

G. Parking Lots



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Proposed Building Restorations for the OLD TOWN SAN DIEGO STATE HISTORIC PARK by the Resources Agency of California, Department of Parks and Recreation.

# G. Parking Lots

## LOCATIONAL CRITERIA, DEVELOPMENTAL STANDARDS AND OPERATIONAL STANDARDS

### OFFSTREET PARKING LOTS

(Revised in accordance with Old San Diego Planned District Regulations)

#### **Purpose and Intent**

This chapter, which is in accordance with Section 103.0205, Division 1, Article 3, Chapter X of the San Diego Municipal Code, is intended to provide to the developers of offstreet parking lots in Old San Diego information **and guidance** regarding the requirements for the dimensioning and landscaping of parking lots which **are** permitted or required in the subareas.

It **will** also be used by the Planned District Review Board in considering plans for proposed offstreet parking lots which are submitted to the Board as required by the **Division 1** referred to **above**.

#### **Locational Criteria**

The locational criteria set forth below are not mandatory under Section 103.0205, but should prove helpful to the developer of offstreet parking **facilities** in locating and planning the parking lot.

1. **Accessibility.** Parking lots should, when possible, be located so as to have direct access from two streets or from a street and an **alley**. Such a location will make possible lot layouts which tend to evenly distribute the traffic load and reduce circulation conflicts by creating fewer instances where one vehicle must cross the path of another. Lots should not have access from predominantly residential streets except when the lot is serving a residential use. Lots should be **designed to avoid** or minimize the backing of vehicles into public streets.
2. **Minimum Lot Exposure.** Parking lots should be located and screened so that parked vehicles present the least possible exposure to **public** view. This can be done by providing landscaped screening; by placing the lot at the rear of buildings or behind **architectural** features; or by taking advantage of natural topography or planned grading to create parking spaces which are below or above adjacent street and property grades.

The Old San Diego **Planned District Ordinance** states; **All** parking areas (excluding ingress and egress but including **areas** between **driveways**) shall be screened from **public** rights of way and **acjoining** properties by fences, walls, buildings, planting or a combination thereof. Said fences, walls, buildings or planting shall have a height of not less **than** six feet except that higher than six-foot fences, **walls**, buildings or planting may be required to provide adequate **screening** if the **adjoining** property is substantially higher than the parking area.

