

TC-1 CROCKER PARK TRADE COMMERCIAL DISTRICT

Brisbane Municipal Code Chapter 17.19 updated 10/12/99 per Ordinance No. 440

17.19.010 Purposes of chapter.

The TC-1 Crocker Park trade commercial district (hereinafter referred to as the "Crocker Park District") is included in the zoning title to achieve the following purposes:

- A. To create a zoning district for Crocker Park that serves to protect and enhance its character and provide for orderly development consistent with the direction in the city's general plan;
- B. To encourage uses that provide economic benefit to the city through the generation of jobs and tax revenues;
- C. To provide for a mix of uses typical of a contemporary business park, including light fabrication, printing and warehousing, with retail uses, restaurants and services for the residents and workforce in the community;
- D. To respect the historical architectural and landscape character of the park;
- E. To protect the community health and safety by establishing permit requirements and performance standards that address potential impacts of trade commercial activity.

17.19.020 Permitted uses

The following uses are permitted uses in the Crocker Park District, if conducted in accordance with the performance standards set forth in Section 19.19.050 of this Chapter:

- A. Commercial Gyms and Health Facilities;
- B. Food Production;
- C. Light Fabrication;
- D. Media Studios;
- E. Offices;
- F. Personal Services;
- G. Printing;
- H. Professional Services;
- I. Research and Development, unless the use is classified as a conditional use pursuant to Section 17.19.030(J);
- J. Restaurants;
- K. Retail Sales and Rental;
- L. Warehousing (excluding freight forwarders).

17.19.030 Conditional uses

Conditional uses allowed in the Crocker Park District, subject to obtaining a use permit and if conducted in accordance with the performance standards set forth in Section 17.19.050, are as follows:

- A. Active Records Management Services;
- B. Commercial Recreation;
- C. Cultural Facilities;
- D. Day Care Centers when ancillary to the operation of another use;
- E. Educational Facilities;
- F. Freight forwarders, subject to compliance with the provisions of Section 17.19.065;
- G. Gasoline Service Stations;
- H. Medical Facilities;
- I. Meeting Halls;
- J. Night operations, when subject to the provisions of Section 17.19.060;
- K. Places of Worship;
- L. Research and Development where the Planning Director determines, as a result of the risk analysis performed in accordance with Policy No. 166.1 of the General Plan, that the use of hazardous materials will constitute a major component of the research and development activities to be conducted on the site;
- M. Temporary Uses;
- N. Veterinary Clinics.

17.19.040 Development regulations.

Development regulations in the Crocker Park district are as follows:

A. Minimum building site required: ten thousand (10,000) square feet;

B. Minimum lot dimensions: one hundred (100) feet width;

C. Required minimum yards:

1. Front yard: twenty-five (25) feet,

2. Side yards: ten (10) feet,

3. Rear yard: ten (10) feet;

D. Maximum coverage by all structures: sixty percent (60%);

E. Maximum allowable height for all structures: fifty (50) feet, and floor area ratio (FAR) shall not exceed 2.0;

F. Landscaping requirements:

1. Not less than fifteen percent (15%) of the gross lot area shall be in irrigated lawns, shrubs or trees,

2. Landscaping required under this section shall be provided with adequate water-conserving irrigation systems and shall be installed according to detailed plans. Nonirrigated alternatives may be permitted subject to approval of the planning director;

G. Screening requirements:

1. Outside storage of pallets or containers used for the transportation and delivery of items related to the interior use shall not be located in any required setback from a street and shall be screened from off-site view to the extent it is reasonably possible to do so,

2. The off-site visibility of exterior equipment such as heating and ventilation units, above-ground storage tanks, compactors and compressors, shall be mitigated through such measures as may be reasonable under the circumstances, including, but not limited to, the installation of screening, fencing, painting or landscaping, or any combination of the foregoing;

H. In the case of conditional uses, additional regulations may be required.

17.19.050 Performance standards.

All uses in the Crocker Park district shall be conducted in accordance with the following performance standards:

A. All routine aspects of the day-to-day operations of a business, including all storage of materials and products, shall take place entirely within a building, with the following exceptions:

1. Commercial recreation;

2. Parking of operable vehicles related to the interior use;

3. Shipments and deliveries incidental to the primary use.

B. The site shall be kept free of trash and debris and all receptacles for collection and recycling shall be completely screened from view at street level.

C. Sound insulation, housing or baffles, or other reasonable measures, shall be installed in conjunction with machinery, heating and ventilating equipment when necessary to effectively mitigate sound emissions distinctly detectable from any off-site location.

D. Odors from any use shall not be generally or distinctly detectable from any off-site location.

E. Lighting shall be designed to avoid excessive glare at night as viewed from off-site locations.

17.19.060 Night Operations in Certain Areas

A. Definitions. For the purposes of this Section, the following words and phrases shall have the meanings respectively ascribed to them as set forth below, unless the context or the provision clearly require otherwise:

1. "Existing business" means a business or other use that is legally operating within the Crocker Park District as of February 8, 1999, in accordance with all zoning regulations applicable thereto, and pursuant to a business license duly issued by the City.

2. "Night operations" means any activity conducted between the hours of 10:00 p.m. and 5:00 a. m. of the following day.

3. "Residential property" means any site zoned for residential use.

B. Requirement for use permit to conduct night operations. Except as otherwise provided in Paragraph C of this Section, no business or other use shall engage in the conduct of night operations

within the Crocker Park District where the location on the site where such night operations will be conducted is within three hundred (300) feet from the nearest lot line of a residential property. The Planning Director shall have authority to adopt administrative interpretations and guidelines for measurement of the distance between the night operations and the nearest residential property.

C. Continuation of night operations by existing businesses. An existing business which has lawfully been conducting night operations without a use permit prior to February 8, 1999, may continue to conduct night operations on the same site and shall be exempted from the provisions of Paragraph A of this Section, if applicable to such night operations. This exemption shall not apply to any relocation of the night operations to a different site, nor may the exemption be assigned or transferred by the existing business to a different business establishment or use, whether conducted on the same site or elsewhere.

D. Approving authority. Applications for a use permit to conduct night operations shall be acted upon by the Planning Commission and shall be governed by the provisions of Chapter 17.40 of this Title, as supplemented by this Section 17.19.060.

E. Findings for use permit approval. In addition to the findings required by Section 17.40.060, no use permit shall be granted for the conduct of night operations in the Crocker Park District unless the Planning Commission also finds and determines that:

1. The night operations conducted by the applicant will not create noise, glare or other effects that are likely to create a sleep disturbance for the occupants of neighboring residential properties; and

2. To the extent that any noise, glare or other impacts related to the night operations are caused by persons other than the applicant, the applicant has the ability to effectively control and mitigate such impacts.

F. Use permit conditions. Without limiting the authority of the Planning Commission to impose conditions on the granting of a use permit pursuant to Section 17.40.070, a use permit authorizing the conduct of night operations in the Crocker Park District may contain limitations on the days and hours of operation, restrictions on the nightly volume of vehicle trips, restrictions on the type of vehicles or equipment that may be operated at night, requirements for special devices and measures for abatement of noise and glare, and requirements for mitigation monitoring and periodic mandatory review. The Planning Commission shall have continuing jurisdiction over every use permit issued pursuant to this Section and may at any time, if the original findings required for issuance the use permit can no longer be made, modify or amend any of the use permit conditions, or impose new and additional conditions, or revoke the use permit.

17.19.065 Regulation of freight forwarders

A. Findings and determinations. The City Council finds and determines that an increased number of freight forwarders are seeking to relocate in the Crocker Park District. This demand has been created by limitations on available space for freight forwarding businesses in neighboring cities and at the San Francisco Airport. Freight forwarders already comprise a significant portion of all businesses operating within the Crocker Park District. Unless a restriction on the establishment of additional businesses is adopted, the increased demand for space could result in an excessive concentration of freight forwarders in Crocker Park, contrary to the objective of maintaining a mixture of different land uses, as prescribed by the General Plan. In addition, freight forwarders typically operate at night, utilizing large trucks and equipment that may disturb the occupants of adjacent residential neighborhoods. Special regulations are therefore required in order to mitigate and avoid the potential adverse impacts caused by freight forwarders.

B. Exemption for existing freight forwarders.

1. A freight forwarder that was legally operating within the Crocker Park District as of February 8, 1999, in accordance with all zoning regulations applicable to such use and pursuant to a business license duly issued by the City, shall be deemed to be a conforming use and no use permit or other approval shall be required for the continued operation of such business on the same site. This exemption shall remain in effect for so long as a freight forwarding use is being conducted on the site, notwithstanding any change in the identity of the freight forwarder occupying the property or any change of ownership of the property on which the use is being conducted. However, the exemption shall conclusively be deemed to have been voluntarily relinquished if the site formerly occupied by a freight

forwarder is occupied by any other use. No change of use shall be deemed to have occurred solely by reason of the fact that the property is vacant.

2. The exemption provided by Section 17.19.065-B-1 applies only to the site on which the existing freight forwarding use is being conducted and may not be relocated, assigned, or transferred to any other site within the Crocker Park District. In addition, the exemption from the requirement to obtain a use permit for the conduct of a freight forwarding business shall not exempt such freight forwarder from the requirement to obtain a use permit for night operations pursuant to Section 17.19.060 where such freight forwarder was not engaged in the conduct of night operations prior to February 8, 1999 and desires to commence night operations after such date at a location within three hundred (300) feet from the nearest lot line of a residential property.

C. Limitation on the number of freight forwarders. No use permit shall be granted for the establishment of any new freight forwarder use in the Crocker Park District where the gross square footage to be occupied by such use, when added to the gross square footage then occupied by all other freight forwarders in the Crocker Park District, would exceed twenty percent (20%) of the total gross square footage of all buildings in the Crocker Park District. The determinations of square footage referred to herein shall be made by the Planning Director, based upon building plans and business license records on file with the City and such other information as the Planning Director may deem appropriate to consider.

D. Approving authority. Applications for a use permit for a freight forwarder shall be acted upon by the Planning Commission and shall be governed by the provisions of Chapter 17.40 of this Title, as supplemented by this Section 17.19.065.

E. Findings for use permit approval. In addition to the findings required by Section 17.40.060, no use permit shall be granted for establishment of a freight forwarder in the Crocker Park District unless the Planning Commission finds and determines that the improvements on the site comply with all applicable design and building standards for the proposed freight forwarding use and such additional requirements as may be determined by the City Engineer, including, but not limited to, size and layout of parking and loading areas, dock height and clearance, traffic circulation, and method of ingress to and egress from the site. If the freight forwarder intends to engage in night operations, a separate use permit for such activity must be obtained pursuant to Section 17.19.060.

F. Continuing jurisdiction of Planning Commission. The Planning Commission shall have continuing jurisdiction over every use permit issued pursuant to this Section and may at any time, if the original findings required for issuance the use permit can no longer be made, modify or amend any of the use permit conditions, or impose new and additional conditions, or revoke the use permit.

G. Administrative guidelines. The Planning Director is authorized to adopt administrative interpretations and guidelines for implementation of this Section, including, but not limited to, the determination of exemptions for existing freight forwarders under Paragraph B and the determinations of square footage areas under Paragraph C.

17.19.070 Parking.

Off-street parking facilities shall be provided for each use on the site in accordance with the requirements set forth in Chapter 17.34 of this title. No off-street parking shall be allowed within the front yard setback as prescribed in Section 17.19.040(C) of this Chapter; *provided, however*, the Planning Director is authorized to grant exceptions from this restriction for handicapped parking spaces where the Planning Director determines that placement of a handicapped parking space within the front yard setback is the most suitable location on the site.

17.19.080 Signs.

Signs allowed in the Crocker Park district are as specified in Chapter 17.36.

17.19.090 Design review.

The construction of any building in the Crocker Park district shall be subject to the granting of a design permit in accordance with the provisions of Chapter 17.42 of this title and any applicable design guidelines adopted by the city.

SELECTED DEFINITIONS

Refer to Brisbane Municipal Code Chapter 17.02 for additional information

17.02.017 Active Records Management Services

"Active Records Management Services" means an establishment used as a depository for records which are retrieved and delivered on a daily basis. This service may include providing filing, indexing, bar-coding, and cataloging of records.

17.02.145 Commercial recreation--Commercial gym and health facilities.

A. "Commercial recreation" means a use designed and equipped for the conduct of sports and leisure-time activities operated as a business.

B. "Commercial gym and health facilities" means a commercial recreation use conducted entirely within an enclosed structure containing facilities such as exercise equipment, game courts, swimming pool or spa, and shower and/or changing room facilities.

17.02.180 "Cultural facility" means a place, structure, area, or other facility in which cultural programs, displays or activities generally open to the public are conducted. The term includes, but is not limited to, museums and performance halls.

17.02.190 "Day care center" means an establishment licensed by the state providing group day care services for seven (7) or more children other than those resident on the site. The term includes nurseries, nursery schools, preschools, play groups, and after school group care, but does not include large family day care homes operated in the provider's own home.

17.02.255 "Educational facility" means a public or private use devoted to instruction, including, but not limited to, primary, middle and high schools, business and technical schools, colleges and universities.

17.02.320 Food Production

"Food production" means an establishment engaged in the preparation of food products for wholesale or retail distribution and eventual human consumption but not consumption on the premises. The term does not include any form of slaughterhouse of live animals.

17.02.330 Freight forwarder.

"Freight forwarder" means an establishment engaged in the receipt and distribution of goods, products, mail, packages, cargo, or materials, or any combination thereof, belonging to others, including transshipment by boat, rail, air or motor vehicle. The distribution function may include the breakdown of large orders from a single source into smaller orders for distribution to several recipients and consolidation of several orders into one large one for distribution to a single recipient. The term does not include any establishment engaged in the receipt and/or distribution of its own products, inventory or merchandise.

17.02.345 Gasoline service station.

"Gasoline service station" means an establishment primarily engaged in the retail sale of gasoline to the public, with incidental sale of lubricants, tires, batteries, small parts and accessories for the operation of automobiles, and may include a light automotive repair shop (as defined in this chapter) for the incidental performance of routine maintenance and repair services. Establishments such as, but not limited to, automotive collision and body shops, automotive painting facilities, automobile dismantlers, and heavy automotive repair shops, shall not be classified as gasoline service stations.

17.02.480 Light fabrication.

"Light fabrication" means a use engaged in the fabrication, predominantly from previously prepared materials, of finished products or parts, including processing, assembling, treating and packaging. The term also includes the storage, sales and distribution of the finished products when conducted as an incidental and accessory use.

17.02.525 Media studio.

"Media studio" means an establishment engaged in the production and/or transmission of media, including, but not limited to, radio, television, film, video, graphic arts and multi-media.

17.02.530 Medical facility.

"Medical facility" means an establishment where licensed practitioners provide medical or dental services, including, but not limited to, single or multipractitioner clinics, physical therapy, diagnostic services and outpatient surgery.

17.02.535 Meeting hall.

"Meeting hall" means a facility intended for group gatherings which constitutes the principal use on the site.

17.02.575 Office.

"Office" means a room or group of rooms and associated facilities used for conducting the management and administrative affairs of a business, profession, service, industry or government and generally furnished with desks, tables, files and communication equipment. The term does not include medical facilities or veterinary clinics.

17.02.610 Personal services.

"Personal services" means services of a personal convenience nature involving the care of an individual or his or her personal goods or apparel, including, but not limited to, barber and beauty shops, shoe, luggage and small appliance repair, photographers, laundry and drop-off cleaning services, copying, repair and alteration of clothes and similar services. The term also includes personal services rendered by a tradesperson or contractor, such as a plumber, electrician or heating and cooling equipment contractor, including the incidental storage of materials, supplies, products, parts and other items of personal property related to the furnishing of such services. Services provided to a commercial establishment would not usually be classified as personal services.

17.02.620 Place of worship.

"Place of worship" means a structure intended as a meeting hall for religious worship and related activities.

17.02.635 Printing.

"Printing" means an establishment primarily engaged in producing copies of text or illustration using a variety of technologies including, but not limited to, lithography, offset, silk-screen and photography.

17.02.640 Product showroom.

"Product showroom" means a display area where members of a trade may view products on display and where orders for such products are taken for off-site delivery only.

17.02.675 Research and development.

"Research and development" means a use engaged in studying, testing, designing, analyzing and experimenting with potential or existing products, processes or services.

