

**RESOLUTION NO. 2020 - 13**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN BRUNO ADOPTING  
PARKING DESIGN STANDARDS**

**WHEREAS**, it is in the public interest for the City to establish comprehensive parking design standards; and

**WHEREAS**, the parking design standards provide clear and concise regulations and assure a degree of consistency in the design and configuration of parking facilities; and

**WHEREAS**, the adoption of parking design standards by resolution will increase administrative efficiencies should future amendments to them become necessary; and

**WHEREAS**, being authorized to do so, the City wishes to establish parking design standards applicable to off-street parking facilities; and

**WHEREAS**, the standards contained are intended to, and should be applied to, protect and promote public safety and welfare; and

**WHEREAS**, these standards are also intended to reflect and promote the community interest by ensuring that the balance between public and private interest is maintained on a case-by-case basis; and

**WHEREAS**, on February 11, 2020 the City Council conducted a duly noticed public hearing and received testimony from City staff and all interested parties regarding the parking design standards; and

**WHEREAS**, all legal prerequisites including public notification to the adoption of this Resolution have occurred; and

**WHEREAS**, the City Council has reviewed the information contained in this Resolution and the accompanying staff report and attachments at a meeting held on February 11, 2020.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of San Bruno as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals above are each incorporated by reference and adopted as findings of the City Council.

**SECTION 2. DEFINITIONS.** The definitions set forth in Section 12.100.100 of the Municipal Code are incorporated by reference into this Resolution.

**SECTION 3. BACKGROUND AND PURPOSE.** The City of San Bruno is establishing these Parking Design Standards in order to regulate the design and ensure functional and safe circulation for public and private users.

These Design Standards provide objective requirements that all parking facilities must meet for approval by the City.

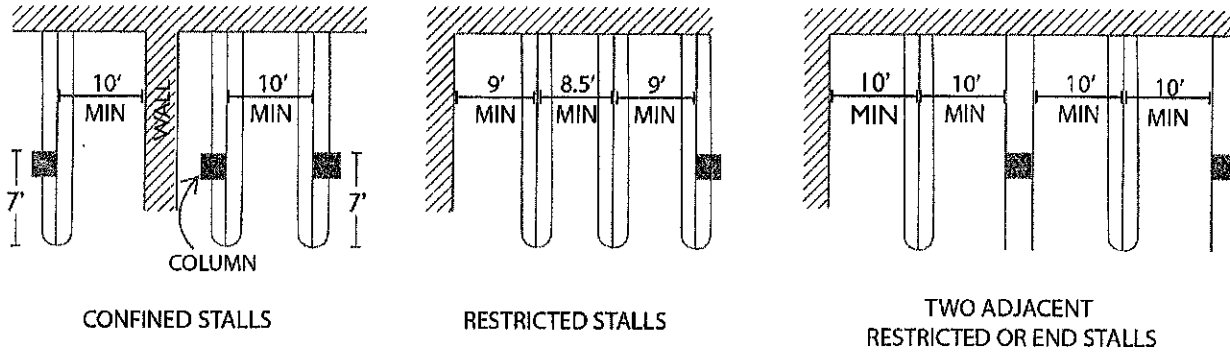
**SECTION 4. GENERAL PARKING DESIGN STANDARDS.** To ensure functional and safe circulation, parking facilities shall be designed as follows:

**A. Dimensions.**

1. **Standard Spaces.** Standard parking spaces shall have a minimum dimension of 8.5 feet in width by 18 feet in depth unless otherwise specified in this section. Compact spaces are prohibited.
2. **Residential Garage Size.** Two-car garages shall have minimum interior dimensions of 20 feet wide by 18 feet deep or 10 feet wide by 36 feet deep for tandem two-car garage configuration.

3. **Commercial Garages.** The design of confined or restricted spaces shall be as specified in Figure 1.
- Confined Space means an off-street parking space which has any obstruction higher than a six (6) inch curb on both sides, including walls, railings, stairwells, columns, or fences, but excepting columns located more than seven (7) feet from aisles.
  - Restricted Space means an off-street parking space which has any structural element, including curbs over six (6) inches, on either side.

