

CALIFORNIA COASTAL COMMISSION

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Prepared November 20, 2008 (for December 10, 2008 Hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, Central Coast District Manager
Katie Morange, Coastal Planner

Subject: Minor Amendment Determination for Monterey County Local Coastal Program Amendment Number 2-08 (Covered Parking Ordinance)

Monterey County's Proposed Amendment

Monterey County is proposing to amend the certified Local Coastal Program (LCP) Implementation Plan (IP) to remove the covered parking requirement in Chapter 20.58 for new residential development in the Low Density Residential (LDR) and Rural Density Residential (RDR) zoning districts; see Exhibit A for the Board of Supervisors Resolution, including cross-through and underline proposed changes and see Exhibit B for the existing Chapter 20.58. These proposed changes would apply throughout the County.

Minor LCP Amendment Determination

Pursuant to California Code of Regulations (CCR) Section 13555, the Executive Director may determine that a proposed LCP amendment is "minor." CCR Section 13554 defines minor LCP amendments. Among other things, minor LCP amendments include:

CCR Section 13554(a). Changes in wording which make the use as designated in the zoning ordinances, zoning district maps or other implementing actions more specific and which do not change the kind, location, intensity, or density of use and which are found by the Executive Director of the Commission or the Commission to be consistent with the land use plan as certified by the Commission.

If the Executive Director determines that an amendment is minor, that determination must be reported to the Commission. If one-third of the appointed members of the Commission request that it be processed as a major LCP amendment, then the amendment shall be set for a future public hearing; if one-third of the appointed members of the Commission do not object to the minor LCP amendment determination, then the amendment is deemed approved, and it becomes a certified part of the LCP immediately (in this case, on December 10, 2008).

The purpose of this notice is to advise interested parties of the Executive Director's determination that the proposed LCP amendment is minor.

The proposed amendment would eliminate the requirement that all new residential development in the LDR and RDR zoning districts provide at least one covered parking space per dwelling unit. The



number of required off-street parking spaces would not change under this amendment. Residential development allowed in other zoning districts would still be required to provide at least one covered parking space per dwelling unit. The amendment would not change the kind, location, intensity, or density of use. The elimination of one covered parking space per lower density residential site could potentially increase the number of parked vehicles visible from County roadways and other public viewpoints; however, fewer covered parking facilities could potentially result in less overall obstruction of scenic vistas and reduced structural footprints. In any event, existing LCP policies protecting such public views (and other resources) would not change and would still apply to development review for such residential projects, and should be sufficient to ensure appropriate coastal resource protection. In general, the amendment would allow some increased flexibility in site design, including for those cases where it would be useful to better comply with scenic resource, ESHA, and slope protection policies of the LCP. Ultimately, the effect could be better protection for the County's coastal resources, including its scenic and habitat resources, consistent with the LCP protection afforded them.

Coastal Commission Concurrence

The Executive Director will report this minor LCP amendment determination, and any comments received on it, to the Coastal Commission at its December 10, 2008 meeting at San Francisco City Hall, Legislative Chambers Room, 1 Dr. Carlton Goodlett Place in San Francisco. If you have any questions or need additional information regarding the proposed amendment or the method under which it is being processed, please contact Katie Morange at the Central Coast District Office in Santa Cruz. If you wish to comment on and/or object to the proposed minor LCP amendment determination, please do so by December 5, 2008.

Procedural Note

The Coastal Act: (1) requires the Commission to act on IP amendments within 60 days of their file date, and on LUP amendments or combined LUP/IP amendments within 90 days of their file date; (2) deems amendments approved and certified by the Commission if such action deadlines are not met; and (3) allows the Commission to extend, for good cause, such action deadlines for up to one year (Sections 30512, 30513, and 30517).

This proposed LCP amendment was filed as complete on October 14, 2008. It is IP only and the 60-day action deadline is December 13, 2008. If three or more commissioners object to the minor LCP amendment determination, and this item is to be held over for a subsequent public hearing, then the Commission will need to extend the deadline for Commission action or have the amendment be approved and certified as submitted. Thus, in such event, Staff recommends that the Commission extend the deadline for Commission action by one year (i.e., to December 13, 2009). The following motion is provided only for this contingency (and is not applicable otherwise):



Motion. I move that the Commission extend the time limit to act on Monterey County Local Coastal Program Amendment Number 2-08 to December 13, 2009.