17.02.680 Restaurant.

"Restaurant" means an establishment having seating capacity where food and drink are prepared and served for human consumption on the premises.

17.02.685 Retail sales and rental.

"Retail sales and rental" means an establishment engaged in the sale or rental of goods directly to the consumer and may include the rendering of services incidental to such sale or rental of goods.

17.02.745 Storage.

"Storage" means a facility, either indoors or outdoors or a combination thereof, for the keeping of any items of personal property which are not being held for immediate use, sale, rental or distribution. The term includes establishments providing self-storage lockers, records archiving services, and outdoor storage of boats, trailers, and recreational vehicles.

17.02.770 Use.

"Use" means the purpose or activity for which land or buildings are designed, arranged, or intended or for which land or buildings are occupied or maintained.

E. "Temporary use" means a use established for a limited duration with the intent to discontinue such use upon the expiration of the time period.

17.02.780 Veterinary clinic.

"Veterinary clinic" means an establishment where medical care is provided for domestic animals, including, but not limited to, dogs, cats, birds and rabbits. The use may include limited overnight accommodations within the building for sick animals.

17.02.790 Warehousing.

"Warehousing" means an establishment engaged in the storage, wholesale and distribution of manufactured products, supplies or equipment.

17.02.800 Wholesale.

"Wholesale" means the sale and distribution of goods to resellers.

THE 1994 GENERAL PLAN

CITY OF BRISBANE

X.7 HAZARDOUS MATERIALS

A hazardous material has a significant potential to cause harm to human health or the environment. The hazards posed may vary substantially depending upon chemical composition, physical state, concentration and exposure of the substance to humans and the environment.

Since the late 1970s, many Federal and State regulations have been instituted to address the storage, disposal and transport of hazardous materials. Most of these laws preempt the authority of local government, although in some instances a local government may act as the enforcement agency. For example, the State has adopted lists of hazardous materials and thresholds to establish hazard, adopted best management practices and established agencies that grant hazardous materials permits. The Safety Background Report (SA-1, pages 19-25) gives further information on applicable laws and responsible agencies, and describes when and how the City becomes involved in hazardous materials management.

One of the City's major responsibilities regarding hazardous materials is set forth in State Assembly Bill AB 2185. This law requires that businesses that have or use hazardous materials exceeding established minimum quantities must file a Hazardous Materials Management Plan with a designated local agency. The plan must disclose the types, quantities, processes and locations of materials on the site, identify the hazards posed and processes used, and specify a safety plan. Regulations for storing and otherwise managing hazardous materials are found in California's Uniform Fire Code. As the local agency administering hazardous material safety plans, the Brisbane Fire Department administers State reporting requirements and, in conjunction, enforces the requirements of the Uniform Fire Code. The Fire Department inspects the site, verifies the information in the plan, and requires changes in storage and materials handling whenever necessary to ensure safety. In the event of a hazardous materials release or related hazard, the Fire Department will contact appropriate agencies, such as the County Department of Environmental Health, the State Department of Toxic Substance Control, and the State Office of Emergency Services, and cooperate with them to address the situation.

Hazardous materials are not only found in business and industry. In every household there are paints, cleaners, solvents, pesticides or other similar materials that contain hazardous substances. The proper handling and disposal of these materials is important to the safety of Brisbane households.

This section establishes the City of Brisbane's policies regarding hazardous materials.

Policy 166 Protect the community's health, safety, welfare, natural resources and property through regulation of the handling and storage of hazardous materials, with specific focus on prevention of accidents.

Program 166a: Work closely with County, State and Federal agencies in the regulation of hazardous materials.

Program 166b: Continue administration of Hazardous Materials Management Plans through the Brisbane Fire Department.

Policy 166.1 Require disclosure, in a risk analysis, of all hazardous materials to be utilized in research and development and biotechnical research, the assumptions that were used, and methods of safe handling and disposal. The City has a concern with and may exclude research and development and biotechnical research uses which involve high use or generation of hazardous materials and/or do not address public safety in handling and disposal to the City's satisfaction.

Program 166.1a: In connection with any application for a proposed specific plan or land use development project involving biotechnical research activities, determine the nature and extent of any regulations that should be adopted to protect the public health and safety before any such specific plan or land use development application is approved.

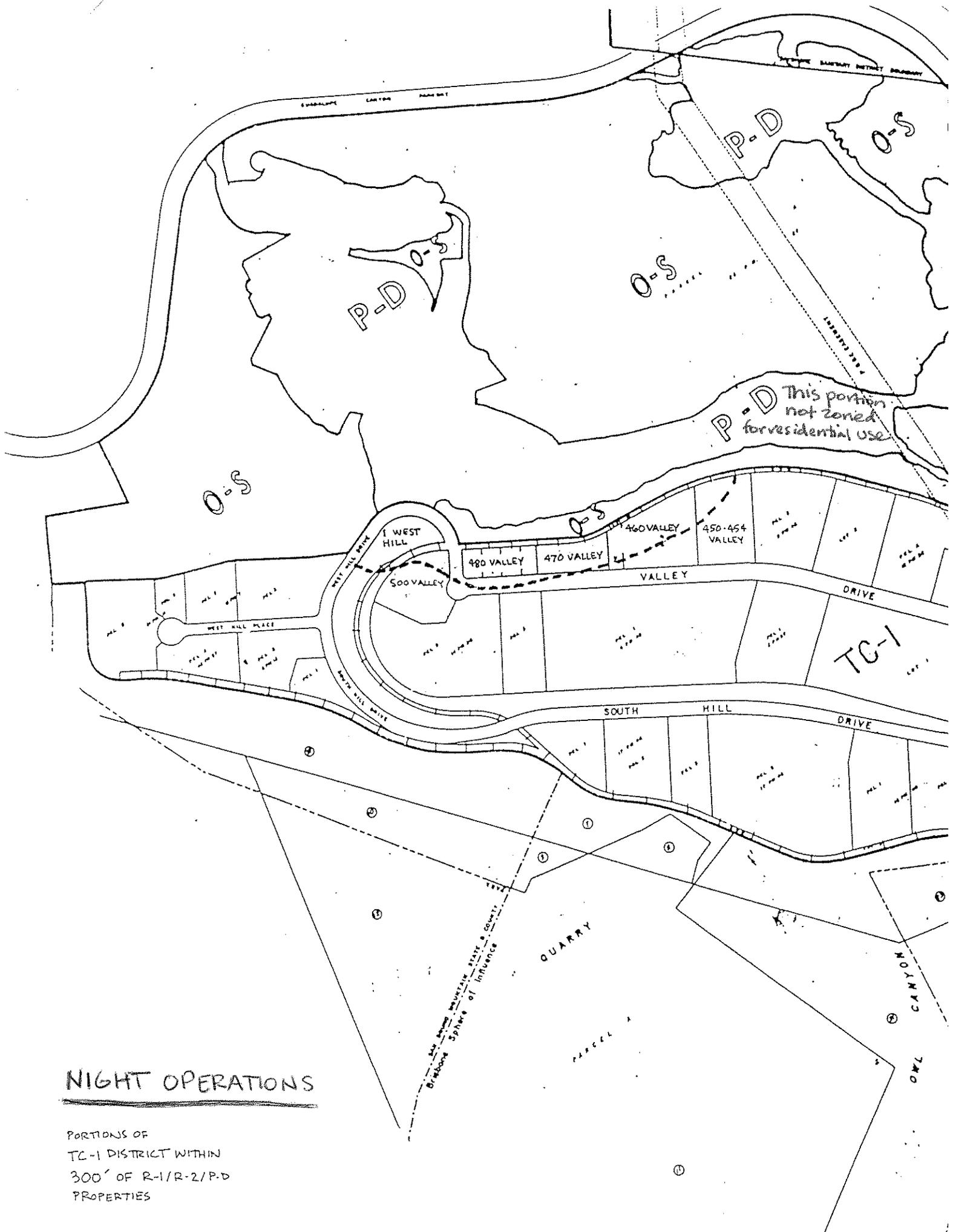
Policy 167 Provide information on hazardous materials and non-hazardous substitutes to residents and businesses.

Policy 168 Encourage the County of San Mateo to establish a safe collection station for hazardous wastes from households and small businesses that is convenient and accessible to Brisbane citizens, as addressed in the Household Hazardous Waste Element of the Integrated Waste Management Plan.

Policy 169 Strongly encourage Federal and State agencies to accelerate efforts to evaluate human health impacts from, and to establish legally enforceable standards for hazardous materials.

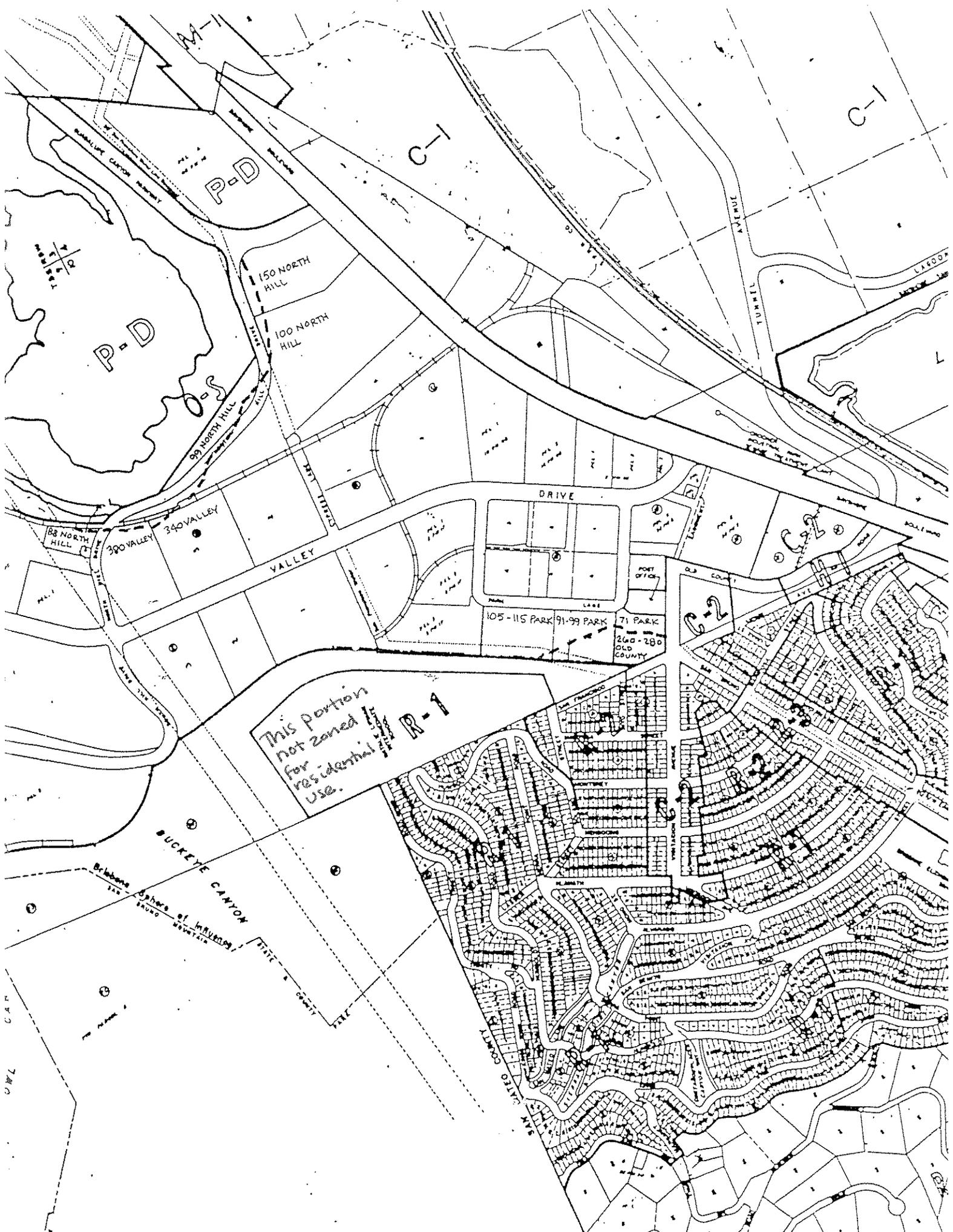
Policy 170 Participate, to the greatest extent feasible, in decision making regarding the location of hazardous waste treatment, collection and transfer stations proposed by adjacent jurisdictions to minimize risk and assure safety.

Policy 171 Investigate any existing and proposed use of Brisbane's circulation system to transport hazardous waste in regard to safety.



NIGHT OPERATIONS

PORTIONS OF
 TC-1 DISTRICT WITHIN
 300' OF R-1/R-2/P-D
 PROPERTIES



P-D

P-D

C-1

C-1

150 NORTH HILL

100 NORTH HILL

99 NORTH HILL

88 NORTH HILL

300 VALLEY

340 VALLEY

VALLEY

DRIVE

105-115 PARK

91-99 PARK

71 PARK

260-280

OLD COUNTY

This portion
not zoned
for residential
use. R-1

BUCKEYE CANYON

Sphere of Influence of Harvey

UWL
GAR

INVENTORY OF BUILDING SPACE OCCUPIED BY FREIGHT FORWARDERS IN CROCKER PARK

Updated 3/14/05

Attached is an inventory of businesses in Crocker Park that fall within the definition of "freight forwarder," including presort/direct mail operations and moving and storage operations. Not included are freight forwarding companies that only occupied office space and had no associated warehouse space in Crocker Park (Hecny Group at 150 North Hill Drive, #18/#16, and TMR Group at 200 Valley Drive, #6). Also not included are strictly storage uses (such as Datalok at 500 Valley Drive). This information is taken from the 1992 Crocker Park land use survey, current business license applications and building permit records.

At the time the City Council held its first reading of Ordinance No. 434 on January 18, 1999, adopting a 20% cap on the proportion of the gross sq. ft. of buildings in Crocker Park that may be occupied by freight forwarders, 18.7% (692,444 gsf) of the total building gross square footage was occupied by freight forwarders. Since that time, various changes in use (435 Valley Drive, 400 Valley Drive, 99-B South Hill Drive, 100 North Hill Drive, #50-51; 355 Valley Drive) and building square footage (400 Valley Drive, 211 South Hill Drive, 99-B South Hill Drive) have affected the calculation of square footage allowed under the 20% cap. In 2004, a demolition permit was issued for the 319,653 sq. ft. building at 421-427 Valley Drive, and the Planning Commission approved a 277,555 sq. ft. replacement for the building (addressed as 425 Valley Drive), to be occupied by freight forwarders. In 2005, a lease was signed for a non-freight-forwarder use to replace Nor-Cal Moving at 442-444 Valley Drive. As a result, the total floor area occupied by freight forwarders is 72,494 sq. ft. under the cap.

**GROSS SQUARE FEET OF BUILDING OCCUPIED BY
FREIGHT FORWARDERS IN CROCKER PARK**

<u>Street Address</u>	<u>Gross Square Feet</u>	<u>Freight Forwarders As of 3/14/05</u>
Cypress Lane		
50	20,617	
56	8,495	
58	4,472	
100	60,985	
North Hill Drive		
88	3,550	
99	10,200	
100	95,556	
 #47	[2,160]	Miracle Mail Service* (replaced by other use)
 #48	[2,160]	Miracle Mail Service* (replaced by other use)
#50-51	3,160	Dynasty Freight Consolidator, Inc. (UP-10-01)
150	56,790	
Old County Road		
280	8,684	U.S. Postal Service*
Park Lane		
25	10,576	
41	7,500	
43	11,600	
50	23,544	
60	40,680	
71	13,744	
91	6,859	
93-99	30,116	
105	10,005	
107	7,795	
113	14,100	
115	11,600	
120	39,800	
145	58,000	
150	9,000	
153	7,286	
159	8,500	
South Hill Drive		
99A	44,345	
99B	76,500++	MSAS Cargo International, Inc. (UP-13-99)
99C	56,074	

Street Address	Gross Square Feet	Freight Forwarders As of 3/14/05
101	19,000	
111	16,330	
123	252,035	
145	44,730	
155	84,160	
175	40,108	
201	20,133	
211A&B	51,432+	
211C-F	17,480	
Valley Drive		
100	21,679	
125	55,392	PSI Group*
140	17,070	
165	19,370	
185	19,357	
200	95,788	
235	32,211	
240	113,973	
275	62,290	CH Acquisition Corp* & Direct Marketing Solutions* (replaced by non-freight forwarder 12/4/02)
280	32,372	
320	85,064	
325	130,674	
340	86,447	
355	42,192	Geologistics (UP-12-99)
380	69,683	
385	88,279	Circle International
400	35,662	(885 sq. ft. warehouse mezzanine added 2/7/03)
422-426	80,174	
425	277,555	Expeditors/Cargo Ventures (UP-6-04) <
430	69,379	
435	105,071	Nippon-Express-(replaced by other use 10/25/02)
440	24,300	
442	26,500	Nor-Cal Moving**(replaced by other use 3/14/05)
444	39,600	Nor-Cal Moving**(replaced by other use 3/14/05)
450	60,600	
455	215,708	
460	55,017	
470	35,690	
480	22,213	
485	54,432	Australian Government Cargo & Danzas Corp.
499	21,365	Consolidated-Freightways^ Brisbane Terminals (continued freight forwarder use 11/6/03)
500	49,628	

Street Address	Gross Square Feet	Freight Forwarders As of 3/14/05
West Hill Drive/Place		
1	12,638	
100	55,911	
150	32,846	Kuehne & Nagel
151	16,593	
170	14,140	
178	18,186	
180	67,067	
TOTAL	3,664,497	(660,405 occupied by freight forwarders— 18% of the total, 72,494 sq. ft. under the cap)

+This includes the 10,637 gross sq. ft. added by Easterday.

