

4100 PARKING AND LOADING

4100.10 Intent and Purpose

The City recognizes the need for adequate off-street parking and loading facilities to reduce the level of on-street parking along congested streets; to ensure that vehicle movement and loading activities associated with a use do not interfere with circulation on public rights-of-way; and to ensure that interior site circulation does not interfere with vehicular or pedestrian movement.

4100.20 Applicability

- A. The provisions of this section shall apply to all proposed land uses, buildings, and structures and shall be the minimum standards for all off-street parking and loading facilities.
- B. These provisions shall also apply when an existing residential building is altered or enlarged to add new bedrooms, residential units, senior citizen's units, or guest rooms. Also, at the time the building is altered or enlarged, additional parking spaces shall be provided for the existing units if existing parking is substandard and does not conform to the provisions of this section.
- C. These provisions shall also apply when a non-residential use is intensified by an increase in floor space, seating capacity, or change in use.

4100.30 Site Plan and Building Permit Required

- A. A site plan shall be submitted for all required parking facilities with the exception of parking provided for a single, single-family residential unit. The plan shall consist of a detailed layout of the parking facility, accurately dimensioned, showing all required parking spaces, landscaped areas, driving aisles, ingress/egress points, etc. The site plan shall be submitted and reviewed in conjunction with any other associated land use application, or in the case where no other application is required, a site plan shall be submitted and processed pursuant to the provisions of Section 5120 (Site Plan Review).

- B. No parking facility or driveway shall be established until a building permit for the facility or driveway has been obtained in accordance with applicable provisions contained in the Building Code.

4100.40 Encroachment Into Right-of-Way Prohibited

Land within the right-of-way of a proposed street or highway, or within the planned ultimate right-of-way on a street or highway proposed to be widened, shall not be used to provide required parking and loading facilities.

4100.50 Location of Parking and Loading Facilities

A. Parking - Residential Uses

Required parking facilities for residential uses shall be located on the same lot or parcel of land as the use the parking facilities are intended to serve. The facilities shall be conveniently and safely located on the site.

The Commission may approve alternate parking facilities where vehicular access to a garage, carport, or other required automobile storage space on the same lot or parcel of land is not possible from any street, highway, or alley. Such restrictions to access may be due to topographical or other physical conditions. Access may be so difficult to achieve that to require such access may be determined unreasonable in the opinion of the Planning Commission. An application for a Variance shall be filed by the party requesting consideration in this regard.

B. Parking- Non-Residential Uses

Required parking for non-residential uses shall be located:

1. On-Site. On the same lot or parcel of land as the use which the facilities serve; or
2. Off-Site. On a lot(s) or parcel(s) of land (“subservient lot”) located on the same block as the lot supporting the use the parking facilities serve (“principal lot”) whether or not under the same ownership provided that:
 - a. The owner(s) of the subservient lot execute and record in the office of the County Recorder of Los Angeles County, California, an agreement, approved by the City Attorney, as a

covenant running with the land for the benefit of the City and the principal lot, providing that such owner(s) of the subservient lot and their heirs, assigns, or successors in interest will continue to maintain the parking facilities so long as the building or use they intended to serve is maintained, and the permitted use under this Section will cease if the offsite parking facilities are not maintained as such; and

- b. No more than twenty percent (20%) of the total number of parking spaces required for the use is located at the off-site location or subservient lot; and
 - c. The parking spaces leased must not be required for, or available to, any other property.
 - d. Restricted parking signs approved by the Director of Building and Planning are posted at the off-site location or subservient lot approved pursuant to Subsection a. and Subsection b. above; or
3. On a lot or parcel of land separated only by an alley (20 feet wide or less) from the lot or parcel supporting the use the parking facilities serve, provided:
- a. That said lots or parcels are under the same ownership; and
 - b. That said lots or parcels would be contiguous if not separated by the alley; and
 - c. That direct vehicular and pedestrian passage between said lots or parcels would be possible if the alley were vacated; and
 - d. That the parking is located not more than 200 feet from the use it is intended to serve; or
4. On a non-adjacent lot on the same block as the lot supporting the use the parking facilities serve, provided that the non-adjacent lot is under the same ownership. Same ownership, as used herein, includes property subject to a binding recorded lease for not less than 10 years from commencement of use. The parking spaces leased must not be required for, or available to, any other property.