Staff Recommendation. Staff recommends a **YES** vote. Passage of the motion will result in a new deadline for Commission action on this proposed LCP amendment. An affirmative vote of a majority of the Commissioners present is needed to pass the motion.

Exhibits:

Exhibit A: Board of Supervisor's Resolution

Exhibit B: Existing LCP Chapter 20.58



**Before the Board of Supervisors in and for the
County of Monterey, State of California**

Resolution No: 08 – 262

Resolution of Intent by the Monterey County Board of)
Supervisors to adopt an ordinance to amend section 20.58.050.F)
(Coastal) of the Monterey County Code and submit the)
amendment to the Coastal Commission for certification.)
(PLN060514/Regulations for Parking))

An amendment to Subsection F of Section 20.58.050 of the Monterey County Code to eliminate the covered parking requirement for new developments in residential zoning districts other than high density residential and medium density residential districts in the unincorporated coastal areas of the County of Monterey came on for public hearing on April 1, 2008 which was continued to April 8, 2008. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Board of Supervisors hereby resolves as follows:

RECITALS

1. Pursuant to the California Coastal Act (California Public Resources Code sections 30000 et seq.), the County has adopted a Local Coastal Program, certified by the California Coastal Commission, for that portion of the county that lies within the coastal zone. The Local Coastal Program includes land use plans and a Coastal Implementation Plan. Title 20 (Zoning Ordinance) is Part 1 of the Coastal Implementation Plan.
2. Current Monterey County parking regulations require that all residential developments provide at least one covered parking space for each dwelling unit. This requirement exists regardless of whether the property is located in a rural area (e.g., South County), a more densely developed community (e.g., Castroville), or on a property constrained by environmentally sensitive habitats (e.g., Maritime Chaparral). The Monterey County Planning Commission has expressed concern that these requirements are not taking into account the diverse character of the County and in some cases may conflict with policies intended to minimize the impact of development on environmentally sensitive habitats, viewsheds, and slopes.
3. The proposed project is an amendment to Chapter 20.58 (Coastal) and Chapter 21.58 (Non-Coastal) of the Monterey County Code (Regulations for Parking) eliminating the covered parking requirement for new residential development in zoning districts other than High Density Residential (HDR) and Medium Density Residential (MDR). The effect of this amendment would be increased flexibility for residential development in certain zoning areas to either include or exclude covered parking at the discretion of the property owner or developer. In all residential zoning districts other than HDR and MDR, covered parking spaces are not required for development approved after the effective date of these ordinances provided that the total number of required parking spaces are constructed. This amendment would allow

increased flexibility in providing required parking spaces in locations to ensure consistency with applicable General Plan goals and policies by providing the flexibility to consider the diverse character of the County, the size of the property, as well as the protection of environmental resources.

4. On February 13, 2008, the Planning Commission held a duly noticed public hearing on the proposed amendments and considered the Initial Study and Negative Declaration and Errata before making its recommendation. The Planning Commission recommended that the Board of Supervisors approve the amendments to Chapter 20.58 (Coastal) of the Monterey County Code (Regulations for Parking).
5. On April 8, 2008, the Monterey County Board of Supervisors held a duly noticed public hearing to consider adopting the Negative Declaration and the proposed amendment to Subsection F of Section 20.58.050. At least 10 days before the first public hearing date (April 1, 2008), notices of the hearing before the Board of Supervisors were published in the Monterey County Herald and were also posted on and near the property and mailed to property owners within 300 feet of the subject property. The Board of Supervisors continued the hearing to April 8, 2008.
6. Pursuant to Public Resources Code section 30514, related regulations, and the County's certified Local Coastal Program, the County may amend the adopted Local Coastal Program, provided that the County follows certain procedures, including obtaining certification by the California Coastal Commission of major amendments. Accordingly, prior to formally amending the Local Coastal Program to incorporate the proposed amendments, the Board must adopt a resolution of intent, submit the proposed amendment to the California Coastal Commission together with sufficient materials to allow a thorough and complete review, and obtain Coastal Commission certification of the amendment.
7. This amendment is intended to be carried out in a manner fully in conformity with the California Coastal Act (Public Resources Code Sections 30512, 30513, and 30519), which will require formal local government adoption after Coastal Commission approval.
8. In accordance with the California Environmental Quality Act (CEQA), the County prepared an Initial Study/Negative Declaration, which was circulated for public review beginning September 24, 2007. An Errata to the Initial Study/Negative Declaration was prepared on January 22, 2008, which clarifies information contained in the circulated CEQA document, but does not substantively alter its analysis or conclusions. On April 8, 2008, prior to approving this resolution, the Board adopted the Negative Declaration analyzing the proposed amendment.

