

**CALIFORNIA COASTAL COMMISSION**

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# Th12c



**Prepared October 25, 2012 (for November 15, 2012 Hearing)**

**To:** Commissioners and Interested Persons

**From:** Dan Carl, Deputy Director  
Susan Craig, Supervising Coastal Planner

**Subject: City of Capitola LCP Amendment Number 1-12 Part 3 (Single Room Occupancy Parking Requirements)**

### **Proposed Amendment**

The City of Capitola is proposing to modify the Local Coastal Program (LCP) Implementation Plan (IP) to amend IP Chapter 17.51 to add parking standards for single room occupancy (SRO) units with kitchen facilities (i.e., “studio apartments”) that are 400 square feet or less in size. See page 4 of Exhibit A for the proposed amended text.

### **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 November 15, 2012).

**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 adds a parking requirement to the LCP of one space per SRO unit with kitchen facilities, and one guest space for each six SRO units. The proposed parking requirement was developed after reviewing parking requirements for SROs in other California cities. The proposed amendment will strengthen the LCP by ensuring that SROs provide adequate parking onsite.

**California Environmental Quality Act (CEQA)**

The Coastal Commission’s review and development process for LCPs and LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. The City adopted a Negative Declaration (as part of its Housing Element Update) for the amendment under CEQA. This report has discussed the relevant coastal resource issues with the proposal, and has concluded that the proposed LCP amendment is not expected to result in any significant adverse impact on the environment. Thus, it is unnecessary for the Commission to suggest modifications to the proposed amendment to address adverse environmental impacts because the proposed amendment, as submitted, will not result in any significant environmental effects for which feasible mitigation measures would be required.

**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 November 15, 2012 meeting at the Santa Monica Civic Auditorium (East Wing) at 1855 Main Street in Santa Monica. If you have any questions or need additional information regarding the proposed amendment or the method under which it is being processed, please contact Susan Craig 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 November 9, 2012.

**Procedural Note - LCP Amendment Action Deadline**

This proposed LCP amendment was filed as complete on October 18, 2012. It is IP only and the 60-day action deadline is December 17, 2012. Thus, unless the Commission extends the action deadline (it may be extended by up to one year), the Commission has until December 17, 2012 to take a final action on this LCP amendment.

Exhibit:

Exhibit A: Proposed Amendment to IP Chapter 17.51

## **Chapter 17.51 PARKING AND LOADING**

### **17.51.015 General provisions.**

Off-street parking facilities shall be provided for new uses and expansions of existing uses in order to meet the demand of all activities on the parcel. The minimum requirements for each particular land use are included in this chapter. Parking spaces over and above the minimum number specified by this chapter may be required by the planning commission when reviewing each specific application.

A. A certificate of occupancy for any change in use or new construction, structure or premises shall not be issued until all of the required parking facilities and landscaping for the use have been completed in conformance with the requirements of this chapter.

B. Parking spaces within an integrated complex shall not be designated for exclusive use of any individual commercial tenant.

C. Any existing use of property which is nonconforming only as to off-street parking facilities may be continued in the same manner, except at the time of expansion or change in use, parking shall be provided for the expansion or as required for the new use. A change in use for this chapter is a change to a use which has a higher parking requirement.

D. Residential Structures. In the case of residential structures in any district, no additional parking shall be required for reconstruction or structural alteration of existing residential structures, so long as the habitable floor space of the structure is not increased by more than ten percent. If the structure is enlarged by more than ten percent, the minimum parking requirements according to Sections 17.15.130 and 17.51.130 shall be required.

E. A drainage plan for all parking lots shall be approved by the public works director.

F. No parking or loading facility may be reduced in capacity unless sufficient replacement capacity is provided in compliance with this chapter.

G. Each parking and loading facility shall be located on the same site as the project for which it is required by this chapter. The planning commission may, by use permit in zoning districts where parking lots are permitted or conditional uses, authorize the location of the facility on a different site when such a location is determined to adequately serve the project.

H. All parking lots shall have ten percent of the front yard lot in landscaping, in addition to the fifteen foot perimeter landscaping requirements.