C. Loading - All Uses

Required loading facilities shall be located on the same lot or parcel of land as the use served.

4100.60 Number of Parking Spaces Required

A. Required Spaces

Table 4100.60 specifies the number of off-street parking spaces required for specific uses. The requirement for a use not specifically mentioned shall be the same as for a specified use which has similar traffic-generating characteristics. The Director of Building and Planning shall determine what constitutes similar traffic-generating characteristics.

B. Fractional Spaces

If the calculation of required parking spaces results in a fractional number, that number shall be rounded up to the next whole number.

C. Calculation of Floor Area

Where required parking calculations are based on floor area, any interior building floor space devoted to parking, including parking access driveways and ramps, shall be excluded.

**TABLE 4100.60
NUMBER OF PARKING SPACES REQUIRED**

Use	Required Number of Spaces
Residential Uses	
Single-family residence 3 or fewer bedrooms	2 covered spaces
Single-family residence 4 or more bedrooms	2 covered spaces for first 3 bedrooms, then 1 uncovered space/bedroom for each additional bedroom
Duplex, Triplexes	2 covered spaces/unit for first 3 bedrooms, then 1 space/bedroom for each additional bedroom, plus 1/2 guest space/unit
Apartments - 3 or fewer bedrooms	2 covered spaces/unit, plus 1/2 guest space/unit
Apartments - 4 or more bedrooms	2 covered spaces/unit for first 3 bedrooms, then 1 space/bedroom for each additional bedroom, plus 1/3 guest space/unit
Mobile home Park	1 space/trailer site, plus 1 guest space/2 trailer sites
Second Unit	1 uncovered space/unit
Senior Citizen Housing Complex	1 space/2 units
Assembly Uses	
Church, chapel, religious facility, cemetery, mortuary	1 space/3 fixed seats, and 1 space/21 SF of assembly area where there are no fixed seats 18 inches of continuous bench area = 1 seat

Use	Required Number of Spaces
Cinemas - Multiple Screen	1 space/5 seats, plus 7 spaces for employees
Cinemas - Single Screen	1 space/3 seats, plus 5 spaces for employees
Performance Theatres	1 space/4 fixed seats
Union Halls, Lodges, Clubs	30 spaces/1,000 SF of gross assembly floor area
Automotive Uses	
Service and Repair	3 spaces/service bay
Washing Facility	Equivalent of 5 spaces/1 space of internal washing capacity Spaces may be provided in open paved area for drying cars
Washing Facility - Self Service	Equivalent of 2.5 spaces/wash bay Spaces may be provided in open paved area for drying
Commercial Uses - Retail and Service	
Furniture Stores, Bulk Goods	2 spaces/1,000 SF of indoor GFA

Use	Required Number of Spaces
General Retail with less than 25,000 SF-GFA	4 spaces/1,000 SF-GFA
General Retail with 25,000 SF or greater	See Shopping Center
Hotels and Motels	1 space/guest room without kitchen facilities, plus additional parking as required for auxiliary uses 2 spaces/guest room with kitchen facilities, 1-1/2 of which must be covered
Laundromat	1 space/2 washing machines and 1 space/1 super-capacity washing machine. Laundromats are not permitted in shopping centers with 25,000 SF-GFA or greater.
Plant Nurseries	1 space/1,000 SF indoor GFA, plus 1 space/1,000 SF gross outdoor retail area
Outdoor Sales, including lumber yards, car sales, salvage yards	1 space/1,000 SF gross outdoor retail area, plus additional parking as required for indoor sales area