DECISION

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of Monterey, State of California, hereby take the following actions:

1. Adopts a resolution of intent to adopt an ordinance, attached hereto as Attachment 1 and incorporated herein by reference, to amend subsection F of Section 20.58.050 of the

Monterey County Code (Regulations for Parking) to eliminate the covered parking requirement for new residential developments in zoning districts other than High Density Residential (HDR) and Medium Density Residential (MDR) (PLN060514).

- 2. Declares the County's intention to carry out the amendments in a manner fully in conformity with the California Coastal Act.
- 3. Directs staff to submit this Resolution of Intent to amend the Local Coastal Program to the California Coastal Commission for certification, together with materials sufficient for a thorough and complete review of the proposed amendments.

PASSED AND ADOPTED on this 8th day of April, upon motion of Supervisor Calcagno, seconded by Supervisor Potter, by the following vote, to-wit:

AYES: Supervisors Armenta, Calcagno, Salinas, Mettee-McCutchon, Potter

NOES: None

ABSENT: None

I, Denise Pennell, Interim Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 74 for the meeting on April 8, 2008.

Dated: August 8, 2008

Denise Pennell, Interim Clerk of the Board of Supervisors
County of Monterey, State of California

By *D. Pennell*
Deputy

ATTACHMENT 1

ORDINANCE NUMBER _____

AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AMENDING SUBSECTION F OF SECTION 20.58.050 OF THE MONTEREY COUNTY CODE TO ELIMINATE THE COVERED PARKING REQUIREMENT FOR NEW DEVELOPMENTS IN RESIDENTIAL ZONING DISTRICTS OTHER THAN HIGH DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL DISTRICTS IN THE UNINCORPORATED COASTAL AREAS OF THE COUNTY OF MONTEREY.

County Counsel Summary

This Ordinance amends Subsection F of Section 20.58.050 of the Monterey County Code related to covered parking requirements for new residential development located in unincorporated coastal areas of Monterey County. This Ordinance allows new residential development in residential zoning districts other than High Density Residential (HDR) and Medium Density Residential (MDR) districts not to provide covered parking spaces as long as the development provides the total number of parking spaces otherwise required under Chapter 20.58. New developments that were approved but which have not received final building inspection approval as of the effective date of this Ordinance may also be allowed under certain specified conditions to proceed under the parking requirements as revised by this Ordinance.

The Board of Supervisors of the County of Monterey ordains as follows:

SECTION 1. Subsection F of Section 20.58.050 of the Monterey County Code is hereby amended to read as follows:

F. ~~In all residential developments, at least one covered parking space for each dwelling shall be provided. In all residential developments in High Density Residential (HDR) and Medium Density Residential (MDR) zoning districts, at least one covered parking space for each dwelling unit shall be provided.~~ Covered parking shall count toward the amount of required parking. ~~In all residential zoning districts other than HDR and MDR districts, residential development approved after the effective date of Ordinance No. _____ is not required to provide covered parking spaces, provided that the development provides the total number of parking spaces otherwise required under Section 21.58.040~~ Section 20.58.040. ~~In all residential zoning districts other than HDR and MDR districts, residential development that was approved but which had not received final building inspection approval as of the effective date of Ordinance No. _____ may be relieved of the requirement to provide covered parking spaces if the development provides the total number of parking spaces required by Chapter 21.58~~ Chapter 20.58 and if the County approves the revised site plan to omit the covered parking and determines that no further environmental analysis is required.

SECTION 2. SEVERABILITY.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 3. EFFECTIVE DATE. This Ordinance shall become effective on the 31st day after its adoption.