I. All handicapped parking shall comply with state law or regulations.

J. All commercial parking lots of more than ten spaces and all residential developments of more than ten units, shall provide for bicycle parking. Bicycle racks must be capable of locking both the wheels and the frame of the bicycle and of supporting bicycles in an upright position.

K. Parking spaces shall have the dimensions and specifications set forth in the "Parking Space Standard Specifications" adopted by the planning commission on January 15, 1987. (Ord. 873 § 12, 2004; Ord. 623 (part), 1987)

### **17.51.040 Obligation continuing.**

The schedule of requirements for off-street parking space and off-street loading space applicable to newly erected or substantially altered structures shall be a continuing obligation of the owner of the real estate on which any such structure is located so long as the structure is in existence and its use requiring vehicle parking or vehicle loading facilities continues, and it shall be unlawful for an owner of any building affected by this chapter to discontinue, change, or dispense with, or cause the discontinuance or change of the required vehicle parking or loading space apart from the discontinuance, sale or transfer of such structure, without establishing

alternate parking or loading space which meets with the requirements of and is in compliance with this chapter, or for any person to use such building without acquiring such land for vehicle parking or loading space which meets the requirements of and is in compliance with this chapter. (Ord. 388 § 17.04, 1975)

**17.51.050 Development and maintenance of parking areas.**

Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot and also an automobile or trailer sales lot, shall be developed and maintained in accordance with the requirements set out in Sections 17.51.055 through 17.51.090. (Ord. 623 (part), 1987; Ord. 388 § 17.05 (part), 1975)

**17.51.055 Parking lot design.**

Parking lot design shall be reviewed through the architectural and site review process to assure that the design is coordinated with the site and the uses in the project, that adequate ingress and egress is provided, and that the design meets the minimum standards of the city. When it is determined that minimum standards are not sufficient for the project, the planning commission may require more than minimum allowable standards. (Ord. 623 (part), 1987)

**17.51.060 Screening and landscaping.**

A. Commercial parking lots shall be screened from public streets and residential neighborhoods with a landscaping strip. Commercial parking shall not be closer than ten feet to an R zone, unless a six-foot masonry wall is constructed. All commercial parking lots of more than ten cars shall be screened from any R zone with a minimum six-foot-high masonry wall.

B. In off-street parking areas for more than four vehicles, one twenty-four-inch box tree shall be planted for each two parking spaces. (See 41st Avenue Design Guidelines Landscape Requirements.)

C. Additional landscaping of two feet, consisting of low shrubs or ground cover, may be planted between a parking stall and the required landscape area, but such landscaping shall not count toward the percentage mandated by the 41st Avenue Design Guidelines. This method will allow vehicles to extend over the additional landscape areas, as well as reduce the required length of the parking space from eighteen feet to sixteen feet. (Ord. 623 (part), 1987; Ord. 388 § 17.05(a), 1975)

**17.51.063 Irrigation.**

All landscape areas must have automatic irrigation systems designed to provide complete coverage to promote and sustain healthy plant life, unless an exception is approved by the planning commission. (Ord. 873 § 13, 2004; Ord. 623 (part), 1987)

**17.51.066 Landscape protection.**

Landscaping should usually be protected from vehicles and pedestrian damage by a six-inch high, four-inch wide cement curb. (Ord. 623 (part), 1987)

**17.51.080 Surfacing.**

Every off-street parking area shall be surfaced with asphalt, concrete or other dustfree surface approved by the planning commission. (Ord. 623 (part), 1987; Ord. 388 § 17.05(c), 1975)

#### **17.51.090 Lighting.**

All parking space area lighting shall be energy efficient and designed so that any glare is directed away from residential properties. No light source shall be visible to residential areas or create any hazardous traffic condition. Security lighting shall be provided in areas used by the public during nighttime hours. (Ord. 623 (part), 1987; Ord. 388 § 17.05(c), 1975)