Figure 1 Confined and Restricted Parking Spaces

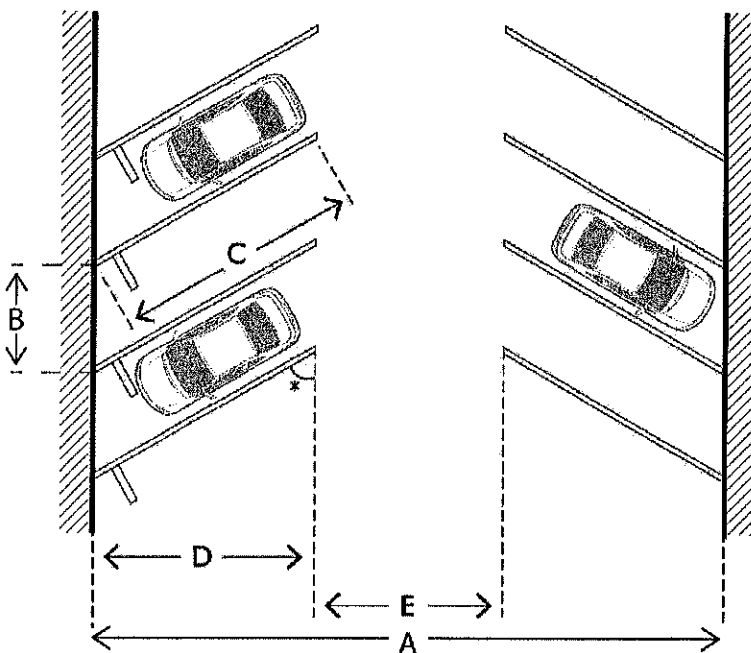


4. **Angled Parking.** The design of parking areas with angled parking spaces shall be as specified in Table 1 and Figure 2.

TABLE 1 MINIMUM ANGLED PARKING DIMENSIONS

Parking Angle	A (Double Bay Width)	B (Stall Curb Width)	C (Stall length)	D (Stall Depth to Wall)	E (Aisle Width)
90°	60 ft.	8.5 ft.	18 ft.	18 ft.	24 ft.
75°	59.2 ft.	8.8 ft.	20.2 ft.	19.6 ft.	20 ft.
60°	55.6 ft.	9.80 ft.	22.9 ft.	19.8 ft.	16 ft.
45°	49.4 ft.	12 ft.	26.5 ft.	18.7 ft.	12 ft.

Figure 2 Angled Parking Dimensions



5. **Parallel Parking.** Parallel parking spaces located outside of the public right-of-way shall have a minimum dimension of 8 feet in width by 20 feet in depth. Any parallel parking space that is bound on either end by a wall or physical barrier higher than a six (6) inch curb shall have a minimum depth of 22 feet.

**B. Striping and Identification.**

1. Within all parking areas with five or more parking spaces, parking spaces shall be outlined with 4-inch-wide lines painted on the surface of the parking area. Drive aisles, approach lanes, and turning areas shall be marked with directional arrows and signs as required by the City of San Bruno Standard Specifications and Drawings to ensure safe traffic movement.
2. **Guest Parking.** Within multi-family residential developments, required guest parking spaces shall be clearly marked with the word "Guest" either on the wheel stop or curb at the back of each space, or the pavement at the opening of the space. No permits can be required for these spaces, nor can they be labeled or reserved for leasing office visitors or employees.

- C. Surfacing.** All permanent parking spaces and drive aisles shall be paved with asphalt, concrete or other all-weather surface, subject to approval by the Community and Economic Development Director. Alternatively, permeable paving materials, such as porous concrete/asphalt, open-jointed pavers, turf/gravel grids are a permitted surface material, provided the paving materials are designed to carry the intended vehicle load.

- D. Grading and Drainage.** All parking areas shall be graded and drained so as to dispose of all surface stormwater as required by the City's National Pollution Discharge Elimination System (NPDES) permit and the City of San Bruno Standard Specifications and Drawings .

- E. Wheel Stops and Curbs.** Flush wheel stops or curbs and sumped landscapes are permitted in parking lots. All other wheel stops and curbs shall be provided within parking areas as required by the City of San Bruno Standard Specifications and Drawings. A six-inch-high concrete curb surrounding a landscape area may be used as a wheel stop provided that the overhang will not damage or interfere with plant growth or its irrigation. A concrete sidewalk may be used as a wheel stop if the overhang will not reduce the minimum required walkway width.

- F. Maintenance.** All parking areas and associated landscaped areas shall be permanently maintained to be free of weeds, litter and debris with clear sign identification and paint striping.

