

DRAFT Recommended Parking Codes Los Altos Parking Committee

Straight text = no changes

~~Struck text~~ = eliminated

Italic text = proposed

Chapter 14.74 – OFF-STREET PARKING AND LOADING

Sections:

14.74.010 – R-1 District requirements.

14.74.020 – Reserved.

14.74.030 – R3-5 District requirements.

14.74.040 – R3-4.5 District requirements

14.74.050 – R3-3 District requirements.

14.74.060 – R3-1.8 District requirements.

14.74.070 – R3-1 District requirements.

14.74.080 – Residential uses in CN, CD, CD/R3, CRS/OAD, CRS and CT Districts.

14.74.090 – Parking In Lieu

14.74.100 – Commercial and Office uses – including Medical Office uses in CRS/OAD, OA, CN, CD, CD/R3, CRS and CT Districts.

~~14.74.110 – Commercial uses in CRS/OAD, OA, CN, CD, CD/R3, CRS and CT Districts.~~

14.74.120 – Community facilities

14.74.130 – Plant nurseries.

14.74.140 – Other uses.

14.74.150 – Mixed use development.

14.74.160 – Off-street loading spaces.

14.74.170 – Common parking facilities.

14.74.180 – Off-street parking and loading spaces.

14.74.190 – Reduction of off-street parking and loading spaces.

14.74.200 – Development standards for off-street parking and truck loading spaces.

14.74.210 – Parking advisory committee

14.74.010 – R-1 District requirements.

A. Not less than two parking spaces, one of which shall be covered, shall be required for each living unit, including second living units developed under the provisions of Chapter 14.14 of this title.

B. All required parking spaces shall be provided on-site.

- C. No commercial vehicle or trailer over a gross vehicle weight of six thousand (6,000) pounds shall be parked, stored, or otherwise left unattended at any place within the R-1 District, except while actually engaged in pickup or delivery activities, or during the course of the actual construction, alteration, or repair of structures in the immediate proximity, or unless kept entirely in an enclosed parking structure or behind a solid fence or wall not less than six feet in height.

14.74.020 Reserved.

14.74.030 – R3-5 District requirements.

Not less than two parking spaces for each dwelling unit in a multiple-family unit or apartment, one of which shall be covered, shall be required.

14.74.040 – R3-4.5 District requirements

Not less than two parking spaces for each dwelling unit in a multiple-family unit or apartment, one of which shall be covered, shall be required.

14.74.050 – R3-3 District requirements.

Not less than two parking spaces for each dwelling unit in a multiple-family unit or apartment, one of which shall be covered, shall be required.

14.74.060 – R3-1.8 District requirements.

- A. Two spaces, one of which shall be covered, for each dwelling unit in a multiple-family dwelling or apartment house having two rooms or more in addition to the kitchen and bathrooms, shall be required.
- B. One and one-half spaces, one of which shall be covered, for each dwelling unit in a multiple-family dwelling or apartment house having less than two rooms in addition to the kitchen and bathrooms shall be required.
- C. One on-site visitor space shall be required for every four multifamily residential dwelling units or fraction thereof.

14.74.070 – R3-1 District requirements.

- A. There shall be two underground off-street parking spaces for each dwelling unit in a multiple-family dwelling or apartment house having two rooms or more in addition to the kitchens and bathrooms.
- B. There shall be one and one-half underground off-street parking spaces for each dwelling unit in a multiple-family dwelling or apartment house having less than two rooms in addition to the kitchens and bathrooms.
- C. Projects with a site area less than thirty thousand (30,000) square feet may provide up to a maximum of one-half of the required parking above-ground. The proposed parking plan shall be subject to the approval of the commission and council.
- D. One on-site visitor space shall be required for every four multiple-family residential dwelling units or fraction thereof.

14.74.080 – Residential uses in CN, CD, CD/R3, CRS/OAD, CRS and CT Districts.