Use	Required Number of Spaces
Restaurants	
Dine-in	1 space/300 SF-GFA, with a minimum of 5 spaces in all cases
Fast Food	1 space/300 SF-GFA, with a minimum of 5 spaces in all cases
Take-out (no fixed seats)	1 space/300 SF-GFA
Shopping Center (25,000 SF or greater)	3 Spaces/1,000 SF-GFA regardless of tenant use, with the following exceptions:
Cinemas in shopping centers with less than 100,000 SF-GFA	3 spaces/100 seats in addition to Figure 4100.60 requirements
Cinemas in shopping centers with 100,000 to 199,000 SF-GFA	No additional parking required for first 450 seats, then 3 spaces/100 seats for seating above 450 seats
Cinemas in shopping centers with 200,000 or more SF-GFA	No additional parking required for first 750 seats, then 3 spaces/100 seats for seating above 750 seats
Office space occupying less than 50 percent of total shopping center GFA	1 space/300 SF of office GFA
Restaurant areas occupying more than 15 percent of total shopping area GFA	Parking shall be provided as required above for restaurants

Use	Required Number of Spaces
Educational Facilities	
Day Care, Nursery School	1 space/2 employees, plus 1 space/5 children, based on facility capacity
Elementary and Junior High School	1.5 spaces/classroom, plus 1 space/5 fixed seats in auditorium, gymnasium or similar public assembly facility (35 SF=5 fixed seats)
High School	8 spaces/classroom
College or University	1 space/employee, plus 4 spaces/10 students based on maximum classroom capacity
Trade School, Business School, Adult Education	2 spaces/3 people based on maximum number of students and staff, or 1 space/35 SF of instruction GFA
Libraries, Museums, Art Galleries	4 spaces/1,000 SF-GFA
Health Care Facilities	
Convalescent Hospital, Rest Home, Sanitarium	1 space/2 beds, plus if employee residence facilities are provided onsite, additional parking in accordance with applicable residential requirements
Hospitals (providing acute care, clinical, surgical, teaching, research and office services)	1 space/3 patient beds
Medical Center (providing acute care, clinical, surgical, teaching, research and office services)	1 space/3 patient beds
Medical and Dental Offices	1 space/250 SF-GFA
Veterinary Office	1 space/250 SF-GF

Use	Required Number of Spaces
Industrial Uses	
General Manufacturing and Processing Uses (not including buildings used exclusively for warehouse purposes)	1 space/400 SF of industrial/manufacturing area, plus 1 space/250 SF of office use, plus 1 space/1,000 SF of warehouse area
Warehouses used exclusively for storage	1 space/1,000 SF of warehouse area, plus 1 space/250 SF of office use
Mini-Storage Warehouse	1 space/2,500 SF-GFA
Office Uses	
Business and Professional (except medical offices)	1 space/250 SF-GFA
Financial Services (banks, savings and loans, credit unions)	1 space/250 SF-GFA

Use	Required Number of Spaces
Recreation Uses	
Arcades, Pool Halls, Bingo Halls	1 space/250 SF-GFA
Bowling Alley	3 spaces/lane, with auxiliary uses calculated separately
Dance Halls	1 space/7 gross SF dance floor area
Driving Range	1 space/tee, with other uses calculated separately
Golf Course - Regulation and Pitch and Putt	9 spaces/hole, with other uses calculated separately
Gym, Spa, Health Club	1 space/200 SF gross recreation floor area
Miniature Golf	1.5 spaces/hole, with other uses calculated separately
Skating Rink - Ice or Roller	1 space/100 SF gross recreation area, with other uses calculated separately
Swimming Pool - Commercial	1 space/1,000 SF of lot area, plus 1 space/2 employees, but a minimum of 10 spaces in all cases
Tennis Courts	3 spaces/court, with other uses calculated separately

D. Handicapped Parking

Parking for handicapped persons shall be provided pursuant to the provisions of Title 24 of the California Administrative Code. Handicapped spaces shall be provided in addition to those spaces otherwise required by this section.

E. Compact Car Parking

Compact car parking shall be allowed only for commercial, office, industrial, and manufacturing uses. The percentage of compact car parking spaces may consist of:

1. Up to 10 percent of the total number of required spaces; or
2. Up to 15 percent of the total number of required spaces, if the applicant can demonstrate through the Site Plan Review or Conditional Use Permit process (depending on the level of review required for the use associated with that parking) that the proposed use and the anticipated parking requirements would be best served by including such additional compact car spaces.