**G. Lighting.**

1. A parking area with five or more parking spaces shall include outdoor lighting that provides a minimum illumination an average illuminance of 1 foot-candle, a minimum illuminance of 0.3 foot-candle, and a uniformity ratio not to exceed 4:1 average to minimum over the entire parking area.
2. Outdoor lighting as required by Subsection 1 above shall be provided during nighttime business hours. After the close of business, outdoor lighting for parking areas may be reduced to a minimum illumination of 0.2-foot candles over the entire parking area. Full lighting cutoff and fully shielded light fixtures shall be utilized to reduce light spillage off- site.

- H. Electrical Vehicle Charging.** Electric vehicle charging stations shall be provided for new building construction or for the remodel of existing structures in compliance with current Building Code requirements. Parking spaces with electrical vehicle charging stations shall count toward compliance with the number of parking spaces required by San Bruno Municipal Code Chapter 12.100.

**I. Screening.**

1. Within non-residential zoning districts, parking areas that abut residentially zoned interior lot lines shall be screened by a minimum 6-foot-high solid masonry wall or equivalent, with a two- foot lattice screen placed atop the wall.
2. Screening 2½ feet to 3 feet in height shall be provided along the perimeter of all parking areas abutting a public or private street. Screening may consist of one or more of the following:
  - a. Berms landscaped with ground cover, trees, and shrubs.
  - b. Solid, low profile, decorative masonry walls or wood fences.
  - c. Evergreen shrubbery installed and maintained to provide non-transparent screening.
3. Refuse receptacles located within a parking area shall be screened on all sides by a fence or solid landscaping at least 6 feet in height.
4. The height of screening features shall be measured from the top of the adjacent parking area pavement to the top of the screening feature.

## J. Circulation.

1. All parking areas with 5 or more parking spaces shall provide sufficient maneuvering room so that vehicles may enter and exit an abutting street in a forward direction.
2. Adequate on-site driveway and circulation space shall be provided for access to trash enclosures, and the required trash enclosures shall not occupy any parking spaces
3. Adequate on-site driveway and circulation space shall be provided to ensure adequate access for emergency vehicles and for safe vehicular, bicycle and pedestrian ingress and egress.
4. Adequate on-site driveway and circulation space shall be provided so that queuing does not form on public rights-of-way

## K. Driveways.

### 1. Residential standards.

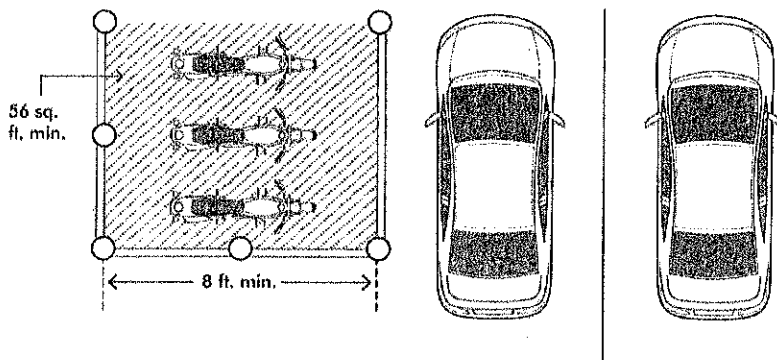
- a. **Width.** Driveways for single-family homes, duplex homes, and triplex homes shall have a minimum width of 10 feet. The maximum allowed width for a residential curb cut is 20 feet.
- b. **Depth.** Driveways for single-family homes, duplex homes, and triplex homes shall have a minimum depth of 18 feet as measured from the back edge of sidewalk.
- c. **Number.** There shall be a maximum of one driveway curb cut per parcel zoned for or developed with single-family residences.

2. **Multi-family and nonresidential standard.** Driveways or aisles serving all other land uses shall have a minimum width of 10 feet for one-way traffic and 20 feet for two-way traffic. The maximum allowed width for a multi-family or non-residential curb cut is 30 feet.

## L. Motorcycle Parking Standards

1. A motorcycle parking area shall have minimum dimensions of 8 feet in width and 56 square feet in area.
2. All motorcycle areas shall have bollards installed and appropriately spaced to prevent automobile usage. Motorcycle spaces shall be marked to be clearly identified for motorcycle use only. Motorcycle parking areas shall be paved with concrete, or equivalent surfacing material to prevent damage to the parking surface from motorcycle kick and center stands.