#### **17.51.100 Floor area defined.**

For purposes of calculating the nonresidential parking requirements of this chapter, "floor area" means the entire floor area in all enclosed structures, without deduction for such features as interior walls, stairways or storage. It also includes the floor area of patios, courtyards and outside dining areas primarily utilized by a business or group of related businesses, its customers, or its employees, as opposed to the general public. In shopping centers it does not include quasi-public seating areas as defined in Section 17.51.105. (Ord. 873 § 14, 2004; Ord. 756 § 1, 1993; Ord. 623 (part), 1987; Ord. 388 § 17.06, 1975)

#### **17.51.105 Quasi-public seating areas.**

For purposes of this chapter, "quasi-public seating area" means an area located in a privately owned shopping center which is open to all of the patrons of all of the businesses of the shopping center and which consists of a seating area or similar area where there are tables, chairs, benches or landscaping or other similar amenities. The fact that such areas are exempt from the parking requirements of this chapter shall not in any sense be construed to exempt such areas from architectural and site review or use permit requirements. This section shall not be construed as in any way authorizing the conversion of areas devoted to landscaping (in any landscape plan utilized to obtain approval of a city permit) to a quasi-public seating area. (Ord. 756 § 2, 1993)

#### **17.51.110 Fractional measurements.**

In determining the number of required parking, fractions of spaces over one-half shall be rounded up to the next whole number. (Ord. 623 (part), 1987; Ord. 388 § 17.07, 1975)

#### **17.51.120 Location of required parking and loading facilities.**

The off-street parking facilities required for the uses mentioned in this chapter, and for other similar uses, shall be on the same lot or parcel of land as the structure they are intended to serve. When practical difficulties as determined by the planning commission, prevent their establishment upon the same or immediate adjacent lot, they may be located within reasonable distance of the premises to which the parking requirement pertains, and may be located in a residential zone if the land lies adjacent to any building being erected in a commercial or industrial zone. The off-street loading facilities required for the uses mentioned in this chapter, and for similar uses, shall be in all cases be on the same or immediately adjacent lot or parcel of land as the structure they are intended to serve. In no case shall the required off-street loading space be part of the area used to satisfy the off-street parking requirements of this chapter. Space for required off-street parking and loading shall not occupy any part of a required open space for a rear or side yard. On corner or through lots, parking space may not be included as part of required yards lying adjacent to either street. (Ord. 388 § 17.08, 1975)

**17.51.130 Number of parking spaces required.**

The number of off-street parking spaces required for each use shall be as follows:

Residential.

A. Residential Structures, Single-Family Detached.

1. The minimum parking requirement for single-family residential units up to one thousand five hundred square feet shall be two uncovered spaces.

2. For single-family residential units one thousand five hundred one square feet to two thousand square feet, the minimum requirement shall be two spaces, one of which must be covered.

3. For single-family residential units two thousand one square feet to two thousand six hundred square feet, the minimum parking requirement shall be three spaces, one of which must be covered.

4. For single-family residential units two thousand six hundred one square feet to four thousand square feet, the minimum parking requirement shall be four spaces, one of which must be covered.

5. For single-family residential units four thousand one square feet and larger, the minimum parking requirement shall be one covered space and three uncovered spaces unless the planning commission determines that additional parking is needed based on house size, location, and/or conditions in the neighborhood.

**6. For single room occupancy units with kitchen facilities (studio apartments) which are 400 square feet or less, the parking requirement shall be one space per unit and one guest space for each six units.**

7. Interior (covered) parking spaces shall be a minimum of ten feet by twenty feet clear, as measured from the interior finished wall surfaces. An additional one hundred square feet of ancillary activity area, e.g., laundry, workshop, or storage, which is not included in the area subject to additional parking requirements, is permitted in conjunction with the first required covered space provided in a detached garage.

8. The planning commission may require additional uncovered parking spaces beyond the minimum requirement for residential units over four thousand square feet, or if a finding can be made that there is a parking problem in the neighborhood.

9. No additional square footage exceeding ten percent of the existing gross floor area may be added to an existing single-family residential unit, unless minimum parking requirements are met.