++This includes 1,100 added by MSAS

*These businesses were engaged in presort mail/direct mail operations.

**These businesses were engaged in moving and storage operations.

^Consolidated Freightways has shared its site with various truck fleet maintenance businesses. It is credited here with the total gross square feet of the building.

<On 6/24/04, the Planning Commission approved UP-6-04 to allow additional freight forwarders on the site in conjunction with reduction of the total sq. ft. of building on the site to 277,555 sq. ft.

NOTE: Figures shown in brackets [] are included in the gross square feet total for the building complex listed.

X.7 HAZARDOUS MATERIALS

Policy 166 **Protect the community's health, safety, welfare, natural resources and property through regulation of the handling and storage of hazardous materials, with specific focus on prevention of accidents.**

Program 166a: Work closely with County, State and Federal agencies in the regulation of hazardous materials.

Program 166b: Continue administration of Hazardous Materials Management Plans through the Brisbane Fire Department.

Policy 166.1 **Require disclosure, in a risk analysis, of all hazardous materials to be utilized in research and development and biotechnical research, the assumptions that were used, and methods of safe handling and disposal. The City has a concern with and may exclude research and development and biotechnical research uses which involve high use or generation of hazardous materials and/or do not address public safety in handling and disposal to the City's satisfaction.**

Program 166.1a: In connection with any application for a proposed specific plan or land use development project involving biotechnical research activities, determine the nature and extent of any regulations that should be adopted to protect the public health and safety before any such specific plan or land use development application is approved.

POLICIES AND PROGRAMS BY SUBAREA--CROCKER PARK

Local Economic Development

Policy 280: Strengthen communications with and within the business community.

Policy 281: Develop ties with the residential community through such activities as: developing directories and a map of businesses in cooperation with the Chamber of Commerce; patronizing local businesses; developing cooperative efforts on safety programs and emergency preparedness; and encouraging business involvement in youth and educational programs.

Land Use

Policy 282: Encourage uses that benefit the community, providing jobs, revenues and services.

Policy 283: Encourage attractive new construction and remodel of existing buildings to respect the architectural character of the Park through development of design guidelines.

Program 283a: In developing design guidelines, study options for the use of color and materials, the screening of mechanical equipment, and the use of landscape to make rooftops more attractive when seen from above.

Program 283b: In developing design guidelines, study the impacts of the relationship of structure parking to building design, land coverage and floor area ratio.

Program 283c: Develop and implement a sign program.

Policy 283.1: Encourage employers to provide outdoor spaces for employees.

Policy 284: Retain heavy landscape screening along Bayshore Boulevard to provide noise attenuation and to screen structures.

Transportation and Circulation

Policy 285: Improve the streets to City standards and dedicate them to the City as set forth in the conditions of approval for the Northeast Ridge Development Project.

Policy 286: Improve pedestrian access through the development of sidewalks and trails, including but not limited to those set forth in the conditions of approval for the Northeast Ridge Development Project.

Policy 287: Add bike paths to the circulation system.

Policy 288: Connect Crocker Park to the rest of the City and the San Bruno Mountain State and County Park through pedestrian and vehicular circulation improvements.

Policy 289: Review development plans to assure adequate parking/loading on site.

Policy 290: Retain adequate street width for movement of large vehicles.

Policy 291: Investigate opportunities to change rails to trails, fire access, parking or landscaping when rail spurs are abandoned.

Conservation

Policy 292: Retain the garden-industrial park landscape concept and upgrade plant materials as landscape materials age.

Policy 293: Omitted.

Policy 294: Provide appropriate non-invasive landscape planting at interfaces with habitat lands.

Policy 295: In any upgrade of the landscape and entrance signage, reflect the historic architectural character of the Park, the first garden-style industrial park designed by Lawrence Halprin.

Policy 296: Review landscape plans and irrigation programs to encourage efficient use of water.

Policy 297: Promote participation in recycling programs.

Policy 298: Require plans for new construction to incorporate energy and water conserving features and maximize solar access.

Community Health and Safety

Policy 299: Provide the opportunity for a property owner to request police review of plans for new construction and remodeling to provide suggestions for the control of vandalism and theft.

Policy 300: Retain emergency access to Central Brisbane.

Policy 301: Require sound insulation, as appropriate, in conjunction with the installation of industrial equipment.

Policy 302: Monitor truck activity and maintain routes that minimize noise impacts.

Policy 303: Contain major business activities inside buildings.

Policy 304: Upgrade and maintain existing infrastructure, including water, sewer and storm drains.

Policy 305: Require the upgrade and maintenance of street lights, as set forth in the conditions of approval for the Northeast Ridge.

Policy 306: Study fire water storage requirements and investigate opportunities to upgrade storage if necessary.

Policy 306.1: Continue to work closely with responsible agencies to monitor the use and storage of hazardous materials in accordance with State law.

PLEASE REFER TO THE GENERAL PLAN FOR ALL APPLICABLE POLICES AND PROGRAMS

Chapter 5

GENERAL BUILDING LIMITATIONS

SECTION 501 — SCOPE

Buildings and structures shall comply with the location on property, area, height and other provisions of this chapter.

For additional limitations or allowances for special uses or occupancies, see the following:

SECTION	SUBJECT
402	Atria
403	High-rise office buildings and Group R, Division 1 Occupancies
404	Malls
311.9	Open parking structures
307	Group H, Division 6 Occupancies
412	Aviation control towers
414	Agricultural buildings
3111	Membrane structures

SECTION 502 — PREMISES IDENTIFICATION

Approved numbers or addresses shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

SECTION 503 — LOCATION ON PROPERTY

503.1 **General.** Buildings shall adjoin or have access to a public way or yard on not less than one side. Required yards shall be permanently maintained.

For the purpose of this section, the center line of an adjoining public way shall be considered an adjacent property line. (See also Section 1203.4.)

503.2 Fire Resistance of Walls.

503.2.1 **General.** Exterior walls shall have fire resistance and opening protection as set forth in Table 5-A and in accordance with such additional provisions as are set forth in Chapter 6. Distance shall be measured at right angles from the property line. The above provisions shall not apply to walls at right angles to the property line.

Projections beyond the exterior wall shall comply with Section 705 and shall not extend beyond:

1. A point one third the distance to the property line from an assumed vertical plane located where fire-resistive protection of openings is first required due to location on property; or
2. More than 12 inches (305 mm) into areas where openings are prohibited.

503.2.2 **Area of openings.** When openings in exterior walls are required to be protected due to distance from property line, the sum of the area of such openings shall not exceed 50 percent of the total area of the wall in each story.

503.3 **Buildings on Same Property and Buildings Containing Courts.** For the purposes of determining the required wall and opening protection and roof-covering requirements, buildings on the same property and court walls of buildings over one story in height shall be assumed to have a property line between them.

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503.4.9 **Exterior wall assemblies.** Exterior wall assemblies complying with Section 2602.5.2 may be used in all types of construction.

SECTION 504 — ALLOWABLE FLOOR AREAS

504.1 **One-story Areas.** The area of a one-story building shall not exceed the limits set forth in Table 5-B except as provided in Section 505.

504.2 **Areas of Buildings over One Story.** The total combined floor area for multistory buildings may be twice that permitted by Table 5-B for one-story buildings, and the floor area of any single story shall not exceed that permitted for a one-story building.

504.3 **Allowable Floor Area of Mixed Occupancies.** When a building houses more than one occupancy, the area of the building shall be such that the sum of the ratios of the actual area for each separate occupancy divided by the total allowable area for each separate occupancy shall not exceed one.

EXCEPTIONS: 1. The major occupancy classification of a building may be used to determine the allowable area of such building when the major use occupies not less than 90 percent of the area of any floor of the building and provided that other minor accessory uses shall not exceed the basic area permitted by Table 5-B for such minor uses and that various uses are separated as specified in Section 302.4.

2. Groups B, F, M and S and Group H, Division 3 Occupancies complying with the provisions of Section 505.2 may contain other occupancies provided that such occupancies do not occupy more than 10 percent of the area of any floor of a building, nor more than the basic area permitted in the occupancy by Table 5-B for such occupancy, and further provided that such occupancies are separated as specified in Section 302.4.

504.4 **Mezzanines.** Unless considered as a separate story, the floor area of all mezzanines shall be included in calculating the allowable floor area of the stories in which the mezzanines are located.

504.5 **Basements.** A basement need not be included in the total allowable area, provided such basement does not exceed the area permitted for a one-story building.

504.6 Area Separation Walls.

504.6.1 **General.** Each portion of a building separated by one or more area separation walls which comply with the provisions of this subsection may be considered a separate building. The extent and location of such area separation walls shall provide a complete separation.

When an area separation wall also separates occupancies that are required to be separated by an occupancy separation, the most restrictive requirements of each separation shall apply.

504.6.2 **Fire resistance and openings.** Area separation walls shall not be less than four-hour fire-resistive construction in Types I, II-F.R., III and IV buildings and two-hour fire-resistive construction in Types II One-hour, II-N or V buildings. The total width of all openings in such walls shall not exceed 25 percent of the length of the wall in each story. All openings shall be protected by a fire assembly having a three-hour fire-protection rating in four-hour fire-resistive walls and one- and one-half-hour fire-protection rating in two-hour fire-resistive walls.

504.6.3 **Extensions beyond exterior walls.** Area separation walls shall extend horizontally to the outer edges of horizontal projecting elements such as balconies, roof overhangs, canopies, marquees or architectural projections extending beyond the floor area as defined in Section 207.

EXCEPTIONS: 1. When horizontal projecting elements do not contain concealed spaces, the area separation wall may terminate at the exterior wall.

2. When the horizontal projecting elements contain concealed spaces, the area separation wall need only extend through the concealed space to the outer edges of the projecting elements.

In either Exception 1 or 2, the exterior walls and the projecting elements above shall not be of less than one-hour fire-resistive construction for a distance not less than the depth of the projecting elements on both

EXCEPTION: In court walls where opening protection is required such protection may be omitted, provided (1) not more than two levels open into the court, (2) the aggregate area of the building including the court is within the allowable area and (3) the building is not classified as a Group I Occupancy.

When a new building is to be erected on the same property as an existing building, the location of the assumed property line with relation to the existing building shall be such that the exterior wall and opening protection of the existing building meet the criteria as set forth in Table 5-A and Chapter 6.

EXCEPTION: Two or more buildings on the same property may be considered as portions of one building if the aggregate area of such buildings is within the limits specified in Section 504 for a single building.

When the buildings so considered house different occupancies or are of different types of construction, the area shall be that allowed for the most restricted occupancy or construction.

503.4 Special Provisions and Exceptions to Table 5-A.

503.4.1 **General.** The provisions of this section are exceptions to, or special provisions of, the construction requirements of Table 5-A, Chapters 3 and 6.

503.4.2 **One-story Groups B, F, M and S Occupancies.** In Groups B, F, M and S Occupancies, a fire-resistive time period will not be required for an exterior wall of a one-story, Type II-N building, provided the floor area of the building does not exceed 1,000 square feet (93 m²) and such wall is located not less than 5 feet (1524 mm) from a property line.

503.4.3 **Fire-retardant-treated wood framing.** In Types III and IV construction, approved fire-retardant-treated wood framing may be used within the assembly of exterior walls when Table 5-A allows a fire-resistive rating of two hours or less provided the required fire resistance is maintained and the exposed outer and inner faces of such walls are noncombustible.

503.4.4 **Wood columns and arches.** In Types III and IV construction, wood columns and arches conforming to heavy-timber sizes may be used externally when exterior walls are permitted to be unprotected, noncombustible construction or when one-hour fire-resistive noncombustible exterior walls are permitted.

503.4.5 **Group II Occupancies—minimum distance to property lines.** Regardless of any other provisions, Group II Occupancies shall be set back a minimum distance from property lines as set forth in Items 1 through 4 below. Distances shall be measured from the walls enclosing the occupancy to all property lines, including those on a public way.

1. Group II, Division 1 Occupancies. Not less than 75 feet (22 860 mm) and not less than required by Table 3-F.

2. Group II, Divisions 2 and 3 Occupancies. Not less than 30 feet (9144 mm) when the area of the occupancy exceeds 1,000 square feet (93 m²) and it is not required to be located in a detached building.

3. Group II, Divisions 2 and 3 Occupancies. Not less than 50 feet (15 240 mm) when a detached building is required. See Table 3-G.

4. Group II, Divisions 2 and 3 Occupancies containing materials with explosive characteristics. Not less than the distances required by Table 3-F.

503.4.6 **Group II, Division 1, 2 or 3 Occupancies—detached buildings.** When a detached building is required by Table 3-G, there are no requirements for wall and opening protection based on location on property.

503.4.7 **Group II, Division 4 Occupancies.** Group II, Division 4 Occupancies having a floor area not exceeding 2,500 square feet (232 m²) may have exterior bearing walls of not less than two-hour fire-resistive construction when less than 5 feet (1524 mm) from a property line, and not less than one hour when less than 20 feet (6096 mm) to a property line.

503.4.8 **Group U, Division 1 Occupancies.** In Group U, Division 1 Occupancies, exterior walls that are required to be of one-hour fire-resistive construction due to location on property may be protected only on the exterior side with materials approved for one-hour fire-resistive construction.

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sides of the area separation wall. Openings within such walls shall be protected by fire assemblies having a fire-protection rating of not less than three-fourths hour.

504.6.4 **Terminating.** Area separation walls shall extend vertically from the foundation to a point at least 30 inches (762 mm) above the roof.

EXCEPTIONS: 1. Any area separation wall may terminate at the underside of the roof sheathing, deck or slab, provided the roof-ceiling assembly is of at least two-hour fire-resistive construction.

2. Two-hour area separation walls may terminate at the underside of the roof sheathing, deck or slab, provided:

2.1 When the roof-ceiling framing elements are parallel to the walls, such framing and elements supporting such framing shall not be of less than one-hour fire-resistive construction for a width of not less than 5 feet (1524 mm) on each side of the wall.

2.2 When roof-ceiling framing elements are perpendicular to the wall, the entire span of such framing and elements supporting such framing shall not be of less than one-hour fire-resistive construction.

2.3 Openings in the roof shall not be located within 5 feet (1524 mm) of the area separation wall.

2.4 The entire building shall be provided with not less than a Class B roof covering as specified in Table 15-A.

3. Two-hour area separation walls may terminate at the underside of noncombustible roof sheathing, deck or slabs of roofs of noncombustible construction provided:

3.1 Openings in the roof are not located within 5 feet (1524 mm) of the area separation wall.

3.2 The entire building is provided with not less than a Class B roof covering as specified in Table 15-A.

504.6.5 **Parapet faces.** Parapets of area separation walls shall have noncombustible faces for the uppenmost 18 inches (457 mm), including counterflashing and coping materials.

504.6.6 **Building of different heights.** Where an area separation wall separates portions of a building having different heights, such wall may terminate at a point 30 inches (762 mm) above the lower roof level, provided the exterior wall for a height of 10 feet (3048 mm) above the lower roof is of one-hour fire-resistive construction with openings protected by assemblies having a three-fourths-hour fire-protection rating.

