

Plain text = existing code with no changes

~~Strikethrough~~ = existing code to be deleted

Underlined = new code to be added

~~Double Strikethrough~~ = existing code moved to another location

Double Underline = existing code moved from another location

*Italics* = instructions to code reviser

### 17.124.118 Parking requirements in the Highway Commercial District

#### A. Off-Street Residential Parking in the Highway Commercial District.

1. Residential parking shall be provided at a rate of one space per studio or one-bedroom unit, and one and one-half spaces per two-bedroom and larger unit.
2. Residential parking for senior housing shall be provided at one-half space per studio or one-bedroom unit, and one space per two-bedroom and larger unit. Senior housing shall be limited to residence occupancy by persons 55 and older as restricted by CC&Rs. City shall be a party to CC&Rs regarding age limits to ensure the age restriction and shall have authority through CC&Rs to prevent waiving, amending or eliminating age restriction.

- B. For commercial and manufacturing uses, the minimum number of off-street parking spaces shall be determined in accordance with the table appended to the end of this chapter and labeled Appendix B. A decrease in the required number of spaces may be granted if the number of spaces proposed is documented by an adequate and thorough parking demand and utilization study to be sufficient to fully serve the use. The study shall be prepared by a licensed transportation engineer or other qualified professional, and shall analyze the operational characteristics of the proposed use which justify a parking reduction. The scope of the study shall be proposed by the transportation engineer and approved by the Community Development Services Director, Approval of a parking reduction shall be solely at the discretion of the City. A decrease in the minimum required number of spaces may be based in whole or part on the provision of nationally accepted TDM (transportation demand management) measures. Data supporting the effectiveness of the TDM measures shall be provided

as part of the parking demand and utilization study and approved by the Community Development Services Director.