10. Uncovered parking spaces for single-family residential units shall be ten feet by twenty feet in the front setback (or eighteen feet minimum for lots located in sidewalk exempt areas), i.e., on the driveway apron, with two feet of landscaping provided along the side property line, except that for existing homes and remodels, uncovered parking spaces may be nine feet wide. Uncovered spaces provided in tandem on a single-width driveway beyond the front setback shall also be located within an eleven-foot (for remodels and additions) or twelve-foot (for new units) area that includes two feet of required landscaping adjacent to the side property line. Tandem spaces outside the front setback may be eighteen feet in length.

11. Two feet of landscape planting is required in the front yard setback between the parking area and the side property line.

12. Maximum width of driveways serving attached or detached garages is twenty feet, not including the landscaped area.

13. A twelve-foot driveway is required to access attached or detached single garages beyond the front setback for new homes; an eleven-foot driveway may be permitted for remodels and additions. Two cars may be parked in tandem in the driveway in front of a garage or carport.

14. Permeable driveway materials other than gravel are encouraged, as well as paved wheel strips for driveways, to increase extent of pervious surfaces on site.

B. Dwellings duplex or triplex, two for each unit, one space for each unit must be covered, tandem parking is permitted if the tandem parking is for an individual unit, each space must be a minimum of nine feet by eighteen feet.

C. Dwellings, apartments and condominiums (townhouse) of more than four units, one covered space for each unit, plus one and one-half additional spaces on the site for each dwelling unit. Each regular space must be a minimum of nine feet by eighteen feet. Forty percent of the spaces may be compact spaces of eight feet by sixteen feet.

D. Hotels and motels, one space for each guest room. Such additional spaces as the planning commission determines are necessary for the owners and employees. Each regular space must be a minimum of nine feet by eighteen feet. Thirty percent of the spaces may be compact spaces of eight feet by sixteen feet.

E. Bed-and-breakfast, one space for each bedroom rented, in addition to the spaces required for the single-family residence, each regular space must be a minimum of nine feet by eighteen feet. Fifty percent of the spaces may be compact spaces of eight feet by sixteen feet.

Quasi-public.

F. Churches, clubs, lodges, theaters, one space for each forty square feet of floor area usable for seating or one for each three seats each regular space must be a minimum of nine feet by eighteen feet. Thirty percent of the spaces may be compact spaces of eight feet by sixteen feet.

G. Schools, one space for each employee, including teachers and administrators, plus additional spaces as determined by the planning commission to be adequate for student and visitor parking. Each regular space must be a minimum of nine feet by eighteen feet. Forty percent of the spaces may be compact spaces of eight feet by sixteen feet.

H. Sanitariums and nursing homes, one space for each six beds plus one space for each three employees, all nine feet by eighteen feet.

I. Medical office and clinics, one space for each three hundred square feet of gross floor area or five spaces per doctor, whichever is greater, all nine feet by eighteen feet.

Commercial.

J. Retail use and restaurants/take-out food establishments with six or fewer seats, one space for every two hundred forty square feet of gross floor area, each regular space must be a minimum of nine feet by eighteen feet. Thirty percent of the spaces may be compact spaces of eight feet by sixteen feet.

K. Wholesale establishments or warehouses, including mini-storage, one space per each five thousand square feet. Each space must be a minimum of nine feet by eighteen feet. No compact spaces are allowed.

L. Restaurants, one space per sixty square feet of gross floor area, each regular space must be a minimum of nine feet by eighteen feet. Fifty percent of the spaces may be compact spaces of eight feet by sixteen feet.

M. Bakeries, one space per two hundred forty square feet of gross floor area, each regular space must be a minimum of nine feet by eighteen feet. Thirty percent of the spaces may be compact spaces of eight feet by sixteen feet.

N. Bowling alleys, one space per five lanes, plus parking required for restaurant or retail uses associated with the facility, each regular space must be a minimum of nine by eighteen feet. Thirty percent of the spaces may be compact spaces of eight feet by sixteen feet.

O. Offices, corporate, administrative, real estate, one space per two hundred forty square feet of gross building space. Each regular space must be a minimum of nine feet by eighteen feet. Thirty percent of the spaces may be compact spaces of eight feet by sixteen feet.