EXCEPTION: Two-hour area separation walls may terminate at the underside of the roof sheathing, deck or slab of the lower roof, provided:

1. When the roof-ceiling framing elements are parallel to the wall, such framing and elements supporting such framing shall not be of less than one-hour fire-resistive construction for a width of 10 feet (3048 mm) along the wall at the lower roof.

2. When the lower roof-ceiling framing elements are perpendicular to the wall, the entire span of such framing and elements supporting such framing shall not be of less than one-hour fire-resistive construction.

3. Openings in the lower roof shall not be located within 10 feet (3048 mm) of the area separation wall.

See Chapters 3 and 4 for special occupancy provisions.

SECTION 505 — ALLOWABLE AREA INCREASES

505.1 **General.** The floor areas specified in Section 504 may be increased by employing one of the provisions of this section.

505.1.1 **Separation on two sides.** Where public ways or yards more than 20 feet (6096 mm) in width extend along and adjoin two sides of the building, floor areas may be increased at a rate of 1 1/4 percent for each foot (305 mm) by which the minimum width exceeds 20 feet (6096 mm), but the increase shall not exceed 50 percent.

505.1.2 **Separation on three sides.** Where public ways or yards more than 20 feet (6096 mm) in width extend along and adjoin three sides of the building, floor areas may be increased at a rate of 2 1/2 percent for each foot (305 mm) by which the minimum width exceeds 20 feet (6096 mm), but the increase shall not exceed 100 percent.

505.1.3 **Separation on all sides.** Where public ways or yards more than 20 feet (6096 mm) in width extend on all sides of a building and adjoin the entire perimeter, floor areas may be in-

creased at a rate of 5 percent for each foot (305 mm) by which the minimum exceeds 20 feet (6096 mm). Such increases shall not exceed 100 percent, except that greater increases shall be permitted for the following occupancies:

1. Group S, Division 1 aircraft storage hangars not exceeding one story in height.
2. Group S, Division 2 or Group F, Division 2 Occupancies not exceeding two stories in height.
3. Group H, Division 5 aircraft repair hangars not exceeding one story in height. Area increases shall not exceed 500 percent for aircraft repair hangars except as provided in Section 505.2.

505.2 Unlimited Area. The area of any one- or two-story building of Groups B; F, Division 1 or 2; M; S, Division 1, 2, 3, 4 or 5; and H, Division 5 Occupancies shall not be limited if the building is provided with an approved automatic sprinkler system throughout as specified in Chapter 9, and entirely surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width.

The area of a Group S, Division 2 or Group F, Division 2 Occupancy in a one-story Type II, Type III One-hour or Type IV building shall not be limited if the building is entirely surrounded and adjoined by public ways or yards not less than 60 feet (18 288 mm) in width.

505.3 Automatic Sprinkler Systems. The areas specified in Table 5-B and Section 504.2 may be tripled in one-story buildings and doubled in buildings of more than one story if the building is provided with an approved automatic sprinkler system throughout. The area increases permitted in this subsection may be compounded with that specified in Section 505.1.1, 505.1.2 or 505.1.3. The increases permitted in this subsection shall not apply when automatic sprinkler systems are installed under the following provisions:

1. Section 506 for an increase in allowable number of stories.
2. Section 904.2.5.1 for Group H, Divisions 1 and 2 Occupancies.
3. Substitution for one-hour fire-resistive construction pursuant to Section 508.
4. Section 402, Atria.

SECTION 506 — MAXIMUM HEIGHT OF BUILDINGS AND INCREASES

The maximum height and number of stories of buildings shall be dependent on the character of the occupancy and the type of construction and shall not exceed the limits set forth in Table 5-B, except as provided in this section and as specified in Section 302.1 for mixed occupancy buildings.

EXCEPTIONS: 1. Towers, spires and steeples erected as a part of a building and not used for habitation or storage are limited as to height only by structural design if completely of noncombustible materials, or may extend not to exceed 20 feet (6096 mm) above the height limit in Table 5-B if of combustible materials.

2. The height of one-story aircraft hangars shall not be limited if the building is provided with automatic sprinkler systems throughout as specified in Chapter 9 and is entirely surrounded by public ways or yards not less in width than one and one-half times the height of the building.

The story limits set forth in Table 5-B may be increased by one story if the building is provided with an approved automatic sprinkler system throughout. The increase in the number of stories for automatic sprinkler systems shall not apply when the automatic sprinkler systems throughout are installed under the following provisions:

1. Section 904.2.5 for Group H, Divisions 1, 2, 3, 6 and 7 Occupancies.
2. Section 505 for an increase in allowable area.
3. Substitution for one-hour fire-resistive construction pursuant to Section 508.
4. Section 402, Atria.
5. Section 904.2.6 for Group I, Divisions 1.1 and 1.2 Occupancies used as hospitals, nursing homes or health-care centers in Type II One-hour, Type III One-hour, Type IV or Type V One-hour construction.

EXCEPTION: Guardrails need not be provided at the following locations:

1. On the loading side of loading docks.
2. On the auditorium side of a stage, raised platforms and other raised floor areas such as runways, ramps and side stages used for entertainment or presentation. Along the side of an elevated walking surface when used for the normal functioning of special lighting or for access and use of other special equipment. At vertical openings in the performance area of stages.
3. Along vehicle service pits not accessible to the public.

509.2 Height. The top of guardrails shall not be less than 42 inches (1067 mm) in height.

EXCEPTIONS: 1. The top of guardrails for Group R, Division 3 and Group U, Division 1 Occupancies and interior guardrails within individual dwelling units, Group R, Division 3 congregate residences and guest rooms of Group R, Division 1 Occupancies may be 36 inches (914 mm) in height.

2. The top of guardrails on a balcony immediately in front of the first row of fixed seats and which are not at the end of an aisle may be 26 inches (660 mm) in height.

3. The top of guardrails for stairways, exclusive of their landings, may have a height as specified in Section 1006.9 for handrails.

509.3 Openings. Open guardrails shall have intermediate rails or an ornamental pattern such that a sphere 4 inches (102 mm) in diameter cannot pass through.

EXCEPTIONS: 1. The open space between the intermediate rails or ornamental pattern of guardrails in areas of commercial and industrial-type occupancies which are not accessible to the public may be such that a sphere 12 inches (305 mm) in diameter cannot pass through.

2. The triangular openings formed by the riser, tread and bottom element of a guardrail at the open side of a stairway may be of such size that a sphere 6 inches (152 mm) in diameter cannot pass through.

For guardrail requirements at grandstands, bleachers or other elevated seating facilities, see Section 1021.5.7.

See Chapters 3 and 4 for special occupancy provisions.

SECTION 507 — MEZZANINES

A mezzanine need not be counted as a story for determining the allowable number of stories when constructed in accordance with the following:

1. The construction of a mezzanine shall be consistent with the requirements for the type of construction in which the mezzanine is located, but the fire-resistive time period need not exceed one hour for unenclosed mezzanines. The clear height above and below the mezzanine floor construction shall not be less than 7 feet (2134 mm).

2. There shall not be more than two levels of mezzanines in a room. However, there is no limitation on the number of mezzanines within a room.

3. The aggregate area of mezzanines within a room shall not exceed one third of the area of the room in which they are located.

4. All portions of a mezzanine shall be open and unobstructed to the room in which they are located, except for columns and posts and protective walls or railings not more than 44 inches (1118 mm) in height.

EXCEPTIONS: 1. Partitioning may be installed if either of the following conditions exist:

1.1 The aggregate floor area of the enclosed space does not exceed 10 percent of the mezzanine area.

1.2 The occupant load of the enclosed area of the mezzanine does not exceed 10.

2. A mezzanine having two or more exits need not be open into the room in which it is located, provided at least one of the exits gives direct access to a protected exit corridor, an exit court, enclosed exit stairway, exterior exit, exterior exit balcony or exit passageway.

3. In industry facilities, mezzanines used for control equipment may be glazed on all sides.

5. Two exits shall be provided from a mezzanine when two exits are required by Table 10-A.

6. If any required exit enters the room below, the occupant load of the mezzanine shall be added to the occupant load of the room in which it is located.

SECTION 508 — FIRE-RESISTIVE SUBSTITUTION

When an approved automatic sprinkler system is not required throughout a building by other sections of this code, it may be used in a building of Type II One-hour, Type III One-hour and Type V One-hour construction to substitute for the one-hour fire-resistive construction. Such substitution shall not waive or reduce the required fire-resistive construction for:

1. Occupancy separations (Section 302.3).
2. Exterior wall protection due to proximity of property lines (Section 503.2).
3. Area separations (Section 504.6).
4. Dwelling unit separations (Section 310.2.2)
5. Shaft enclosures (Section 711).
6. Corridors (Sections 1005.7 and 1005.8).
7. Stair enclosures (Section 1009).
8. Exit passageways (Section 1011.1).
9. Type of construction separation (Section 601.1).
10. Boiler, central heating plant or hot-water supply boiler room enclosures (Section 302.5).

SECTION 509 — GUARDRAILS

509.1 Where Required. Unenclosed floor and roof openings, open and glazed sides of stairways, landings and ramps, balconies or porches, which are more than 30 inches (762 mm) above grade or floor below, and roofs used for other than service of the building shall be protected by a guardrail.

TABLE 5-A—EXTERIOR WALL AND OPENING PROTECTION BASED ON LOCATION ON PROPERTY FOR ALL CONSTRUCTION TYPES^{1,2,3}
For exceptions, see Section 503.4.

OCCUPANCY GROUP	CONSTRUCTION TYPE	EXTERIOR WALLS		OPENINGS
		Building	Nonbearing Distances are measured in property lines (see Section 503).	
A-1	I-F-R, II-F-R,	Four-hour N/C	Four-hour N/C less than 3 feet Two-hour N/C less than 10 feet One-hour N/C less than 40 feet NR, N/C elsewhere	Not permitted less than 5 feet Protected less than 20 feet
	II One-hour II-N			
	III One-hour III-N			
	IV-I-T, V One-hour V-N			
A-2 A-2.1 ³ A-3	I-F-R, II-F-R, III One-hour IV-I-T,	Four-hour N/C	Four-hour N/C less than 5 feet Two-hour N/C less than 20 feet One-hour N/C less than 40 feet NR, N/C elsewhere	Not permitted less than 5 feet Protected less than 20 feet
	II One-hour	Two-hour N/C less than 10 feet One-hour N/C elsewhere	Same as bearing except NR, N/C 40 feet or greater	Not permitted less than 5 feet Protected less than 10 feet
	II-N			
	III-N			
A-3	V One-hour	Two-hour N/C less than 10 feet One-hour N/C elsewhere	Group A, Divisions 2 and 2.1 Occupancies are not allowed in these construction types.	Not permitted less than 5 feet Protected less than 10 feet
	II One-hour	Two-hour N/C less than 5 feet One-hour N/C elsewhere	Same as bearing	Not permitted less than 5 feet Protected less than 10 feet
	II-N	Two-hour N/C less than 5 feet One-hour N/C less than 20 feet NR, N/C elsewhere	Same as bearing	Not permitted less than 5 feet Protected less than 10 feet
	III-N	Four-hour N/C	Four-hour N/C less than 5 feet Two-hour N/C less than 20 feet One-hour N/C less than 40 feet NR, N/C elsewhere	Not permitted less than 5 feet Protected less than 20 feet

(Continued)

COMMERCIAL USES

Chapter 17.34

OFF-STREET PARKING

17.34.010

17.02.315.A Floor area: "Floor area" means the sum of the gross horizontal areas of all floors of a building measured from the interior face of the exterior walls, but excluding any area where the floor to ceiling height is less than six (6) feet

Uses

Parking Requirements

Warehousing, wholesale stores, manufacturing, industrial uses, highway commercial uses

Minimum of 2 spaces for every 3 employees on the shift having the largest number of employees, but not less than 1 space for each 1000 square feet of gross floor area. Parking may be off-site within 300 feet upon approval of the planning commission

Administration office

1 space for each 300 square feet of gross floor area

Professional office

1 space for each 250 square feet of gross floor area

Financial services

1 parking space for each 200 square feet of gross floor area

Retail stores, restaurants, bars, offices

1 parking space for each 300 square feet of gross floor area

Service stations

2 spaces for each working bay plus 1 space for each employee on the largest shift

Bowling alley, billiard parlor

5 spaces per lane; 2 spaces per table, plus 1 space for each two employees on the largest shift

Hotels

As determined by use permit.

Motels

1 parking space per unit, plus applicable requirements for eating, drinking and assembly space.

Trailer courts

1 parking space per unit.

Roominghouses and boardinghouses

1 parking space per adult guest

Churches, lodges, clubs, community centers, chapels, commercial recreation

1 parking space for each 4 person capacity, but not less than one space for each 15 square feet of the largest meeting hall

Schools, public, private or commercial

1 parking space for each classroom and office

Hospitals

1 parking space per bed plus 1 space per doctor, plus 1 space for each 2 employees on the largest shift

Convalescent hospitals, sanitariums, rest homes

1 parking space for each 7 beds plus 1 space for each 2 employees on the largest shift.

Duplex or multiple-family dwelling units

0 bedroom or bachelor apartments

1 off-street parking space:

1 and 2 bedroom units

1-1/2 garage per living unit.

Over 2 bedrooms

2 garages per living unit.

17.34.040 On-site parking requirements. Parking required in any district must be on-site except as provided in this chapter. (Ord. 324 §5(part), 1987: Ord. 298 §7.1 (F), 1984).

17.34.100 Parking lot landscaping. Parking lots shall be landscaped with trees, shrubs and ground cover, as appropriate, according to approved design permit. (Ord. 324 §5(part), 1987: Ord. 298 §7.1(L), 1984).

17.34.070 Surfacing. Any off-street parking area shall be surfaced with a minimum of five (5) inches of imported base material and a double application of asphalt and gravel to the city engineer's approval, so as to provide a durable and dustless surface and shall be so graded and drained as to dispose of all surface water accumulated within the area and shall be so arranged and marked as to provide for safe loading and unloading and parking of vehicles. (Ord. 324 §5(part), 1987: Ord. 298 §7.1(I), 1984).

17.34.050 Joint use of parking facilities. Joint use of parking facilities will be allowed under the following conditions:

- A. Where there is no conflict at time of use;
 - B. When there is sufficient parking for all uses.
- (Ord. 324 §5(part), 1987: Ord. 298 §7.1(G), 1984).

17.34.060 C-2 or H-1 district requirements. Parking required in any C-2 or H-1 district may be reduced below the stated requirements in any portion of such district included within a public parking district or assessment district for financing off-street parking facilities in proportion to the amount of assessment on each property owner. Cost of each parking space provided by the district shall be computed by dividing the number of such spaces into the total of the assessment levied against the property within the district. The assessment against individual property shall be divided by this cost per space, to determine the nearest whole number by which the parking requirements on the property may be reduced. (Ord. 324 §5(part), 1987: Ord. 298 §7.1(H), 1984).

Brisbane Municipal Code Section 17.34.115:

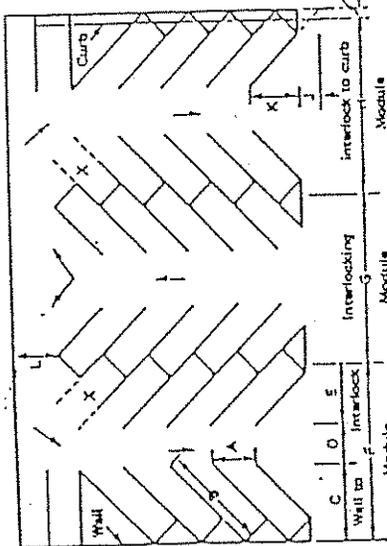
Revised Per Ord.
No. 417

"17.34.115 Modifications to Parking Regulations. The Planning Commission shall have authority to grant a use permit authorizing a modification to any of the parking regulations prescribed by this Chapter. The provisions of Chapter 17.40 of this Title shall govern the filing and processing of the application for a use permit pursuant to this Section; provided, however, that in addition to the findings required for the granting of a use permit, as set forth in Section 17.40.060, no use permit shall be granted for a modification to a parking regulation unless the Planning Commission also finds and determines that:

(a) Strict enforcement of the specified regulation is not required by either present or anticipated future traffic volume or traffic circulation on the site; and

(b) The granting of the use permit will not result in the parking of vehicles on public streets in such manner as to interfere with the free flow of traffic on the streets or create or intensify a shortage of on-street parking spaces."