For properties participating in the public parking district are allowed any allowed use regardless of the parking intensity, for up to 100% of the land area or, a parking credit of 3.5 stalls for every 1,000 SF of land area will be applied to satisfy the total parking requirement for the net square footage greater than 100% of land area. For those properties which are not participants in a public parking district the following requirements apply:

- A. There shall be two off-street parking spaces for each dwelling unit in a multiple-family dwelling or apartment house having two rooms or more in addition to the kitchens and bathrooms.
- B. There shall be one and one-half off-street parking spaces for each dwelling unit in a multiple-family dwelling or apartment house having less than two rooms in addition to the kitchens and bathrooms.
- C. One on-site visitor space shall be required for every four multiple-family residential dwelling units or fraction thereof. Mixed use projects may substitute nonresidential parking spaces for visitor use in-lieu of providing dedicated visitor parking spaces, subject to approval of the commission and council.

14.74.090 – Downtown Parking In Lieu.

Pursuant to this section, the off-street parking requirements for the downtown

parking district, contained within Sections 14.74.100 through 14.74.200 may be satisfied, with limitations, through participation in the downtown parking in lieu program and the payment of an In-Lieu Parking Fee. The In-Lieu Parking Fee program shall be administered as follows:

A. Establishment of Amount of Fee. *Fee \$_____. The amount of the In-Lieu Parking Fee shall be set by separate resolution of the City Council. The City Council may adjust the fee at their discretion as frequently as is deemed necessary based on factors including, but not limited to, inflation, the cost of providing new parking spaces, and the market value of parking spaces.*

B. Applicable Geographic Area. *Properties eligible to apply to participate in the In-Lieu Parking Fee program shall be those parcels located within the Downtown Parking District, as adjusted from time to time, located within the Downtown Triangle, and those properties located in the Downtown Triangle (bounded by Foothill Expressway, San Antonio Road, and Edith Ave) that choose to join the parking district.*

C. Payment of Fee. *The Zoning Administrator shall allow a payment into the In-Lieu Parking Fund as an alternative to providing all or a portion of the required parking spaces on-site: such payment shall be made to the City;*

- 1. In one (1) lump sum prior to the issuance of a building permit or if a building permit is not required, within forty-five (45) days of request by City for payment, the non-refundable payment shall be considered full satisfaction of the off-street parking requirement for the number of parking spaces for which the fee was paid.*
- 2. As a fully amortized (but financed) purchase at \$2,710 per annum for ten years, completion of the non-refundable payments, shall be considered full satisfaction of the off-street parking requirement for the number of parking spaces for which the fee was paid*
- 3. As a lease program at \$1,500 per stall per annum. If paid as a lease, payments shall not accumulate. Once the lease payments stop the property is no longer considered a participant in the downtown parking in lieu program.*

D. Properties, not including the Plazas, located within the Original Parking District Boundary have unrestricted use of the In Lieu Fee to satisfy their parking requirements. For properties not part of the Original Parking

District, which opt to join the Parking District, that are less than 15,000 square feet will have unrestricted use of the In Lieu Fee to satisfy their parking requirements. For properties not part of the Original Parking District, which opt to join the Parking District, that are greater than 15,000 square feet are subject to the following restrictions;

- 1. A Parking In lieu Fee may be used to satisfy;*
 - a. 100% of the first 50 stalls required,*
 - b. 50% of the next 50 stalls required at \$_____ per stall, and,*
 - c. 50% of all additional stalls required at \$_____ per stall.*
- D. **Effect of Payment.** In-Lieu Parking Fees shall be used exclusively to expand the capacity of Downtown Parking resources for public use, including;*
 - a. Restriping,*
 - b. Construction of a garage,*
 - c. Leasing of private stalls,*
 - d. Shuttles to nearby parking,*
 - e. Valet parking,*
 - f. Subsidized car-pooling.*

Payment of in lieu fees does not guarantee the construction of spaces in any particular area of the Downtown Parking Zone or within any particular period of time. In-Lieu Parking fees are solely an alternative means of satisfying the applicant's obligation to provide off-street parking as required by this Article and payment of the In-Lieu Fee does not carry any other guarantees, rights, or privileges to the applicant. The location, type, and configuration of parking spaces funded by In-Lieu Parking Fees are at the City's sole discretion.

F. Joining the Parking District. *Those properties located in the Downtown Triangle (bounded by Foothill Expressway, San Antonio Road, and Edith Ave) that are not already members of the Parking District may join the Parking District by;*

- 1. Paying into the Parking In Lieu fund the current parking In Lieu Fee (\$_____) X 2.86 for every thousand square feet of land,*
- 2. Contributing to the public parking supply of 2.86 stalls for every thousand square feet of land,*
- 3. Combining the contribution of contributing to the public parking supply and paying the current In Lieu Fee equivalent to 2.86 stalls for every thousand square feet of land.*

14.74.100 – Commercial and Office uses – including Medical Office in CRS/OAD, OA, CN CD, CD/R3, CRS and CT Districts.