In calculating the percentage of compact car spaces, required handicapped parking spaces shall not be included in the total number of required spaces.

4100.70 Combined Parking and Loading Facilities

A. For Uses on Separate Parcels

Required parking facilities may be provided collectively for two or more buildings or uses located on separate parcels of land, provided that the total combined number of spaces and the amount of landscaping, drive areas, and other requirements are no less than those requirements for the sum of the individual uses. Whether or not the separate parcels of land are under the same ownership, the owner(s) of the separate parcels of land shall execute and record an agreement, approved by the City Attorney, as a covenant running with the land for the benefit of the City and the parcels of land granting each other reciprocal easements for the joint use and maintenance of parking areas, landscaping, drive areas, and other related requirements.

B. For Separate Uses on the Same Parcel

In instances where two or more uses are properly located on the same parcel of land, all parking and loading facilities, including combined parking facilities, shall equal the sum total requirements for the various individual uses calculated separately.

4100.80 Exclusivity of Facilities

Parking and loading facilities designated for one use may not be counted or considered as also providing required parking and loading facilities for any other use.

4100.90 Parking Facility Layout and Dimensions

Parking facilities shall be designed to conform to the following minimum standards:

A. Access

Easily accessible and adequate ingress and egress shall be provided from and to a street, highway, or alley.

B. Parking Space Dimensions

The minimum size of standard parking space shall be nine feet wide and 20 feet long (9' X 20'). The minimum size of a compact parking space shall be seven and one-half feet wide and 15 feet long (7' ½" X 15'). For an enclosed or covered parking area such as a garage or carport, the parking spaces next to a wall or other structural element shall have an additional one-foot (1') in width. For example, a two-car garage or carport, the clear interior dimensions shall be 20 feet by 20 feet (20' X 20').

C. Driveways

Driveways providing access to parking facilities shall have the following dimensions:

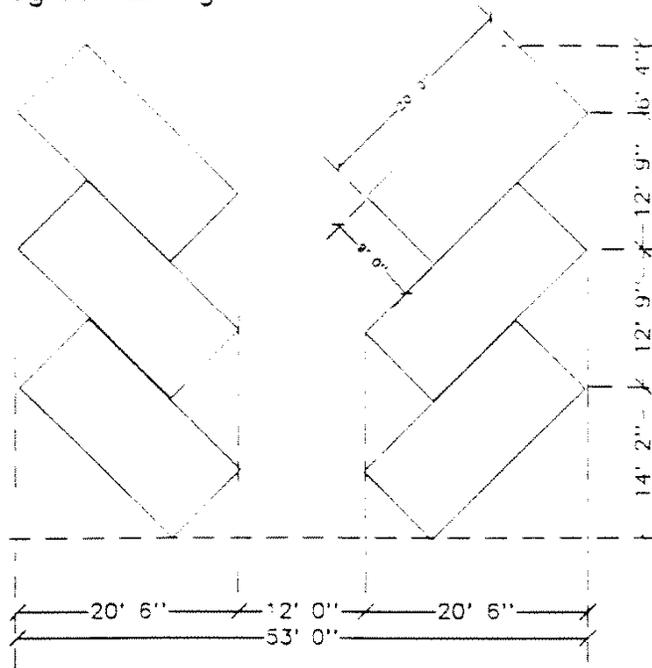
1. **Non-Residential Uses** - The minimum width shall be 12 feet for one-way traffic and 20 feet for two-way traffic. Where one-way drives exist, directional signs and arrows shall be provided.

2. **Residential Uses (5 or fewer units)** - The minimum width shall be 10 feet.
3. **Residential Uses (more than 5 units)** - The minimum width shall be 10 feet for one-way traffic and 18 feet for two-way traffic. Where one-way drives exist, directional signs and arrows shall be provided.
4. **Limit on Residential Driveways** - For all residential uses, the driveway must lead directly to a garage, carport, or other approved parking facility. The number of permitted driveways shall be one per 50 feet of lot frontage, or fraction thereof, not to exceed a total of two driveways.