PARKING DIMENSION TABLE



X = Stall not accessible in certain layouts
 Parking layout dimensions (in ft) for 9-ft stalls
 at various angles

Dimension	On Diagram	FEET		
		45°	60°	75°
Stall width, parallel to aisle	A	12.7	10.4	9.3
Stall length of line	B	25.0	22.0	20.0
Stall depth to wall	C	17.5	19.0	19.5
Aisle width between stall lines	D	12.0	16.0	23.0
Stall depth to interlock	E	15.3	17.5	18.8
Module, wall to interlock	F	44.8	52.5	61.3
Module, interlocking	G	42.6	51.0	61.0
Module, interlock to curb face	H	42.8	50.2	58.8
Bumper overhang (typical)	I	2.0	2.3	2.5
Offset	J	6.3	2.7	0.5
Setback	K	11.0	8.3	5.0
Cross aisle, one-way	L	14.0	14.0	14.0
Cross aisle, two-way	L	24.0	24.0	24.0

Revised
 per Ord. No.
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17.34.090 Compact cars. Up to fifty percent (50%) of the required parking may be designed for small-sized vehicles. (Ord. 324 §5(part), 1987; Ord. 298 §7.1(K), 1984).

Small-Size Vehicles

Parking Dimensions, FEET

Parking Angle	Stall Width	Aisle Length Per Stall	Depth of Stalls at Right Angle to Aisle	Aisle Width	Wall to Wall Module
45°	8.0	10.5	17.0	11.0	45.0
60°	8.0	8.7	17.7	14.0	49.4
75°	8.0	7.8	17.3	17.4	52.0
90°	8.0	7.5	16.0	20.0	52.0

REQUIRED ACCESSIBLE PARKING STALLS

TOTAL PARKING IN LOT	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20 plus 1 for each 100 over 1000

INTERPRETATIONS: The necessity to ensure that 1 out of every 8 accessible stalls required on a site are constructed as "van-accessible" with an 8' access aisle is very important. This "van-accessible" stall must be provided regardless of the number of total stalls on a site. In other words, if a site was only required to have one parking stall, this stall would have to be "van-accessible". In Section 1129B.2 of the CBC, titled "Less than five spaces", it states:



"When less than five parking spaces are provided at buildings and facilities subject to these regulations, one shall be 14 feet (4267 mm) wide and lined to provide a 9-foot (2743 mm) parking area and a 5-foot (1524 mm) loading and unloading area. However, there is no requirement that the space be reserved exclusively or identified for use by persons with disabilities only."

This exception is not allowed by the ADA. You must provide at least one "van-accessible" stall with an 8' access aisle regardless of how few total spaces are provided, and this stall must be reserved exclusively for, and identified for use by, persons with disabilities only.

VAN ACCESSIBLE PARKING SPACE DESIGN

- _____ A. 18' minimum length of the parking space(s). 1129B.4.1 4.6.3 Fig. 21
- _____ B. 9' minimum width of the parking space(s). 1129B.4.1 4.6.3 Fig. 21
- _____ C. 8' minimum width of the access aisle(s) (passenger side). 1129B.4.2 4.6.3 Fig. 21
- _____ D. Surface of the parking space(s) and access aisle(s) does not exceed 1:50 gradient (2.0%) in any direction. 1129B.4.4 4.6.3 Fig. 21

See California Building Code for current standards

The CalDAG - California Disabled Accessibility Guidebook ©1996 PCC

SINGLE PARKING SPACE DESIGN

- _____ A. 18' minimum length of each parking space. 1129B.4.1 4.6.3 Fig. 21
- _____ B. 9' minimum width of each parking space. 1129B.4.1 4.6.3 Fig. 21
- _____ C. Minimum 18' x 5' access aisle (passenger side). 1129B.4.1 4.6.3 Fig. 21
- _____ D. Surface of the parking space(s) and access aisle(s) does not exceed 1:50 gradient (2.0%) in any direction. 1129B.4.4 4.6.3 Fig. 21

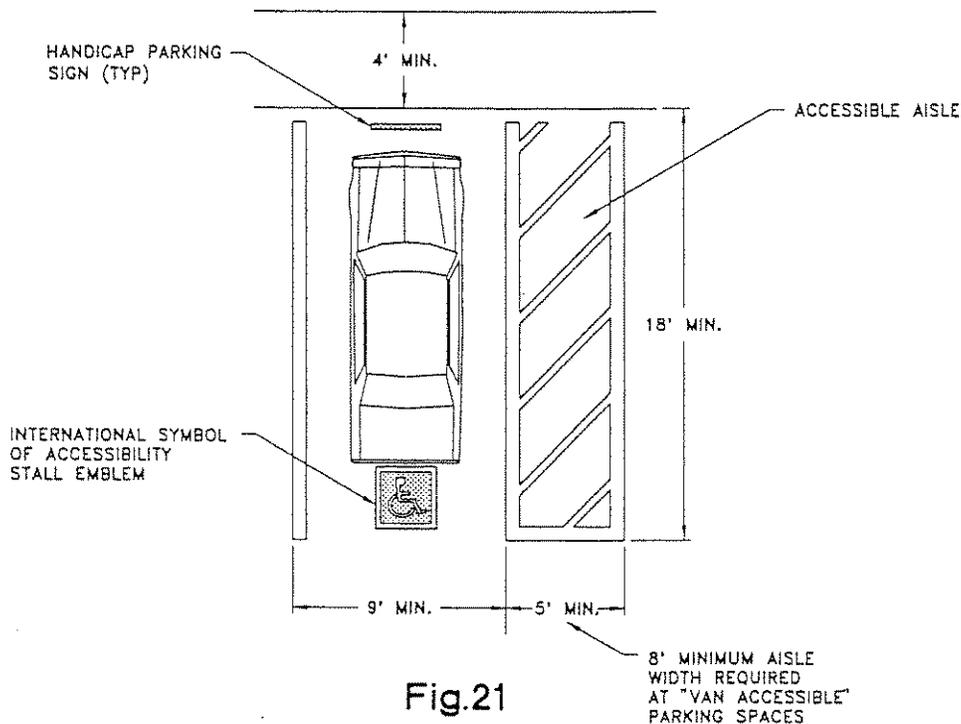


Fig.21

GENERAL DISABLED PARKING SPACE NOTES:

- 1) Disabled parking space must permit use of either car doors.
- 2) A parking bumper is required when no curb or barrier is provided which will prevent encroachment of cars over the adjoining accessible route.
- 3) Wheelchair users must not be forced to go behind parked cars other than their own to access an adjoining accessible route.
- 4) The maximum surface slope within the disabled parking space and adjacent access aisle may not exceed 2% in any direction.
- 5) Curb ramps may not encroach into the required dimensions of disabled parking spaces or adjacent access aisles.
- 6) Access aisle (loading/unloading area) must connect to an accessible path of travel to the facility.

Division II—SITE ACCESSIBILITY

SECTION 1127B — EXTERIOR ROUTES OF TRAVEL

1127B.1 General. Site development and grading shall be designed to provide access to all entrances and exterior ground-floor exits, and access to normal paths of travel, and where necessary to provide access, shall incorporate pedestrian ramps, curb ramps, etc. When more than one building or facility is located on a site, accessible routes of travel shall be provided between buildings and accessible site facilities. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible site facilities and the accessible entrance to the site.

EXCEPTIONS: 1. Where the enforcing agency determines that compliance with these regulations would create an unreasonable hardship because of topography, natural barriers, etc., an exception may be granted when equivalent facilitation is provided through the use of other methods and materials.

2. In existing buildings, this section shall not apply in those conditions where, due to legal or physical constraints, the site of the project would not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship.

NOTE: See Section 101.17.11, Item 4.

1127B.2 Design and Construction. When accessibility is required by this section, it shall be designed and constructed in accordance with this Building Code. See Section 1114B.1 for a list of applicable sections.

1127B.3 Signs. At every primary public entrance and at every major junction along or leading to an accessible route of travel, there shall be a sign displaying the international symbol of accessibility. Signs shall indicate the direction to accessible building entrances and facilities and shall comply with the requirements found in Sections 1117B.5 through 1117B.5.9.

1127B.4 Outside Stairways. Where stairways occur outside a building, refer to Sections 1006.17 of the 1995 California Building Code, 1120A.4.3 and 1133B.4.4.

1127B.5 Curb Ramps.

1. **General.** Curb ramps shall be constructed at each corner of street intersections and where a pedestrian way crosses a curb. The preferred and recommended location for curb ramps is in the center of the crosswalk of each street corner. Where it is necessary to locate a curb ramp in the center of the curb return and the street surfaces are marked to identify pedestrian crosswalks, the lower end of the curb ramp shall terminate within such crosswalk areas. See Figure 11B-20C, Case E.

2. **Width of curb ramps.** Curb ramps shall be a minimum of 4 feet (1219 mm) in width and shall lie, generally, in a single sloped plane, with a minimum of surface warping and cross slope.

3. **Slope of curb ramps.** The slope of curb ramps shall not exceed 1 unit vertical to 12 units horizontal (8.33% slope). Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes, except that curb ramps shall comply with Item 5 below. Maximum slopes of adjoining gutters, road surface immediately adjacent to the curb ramp, or accessible route shall not exceed 1 unit vertical to 20 units horizontal (5% slope) within 4 feet (1219 mm) of the top and bottom of the curb ramp. The slope of the fanned or flared sides of curb ramps shall not exceed 1 unit vertical to 10 units horizontal (10% slope).

4. **Level landing.** A level landing 4 feet (1219 mm) deep shall be provided at the upper end of each curb ramp over its full width to permit safe egress from the ramp surface, or the slope of the fanned or flared sides of the curb ramp shall not exceed 1 unit vertical to 12 units horizontal (8.33% slope).

5. **Beveled lip.** The lower end of each curb ramp shall have a 1/2 inch (13 mm) lip beveled at 45 degrees as a detectable way-finding edge for persons with visual impairment.

6. **Finish.** The surface of each curb ramp and its flared sides shall be stable, firm and slip-resistant and shall be of contrasting finish from that of the adjacent sidewalk.

7. **Border.** All curb ramps shall have a grooved border 12 inches (305 mm) wide at the level surface of the sidewalk along the top and each side approximately 3/4 inch (19 mm) on center. All curb ramps constructed between the face of the curb and the street shall have a grooved border at the level surface of the sidewalk. See Figures 11B-19A and 11B-19B.

8. **Detectable warnings.** A curb ramp shall have a detectable warning that extends the full width and depth of the curb ramp inside the grooved border when the ramp slope is less than 1 unit vertical to 15 units horizontal (6.7% slope). Detectable warnings shall consist of raised truncated domes with a diameter of nominal 0.9 inch (22.9 mm) at the base tapering to 0.45 inch (11.4 mm) at the top, a height of nominal 0.2 inch (5.08 mm) and a center-to-center spacing of nominal 2.35 inches (59.7 mm) in compliance with Figure 11B-23A. "Nominal" here shall be in accordance with Section 12-11A and B-102, State Referenced Standards Code. The detectable warning shall contrast visually with adjoining surfaces, either light-on-dark or dark-on-light. The material used to provide contrast shall be an integral part of the walking surface. The domes may be constructed in a variety of methods, including cast in place or stamped, or may be part of a prefabricated surface treatment.

Only approved DSA/AC detectable warning products and directional surfaces shall be installed as provided in the California Code of Regulations (CCR), Title 24, Part 1, Articles 2, 3 and 4. Refer to CCR Title 24, Part 12, Chapter 12-11A and B, for building and facility access specifications for product approval for detectable warning products and directional surfaces.

NOTE: Detectable warning products and directional surfaces installed after January 1, 2001, shall be evaluated by an independent entity, selected by the Department of General Services, Division of the State Architect-Access Compliance for all occupancies, including transportation and other outdoor environments, except that when products and surfaces are for use in residential housing evaluation shall be in consultation with the Department of Housing and Community Development. See Government Code Section 4460.

9. **Obstructions.** Curb ramps shall be located or protected to prevent their obstruction by parked cars.

10. **Diagonal curb ramps.** If diagonal (or corner-type) curb ramps have returned curbs or other well-defined edges, such edges shall be parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have 48 inches (1219 mm) minimum clear space as shown in Figure 11B-22 (c) and (d). If diagonal curb ramps are provided at marked crossings, the 48-inch (1219 mm) clear space shall be within the markings (see Figure 11B-20B, Cases C and D). If diagonal curb ramps have flared sides, they shall also have at least a 24-inch-long (610 mm) segment of straight curb located on each side of the curb ramp and within the marked crossing [see Figure 11B-22 (c)].

NOTES: 1. For additional curb details, see Figures 11B-19A and 11B-19B.

2. If distance from curb to back of sidewalk is too short to accommodate ramp and a 4-foot (1219 mm) platform as in Figure 11B-20A, Case A, the sidewalk may be depressed longitudinally as in Figure 11B-20A, Case B, or Figure 11B-20B, Case C, or may be widened as in Figure 11B-20B, Case D.

3. If sidewalk is less than 5 feet (1524 mm) wide, the full width of the sidewalk shall be depressed as shown in Figure 11B-20B, Case C.

4. As an alternate to Figure 11B-20A, Case A, one ramp may be placed in the center of the curb return as in Figure 11B-20C, Case E.
5. When ramp is located in center of curb return, crosswalk configuration must be similar to that shown on the plan to accommodate wheelchairs. (See Figure 11B-22.)
6. If planting area width is equal to or greater than ramp length, ramp side slope distance equals 3 feet (914 mm). (See Figure 11B-20D, Case G.)
7. For Figure 11B-20C, Case F and Figure 11B-20D, Case G, the longitudinal portion of the sidewalk may need to be depressed as shown in Figure 11B-20A, Case B.
8. If located on a curve, the sides of the ramp need not be parallel, but the minimum width of the ramp shall be 4 feet (1219 mm).
9. The ramp shall have a 12 inch-wide (305 mm) border with 1/4 inch (6 mm) grooves approximately 3/4 inch (19 mm) on center. See grooving detail, Figure 11B-20D, Case H.

SECTION 1128B — PEDESTRIAN GRADE SEPARATIONS (OVERPASSES AND UNDERPASSES)

Pedestrian ramps on pedestrian grade separations shall comply with the requirements of Section 1133B.5 for ramps.

Cross slopes of walking surfaces shall be the minimum possible and shall not exceed 1/4 inch (6 mm) per foot (2.083% gradient). The slope of any appreciably warped walking surface shall not exceed 1 unit vertical in 12 units horizontal (8.33% slope) in any direction. Where pedestrian grade separations cross streets or other vehicular traffic ways, and where a street level crossing can reasonably and safely be used by persons with physical disabilities, there shall be provided conforming curb ramps and a usable pathway.

EXCEPTIONS: 1. When the grade differential of the walking surface of a pedestrian grade separation exceeds 14 feet (4267 mm) due to required height clearance and grade conditions, and the enforcing agency finds that because of right-of-way restrictions, topography or natural barriers, wheelchair accessibility or equivalent facilitation would create an unreasonable hardship, such accessibility need not be provided. However, the requirements in these regulations relating to other types of mobility shall be complied with.

2. For existing facilities, this section shall not apply where, due to legal or physical constraints, the site of the project will not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship.

NOTE: See Section 101.17.11, Item 4.

SECTION 1129B — ACCESSIBLE PARKING REQUIRED

1129B.1 General. Each lot or parking structure where parking is provided for the public as clients, guests or employees, shall provide accessible parking as required by this section. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances. Table 11B-6 establishes the number of accessible parking spaces required.

EXCEPTION: This subsection shall not apply to existing facilities where compliance with local ordinances precludes satisfying the above requirements or of providing equivalent facilitation unless a change of occupancy occurs.

1129B.2 Less Than Five Spaces. When less than five parking spaces are provided at buildings and facilities subject to these regulations, one shall be 14 feet (4267 mm) wide and lined to provide a 9-foot (2743 mm) parking area and a 5-foot (1524 mm) loading and unloading area. However, there is no requirement that the space be reserved exclusively or identified for use by persons with disabilities only.