Those Properties which participate in the public parking district are;

- A. 100% exempt in an amount equal to the parking requirement for the most intensive parking uses for up to the first 100% FAR, or,*
- B. may apply a credit of 3.5 stalls for every 1,000 square feet of land towards satisfaction of the total parking requirement which ever is greater.*

Those properties which are not participants in a public parking district, the parking requirements shall be;

- A. For intensive retail uses, not less than one parking space for each two hundred sixty seven (267) square feet of net floor area, or 3.75/1,000 net square feet;*
- B. For extensive retail uses, not less than one parking space for each three hundred thirty three (333) square feet of net floor area, or 3.00/1,000 net square feet;*
- C. For grocery uses, not less than one parking space for each two hundred eighty six (286) square feet of net floor area, or 3.50/1,000 square feet;*
- D. For personal service uses, not less than one parking space for each two hundred fifty (250) square feet of net floor area, or 4.00/1,000 net square feet;*
- E. For restaurants, bars and other food and beverage establishments, not less than one parking space for each one hundred eleven (111) square feet of net floor area, or 9.00/1,000 square feet, outdoor seating in the public right-of-way is exempt up to 25% of the total seating capacity, outdoor seating located on the property is exempt up to a maximum of 50% of the total seating capacity.*
- F. For office – including medical office, not less than one parking space for each four hundred (400) square feet of net floor area, or 2.5/1,000 net square feet;*
- G. For dental office, not less than one parking space for each two hundred (200) square feet of net floor area, or 5.00/1,000 net square feet;*

- H. For medical clinic, not less than one parking space for each two hundred (200) square feet of net floor area, or 5.00/1,000 net square feet;
- I. For Hotel/Motel, not less than one parking space for each five hundred (500) square feet of net floor area, or 2.00/1,000 net square feet;

For properties participating in the Downtown Public Parking District the total parking requirement shall be reduced by 20% prior to applicable parking credits being applied.

For properties and uses designated a neighborhood center, the total parking requirement shall be reduced by 10%.

For properties participating in the Downtown Public Parking District, the total parking requirement shall be reduced by the following parking credits;

1. One stall for any curb cut that produces a parking spot,
2. One stall for every on-site stall made available to the public without restriction,
3. .25 stall for any stall personally designated,
4. .50 stall for any stalls restricted but not personally designated,
5. .25 stall for any stalls restricted but made available to the public after 5:00 PM,
6. No credit for stalls above the code requirements for the use,
7. Eliminating a public stall will require replacement of the stall or payment of an in lieu fee,
8. Public Benefits may reduce parking requirements subject to approval of the City Council.

~~14.74.110 — Commercial uses in CRS/OAD, OA, CN, CD, CD/R3, CRS AND CT Districts.~~

~~For those properties which participated in a public parking district no parking shall be required for the net square footage which does not exceed one hundred (100) percent of the lot area. Parking shall be required as follows for any net square footage in excess of one hundred (100) percent of the lot area and for those properties which did not participate in a public parking district.~~

- ~~A. For intensive retail uses and personal services, not less than one parking space for each two hundred (200) square feet of net floor area;~~