Figure 3



**SECTION 5. Mechanical and Automated Parking Standards.** Requirements for both Mechanical and Automated Parking Facilities. Mechanical and Automated Parking Facilities may be used to satisfy off-street parking requirements for residential and non-residential uses subject to the following requirements:

1. Recordation of an "Agreement Guaranteeing Maintenance of Mechanical Parking Facility" prior to building permit issuance.
2. Inclusion of an on-site generator with sufficient capacity to store and retrieve cars in the event that the electrical power is down or inclusion of manual override capability to access or remove cars from the parking lift in the event of a power outage.
3. Recordation of an "Agreement to Provide Parking Attendant" when a mechanical or automated parking facility is used to satisfy required commercial or office, visitor or customer parking.
4. Compliance with all applicable local, state, and federal standards, including, but not limited to, Fire and Building Code requirements.

5. Electric vehicle charging stations can be located inside the mechanical or automated parking facility or at the standard parking stalls. Electric vehicle charging stations cannot be reserved.
  6. A maintenance inspection report for any automated, semi-automated or mechanical parking facility prepared at the sole expense of the property owner shall be submitted six months after installation, and annually thereafter, to the Community and Economic Development Director for review. The property owner shall make any necessary repairs to provide uninterrupted operation of the mechanical or automated parking facility.
- B. Additional Requirements for Mechanical Parking Facilities.** Mechanical parking facilities may be used to satisfy off-street parking requirements for residential and non-residential uses subject to the following additional requirements:
1. Approval of a mechanical parking plan submitted as part of the planning application.
  2. Mechanical parking facilities shall not be used for required visitor or accessible parking spaces or loading stalls.
  3. Mechanical parking facilities shall not be installed on surface lots.
  4. The location of mechanical lifts shall be located within an enclosed parking facility. All lifts and associated equipment shall be screened from public views and the screening shall be architecturally compatible with the site conditions.
  5. Mechanical parking facilities should allow each vehicle to be as equally accessible as possible at all times.
  6. A manual override shall be provided to access or remove vehicles from the parking lift in the event of a power outage and documentation of alternative back-up power to allow emergency operation of the parking facility.
  7. Vehicle liquids and/or debris shall be prohibited from spilling onto other vehicles or building surfaces.
  8. Signage shall be provided clarifying operations of the spaces to users.
- C. Additional Requirements for Automated Parking Facilities.** Automated parking facilities may be used to satisfy off-street parking requirements for residential and non-residential uses subject to the following requirements:
1. Approval of an automated parking plan, meeting the minimum standards set forth by this resolution, and submitted as part of the planning application.
  2. Automated parking facilities shall not result in queuing into any public right-of-way based on a technical study submitted as part of the planning application.
  3. Queuing Spaces shall be provided as follows:
    - a. Off-street queuing space at the vehicular entrance shall be provided at a minimum rate of 5 percent of the total automated parking provided or 2 queuing spaces, whichever is greater.
    - b. Fractions equal to or greater than one-half resulting from the calculations in this Section shall be considered to be one queuing space.
    - c. In no event shall the dimensions of any queuing space be less than 18 feet long and 8 feet 6 inches wide.
    - d. The number of queuing spaces required pursuant to this Section may be reduced when a technical study at the sole expense of the property owner demonstrates and the Community and Economic Development Director finds that the operational characteristics of the parking facility and expected traffic intensity warrant such a reduction.
  4. For off-street parking facilities where entering vehicles are required to stop before a mechanically operated barrier before entering the parking facility, such barrier shall be placed a minimum of 18 feet from the parcel line where the entrance is accessed.
  5. Signage shall be provided clarifying operations of the spaces to users.

**SECTION 6.** If any provision of this Resolution or its application to any person or circumstance is held invalid such invalidity has no effect on the other provisions or applications of the Resolution that can be given effect without the invalid provision or application, and to this extent, the provisions of this Resolution are severable. The City Council declares that it would have adopted this Resolution irrespective of the invalidity of any portion thereof.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council hereby adopts the Parking Design Standards for the City of San Bruno.

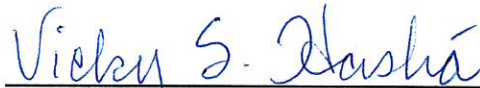
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I hereby certify that foregoing **Resolution No. 2020 - 13** was introduced and adopted by the San Bruno City Council at a regular meeting on February 11, 2020, by the following vote:

AYES: Councilmembers: Davis, Mason, M. Medina, Salazar, Mayor R. Medina

NOES: Councilmembers: None

ABSENT: Councilmembers: None



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Vicky S. Hasha, Deputy City Clerk  
City Clerk