D. Maneuvering Areas

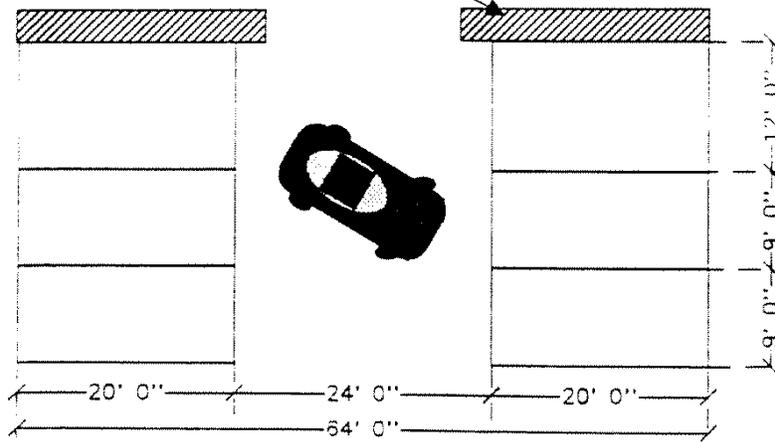
The dimensions of interior circulation drives and other maneuvering areas shall be as shown on Figures 4100.90(a) through 4100.90(g).