#### Developmental Standards

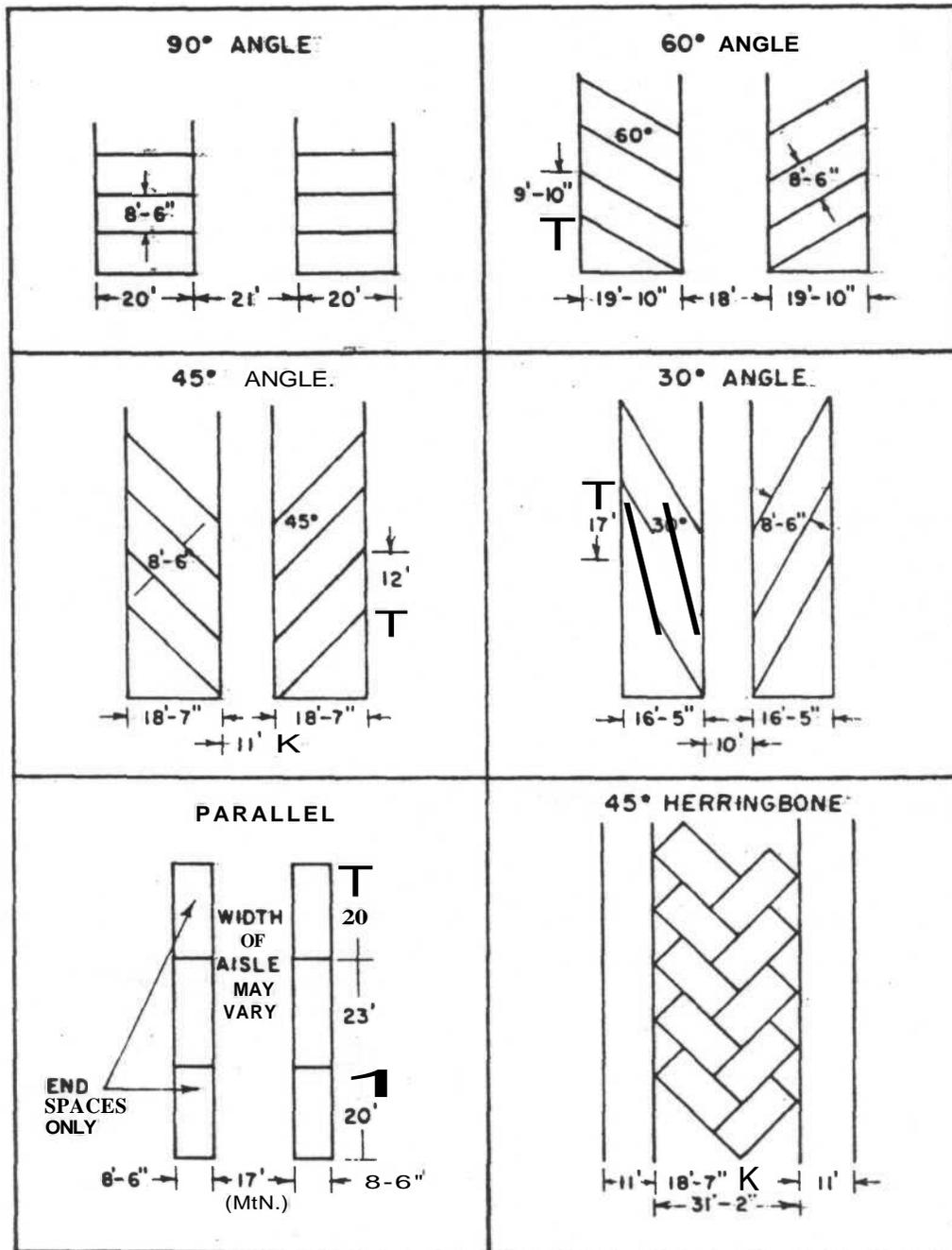
1. Aisle and Driveway Dimensions. Aisles and driveways in parking lots developed under Section 103.0205 of the Municipal Code shall be dimensioned in substantial **conformance** with the dimensions shown in Figure 1 included in this chapter. Deviations from these dimensions can be approved by the **Planned District Review Board** if such deviations appear necessary, reasonable and desirable and do not result in a **non-functional** lot.
2. Pedestrian Walkways. If **pedestrian walkways** are provided in parking lots they should have a minimum width of four feet; be **approximately** eight inches above the parking **lot surface** and be properly identified by directional **signs**. In those cases where raised walkways are not **feasible**, walkways should be **appropriately** marked so as to assist in the separation of **pedestrian** and vehicular traffic.
3. Signs. Signs in parking lots developed under Section 103.0205 must be sized and located in **conformance** with the **sign** regulations of the Old San **Diego Planned District**. It should be noted, however, that parking lot **signs** are intended to identify the parking facility and direct traffic rather than to advertise the facility which the lot serves. Accordingly, signs in parking lots should be only as large as **is** required to **make** the **public** aware of the lot location and to direct traffic to appropriate entrances and **exists**. (see sign criteria)
4. Marking of Spaces. Section 103.0205 **requires** that each parking space **shall** be clearly marked where five or **more** required spaces are provided on the lot. It will be necessary for the developer to seek a **variance** in accordance with Division 5, Article 1, Chapter X of the Municipal Code, in those cases where space marking may appear unnecessary because full or part time attendant parking is **proposed**.
5. Landscaping. Landscaping in the interior of the parking lot as required by Section 103.0205 may be developed in conformance with the suggested layouts **shown** on Figures **II**, and **III**, attached. **Trees**, shrubs, ground covers and

grasses installed in such required planted areas shall be selected from the planting list in Section E. A minimum area of two percent of the interior parking lots containing more than 20 parking spaces shall be landscaped and provided with an adequate permanent underground watering system. The Planned District Review Board may approve substitute materials not included in the planting list if they conform to the intent of the Old San Diego Landscaping regulations.

