CCMC 17.320.035.O. ELECTRIC VEHICLE (EV) PARKING

EACH LAND USE TYPE SHALL BE PROVIDED THE REQUIRED NUMBER OF PARKING SPACES EQUIPPED WITH ELECTRIC VEHICLE (EV) CHARGING INFRASTRUCTURE FOR INSTALLATION OF FUTURE EV CHARGING STATIONS AND WITH FULL EV CHARGING STATIONS, AS SET FORTH IN THIS § 17.320.035.O, EXCEPT WHERE A GREATER NUMBER OF SPACES ARE REQUIRED THROUGH A CONDITIONAL USE PERMIT OR OTHER PERMIT APPROVAL. ALL VEHICLE PARKING SPACES EQUIPPED WITH EV CHARGING INFRASTRUCTURE SHALL BE COUNTED TOWARDS THE TOTAL REQUIRED BY TABLE 3-3. PROPERTY OWNERS SHALL INFORM TENANTS OF THE AVAILABILITY OF EV READY AND EV CAPABLE SPACES.

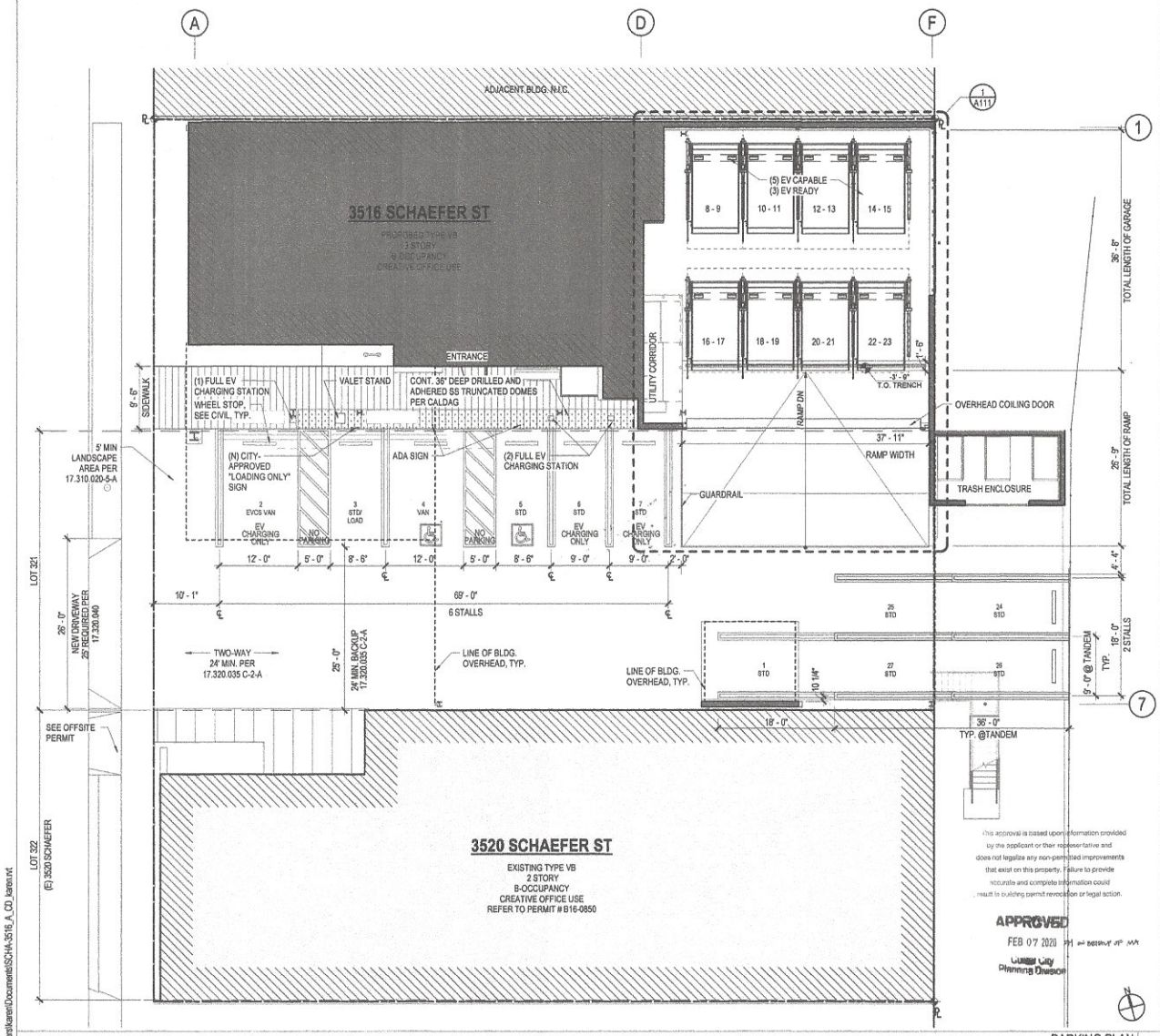
CONDITIONS OF APPROVAL: THE PROPERTY OWNER SHALL PROVIDE A MINIMUM OF 20% EV CAPABLE PARKING SPACES, 10% EV READY PARKING SPACES , AND 10% FULL EV CHARGING PARKING SPACES. ADMINISTRATIVE SITE PLAN REVIEW P2019-0104-ASPR & ADMINISTRATIVE USE PERMIT P2019-0104-AUP

1. DEFINITIONS

A. "EV CAPABLE." INSTALLATION OF RACEWAY, CONDUIT, AND PANEL CAPACITY TO ACCOMMODATE THE FUTURE INSTALLATION OF A DEDICATED BRANCH CIRCUIT AND 208/240 VOLT (LEVEL 2) CHARGERS/CHARGING STATIONS.