- ~~B. For extensive retail uses, not less than one parking space for each five hundred (500) square feet of net floor area;~~
- ~~C. For business, professional and trade school, one parking space for every three employees, including teachers and administrators, plus one additional space for every two students;~~
- ~~D. For bars, cafes, nightclubs, restaurants, and soda fountains, one parking space for every three employees, plus one space for every three seats provided for patrons, and such additional parking spaces as may be prescribed by the commission;~~
- ~~E. For bowling alleys, one parking space for every three employees, plus six additional parking spaces for each alley;~~
- ~~F. For pool halls, one parking space for every three employees, plus one additional parking space for each pool table;~~
- ~~G. For other types of commercial recreation establishments, one parking space for every three employees, plus such additional parking spaces as may be prescribed by the planning commission;~~
- ~~H. For hotels and motels, one parking space for every three employees, plus one additional space for each sleeping room or suite, and additional parking spaces as prescribed in subsection A of this section for any store, service establishment, shop, or studio located on the site, and additional parking spaces as prescribed in subsection C of this section for any bar, café, nightclub, restaurant, or soda fountain located on the site;~~
- ~~I. For mortuaries, one parking space for every three employees, and one additional space for each hearse and funeral car owned or hired by the mortuary, plus the number of spaces prescribed by the planning commission for visitors and persons attending funerals;~~
- ~~J. For theaters and auditoriums, one parking space for every four seats, plus one additional space for every three employees; and~~
- ~~K. For automobile display or salesrooms, bus depots, drive-in banks, drive-in restaurants, repair garages, and storage garages, one parking space for every three employees, plus such additional parking spaces as prescribed by the planning commission or city council~~

14.74.120 – Community facilities.

Parking space requirements shall be as follows:

- A. For public, parochial, and private schools and for nursery schools, church schools, and colleges, one parking space for every two employees, including teachers and administrators, plus sufficient space for the safe, convenient

loading and unloading of students, and such additional area for student and visitor parking as may be prescribed by the commission;

- B. For public playgrounds, parks, community centers, and other public buildings, structures, and facilities, one parking space for every two employees, plus such additional parking area as may be prescribed by the commission;
- C. For day-care centers and private nonprofit recreation facilities, one parking space for every two employees, plus such additional parking area as may be prescribed by the commission;
- D. For churches, not less than one parking space for every three and one-half seats in the main sanctuary, plus one additional space for each church official resident on the premises, and one additional space for every two employees, plus such additional parking area as may be prescribed by the commission;
- E. For monasteries, convents, and other religious institutions, one parking space for every two employees, plus such additional parking area as may be prescribed by the commission;
- F. For golf courses, country clubs, and private commercial clubs, one parking space for every two employees, plus such additional parking area as may be prescribed by the commission;
- G. For private noncommercial clubs, other than country clubs, one parking space for every two employees, plus one parking space for every three members, or in the alternative, such additional parking area for members as may be prescribed by the commission;
- H. For libraries, museums, and noncommercial art galleries, one parking space for every two employees, plus such additional parking area as may be prescribed by the commission;
- I. For institutions of an educational or philanthropic nature, one parking space for every two employees, plus such additional parking area as may be prescribed by the commission;
- J. For public utility service structures or installations, one parking space for every two employees;
- K. For hospitals, one parking space for every two patient beds, plus one additional space for each staff doctor and one space for every three employees, including nurses. Loading space for ambulances and similar vehicles shall not be included therein;
- L. For nursing home and convalescent hospitals, one-half of one parking space for each bed, plus additional parking space as may be determined by the planning commission and city council;

- M. For retirement homes, three-fourths of one parking space for each dwelling unit, plus additional parking spaces as may be determined by the planning commission and city council; and
- N. For residential care homes for aged persons on sites containing ten thousand (10,000) to forty-three thousand five hundred sixty (43,560) square feet, not less than one garage or carport, plus one parking space; provided, however, in the event there are more than two vehicles, additional space shall be provided for each additional vehicle beyond the required front yard setback in accordance with plans approved by the commission. The occupants of the care home shall be prohibited from parking their vehicles off site.

14.74.130 – Plant nurseries.

Parking space requirements shall be as follows:

- A. Ten (10) parking spaces for each acre, or fraction thereof, contained in the site, plus such additional parking spaces as may be prescribed by the commission; or
- B. One parking space for every three employees, plus such additional parking spaces as may be prescribed by the commission.

~~14.74.140 – other uses.~~

~~Other uses not specifically set forth in the foregoing sections of this chapter shall furnish parking as prescribed by the commission. In determining the off-street parking requirements for such uses, the commission shall use the foregoing requirements as general guide and shall determine the minimum number of parking spaces necessary to avoid undue interference with the public use of streets and alleys.~~

14.74.140 – Other uses.

Other uses not specifically set fourth in the foregoing sections of this chapter shall meet the off-street parking requirement as prescribed by the zoning administrator, and recommended by the Planning and Transportation Commission and approved by the City Council, or may complete a parking study by a licensed parking, traffic,

consultant or engineer to determine the off-street parking requirements, for a new development or change of use application. The parking study recommendations must be approved by the City Council.