45 Degree Parking



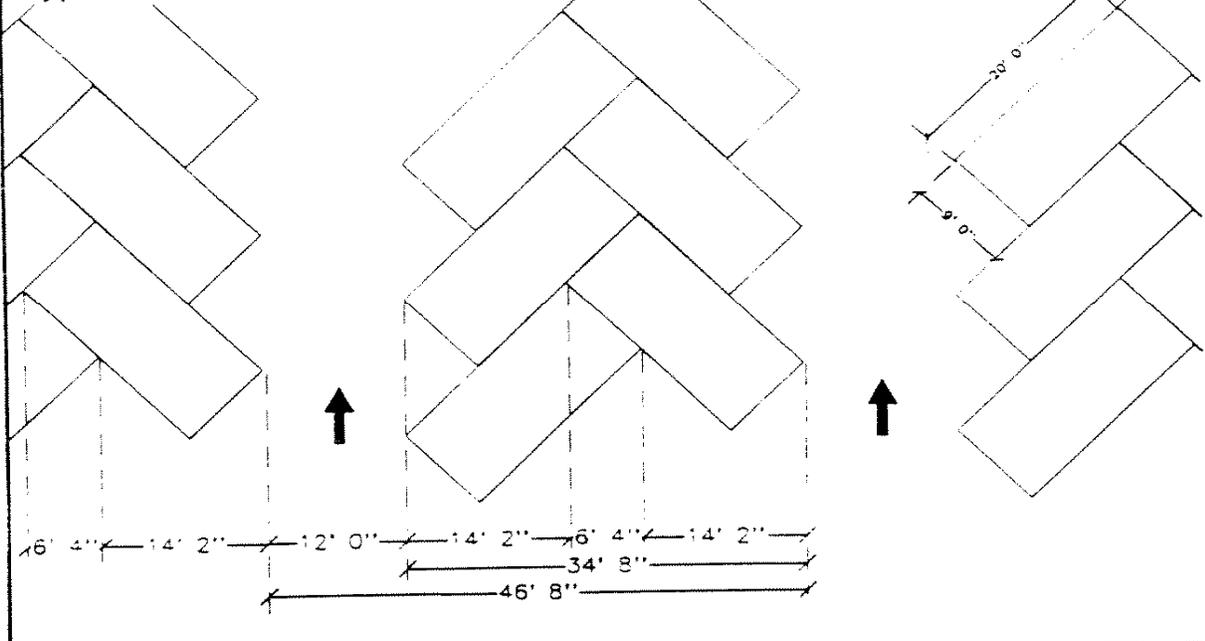
90 Degree Parking

ADD 3 FEET TO END SPACE ABUTTING A BUILDING, FENCE, OR OTHER OBSTRUCTION

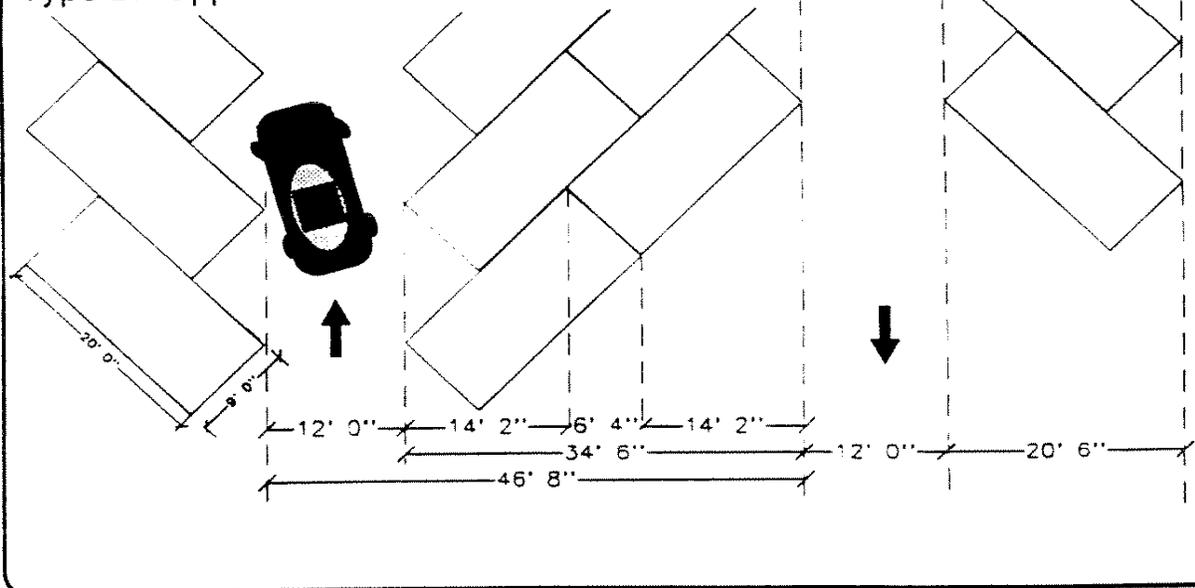


Figures 4100.90(a) and (b)
45 Degree and
90 Degree Parking

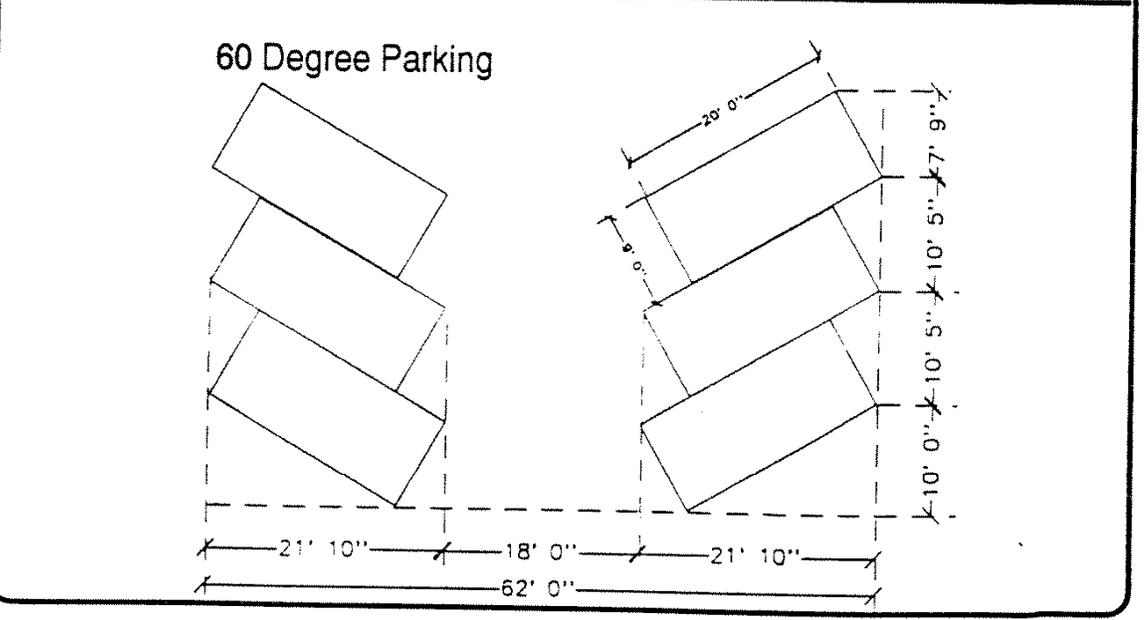
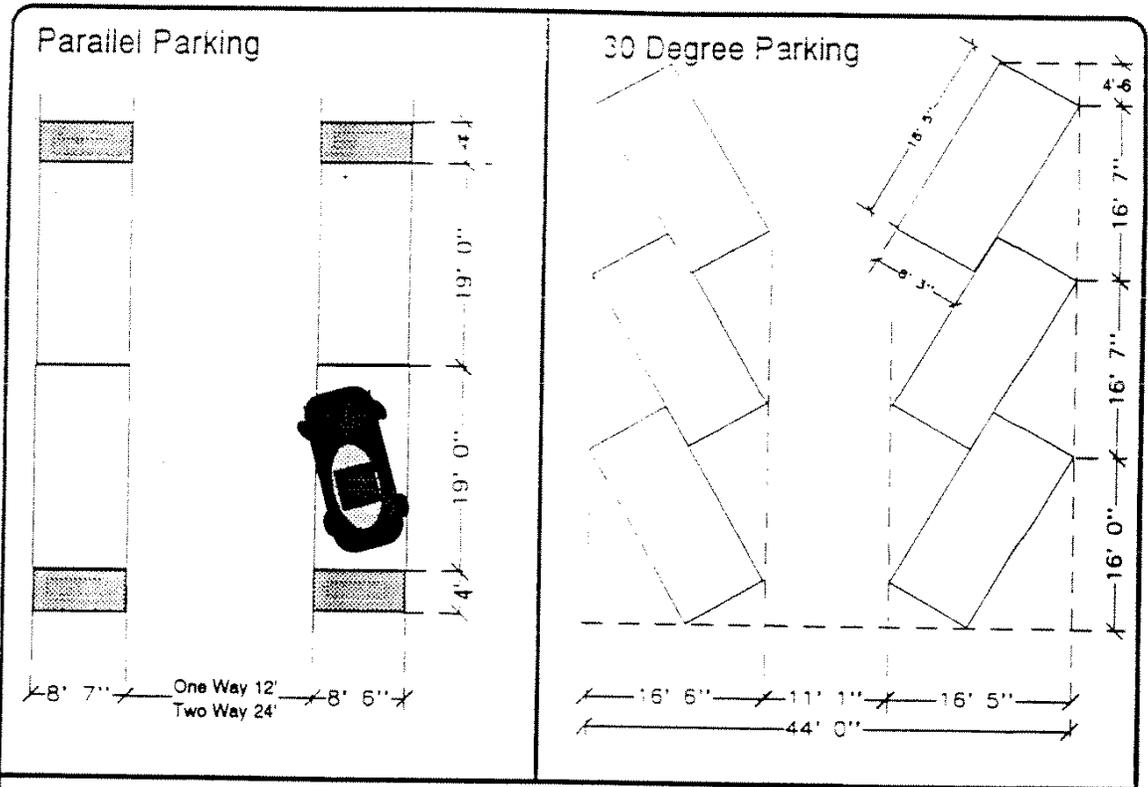
Type A. Same Direction of Travel in all Aisles



Type B. Opposite Directions in Alternate Aisles



Figures 4100.90(c) and (d)
Herringbone Parking



Figures 4100.90(e), (f), and (g)
Parallel and
30 and 60 Degree Parking

E. Backing into Street Prohibited

Wherever required parking is provided for six or more vehicles, the parking spaces and access drives shall be designed so that vehicles can move into and out of the parking area without backing onto a street or highway.