B. "EV READY." A COMPLETE CIRCUIT INSTALLATION, INCLUDING RACEWAY, CONDUIT, WIRING, RECEPTACLE, CIRCUIT BREAKERS, DEDICATED BRANCH CIRCUIT, 208/240 VOLT 40 AMP PANEL CAPACITY, AND ANY OTHER NECESSARY COMPONENTS TO SUPPORT THE FUTURE INSTALLATION OF A LEVEL 2 CHARGER/CHARGING STATION.

C. "FULL EV CHARGER/CHARGING STATION." ALL NECESSARY COMPONENTS REQUIRED FOR EV READY, IN ADDITION TO AN ALREADY INSTALLED CHARGER/CHARGING STATION (208/240 VOLT, LEVEL 2).



PARKING PLAN 1
1/8" = 1'-0"

CCMC NOTES FOR REFERENCE

CCMC 17.320.020 - NUMBER OF PARKING SPACES REQUIRED
D. NON-RESIDENTIAL CHANGE OF USE, EXPANSE OF STRUCTURE
3. WHEN A CHANGE OF USE REQUIRES MORE OFF-STREET PARKING THAN THE PREVIOUS USE, ADDITIONAL PARKING SPACES SHALL BE PROVIDED EQUIVALENT TO THE DIFFERENCE BETWEEN THE NUMBER OF SPACES REQUIRED BY THIS TITLE FOR THE IMMEDIATELY PREVIOUS USE AND THE TOTAL NUMBER OF SPACES REQUIRED BY THE NEW USE.

CC 17.320.025.D.5 - COMPACT SPACES. EXCEPT AS OTHERWISE PROVIDED IN SECTION 17.320.035 COMPACT SPACES OF 7'-6" x 17'-6" MAY BE PROVIDED FOR UP TO 30% OF REQUIRED ON-SITE OR OFF-SITE PARKING WITHIN THE PARKING DISTRICTS.

CC 17.320.035.C.1.B - TANDEM PARKING SPACES. EACH TANDEM PARKING SPACE SHALL BE 9'-0" IN WIDTH BY 18'-0" IN DEPTH.
ii. WITHIN NON-RESIDENTIAL DISTRICTS, TANDEM PARKING MAY BE PROVIDED FOR REQUIRED PARKING SPACES WHERE AUTHORIZED THROUGH AN ADMINISTRATIVE USE PERMIT. THE USE OF THE TANDEM PARKING FOR NON-RESIDENTIAL USES SHALL REQUIRE THAT THE OPERATOR OF THE PARKING FACILITY PROVIDE A VALET OR ATTENDANT AT ALL TIMES THAT THE PARKING IS ACCESSIBLE TO USERS, EXCEPT WHERE THE DIRECTOR DETERMINES THAT THE NATURE OF THE USE AND ITS OPERATION WILL NOT REQUIRE ATTENDED PARKING. TANDEM PARKING MAY BE ARRANGED TO BE NO MORE THAN 3 SPACES IN DEPTH.

CCMC 17.610.020 - NONCONFORMING STRUCTURES
A. ALTERATIONS OR ADDITIONS
2. IMPROVEMENTS TO NONCONFORMING MULTIPLE-FAMILY AND NON-RESIDENTIAL PRIMARY STRUCTURE(S).
A. MAJOR IMPROVEMENT DEFINED: A MAJOR IMPROVEMENT IS AN IMPROVEMENT THAT WILL ADD 10% OR MORE, WITH A MINIMUM OF 750 SF, TO THE EXISTING GROSS FLOOR AREA OF THE MULTIPLE-FAMILY OR NON-RESIDENTIAL STRUCTURE(S) ON THE SITE, AS DETERMINED BY THE BUILDING OFFICIAL.