PASSED AND ADOPTED this ____ day of _____, 2008 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

FERNADO ARMENTA, CHAIR
Monterey County Board of Supervisors

ATTEST:

LEW C. BAUMAN,
Clerk of the Board of Supervisors

By: _____
Deputy

APPROVED AS TO FORM BY:

Leroy W. Blankenship
Assistant County Counsel

MONTEREY COUNTY ZONING

COASTAL IMPLEMENTATION PLAN - TITLE 20

20.58 – REGULATIONS FOR PARKING

20.58.010 PURPOSE.

The purpose of this Chapter is to avoid or lessen congestion in the streets and to promote the public safety and welfare by requiring off-street parking spaces for customers and employees and loading spaces for all land uses in the unincorporated areas of the County of Monterey sufficient in number to accommodate all vehicles which will be congregated at a given location at a given point in time by drivers and passengers who use or occupy the facility or area for which the parking space and loading space is provided.

20.58.020 APPLICABILITY.

The regulations set forth in this Chapter shall apply in all zoning districts.

20.58.030 REGULATIONS.

Accessible off-street parking areas shall be provided and maintained as set forth in this Chapter. The parking access area shall provide parking and maneuvering room for motor vehicles and for pedestrian safety based on the anticipated occupancy of a given structure, area of land or area of water. Any new structure hereafter constructed, erected or altered, and any new use hereafter inaugurated, altered or enlarged shall have permanently maintained off-street parking spaces in accordance with the provisions of this Chapter.

Parking facilities required by this Chapter shall conform to the design standards set forth in the Monterey County Parking Standards for Off-Street Parking, as approved by the Monterey County Planning Commission. All off-street parking facilities required by this Chapter shall be maintained for the duration of the use requiring such areas. Such facilities shall be used exclusively for the temporary parking of passenger automobiles, motor vehicles, or light trucks not exceeding one ton in capacity, and shall not be used for the sale, display, or storage of merchandise, or for the storage or repair of vehicles or equipment.

In each district, off-street parking facilities for each use shall be provided in accordance with Section 20.58.040. The requirement for any use not specifically listed shall be determined by the Director of Planning and Building Inspection based on standards established for any similar uses.

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20.58.040 PARKING SPACES REQUIRED.

The number of off-street parking spaces shall be not less than:

<i>USE</i>	<i>PARKING SPACES REQUIRED</i>
Agricultural Processing Plant	1 space/500 square feet
Amusement Park	1 space/4 occupants
Appliance Repair	1 space/500 square feet
Art Gallery	1 space/500 square feet
Auditorium	1 space/4 seats - If no fixed seating, 1 space/35 square feet
Automobile Repair	1 space/500 square feet of floor area
Automobile Sales	1 space/500 square feet floor area plus 1 space/2000 square feet outdoor sales, display or storage area
Automobile Service Station	1 space/500 square feet floor area
Bank	1 space/200 square feet
Bar, Lounge, Night Club, Cocktail Lounge	1 space/3 seats. Where seating is not fixed, 1 space/50 square feet
Barber Shop, Beauty Parlor	2 spaces/chair
Baseball Park	1 space/4 seats
Bed and Breakfast Facility	1 space/unit
Billiard Hall	2 spaces/table
Bowling Alley	5 spaces/line
Building Materials	1 space/500 square feet floor area plus 1 space/2000 square feet outdoor use area
Bus Depot	1 space/20 square feet waiting area plus 1 space/300 square feet office area
Cabinet Shop	1 space/500 square feet
Caretaker Unit	1 space/unit
Children's Home, Orphanage	1 space/4 beds plus 1 space/employee
Church	1 space/4 seats. If no fixed seating, 1 space/35 square feet
Cleaners	2 spaces plus 1 space/1000 square feet
Community Center	1 space/4 seats. If no fixed seating, 1 space/35 square feet
Contractor's Yard	1 space/3000 square feet lot area
Convalescent Home, Nursing Home, Rest Home, Home for the Aged	1 space/3 beds
Convention Center, Meeting Hall, Exhibit Facility	1 space/4 seats or 1 space/50 square feet
Dance Hall	1 space/50 square feet
Dental Clinic/Office	1 space/200 square feet
Driving Range	1 space/tee
Equipment Rental	1 space/500 square feet floor area plus 1 space/2000 square feet outdoor use area
Family Day Care Facility	1 space/employee plus 1 space/10 children
Farm Equipment and Supplies	1 space/500 square feet floor area plus 1 space/2000 square feet outdoor use area
Farm Labor Housing	1 space/bedroom
Flea Market/Open Air Sales	1 space/200 square feet sales area