1129B.3 Medical Care Outpatient Facilities. At facilities providing medical care and other services for persons with mobility impairments, parking spaces complying with this section shall be provided in accordance with Table 11B-6 except as follows:

1. **Outpatient units and facilities.** Ten percent of the total number of parking spaces provided serve each such outpatient unit or facility.
2. **Units and facilities that specialize in treatment or services for persons with mobility impairments.** Twenty percent of the total number of parking spaces provided serve each such unit or facility.

TABLE 11B-6—SPACES REQUIRED
Establishes the number of accessible parking spaces required.

TOTAL NUMBER OF PARKING SPACES IN LOT OR GARAGE	MINIMUM REQUIRED NUMBER OF SPACES
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	*
1,001 and over	**

*Two percent of total.

**Twenty plus one for each 100, or fraction thereof over 1,001.

1129B.4 Parking Space Size. Accessible parking spaces shall be located as near as practical to a primary entrance and shall be sized as follows:

1. **Dimensions.** Where single spaces are provided, they shall be 14 feet (4267 mm) wide and outlined to provide a 9-foot (2743 mm) parking area and a 5-foot (1524 mm) loading and unloading

access aisle on the passenger side of the vehicle. When more than one space is provided in lieu of providing a 14-foot-wide (4267 mm) space for each parking space, two spaces can be provided within a 23-foot-wide (7010 mm) area lined to provide a 9-foot (2743 mm) parking area on each side of a 5-foot (1524 mm) loading and unloading access aisle in the center. The minimum length

of each parking space shall be 18 feet (5486 mm). The words **NO PARKING** shall be painted on the ground within each five-foot (1524 mm) loading and unloading access aisle. This notice shall be painted in white letters no less than 12 inches (154 mm) high and located so that it is visible to traffic enforcement officials. See Figure 11B-18A.

2. **Van space(s).** One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches (2438 mm) wide minimum placed on the side opposite the driver's side when the vehicle is going forward into the parking space and shall be designated van accessible as required by Section 1129B.5. All such spaces may be grouped on one level of a parking structure. The words **NO PARKING** shall be painted on the ground within each eight-foot (2438 mm) loading and unloading access aisle. This notice shall be painted in white letters no less than 12 inches (154 mm) high and located so that it is visible to traffic enforcement officials. See Figure 11B-18B.

3. **Arrangement of parking space.** In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways. Also, the space shall be so located that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own. Pedestrian ways which are accessible to persons with disabilities shall be provided from each such parking space to related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any accessible parking space or the adjacent access aisle. This maximum cross slope in any direction of an accessible parking space and adjacent access aisle shall not exceed 2%.

EXCEPTIONS: See Figures 11B-18A through 11B-18C.

1. Where the enforcing agency determines that compliance with any regulation of this section would create an unreasonable hardship, a variance or waiver may be granted when equivalent facilitation is provided.

2. Parking spaces may be provided which would require a person with a disability to wheel or walk behind other than accessible parking spaces when the enforcing agency determines that compliance with these regulations or providing equivalent facilitation would create an unreasonable hardship.

NOTE: See Section 101.17.11, Item 4.

4. **Slope of parking space.** Surface slopes of accessible parking spaces shall be the minimum possible and shall not exceed 1 unit vertical to 50 units horizontal (2% slope) in any direction.

1129B.5 Identification of Parking Spaces for Off-Street Parking Facilities. Each parking space reserved for persons with disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space, consisting of a profile view of a wheelchair with occupant in white on dark blue background. The sign shall not be smaller than 70 square inches (4516 mm²) in area and, when in a path of travel, shall be posted at a minimum height of 80 inches (2032 mm) from the bottom of the sign to the parking space finished grade. Signs may also be centered on the wall at the interior end of the parking space at a minimum height of 36 inches (914 mm) from the parking space finished grade, ground or sidewalk. Spaces complying with Section 1129B.4, Item 2 shall have an additional sign stating "Van-Accessible" mounted below the symbol of accessibility.

An additional sign shall also be posted in a conspicuous place at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall not be less than 17 inches by 22 inches (432 mm by 559 mm) in size with lettering not less than 1 inch (25 mm) in height, which clearly and conspicuously states the following:

"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____"

Blank spaces are to be filled in with appropriate information as a permanent part of the sign.

In addition to the above requirements, the surface of each accessible parking space or stall shall have a surface identification duplicating either of the following schemes:

1. By outlining or painting the stall or space in blue and outlining on the ground in the stall or space in white or suitable contrasting color a profile view depicting a wheelchair with occupant; or

2. By outlining a profile view of a wheelchair with occupant in white on blue background. The profile view shall be located so that it is visible to a traffic enforcement officer when a vehicle is properly parked in the space and shall be 36 inches high by 36 inches wide (914 mm by 914 mm). See Figures 11B-18A through 11B-18C.

SECTION 1130B — PARKING STRUCTURES

All entrances to and vertical clearances within parking structures shall have a minimum vertical clearance of 8 feet 2 inches (2489 mm) where required for accessibility to accessible parking spaces.

EXCEPTIONS: 1. Where the enforcing agency determines that compliance with Section 1130B would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided.

2. This section shall not apply to existing buildings where the enforcing agency determines that, due to legal or physical constraints, compliance with these regulations or equivalent facilitation would create an unreasonable hardship. See Section 101.17.11, Item 4.

SECTION 1131B — PASSENGER DROP-OFF AND LOADING ZONES

1131B.1 Location. When provided, passenger drop-off and loading zones shall be located on accessible route of travel.

1131B.2 Passenger Loading Zones.

1. **General.** Where provided, one passenger drop-off and loading zone shall provide an access aisle at least 60 inches (1524 mm) wide and 20 feet (6096 mm) long adjacent and parallel to the vehicle pull-up space. Such zones shall be located on a surface with a slope not exceeding 1 unit vertical in 50 units horizontal (2% slope). If there are curbs between the access aisle and the vehicle pull-up space, a curb ramp shall be provided.

2. **Vertical Clearance.** Provide minimum vertical clearance of 114 inches (2896 mm) at accessible passenger loading zones and along at least one vehicle access route to such areas from site entrances and exits.

1131B.3 Valet Parking. Valet parking facilities shall provide a passenger loading zone complying with Section 1131B.2 above and shall be located on an accessible route to the entrance of the facility. The parking space requirements of Sections 1129B through 1130B apply to facilities with valet parking.

1131B.4 Bus Stop Pads and Shelters. Where provided, provide bus stop pads 96 inches (2438 mm) long (measured parallel to curb or road edge) to the maximum extent allowed by legal or site constraints. Bus stop pads shall connect to an accessible route. Newly constructed bus stop pads must provide a square curb sur-

face between the pad and road or other detectable warning in accordance with Section 1133B.8.5.

NOTE: Detectable warning products and directional surfaces installed after January 1, 2001, shall be evaluated by an independent entity, selected by the Department of General Services, Division of the State Architect-Access Compliance, for all occupancies, including transportation and other outdoor environments, except that when products and surfaces are used in residential housing evaluation shall be in consultation with the Department of Housing and Community Development. See Government Code Section 4460.

Bus stop pads shall be at same slope as roadway in the direction parallel to roadway, and maximum 2 percent slope perpendicular to roadway.

Where provided, provide bus stop shelters installed so as to permit a wheelchair user to enter the shelter and access a clear floor area of 30 by 48 inches (762 mm by 1219 mm), completely within the shelter. Bus stop shelters shall connect to an accessible route and to bus stop pads. Only approved DSA/AC detectable warning products and directional surfaces shall be installed as provided in the California Code of Regulations (CCR), Title 24, Part 1, Articles 2, 3 and 4. Refer to CCR Title 24, Part 12, Chapter 12-11A and B, for building and facility access specifications for product approval for detectable warning products and directional surfaces.

NOTE: Detectable warning products and directional surfaces installed after January 1, 2001, shall be evaluated by an independent entity, selected by the Department of General Services, Division of the State Architect-Access Compliance, for all occupancies, including transportation and other outdoor environments, except that when products and surfaces are for use in residential housing, evaluation shall be in consultation with the Department of Housing and Community Development. See Government Code Section 4460.

SECTION 1132B — OUTDOOR OCCUPANCIES

1132B.1 General. Outdoor occupancies shall be accessible as required in this chapter. See also the general requirements listed in Section 1114B.1.1.

1132B.2 Parks and Recreational Areas. The following parks and recreational areas shall comply with these regulations.

EXCEPTIONS: 1. In existing buildings, when the enforcing agency determines that compliance would create an unreasonable hardship, a variance shall be granted when equivalent facilitation is provided.

2. Where the enforcing agency finds that, in specific areas, the natural environment would be materially damaged by compliance with these regulations, such areas shall be subject to these regulations only to the extent that such material damage would not occur.

3. Automobile access shall not be provided or paths of travel shall not be made accessible when the enforcing agency determines that

compliance with these regulations would create an unreasonable hardship.

1. **Campsites.** Campsites, a minimum of two and no fewer than three for each 100 campsites provided, shall be accessible by level path or ramp and shall have travel routes with slopes not exceeding 1 unit vertical in 12 units horizontal (8.33% slope) to sanitary facilities. Permanent sanitary facilities serving campgrounds shall be accessible to wheelchair occupants.

2. **Beaches, picnic areas.** Beaches, picnic areas, day-use areas, vista points and similar areas shall be accessible.

3. **Sanitary facilities.** Sanitary facilities, to the extent that such facilities are provided, each public use area that is accessible to wheelchair occupants by automobile, walks or other paths of travel.

4. **Boat docks.** Boat docks, fishing piers, etc., shall be accessible.

5. **Parking lots.** Parking lots shall be provided with accessible parking spaces and with curb cuts leading to all adjacent walks, paths or trails.

6. **Trails and paths.** Trails, paths and nature walk areas, or portions of these, shall be constructed with gradients which will permit at least partial use by wheelchair occupants. Hard surface paths or walks shall be provided to serve buildings and other functional areas.

7. **Nature trails.** Nature trails and similar educational and informational areas shall be accessible to the blind by the provision of rope guidelines, raised Arabic numerals and symbols for identification, information signs, and related guide and assistance devices.

NOTE: For museums, orientation buildings, visitor centers, office buildings, retail stores, restaurants, etc., and sanitary facilities serving these uses, see Sections 1104B through 1111B and sections listed in Section 1114B.1.1.

1132B.3 Highway Rest Areas. The specific standards of accessibility for highway rest areas and similar facilities shall be as follows in Section 1132B.3.1, subject to other provisions in these regulations.

1132B.3.1 Permanent facilities. At least one kind of permanent functional area or facility, as applicable, shall be accessible to persons with disabilities, including:

1. A sanitary facility for each sex.
2. At least one picnic table and one additional table for each 20 tables, or fraction thereof provided.
3. Information and display areas.
4. Drinking fountains.
5. At least one parking space.
6. Curb ramps conforming to Section 1127B.5 shall be provided at pedestrian ways where appropriate.

4. SINGLE PARKING SPACE DESIGN

- A. 18' minimum length of each parking space. 1129B.4.1 4.6.3 Fig. 21
- B. 9' minimum width of each parking space. 1129B.4.1 4.6.3 Fig. 21
- C. Minimum 18' x 5' access aisle (passenger side). 1129B.4.1 4.6.3 Fig. 21
- D. Surface of the parking space(s) and access aisle(s) does not exceed 1:50 gradient (2.0%) in any direction. 1129B.4.4 4.6.3 Fig. 21

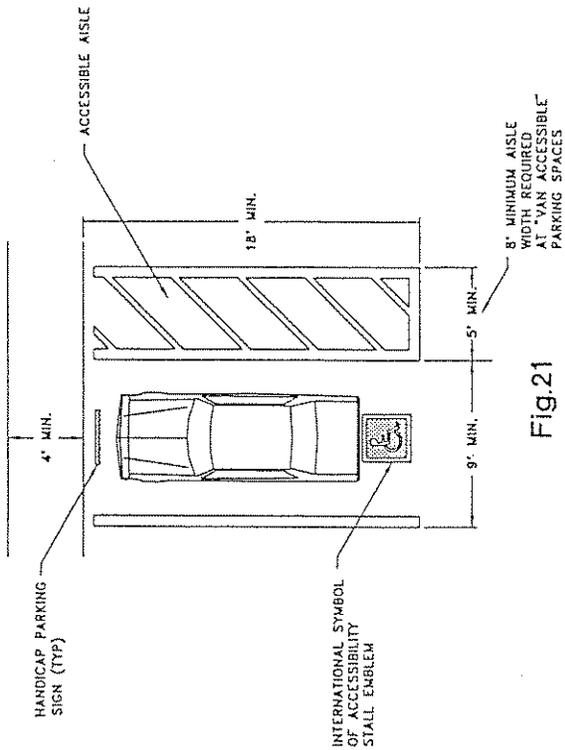


Fig.21

GENERAL DISABLED PARKING SPACE NOTES:

- 1) Disabled parking space must permit use of either car doors.
- 2) A parking bumper is required when no curb or barrier is provided which will prevent encroachment of cars over the adjoining accessible route.
- 3) Wheelchair users must not be forced to go behind parked cars other than their own to access an adjoining accessible route.
- 4) The maximum surface slope within the disabled parking space and adjacent access aisle may not exceed 2% in any direction.
- 5) Curb ramps may not encroach into the required dimensions of disabled parking spaces or adjacent access aisles.
- 6) Access aisle (loading/unloading area) must connect to an accessible path of travel to the facility.

D-4.5 WALKWAYS

D-4.5.1 SURFACE

Sidewalks and other walkways required to be accessible shall have a continuous common surface, at least 4-foot wide, slip-resistant, and not interrupted by steps or by abrupt changes in level exceeding one-half inch. Where an obstruction exists in a walkway, at least a 36" clear space shall be provided. (Fig. 84)

1. **Less than 6% Slope**
Surfaces shall be slip-resistant, described as a medium salted finish.
2. **Greater than 6% Slope**
Surfaces shall be slip-resistant.
3. **Cross Slope**
Surface cross slope shall not exceed one-fourth inch per foot except when the enforcing agency finds that due to local conditions, compliance would create an undue hardship. The cross slope may then be increased up to one-half inch per foot not to exceed 20 feet in distance.
4. **Reduced Width**
A sidewalk width may be reduced to 3 feet when the enforcing agency determines that compliance with a 4-foot clear width would create an undue hardship due to right-of-way restrictions, natural barriers, or other existing conditions.

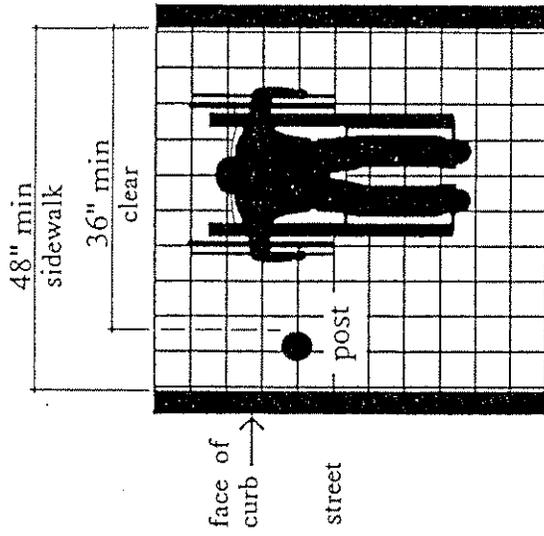


Fig. 84 Sidewalk Obstruction

D
4.5

NOTE THAT THE CITY ENFORCES TITLE 24, WHILE THE ADA IS ENFORCED CIVILLY. WHERE DIFFERENCES BETWEEN TITLE 24 AND THE ADA EXIST, APPLICANTS MAY WISH TO APPLY THE MOST RESTRICTIVE REQUIREMENT.

D-6 FACILITY AREAS

D-6.1 PARKING

ADA: C-1.3.3, C-4.4

Parking areas required by Section D-3.12 shall comply with Section D-6.1 and Table C-1A.

D-6.1.1 PARKING SPACES ADA: C-1.3.3, C-4.4.4

Parking spaces shall be located at the nearest primary entrance, as is practical, and meet the following requirements:

1. Single Spaces ADA: C-1.3.3(3,4)

When provided, spaces shall be a total 14 feet wide consisting of a 9-foot wide parking space with a 5-foot wide access aisle on the passenger side. Two parking spaces may be provided within a 23-foot wide space where two 9-foot wide parking spaces share one 5-foot wide center access aisle. The space shall be lined to define the specific use. Each parking space shall be at least 18 feet in length. (Figs. 87a and b).