The city of Los Altos Zoning Administrator will apply the resources of the Metropolitan Transportation Commission (MTC), the Urban Land Institute (ULI) and the International Traffic Engineers (ITE) to develop its recommendations.

~~14.74.150 — Mixed use development.~~

~~Where more than one use is included in one building or on a single parcel, the parking requirements shall be the sum total of the requirements of all the uses; provided, however, when determined by the city that a conflict in demand for parking will not occur, parking requirements may be combined. Appropriate legal documents, as approved by the city attorney, shall be executed when such combination is approved. Any use or building requiring five-tenths or more parking space shall be deemed to require a full space.~~

14.74.150 – Mixed-use development.

Where more than one use is included in one building, on a single parcel, a neighborhood center, or identified group of buildings are sharing a common parking facility, where the second use is greater than 15% of the total parking demand, then a 10% reduction is allowed from the total parking requirements of all uses combined.

For uses located in the Downtown parking district, a 20% reduction is allowed from the total parking requirements of all uses combined.

~~14.74.160 — Off-street loading spaces.~~

~~Loading spaces shall be provided on the site of each of the permitted uses in the CN, CN-T, CD, CT, Community Facilities, and Plant Nursery districts when found by the commission to require the receipt or distribution of materials by vehicles or when found to be necessary for the public safety or welfare. The number of spaces shall be determined on the basis of the number of anticipated truck movements.~~

14.74.160 – Off-street loading spaces.

Loading spaces shall be provided on the site of each of the permitted uses in the CN, CN-T, CD, CT, when found by the Zoning Administrator and the Planning and Transportation Commission to require the receipt or distribution of materials by vehicles or when necessary for the public safety or welfare.

~~14.74.170 – Common parking facilities.~~

~~——— Parking space requirements prescribed in this chapter may be satisfied by the permanent allocation of the required area or number of spaces for each permitted use in a common parking facility, cooperatively established and operated, either under private auspices or a public assessment district, which includes the site of any use permitted under this chapter, provided the total number of spaces allocated shall be not less than the sum of the individual requirements, and provided also that the parking facility shall be within three hundred (300) feet of the site of the permitted use, and further provided that the parking facility meets the design standards set forth in this chapter. When off-site parking spaces are provided as prescribed, appropriate legal documents, as approved by the city attorney, shall be executed to insure permanent use of such spaces.~~

14.74.170 – Common parking facilities.

Parking space requirements prescribed in this chapter may be satisfied by the permanent allocation of the required area or number of spaces for each permitted use in a common parking facility, cooperatively established and operated, either under public or private auspices or a public assessment district, or public parking district, which includes the site of any use permitted under this chapter, provided the total number of spaces allocated shall be not less than the sum of the individual requirements (except as provided in section 14.74.150), and provided also that the parking facility shall be within the parking district (for only those properties participating in the Parking District) or (for all properties) within five-hundred (500) feet of the site of the permitted use, and further provided that the parking facility meets the design standards set forth in this chapter. When off-site private

parking spaces are provided as prescribed, appropriate legal documents, as approved by the city attorney, shall be executed to insure permanent use of such spaces.

14.74.180 – Off-street parking and loading spaces.

No parking space or loading space provided on one site for a structure or a use in compliance with the regulations for the district in which it is located shall be deemed to provide a parking space or loading space for a structure or use on any other site.

14.74.190 – Reduction of off-street parking and loading spaces.

No parking space or truck loading space provided for a structure or use in compliance with the regulations for the district in which it is located shall be reduced in area or capacity without sufficient additional area or capacity being provided to comply with the districts current regulations.