Freight Terminals	2 spaces/loading bay plus 1 space/250 square feet office space
Funeral Home, Mortuary	1 space/4 seats. If no fixed seating, 1 space/35 square feet
Golf Course	4 spaces/hole
Guesthouse	1 space/unit
Gymnasium, Spa, Health Studio	1 space/50 square feet
Heating, Air Conditioning, Electrical Shop	1 space/500 square feet
Hospital	2 spaces/bed
Hotel	1 space/unit plus 2 spaces/3 employees on largest shift plus other applicable requirements (i.e. restaurant, lounge, etc.)
Industrial Office	1 space/300 square feet 1 space/250 square feet

Laboratory	
Laundromat	1 space/2 machines
Library	1 space/200 square feet
Manufacturing	1 space/500 square feet
Marina	3 spaces/4 boats slips
Medical Clinic/Office	1 space/200 square feet
Miniature Golf	2 spaces/hole
Mini-storage	2 spaces for manager plus 2 customer spaces
Motel	2 spaces for manager plus 1 space/unit
Museum	1 space/200 square feet
Nursery	1 space/2000 square feet
Office	1 space/250 square feet
Open Air Sales	1 space/200 square feet sales area
Photography Studio	1 space/400 square feet
Post Office	5 spaces/service window plus 1 space/500 square feet of non-customer area
Printer, Copying, Reproduction	1 space/400 square feet
Race Track	1 space/4 seats
Recreational Enterprises	1 space/4 occupants capacity
Recreational Vehicle Park	1 standard vehicle space/1 rv space
Residential	2 spaces/unit
Single-Family Detached	2 spaces/unit
Duplex	2 spaces/unit
Triplex	1 space/studio unit
Multiple-Family	1.5 spaces/1 bedroom unit
Residential	2 spaces/2 bedroom unit
Apartments, Townhouses, Condominiums, Cluster	2.2 spaces/3 or more bedroom unit
Homes	In addition, 1 guest parking space shall be provided for every 4 units
Boarding Housing, Rooming House	1 space/guest room
Organizational House	1 space/100 square feet of guest room
Senior Citizen Housing Complex	1 space/2 units plus 1 guest space/8 units
Handicapped Housing	1 space/2 units plus 1 guest space/8 units
Mobilehome Park	2 spaces/unit plus 1 guest parking space/4 units
Restaurant	1 space/4 seats. Where seating is not fixed, 1 space/50 square feet of seating, waiting, or cocktail lounge area.
Restaurant, Drive-In	1 space/3 seats enclosed plus 3 and

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Retail, General	Through spaces/service window and 3 employee spaces
Retail, Large Item (i.e. Appliance Store)	1 space/250 square feet
Savings and Loan	1 space/500 square feet
Schools:	1 space/200 square feet
Pre-School, Day Care	1 space/employee plus 1 space/10 children
Kindergarten through Grade Nine	2 spaces/classroom plus 1 space/50 square feet in the auditorium
High School	2 spaces/classroom plus 1 space/5 students
College, University	1 space/employee plus 1 space/3 students
Trade School, Vocational School, Business School, Professional School, Art Academy, Craft School, Music School, Dancing School	1 space/employee plus 1 space/3 students
Shopping Center	1 space/250 square feet
Skating Rink	1 space/50 square feet
Social Care Facility:	1 space/3 beds plus 1 space/employee on the largest shift
Sanitarium, Welfare Institution, Asylum	
Social club	1 space/50 square feet
Stable, Public	1 space/3 horses
Stadium, Sports Arena	1 space/4 seats
Swimming Pool	1 space/100 square feet pool area
Tennis Courts, Racquetball Courts	2 spaces/court
Theater	1 space/3 seats
Veterinary Hospital	1 space/250 square feet
Warehouse	1 space/500 square feet

20.58.050 GENERAL PROVISIONS.

A. Unless otherwise indicated, square footage shall be based on net floor area, which does not include areas to be used for toilets or restrooms, utilities, stairways, mechanical rooms and duct shafts, janitor and building maintenance rooms, and elevator rooms. For multi-stored structures, the net floor area of each floor shall be calculated.