B. NONCONFORMING DUE TO PARKING
3. NON-RESIDENTIAL STRUCTURES AND USES. STRUCTURES WITH PARKING SPACE DEFICIENCIES SHALL BE ALLOWED TO EXPAND OR ACCOMMODATE A CHANGE OF USE, PROVIDED THAT:
B. THE EXPANSION OR NEW USE HAS A GREATER PARKING REQUIREMENT THAN THE EXISTING OR PREVIOUS USE OR STRUCTURE, AND A SUFFICIENT NUMBER OF ADDITIONAL PARKING SPACES HAVE BEEN PROVIDED TO ACCOMMODATE THE NET INCREASE OF REQUIRED SPACES IN THE FOLLOWING MANNER:
i. THE NET NEW PARKING SPACES SHALL EQUAL THE NUMBER OF SPACES DIRECTLY REQUIRED BY THE CHANGE IN USE ONLY.
ii. THE NUMBER OF ADDITIONAL PARKING SPACES SHALL EQUAL THE NUMBER OF SPACES DIRECTLY REQUIRED BY THE EXPANSION AREA ONLY
iii. WHERE THERE ARE 2 OR MORE NONCONFORMING STRUCTURES ON A SITE, BUT NOT ALL STRUCTURES ARE PROPOSED FOR ADDITIONS, CHANGES, OR INTENSIFICATIONS, PARKING NONCONFORMITIES FOR THE STRUCTURES NOT PROPOSED FOR ADDITIONS, CHANGES, OR INTENSIFICATONS MAY REMAIN AS THEY ARE.

LOADING ZONE
A "SMALL LOADING ZONE" MAY OCCUPY A STANDARD SIZE PARKING STALL WITH RESTRICTED TIME LIMITS (1/2 HOUR) FOR DELIVERIES. **SEE SECTION 17.320.050.C.1.B.** FOR SIGN POSTING REQUIREMENTS. THE SPACE DOES NOT HAVE TO BE IN ADDITION TO REQUIRED PARKING, BUT CAN SERVE AS REQUIRED PARKING OUTSIDE THE LOADING SPACE TIMES.

LOT 320 321 PARKING CALCULATIONS

REFER TO HISTORIC PERMIT SHEET R001 AND R002, FOR EXISTING PARKING BASIS

EXISTING USE	EXISTING AREA		CHANGE OF USE	STALLS
CCMC 17.320.020_TABLE 3-3D			CCMC 17.320.020_TABLE 3-3B	
MANUFACTURING / OFFICE	(A)+(B.1)+(B.2)	= 2,963 SF	COMMERCIAL USE CREATIVE OFFICE	
STORAGE	(D)	= 4,538 SF		
	TOTAL EXISTING	= 7,501 SF	7,501 (1/350) = 21.43	21
			TOTAL C.O.U. PARKING CREDIT	**21**

	AREA (EXCLUDING EXTERIOR DECKS)	PARKING REQUIRMENTS RATIO	EVALUATION PER CURRENT CODE	STALLS
FIRST FLOOR	2,303 SF			
SECOND FLOOR	6,113 SF			
THIRD FLOOR	6,597 SF			
THIRD FLOOR MEZZ.	1,872 SF			
TOTAL SF	16,885 TOTAL SF	1/350	16,885 SF (1/350) = 48.24	48

B: OFFICE (NEW AREA)	48
B: OFFICE (CHANGE OF USE CREDIT)	21
TOTAL PARKING REQUIRED	**27**

EV CAPABLE PARKING	20% (27) = 5 REQUIRED
EV READY	10% (27) = 3 REQUIRED
FULL EV CHARGER/ CHARGING STATION	10% (27) = 3 REQUIRED

CGBSC 2016 NOTES FOR REFERENCE

CGBSC 2016 5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES - 3 REQUIRED
ANY COMBINATION CARPOOL VAN POOL VEHICLES
CGBSC 2016 5.106.5.2.1 PARKING STALL MARKING
CLEAN AIR/ VANPOOL/ EV
CGBSC 2016 5.106.5.3 ELECTRICAL VEHICLE (EV) CHARGING - 2 CHARGING STATIONS
REQUIRED PER TABLE **CGBSC 2016 5.106.5.3.3**

LOT 322 PARKING CALCULATIONS

(0) PARKING STALLS REQUIRED FOR (E) 3520 SCHAEFER
SEE PERMIT # B16-0850

	AREA (EXCLUDING EXTERIOR DECKS)	PARKING REQUIREMENTS RATIO	EVALUATION PER CURRENT CODE	STALLS
(E) FIRST FLOOR	4,495 SF			
(E) SECOND FLOOR	1,484 SF			0
(N) SECOND FLOOR	135 SF	1/350	135 SF (1/350) = .39	0
TOTAL SF	6,114 TOTAL SF			0
			TOTAL PARKING REQUIRED	**0**

SCHAEFER 3516
CORE & SHELL

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SEALS OR APPROVALS:

LICENSED ARCHITECT
KEVIN PATRICK MULCAHY JR.
C-31277
RENEWAL DATE DECEMBER 3 2019
STATE OF CALIFORNIA

ISSUE & REVISION RECORD:

ISSUE	DATE	REV
PLAN CHECK RESUBMITTAL	2019.10.30	
PLAN CHECK RESUBMITTAL 2	2019.11.27	
95% IFC	2019.12.13	

DRAWING TITLE:
PARKING PLAN

SCALE AT ARCH D (24 x 36): 1/8" = 1'-0"
DRAWN BY: RAC

SHEET NUMBER:
A110

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