~~14.74.200 – Development standards for off-street parking and truck loading spaces.~~

~~A. Off-street parking facilities shall conform to the following standards:~~

- ~~1. Perpendicular parking space size. Each standard parking space shall consist of an area not less than nine feet wide by eighteen (18) feet long, except as noted on the drawing labeled “Parking Standards Exhibit A” on file in the office of the planning department.~~
- ~~2. Handicapped persons perpendicular parking space size. Parking stalls for the use of the physically handicapped shall comply with the requirements set forth in Part 2 of Title 24 of the California Administrative Code and Chapter 9 of Division 11 of the Vehicle Code of the state.~~
- ~~3. Truck loading space size. Truck loading spaces shall not be less than ten (10) feet wide by twenty five (25) feet long.~~
- ~~4. Clearance. Standard and compact parking spaces shall have a vertical clearance of at least seven feet over the entire area. In addition, the spaces shall be clear horizontally (for example, pillars in a basement or parking structure shall not be located in required parking spaces). Truck loading spaces shall have a vertical clearance of at least fourteen (14) feet.~~

- ~~B. Each parking and loading space shall be accessible from a public street or alley.~~
- ~~C. The parking and loading area shall be paved with an all-weather asphaltic concrete or Portland cement concrete pavement and marked in accordance with the city engineering standards (not applicable for single-family dwellings).~~
- ~~D. Concrete bumper guards or wheel stops shall be provided for all parking spaces, except as provided in this section. The concrete curb around a perimeter landscaped area shall not be used as a bumper stop unless approved by the commission and the council. In such cases, the commission and the council may allow a parking space length to be reduced by two feet.~~
- ~~E. Lighting shall be deflected downward and away from any residential property.~~
- ~~F. No advertising or sign, other than identification or direction signs, shall be permitted in the parking or loading area.~~
- ~~G. No repair or servicing of vehicles shall be permitted in the parking or loading area.~~
- ~~H. No area which lies within the precise plan line for a public street or alley adopted by the council shall be computed as satisfying the parking and loading space requirements of this chapter.~~
- ~~I. A parking area abutting on property in an R District or a cross a street or an alley from property in an R District shall be screened, subject to the approval of the planning department, by a solid fence or wall or a compact evergreen hedge or other screening not less than six feet high, subject to the provisions of Chapter 14.72 of this title regulating fences (not applicable for single-family dwellings).~~
- ~~J. The minimum width of a one-way drive shall be twelve (12) feet.~~
- ~~K. The minimum width of a two-way drive shall be eighteen (18) feet.~~
- ~~L. Space for turning around on the site shall be provided for parking areas of three or more spaces so that no cars need back into the street (not applicable for single-family dwellings).~~
- ~~M. Parallel and acute angle parking shall be designed for one-way traffic only, unless otherwise specified by the commission.~~
- ~~N. The minimum standards for the design of off-street parking areas shall be in accordance with those shown on the drawing labeled "Parking Standards Exhibit A" on file in the office of the planning department.~~
- ~~O. If found to be necessary or desirable by the city, the design standards set forth in this section may be waived for public and community facility uses or commercially operated public parking facilities in order to permit attended or supervised parking.~~

~~P. District requirements resulting in one-half or greater parking space shall be deemed to require a full space.~~

~~Q. For the purposes of this section, “net square footage” shall mean the total horizontal area in square feet on each floor, including basements, but not including the area of inner courts or shaft enclosures.~~

14.74.200 – Development standards for off-street parking and truck loading spaces.

A. Off-street parking facilities shall conform to the following standards:

- 1. Perpendicular parking space size. Each standard parking space shall consist of an area not less than 8 1/2 feet wide, by eighteen (18) feet long, except as noted on the drawing labeled “Parking Standards Exhibit A” on file in the office of the Planning Department. Parking stalls shall be designated by using double striping that is one foot in width and sixteen feet (16) long.*
- 2. Handicapped persons perpendicular parking space size. Parking stalls for the use of the physically handicapped shall comply with the requirements set forth in Part 2 of Title 24 of the California Administrative Code and Chapter 9 of Division 11 of the Vehicle Code of the state.*
- 3. Truck loading space size. Truck loading spaces shall not be less than ten (10) feet wide by twenty-five (25) feet long.*
- 4. Clearance. Standard and compact parking spaces shall have a vertical clearance of at least seven feet over the entire area. In addition, the spaces shall be clear horizontally (for example, pillars in a basement or parking structure shall not be located in required parking spaces). Truck loading spaces shall have a vertical clearance of at least fourteen (14) feet.*

B. Each parking and loading space shall be accessible from a public street or alley.

C. The parking and loading area shall be paved with an all-weather asphaltic concrete or Portland cement concrete pavement and marked in accordance with the city engineering standards (not applicable for single-family dwellings).