B. Twenty-four (24) inches of bench or pew space is equal to one seat.

C. The standards indicated herein may be modified by a Coastal Development Permit from the Zoning Administrator, Planning Commission, or Board of Supervisors, where appropriate, in cases which, due to the unusual characteristics of a use or its immediate vicinity, do not necessitate the number of parking spaces, type of design, or improvements required by this Chapter. In such cases, it shall be determined that reduced parking will be adequate to accommodate all parking needs generated by the use, or that additional parking is not necessary because of specific features of the use, site, or site vicinity.

All parking and loading shall be provided on the same site as the use to which it relates, unless a Coastal Development is approved by the Zoning Administrator, Planning Commission, or Board of Supervisors.

Parking spaces which are located within the required front setback shall not count toward the amount of required parking unless a Coastal Administrative Permit is first secured.

F. In all residential developments, at least 1 covered parking space for each dwelling unit shall be provided. Covered parking shall count toward the amount of required parking.

G. Parking for the Handicapped. Non-residential parking lots with five or more spaces shall include handicapped parking as required by Title 24 of the California Administrative Code, and as set forth in this subsection. Handicapped spaces shall be included as part of the total number of parking spaces required by this Title.

<i>Total Spaces</i>	<i>Spaces for Handicapped</i>
1 - 40	1
41 - 80	2
81 - 120	3
121 - 160	4
161 - 300	5
301 - 400	6
401 - 500	7
500 +	1 for each additional 200 spaces provided

Design and identification Handicapped parking spaces shall be designed, located and provided with identification signing as set forth in Section 27102, Title 24, California Administrative Code and subsequent sections.

H. Loading Spaces: In any zoning district, in connection with every structure or part erected and having a gross floor area of 5,000 square feet or more, which is to be occupied by a commercial or industrial use requiring the receipt or distribution by vehicles carrying materials or merchandise, there shall be provided and maintained, on the same lot with such structure, at least one off-street loading space plus 1 additional loading space for each additional 20,000 square feet or major fraction thereof.

Such spaces shall conform to the design standards for loading spaces set forth in the Monterey County Parking Standards for Off- Street Parking as approved by the Monterey County Planning Commission.

I. Access: All off-street parking facilities shall be designed so as to limit access to the property from streets and highways to a minimum number of driveways. For purposes of ingress and egress, parking shall be designed such that, with the exception of a single family or duplex dwelling on a lot, vehicles entering and exiting a right-of-way can do so traveling in a forward direction. An exception to this requirement may be granted by the Director of Public Works when site constraints limit site design alternatives and traffic safety will not be compromised.

J. Paving: Parking and loading facilities shall be surfaced and maintained with surfacing material sufficient to control dust and loose material.

K. Curbs, Bumpers, Wheel Stops: A permanent curb, bumper, wheel stop or similar device shall be installed in parking spaces where needed, subject to the approval of the Director of Planning and Building Inspection. In parking spaces abutting landscaped areas, the protective curbing around the landscape area may serve as the wheel stop, allowing the vehicle to overhang the landscaped area. In such cases, the length of the parking stall may be reduced by three feet, provided the landscaped area is widened by three feet. Landscape materials in areas subject to vehicle overhang shall be limited to low-growing shrubs and ground cover, in order to avoid damage by vehicles. In addition, only low sprinkler heads shall be placed in such areas.

L. Mixed Uses: In the case of mixed uses, the total requirement for off-street parking spaces shall be the sum of the requirements for the various uses, unless otherwise indicated, as for shopping centers. Off-street parking facilities for 1 use shall not be considered as providing parking facilities for any other use, unless is it determined by the Director of Planning and Building Inspection, Zoning Administrator, Planning Commission, or Board of Supervisors, where appropriate, that the particular grouping of uses is such that the hours of operation are substantially different (e.g., a theater and an office building).

M. Bicycle racks: Parking lots with 20 or more spaces are to provide 1 bicycle rack space for each 10 parking spaces. Bicycle racks are to be designed to enable bicycles to be locked to the rack.

N. Compact spaces: Compact spaces shall not account for more than 25% of the spaces required for any use.

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