P. Large community care residential facility or large family day care house, one for each employee not permanently residing at the facility or house. Parking requirements not specifically mentioned shall be determined by the planning commission. (Ord. 873 § 15, 2004; Ord. 718 § 1 (part), 1991; Ord. 700, 1990; Ord. 695, 1990; Ord. 623 (part), 1987; Ord. 608 § 10, 1986; Ord. 388 § 17.09, 1975)

**17.51.135 Nonconforming parking—Requirements.**

A. Nonresidential Structures. In the case of nonresidential structures in any district, which are reconstructed, enlarged, structurally altered, changed in occupancy to a more intensive use category or otherwise increased in capacity according to Section 17.51.130, such off-street parking facilities need be provided only for that portion of the structure constituting an increase in capacity.

B. Residential Structures. In the case of residential structures in any district, no additional parking shall be required for reconstruction or structurally altering an existing residential structure so long as the floor area of the structure is not increased by more than ten percent of the existing gross floor area. If the structure is enlarged by more than ten percent of the existing gross floor area, parking requirements according to Section 17.51.130 shall be required. (Ord. 718 § 1 (part), 1991; Ord. 563 (part), 1984)

**17.51.140 Off-street loading spaces required.**

In any district, in connection with every building or part thereof hereafter erected and having a gross floor area of ten thousand square feet or more, which is to be occupied for manufacturing, storage, warehousing, goods display, retail sales, a hotel, a hospital, a mortuary, a laundry, a dry cleaning establishment or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained, on the same lot with such building, at least one off-street loading space plus one additional such loading for each additional twenty thousand square feet. (Ord. 388 § 17.10, 1975)

**17.51.150 Exceptions.**

In all districts, in connection with every use in said districts, there shall be provided at the time a building or structure is erected, enlarged or increased in capacity, or at the time of any change in use of any property, off-street parking spaces for automobiles in accordance with the requirements of this chapter. (Ord. 645 § 1, 1987; Ord. 542, 1983; Ord. 443, 1979; Ord. 388 § 17.11, 1975)

**17.51.160 Open space and screening required for loading areas adjacent to residential districts.**

No loading space shall be located closer than fifty feet to any lot in any R district, unless wholly within a completely enclosed building or screened by a fence or wall not less than eight feet in height. (Ord. 388 § 17.12, 1975)



**17.51.170 Size of loading space.**

Each loading space shall be not less than ten feet in width and twenty-five feet in length and fourteen feet in height. (Ord. 388 § 17.13, 1975)

**17.51.180 Size of nonresidential parking spaces.**

A. Each off-street parking space shall be not less than nine feet in width and twenty feet in length for diagonal parking and ten by twenty feet for right-angle parking, and shall be of usable shape and condition.

B. Parking spaces of less dimensions may be allowed if specifically authorized by the planning commission in an architectural and site approval. The smaller spaces shall be designed to accommodate compact automobiles. (Ord. 873 § 16, 2004; Ord. 388 § 17.14, 1975)

**17.51.190 Plan of required off-street parking and/or loading area.**

For the purpose of converting parking and/or loading spaces into the required parking and/or loading areas, plans must be submitted to the city engineer to show how the required parking and/or loading spaces shall be arranged in the area supplied for that purpose and to indicate sufficient space for parking maneuvers, as well as adequate ingress and egress to and from public rights-of-way to and from the parking and/or loading area. (Ord. 388 § 17.15, 1975)

**17.51.200 Use of required off-street parking by another building or use.**

No part of an off-street parking area required for any building or use for the purpose of complying with the provisions of this chapter shall be included as part of an off-street parking area similarly required for another building or use, unless the type of structure indicates, in the opinion of the planning commission, that the periods of usage of such structures will not be simultaneous with each other. (Ord. 388 § 17.16, 1975)

**17.51.210 Uses not specifically mentioned.**

In the case of any building, structure or premises the use of which is not specifically mentioned in this chapter, the provisions for a use which is so mentioned and to which such use is similar, as determined by the planning commission, shall apply. (Ord. 388 § 17.17, 1975)

**17.51.220 Shuttle program parking.**

Parking for the free summer beach shuttle program shall be provided in a remote lot or lots, such as those located on Bay Avenue. (Ord. 941 § 3, 2009)