D. Concrete bumper guards or wheel stops shall be provided for all parking spaces, except as provided in this section. The concrete curb around a perimeter landscaped area shall not be used as a bumper stop unless

- approved by the commission and the council. In such cases, the commission and the council may allow a parking space length to be reduced by two feet.*
- E. Lighting shall be deflected downward and away from any residential property.*
 - F. No advertising or sign, other than identification or direction signs, shall be permitted in the parking or loading area.*
 - G. No repair or servicing of vehicles shall be permitted in the parking or loading area.*
 - H. No area which lies within the precise plan line for a public street or alley adopted by the council shall be computed as satisfying the parking and lading space requirements of this chapter.*
 - I. A parking area abutting on property in an R District or across a street or an alley from property in an R District shall be screened, subject to the approval of the planning department, by a solid fence or wall or a compact evergreen hedge or other screening not less than six feet high, subject to the provisions of Chapter 14.72 of this title regulating fences (not applicable for single-family dwellings).*
 - J. The minimum width of a one-way drive shall be twelve (12) feet.*
 - K. The minimum width of a two-way drive shall be eighteen (18) feet.*
 - L. Space for turning around on the site shall be provided for parking areas of three or more spaces so that no cars need back into the street (not applicable for single-family dwellings).*
 - M. Parallel and acute angle parking shall be designed for one-way traffic only, unless otherwise specified by the commission.*
 - N. The minimum standards for the design of off-street parking areas shall be in accordance with those shown on the drawing labeled "Parking Standards Exhibit A" on file in the office of the planning department.*
 - O. If found to be necessary or desirable by the city, the design standards set forth in this section may be waived for public and community facility uses or commercially operated public parking facilities in order to permit attended or supervised parking.*
 - P. District requirement resulting in one-half or greater parking space shall be deemed to require a full space.*
 - Q. For purposes of calculating parking requirements for uses other than office, "net square footage" shall mean; the total horizontal area in square feet (gross square feet) on each floor, including basements, but not including the area of, stairwells, elevators, elevator fire rated lobbies, mechanical/electrical rooms, mechanical shaft enclosures, and restrooms. Exterior wall widths greater than ten (10) inches are also excluded if used for creating architectural features. Any space initially exempt from parking*

calculations that is later converted to area that would increase parking requirements is subject to parking requirements.

- R. *For purposes of calculating parking requirements for office, Hotel and Motel uses, “net square footage,” shall mean; the total horizontal area in square feet (gross square feet) on each floor, including basements, but not including the area of, stairwells, elevators, elevator fire rated lobbies, mechanical/electrical rooms, mechanical shaft enclosures, restrooms, and up to 250 square feet ground floor public entries/lobbies. Larger lobby areas and other architectural features that enhance the building without increasing parking requirements may be excluded from parking calculations if recommended by the commission. Any space initially exempt from parking calculations that is later converted to area that would increase parking requirements is subject to parking requirements.*
- S. *Applicants shall submit architectural drawings and tables clearly illustrating gross, exempt, and net square feet, for parking calculation purposes, signed and stamped by a licensed architect or engineer.*

14.74.210 – Parking advisory committee

- a. *Creation. The council may create a parking advisory committee which may be known as the City of Los Altos Parking Advisory Committee.*
- b. *Organization. Such committee shall consist of as many members as the council may direct who shall be appointed by the council. The Committee should initially be composed of one representative each from the following: Chamber of Commerce (who is a downtown merchant or commercial property owner within a recognized parking district), Los Altos Property Owners Downtown, Los Altos Village Association (who is a downtown merchant or commercial property owner), Planning and Transportation Commission; Bicycle/Pedestrian Advisory Commission; downtown residents; and the community at large. Each member shall serve at the pleasure of the council for a term of four years or until the appointment and qualification of a successor.*
- c. *Meetings. The committee shall meet within one month of its formation and establish itself by electing a chairman, vice-chairman and secretary to serve at the pleasure of the committee. A regular time and place of meetings shall be established and adhered to in the manner of holding public meetings for legislative bodies in the state. All meetings shall be open to the public unless by law otherwise provided.*

d. Powers–Duties. The committee shall study, investigate and hold the public hearings on the problems arising in any parking district with respect to its purposes.

The committee shall make recommendations to the council or any other board or commission of the city with respect to any action which the committee believes should be taken or upon which it has been requested to advise.

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