2. Less Than Five Spaces

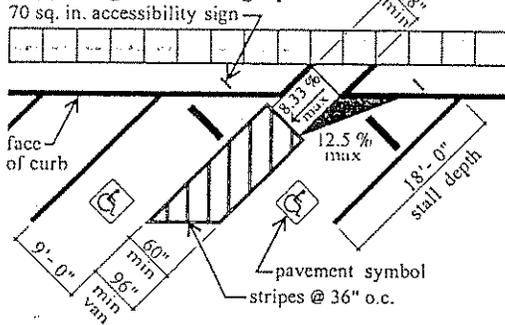
Buildings and facilities providing less than five spaces shall provide at least one 14-foot wide space as described above. The space does not have to be designated for the exclusive use of persons with disabilities.

3. Van-Accessible Space ADA: C-1.3.3(5), C-4.4.4(6)

One in every eight accessible spaces, but never less than one space, shall be designated as van accessible by signs complying with Section D-6.1.3 and have at least one 8-foot wide accessible aisle. All van-accessible parking spaces may be

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Fig. 87(c) Diagonal Parking Space



Exceptions

- a) A ramp at the front of an accessible space may encroach into the length if the ramp does not limit a disabled person's ability to enter or leave their vehicle as shown in Figures 87(a-c).
- b) Parking spaces which require a disabled person to travel behind parked vehicles may be provided when the enforcing agency determines that compliance with these guidelines or equivalent facilitation would create an undue hardship.
- c) A variance or waiver may be granted by the enforcing agency when they determine compliance would create an undue hardship.

5. Slope ADA: C-4.4.4(3)

The surface slope of an accessible parking space shall be no greater than 1/4-inch per foot in any direction.

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Fig. 87 Parking Spaces grouped on the same level of a parking structure.

4. Design

A bumper or curb shall be provided that prevents encroachment of vehicles within the access aisles of each parking area. An accessible space shall be located where persons with disabilities are not required to travel behind vehicles

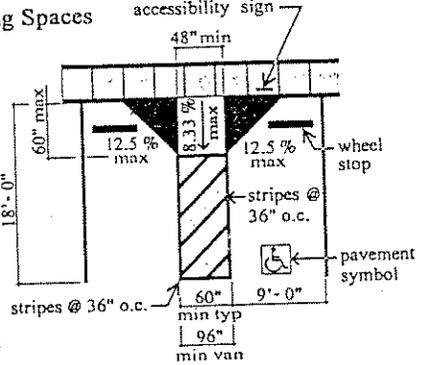


Fig. 87(a) Single Parking Space

other than their own. An accessible route of travel shall be provided from each accessible parking space to the related facility. Curb cuts or ramps shall be provided on the route of travel where needed, but no ramp shall encroach within any parking space.

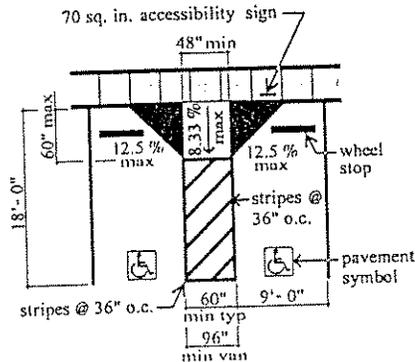


Fig. 87(b) Double Parking Space

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D-6.1.2 PARKING STRUCTURES ADA: C-4.4.3, C-4.4.4(2)

All entrances and vertical clearances within parking structures shall be at least 8 feet 2 inches where required to access designated accessible parking spaces.

Exceptions

- 1. An exception shall be granted when the enforcing agency determines that compliance would create an undue hardship and when equivalent facilitation is provided.
- 2. Existing buildings where legal or physical constraints do not allow compliance with the accessibility building standards or equivalent facilitation without creating an undue hardship.

D-6.1.3 SIGNS ADA: C-3.3.2, C-4.4.5

Each accessible off-street parking space shall be identified by the following:

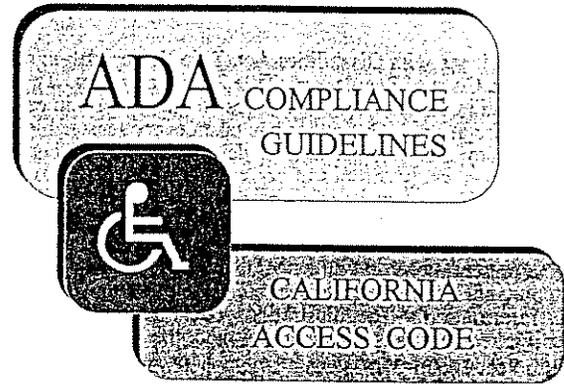
- 1. A permanent reflectorized sign adjacent to and visible from each space which includes:
 - a) the International Symbol of Accessibility,
 - b) at least 70 square inches in size, and
 - c) the bottom sign edge shall be at least 80 inches above the finish grade when located in the path of travel.
- 2. Signs may be centered on an interior end-wall of a parking space at least 36 inches above the finished grade.
- 3. Van-accessible parking spaces shall have an additional sign stating "Van-Accessible", placed below the symbol of accessibility.
- 4. A conspicuous sign shall be placed at each entrance of off-street parking facilities or adjacent and visible from each accessible space. Such sign shall be 17 by 22 inches with 1 inch lettering that states, "Unauthorized vehicles parked in

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CALIFORNIA ACCESS CODE • TITLE 24
FACILITY AREAS • Parking

designated spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed at (fill in with appropriate information) or by telephoning _____

5. In addition, each accessible parking space surface shall provide identification by one of the following:
- A 36 by 36-inch blue background with a white International Symbol of Accessibility painted on the parking space surface visible to traffic enforcement officers when vehicles are properly parked in the space. (Fig. 87)
 - The parking space shall be outlined or painted blue with the International Symbol of Accessibility outline in white or other suitable contrasting color.



Total Number of Parking Spaces in Lot or Garage	Minimum Required Number of Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2 % of total
1001 and over	20 plus 1 for each 100 or fraction thereof over 1001

ADA ACCESSIBILITY DESIGN STANDARDS
MINIMUM REQUIREMENTS • New Construction

C-1.3.3 PARKING CA: D-3.12, D-6.1

Accessible properties shall meet at least the following minimum requirements:

- Loading Zones** CA: D-3.12.3
In loading zones, at least one passenger loading space shall comply with Section C-4.4.2.
- Valet Parking** CA: D-3.12.4
Valet parking facilities shall provide at least one passenger loading space that complies with Section C-4.4.2. The space shall be located on an accessible route adjoining an accessible facility entrance. *Valet parking is not always available to persons with disabilities due to a removed driver's seat or special vehicle controls. In such cases, another person cannot park the vehicle. It is recommended that some self-parking spaces be provided at the valet parking facility. The*

spaces should be located on an accessible route or travel to the entrance.

3. **Parking Lot Spaces** CA: D-6.1.1(1,2)

Self-parking lots for employees or visitors shall provide accessible parking spaces for persons with disabilities and the

AMERICANS WITH DISABILITIES ACT
TITLE III

CALIFORNIA ACCESS CODE
TITLE 24

SECOND EDITION

Dorothy L. Grant
and
Thomas M. Grant
Daniel S. Grant, A.I.A.

ACR
GROUP

Number of Parking Spaces	Minimum Accessible Parking Spaces
1 to 100	1 for each 1-25 spaces
101 to 200	4, +1 for each 1-50 spaces
201 to 500	6, +1 for each 1-100 spaces
501 to 1000	2% of total spaces
1001 and over	20, +1 for each 1-100 over 1000

spaces shall comply with Table C-1A and Section C-4.4.4. Accessible parking spaces may be provided in other equivalent accessible locations.

- Parking Lot Access Aisles** CA: D-6.1.1(1)
Parking lot access aisles adjacent to accessible parking spaces shall have no less than a 5-foot minimum width.
- Van Accessibility** CA: D-6.1.1(3)
A minimum 8-foot wide access aisle shall be provided at one of every eight accessible parking spaces but never less than one accessible space. The designated parking spaces shall be

identified by a sign stating "van accessible" as required by Section C-4.4.5. The vertical clearance of the space shall comply with Section C-4.4.4(2). A parking structure may group van accessible spaces together on one level. An exception to the accessibility requirements for vans occur when all accessible parking spaces are in compliance with the "Universal Parking Design" as illustrated in Figure 23.

C-4.4 PARKING

C-4.4.1 APPLICATION CA: D-3.12, D-6.1

Parking spaces required to be accessible by Section C-1.3.3 shall comply with Sections C-4.4.3, C-4.4.4 and C-4.4.5. Accessible passenger loading zones shall comply with Sections C-4.4.2.

C-4.4.2 PASSENGER LOADING ZONES CA: D-3.12.3

1. Access Aisle

An access aisle shall be provided adjacent and parallel to the vehicle pull-up space of a passenger loading zone. The aisle shall be a minimum 60 inches wide and 20 feet long as shown in Figure 20.

2. Vertical Clearance CA: D-6.1.2

The minimum vertical clearance shall be 9 feet 6 inches at accessible loading zones and along at least one vehicle access route from those areas to the site entrance (s) and exit(s).

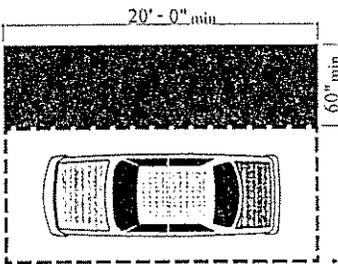
3. Surface

Accessible spaces and aisles shall be level and any surface slope shall not exceed 2 percent in all directions.

4. Curb Ramps

Where a curb exists between a pull-up space and an access aisle, a curb ramp shall be

Fig. 20 Loading Zone Access



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4. Access Aisle CA: D-6.1.1(1)

A common access aisle may serve two accessible parking spaces as shown in Figure 21.

5. Route of Travel

The parking access aisles shall be part of the accessible route to the facility entrance and comply with Section C-2.1. Vehicle overhangs shall not reduce the clear width of an accessible route.

6. Van Accessible CA: D-6.1.1(3)

The use of side-mounted lifts or ramps in vans for persons with disabilities require additional space. The "van accessible" parking space required by the ADA guidelines is an 8-foot wide parking space plus an 8-foot wide adjacent access aisle which is the minimum space in which to maneuver and exit from a side-mounted lift. A van/ lift/ wheelchair combination requires a parking space plus an aisle for a total width of 17 feet to exit conveniently.

Aisles
Two van accessible

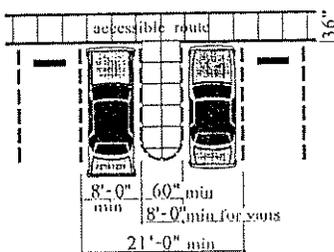


Fig. 21 Parking Space Dimensions

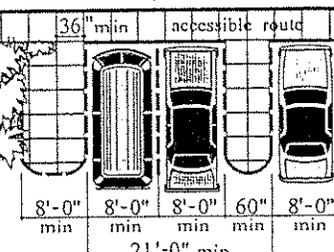


Fig. 22 Van Accessible Aisle at end of row

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provided that complies with Section C-5.1.

C-4.4.3 PARKING FACILITIES

1. Independent Parking Facility

Parking facilities not serving a particular facility shall locate accessible parking spaces on the shortest accessible route of travel to the parking facility's accessible pedestrian entrance.

2. Facility Parking

Buildings with an adjacent parking facility and multiple accessible entrances shall have dispersed accessible parking spaces located on the shortest accessible route to the nearest accessible entrance.

C-4.4.4 PARKING SPACES CA: D-6.1.1

1. Width

Accessible parking spaces shall not be less than 8 feet in width. An 8-foot accessible space and 5-foot wide aisle does not allow space for a lift, a ramp, or the necessary space for a person in a wheelchair to exit by a lift platform

2. Vertical Clearance CA: D-6.1.2

Van-accessible parking spaces and at least one access route from the entrance and the exit that services those parking spaces shall have a minimum vertical clearance of 8 feet 2 inches. Disabled persons using high-top vans require a higher clearance in parking garages.

3. Ground Surface CA: D-6.1.1(5)

Parking spaces and access aisles shall be level with surface slopes not exceeding 2 percent in all directions.

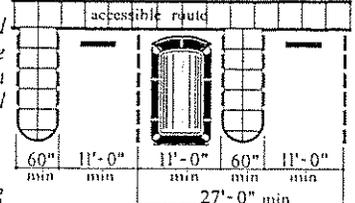
NOTE: TITLE 24'S 48" MINIMUM WILL APPLY (See Exceptions) 153

spaces may share the use of the same 8-foot wide accessible aisle. Placing an access aisle at the end of a parking row may gain space that is normally unusable for parking purposes. (Fig. 22)

Signs

A sign should be provided to inform van users of the wider aisle even though the space is not restricted to van use.

Fig. 23 Universal Parking Design



7. Universal Parking

The "Universal" parking design provides all accessible spaces with an 11-foot wide parking space and a 5-foot wide aisle. (Fig. 23) The wider space accommodates cars and vans and allows parking adjustment within the space where passengers with disabilities can enter or exit either side of the vehicle. However, in some instances, this may result in not entering or exiting within a marked access aisle. This design provides an alternative to the required percentage of wide aisles and extra signs.

Aisles

The accessible aisle should not have a ramp or a slope and should be level with the parking space. Planters, curbs, or wheel stops shall not restrict the required dimensions of an access aisle. A person using a lift or ramp must have an aisle with no ramp or slope. The access aisle must be connected to an access route that leads to an accessible entrance. The access aisle must blend with the accessible route or have a curb ramp complying with Section C-5.1 that has the ramp opening located within the aisle but not within the parking space boundary.

NOTE: TITLE 24'S 9 FT. MINIMUM WIDTH WILL APPLY

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C-5 FACILITY ELEMENTS

C-5.1 CURB RAMPS

C-5.1.1 APPLICATION CA: D-4.4

Curb ramps shall be provided on all accessible routes that cross a curb and shall comply with Section C-5.1.

C-5.1.2 SURFACE CA: D-4.4.1(3)

Curb ramp surfaces shall comply with Section C-5.4.

C-5.1.3 SLOPE CA: D-4.4.1(1)

Curb ramp slopes shall comply with Section C-5.6.2. The transition from a ramp to a walk, gutter, or street shall be flush with no abrupt changes. Adjoining road surfaces, gutters, and accessible routes shall not exceed a slope of 1:20. The means to measure a slope is shown in Figure 30.

C-5.1.4 WIDTH CA: D-4.4.1(2)

A curb ramp shall have a 36-inch minimum width exclusive of flared sides.

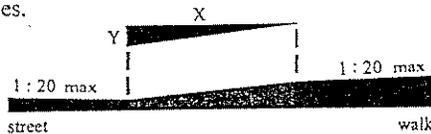
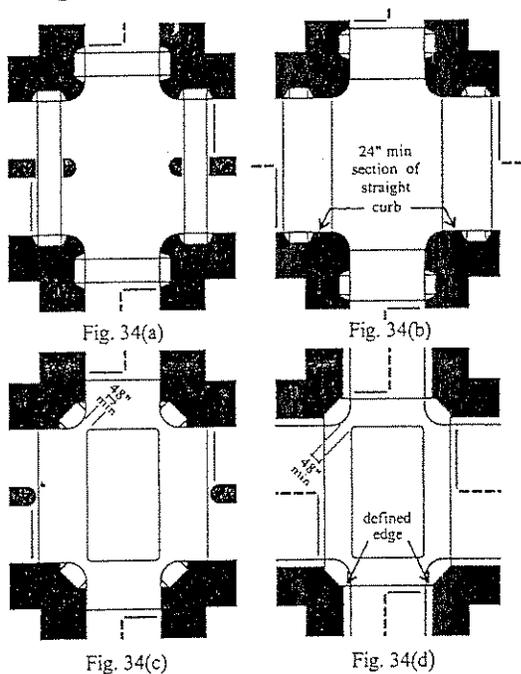


Fig. 30 Curb Ramp Slope Measurement

Fig. 34 Curb Ramps at Marked Crossings



C-5.1.8 PLACEMENT CA: D-4.4.1(7)

Curb ramps shall be placed to protect and prevent blockage from legally parked vehicles.

