i>Industrial</i>	
Research and development facilities	1 for each 300 square feet of gross floor area, plus 1 for each company vehicle, plus 1 for each 250 square feet of gross floor area for incidental office use
Automated or semi-automatic public or quasi-public utilities	1 for every employee on the largest shift, plus 1 for each company vehicle (2 minimum) plus 1 for each 250 square feet of gross floor area for incidental office use
Warehouse, exclusive of any assembly, manufacturing or sales activity	1 for every 1,000 square feet of gross floor area for the first 5,000 square feet of gross floor area, then 1 for every 5,000 square feet of additional gross floor area, plus 1 for each company vehicle, plus 1 for each 250 square feet of gross floor area for incidental office use

(Ord. No. 169, § 1, 4-11-90; Ord. No. 177, § 1, 11-14-90; Ord. No. 203, § 3, 10-9-91; Ord. No. 223, § 1, 1-27-93; Ord. No. 226U, § 2, 3-10-93; Ord. No. 240, § 13, 9-8-93; Ord. No. 00-305 § 4, 1-10-2001; Ord. No. 03-317, § 1, 3-12-2003)