F. Turn Around Area

Any required garage, carport, or parking space located more than 100 feet from the street or highway from which access is taken, and served by a driveway or aisle less than 20 feet wide, shall have an adjacent vehicle turn around area.

G. Back-up Clearances

Back-up clearances for residential garages, carports and surface parking spaces shall be a minimum of 25 feet from any property line, structure or obstacle to allow for safe maneuvering.

4100.100 Parking Facility Development Standards

A. Paving

All required parking spaces and associated driveways shall be paved with:

1. Concrete surfacing to a minimum thickness of three and five eighths inches (3-5/8") and shall include expansion joints as necessary; or
2. Asphalt-type surfacing compacted to a minimum thickness of one and one-half inches (1-1/2"), laid over a base of crushed rock, gravel, or similar material compacted to a minimum thickness of three inches (3").
3. All newly constructed residential driveways and parking areas shall be concrete as specified in paragraph 1 above.

B. Parking Space Delineation

Wherever six or more vehicle parking spaces are required, each space shall be clearly marked with paint or other easily distinguishable material.

C. Bumper Guards or Wheel Stops

All required parking spaces, except those provided in a garage or carport, shall have a bumper guard or wheel stop to protect any adjacent building, fence, wall, landscaped area, or vehicle.

D. Screen Wall - Front Yards

Required parking for non-residential facilities for six or more vehicles located adjacent to the front lot line shall provide a wall 30 inches minimum height and 42 inches maximum height parallel to the front lot line. The wall shall be constructed in a manner to screen the parking from view and shall not be closer than five feet to the front lot line.

E. Lighting

Lighting of outdoor parking areas shall be designed and maintained in a manner to prevent glare or direct illumination from intruding into any adjacent residential zone.

F. Landscaping

The following landscape provisions shall apply to all unenclosed parking facilities.

1. A minimum of two percent of the interior parking area shall be landscaped. This landscaping shall not count towards the required two percent for the lot.
2. Wherever a screen wall is provided and is set back from the lot line, the open area between the wall and the lot line shall be landscaped with live plant material which shall be continuously maintained. This landscaping shall not count toward the required two percent interior landscaping of the parking area but will count towards the required two percent for the lot.
3. A minimum of one tree per 10 parking spaces shall be provided. Each tree shall be of a size which requires at least a 15 gallon container and shall be of a species that provides a broad canopy. The trees may be clustered, but a minimum of one cluster per 100 feet of parking row or double row shall be provided.
4. All interior landscaped areas shall be protected and enclosed in a concrete curb no less than six inches in height.
5. All landscaping shall be maintained and shall be irrigated with water conserving automatic irrigation systems.

4100.110 Parking in Required Front Yard Limitation

In a residential zone, no portion of the required front yard area shall be developed or used for vehicular off-street parking other than that portion occupied by the driveway. The driveway shall not exceed 20 feet in width. This restriction shall apply to automobiles, trucks, buses, trailers, boats, recreational vehicles, and motorcycles.

4100.130 Loading Facilities - Development Standards

Off-street loading facilities shall be provided for all commercial, office, industrial and warehousing land uses. The following provisions shall apply to all required loading facilities.

A. Location

Loading facilities shall be located on the same site as the building served and shall not in any way block vehicular movement to or from a street, driveway, or parking space.

B. Minimum Dimensions

The minimum dimensions for any required loading area shall be 10 feet wide, 25 feet long, and 14 feet of unobstructed vertical height.

C. Number of Spaces Required

Table 4100.130.C indicates the minimum number of loading spaces required for all uses. At the time of project review, additional spaces may be required if determined necessary to adequately serve the use.

**TABLE 4100.130
LOADING SPACES REQUIRED**

Building Size (gross floor area)	Number of Spaces
less than 20,000	1
20,001 - 50,000	2
50,001 or more	3

D. Turning Radius

All loading areas shall be provided with an adequate turning radius. An adequate turning radius means one which will enable a vehicle to maneuver without backing into the street or to access the loading area without backing into the area from the street.

E. Screening

All loading areas shall be screened from adjacent residential zones by a solid masonry wall no less than six feet in height.