C-5.1.5 SIDES CA: D-4.4.1(4)

A curb ramp shall have flared sides when not protected by handrails or guardrails and where pedestrians have to walk across the ramp. The maximum slope of flared sides shall be 1:10. (Fig. 31) Returned curbs may be used where pedestrians do not normally cross the ramp. (Fig. 33)

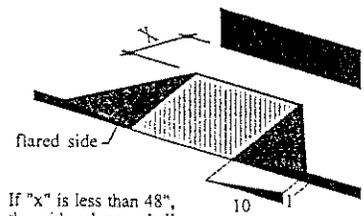


Fig. 31 Flared Sides

C-5.1.6 BUILT-UP RAMP

Built-up curb ramps shall not project into vehicular traffic lanes. (Fig. 32)

NOTE: See title 24

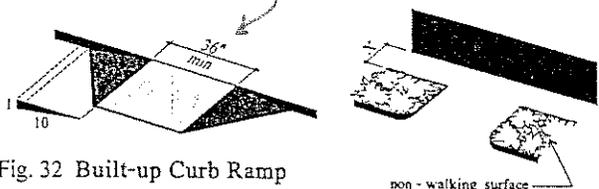


Fig. 32 Built-up Curb Ramp

Fig. 33 Returned Curb Ramp

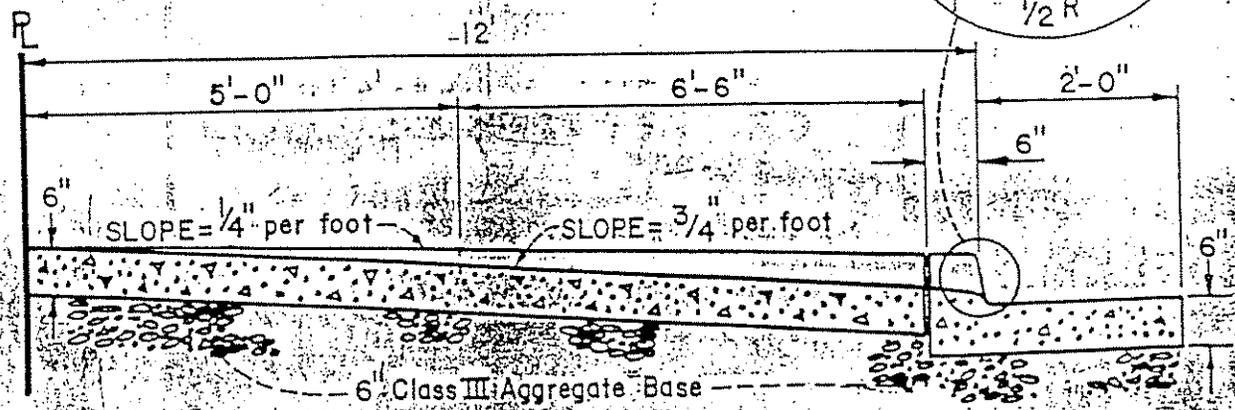
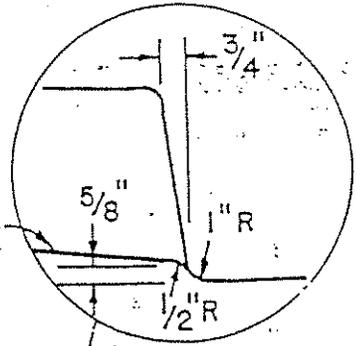
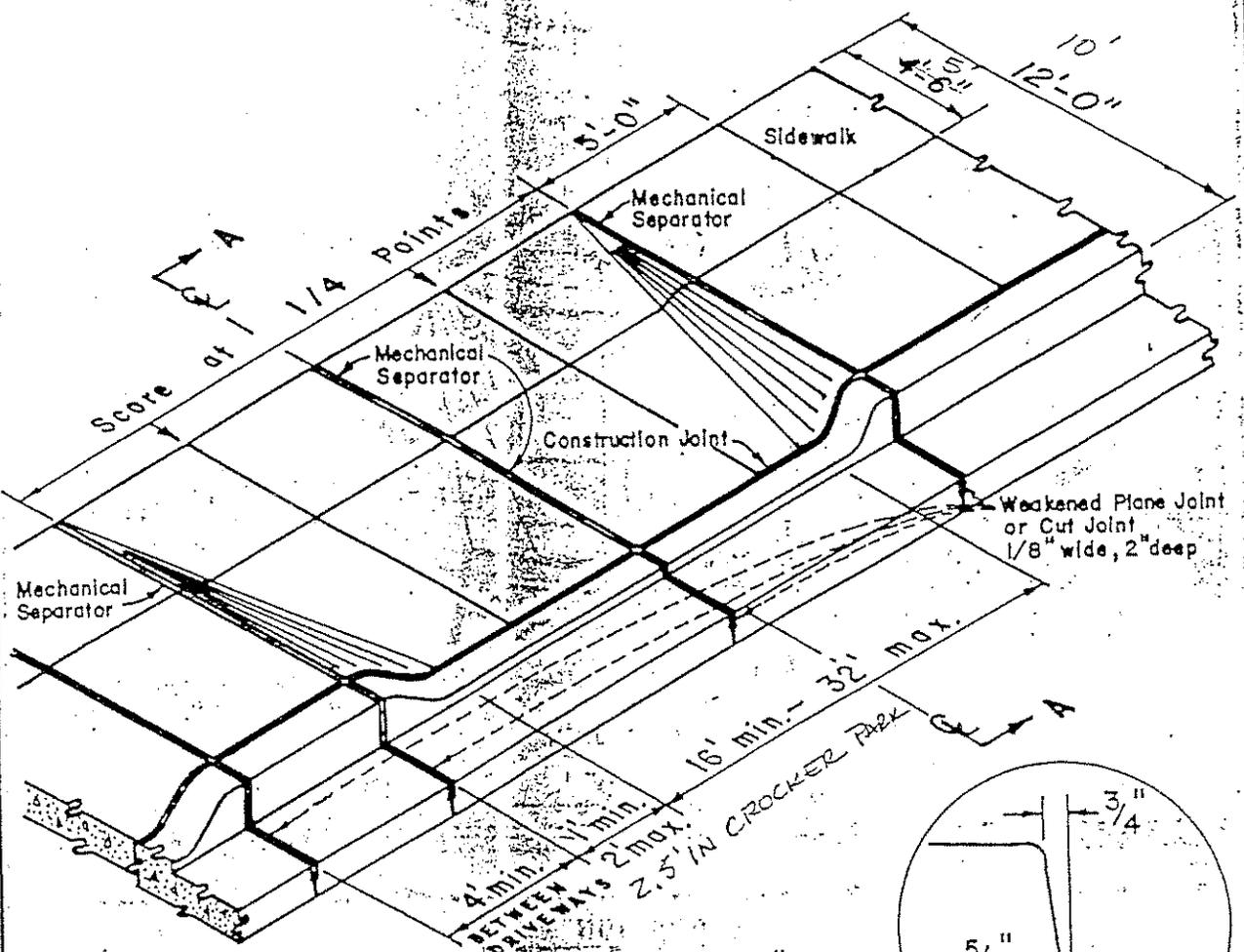
C-5.1.7 WARNINGS CA: D-3.9, D-4.4.1(6), D-5.2.6

A curb ramp shall have a detectable warning strip that extends its full width and depth and complies with Section C-3.2.

C-4.4.5 SIGNS CA: D-6.1.3

Signs shall be placed in unobscured locations, shall designate the reserved parking spaces, and display the symbol of accessibility as shown in Section C-3.3.3. Van accessible spaces shall have an additional sign mounted below the International Symbol of Accessibility which states "Van-Accessible". The sign should be mounted at the front of a parking space in view from the drivers seat. Universal parking does not require additional signs because these spaces accommodate all types of vehicles for the disabled.

No Radius Returns



SECTION A-A

COMMERCIAL DRIVEWAY
Marginal Sidewalk



DATE: 9-27-1978
DRAWN BY: H.P.S. CHECKED BY: [Signature]

DEPARTMENT OF PUBLIC WORKS

PAGE: 1
R-7

12.24.015 Standards for curb cuts and driveways.

The location and dimensions of curb cuts and driveways shall be approved by the city engineer, subject to the following guidelines:

A. The curb cut shall be located so as to preserve as much on-street parking as feasible.

B. The maximum residential curb cut width shall be eighteen (18) feet, plus one and one-half (1½) foot wide flares on each side for standard curbs. The city engineer may approve exceptions to this width in the following cases:

1. Where a greater width is required to accommodate fire apparatus access as required by Section 15.44.100 of this Code.
2. Where, due to lot line or street right-of-way configurations, the driveway is not perpendicular to the street (the minimum and maximum permitted angles shall be as approved by the city engineer).
3. Where the greater width will substantially reduce the amount of excavation that would otherwise be necessary to provide the required off-street parking, if the city engineer is able to make both of the following findings:
 - a. The greater width will not eliminate existing usable on-street parking; and
 - b. The greater width will not preclude future on-street parking, given any expected street widening.

C. The minimum residential driveway entrance width shall be twelve (12) feet, plus one and one-half (1½) foot wide flares on each side for standard curbs, for a single-family dwelling, and eighteen (18) feet, plus one and one-half (1½) foot wide flares on each side for standard curbs, for driveways accessing parking facilities for more than one dwelling unit.

D. The city engineer may approve more than one driveway entrance for sites with a minimum of one hundred (100) feet of street frontage.

E. Driveway entrances shall be at least twenty (20) feet apart (measured from top of flare for standard curbs). The city engineer may reduce this distance to no less than four (4) feet where it is found that no other driveway location having less of an impact upon on-street parking is feasible."

SECTION 4: A new Section 15.12.075 is added to Chapter 15.12 of the Municipal Code, to read as follows:

ADDITIONAL RECOMMENDED COMMERCIAL PARKING STANDARDS

DESIGN

To take advantage of the 2.5 ft. bumper overhang for standard size spaces, wheelstops or curbs should be no more than 6 inches height. The accepted bumper overhang for compact spaces is 2 ft. Note that bumper overhang cannot block required pedestrian accessways.

Compact spaces shall be labeled as such on the pavement.

PARALLEL PARKING SPACE DIMENSIONS

Based upon CalTrans standards, the recommended minimum dimensions for parallel parking spaces are **8 ft. by 20 ft.** for spaces which are **open** at one or both ends, and **8 ft. by 24 ft.** for **interior** spaces which are blocked by other parallel parking spaces (or similar obstructions) at both ends. An additional **1 ft.** width may be required where the parking space would be located next to any wall-like structure.

ACCESS

All off-street parking spaces, whether in a garage or open area, shall be so located as to be accessible and usable for the parking of motor vehicles (BMC Section 17.34.020.C.).

Tandem parking (where a parked car would have to be moved to allow access to a second parking space) is **not** recognized as meeting City requirements.



CITY OF BRISBANE

Department of Public Works - 50 Park Place
Brisbane, California 94005-1310
(415) 508-2130
Fax (415) 467-5547

MEMORANDUM

To: Department of Public Works
From: Randy Breault, Director of Public Works/City Engineer *R. Breault*
Subject: ADOPTION OF BEST MANAGEMENT PRACTICES
Date: June 24, 2002
cc: Community Planning and Development

This memorandum is notification that the following guidelines have been adopted as Best Management Practices for control of discharges to the City's storm water system and compliance therewith is required in accordance with Section 13.06.170.E of the Brisbane Municipal Code:

- Manual of Standards for Erosion & Sediment Control Measures as published by the Association of Bay Area Governments (Second Edition, May 1995)
- California Storm Water Construction Activity Best Management Practice Handbook as prepared for the Stormwater Quality Task Force (March 1993)

Additionally, the following policies and measures have also been adopted as Best Management Practices (note that these items have been prepared in a format to facilitate their consideration and recommended inclusion into the City's General Plan during the 2004-2014 General Plan review cycle):

Conservation

1X.1 Biological Resources

The City shall encourage the consideration of pest-resistant landscaping and design features, and the incorporation of stormwater detention and retention techniques in the design and landscaping of proposed development projects.

Conservation

1X.2 Soils

The City shall require that construction and post-construction best management practices and source controls be incorporated into the planning and design phase and implemented into the construction phase of new development and redevelopment projects to control erosion and discharge of sediment into municipally-owned storm drains leading to the Bay to the maximum extent practicable.

The City shall discourage grading during the wet season and will require that development projects with significant erosion potential and planned construction activity during the wet season implement adequate erosion and sediment control measures; and that sensitive areas be adequately protected during the construction process.

The City shall require that site designs consider limiting overall site imperviousness, minimizing directly connected impervious surfaces and, where feasible, maximizing on-site infiltration of runoff in areas of new development and redevelopment.

Conservation

IX.3 Water Resources

The City shall prohibit the discharge of pollutants to the maximum extent practicable and prohibit the illicit dumping of wastes into storm drains, creeks, and other waterways.

The City shall use its authority under the California Environmental Quality Act (CEQA) to require mitigation measures for potential stormwater pollutant impacts of projects on which it conducts environmental review, as appropriate.

The City shall require that site designs work with the natural topography and drainages to the extent practicable to reduce the amount of grading necessary and limit disturbance to natural water bodies and natural drainage systems.

The City shall minimize stormwater flow and volume impacts resulting from development to protect creeks and waterways from flooding and erosion impacts by minimizing impervious surface area.

In making zoning and land use decisions, the City shall use its authority under CEQA to avoid, minimize and/or mitigate urban runoff pollutants or adverse watershed characteristics.

Where such measures do not conflict with other municipal purposes or goals, the City shall encourage compact development located away from creeks, wetlands, and other sensitive areas.

The City shall encourage the preservation, and where possible the restoration of, areas that provide important water quality benefits (e.g., riparian corridors, wetlands, buffer zones, and any area in which plant or animal life or their habitats are rare or especially valuable).

ORDINANCE NO. 438

AN ORDINANCE OF THE CITY OF BRISBANE ADOPTING
THE 1998 EDITION OF THE CALIFORNIA FIRE CODE AND
THE 1997 EDITION OF THE UNIFORM FIRE CODE WITH
CERTAIN LOCAL MODIFICATIONS

"Chapter 15.44

FIRE PREVENTION CODE

15.44.090 Section 901.4.3 amended - Fire protection equipment and fire hydrants. Section 901.4.3 of the Fire Code is amended by adding the following paragraph at the end of said Section:

With respect to fire hydrants located on public streets or on private access roadways where curbs exist, the curbs shall be painted red or otherwise appropriately marked for a distance of fifteen feet (15') in either direction from any hydrant and not less than three feet (3') on any one side. On private access roadways marking shall be done by the owner, lessee or other person in charge of the premises. In the case of those fire hydrants on public areas not owned by the City, a maintenance and enforcement agreement shall be established with the appropriate jurisdiction.

15.44.130 Section 902.2.3 amended -Marking. Section 902.2.3 of the Fire Code is amended to read as follows:

902.2.3 Marking. See Section 901.4. Where fire lanes on private property have been designated by the Fire Chief, curbs shall be painted red on the side or sides of the street or access route where parking is prohibited and no parking signs or other appropriate notice prohibiting obstructions, as approved by the Fire Chief, shall be provided and maintained by the owner. No parking signs shall read as follows:

FIRE LANE
NO PARKING OR STOPPING
CVC SEC. 22500.1
PARKED VEHICLES MAY BE TOWED
AT VEHICLE OWNER'S EXPENSE

EXCERPTS FROM FIRE PREVENTION CODE RE: PARKING

ORDINANCE NO. 434

**AN ORDINANCE OF THE CITY OF BRISBANE
AMENDING CHAPTER 17.19 OF THE ZONING
ORDINANCE PERTAINING TO THE TC-1 CROCKER
PARK TRADE COMMERCIAL DISTRICT**

effective March 10, 1999

17.19.070 Parking

Off-street parking facilities shall be provided for each use on the site in accordance with the requirements set forth in Chapter 17.34 of this title. No off-street parking shall be allowed within the front yard setback as prescribed in Section 17.19.040(C) of this Chapter; *provided, however*, the Planning Director is authorized to grant exceptions from this restriction for handicapped parking spaces where the Planning Director determines that placement of a handicapped parking space within the front yard setback is the most suitable location on the site."