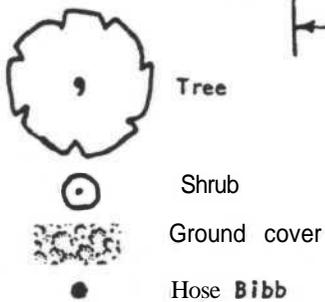
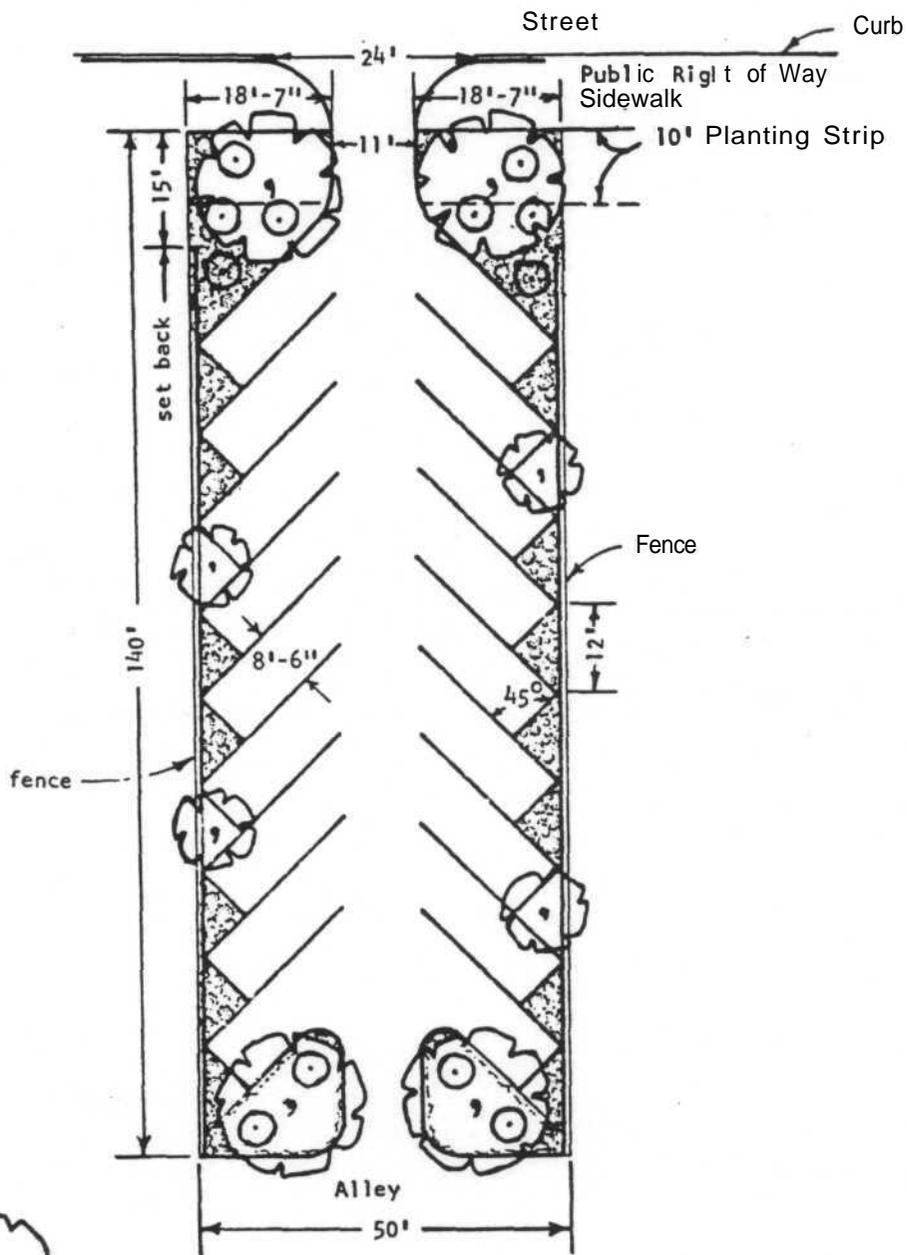
6. Watering System. The permanent underground watering system shall consist of underground piping and sprinkler heads except when planting is located in isolated raised planters or in relatively small plots. In such cases, hose bibs should be installed in locations so as to permit watering by a 50 foot garden hose.

#### Operational Standards

1. Cultivation and Watering. All trees, shrubs and plants in all landscaping within the interior of the parking lots shall be periodically and systematically watered, fertilized and maintained in a healthy, growing condition. Dead growth should be promptly replaced so as to maintain the designed plantingscheme.
2. Plant Growth Control. All growth in interior landscaped areas should be controlled by pruning, trimming or otherwise so that:
  - a. It will not interfere with the maintenance or repair of any public utility;
  - b. It will not restrict pedestrian or vehicular access;
  - c. It will not constitute a traffic hazard because of reduced visibility.
3. Lot Maintenance. All parking lots should be kept clean and in good repair at all times. Breaks in paved surfaces should be repaired promptly and broken or splintered wheel stops should be replaced so that their function will not be impaired.

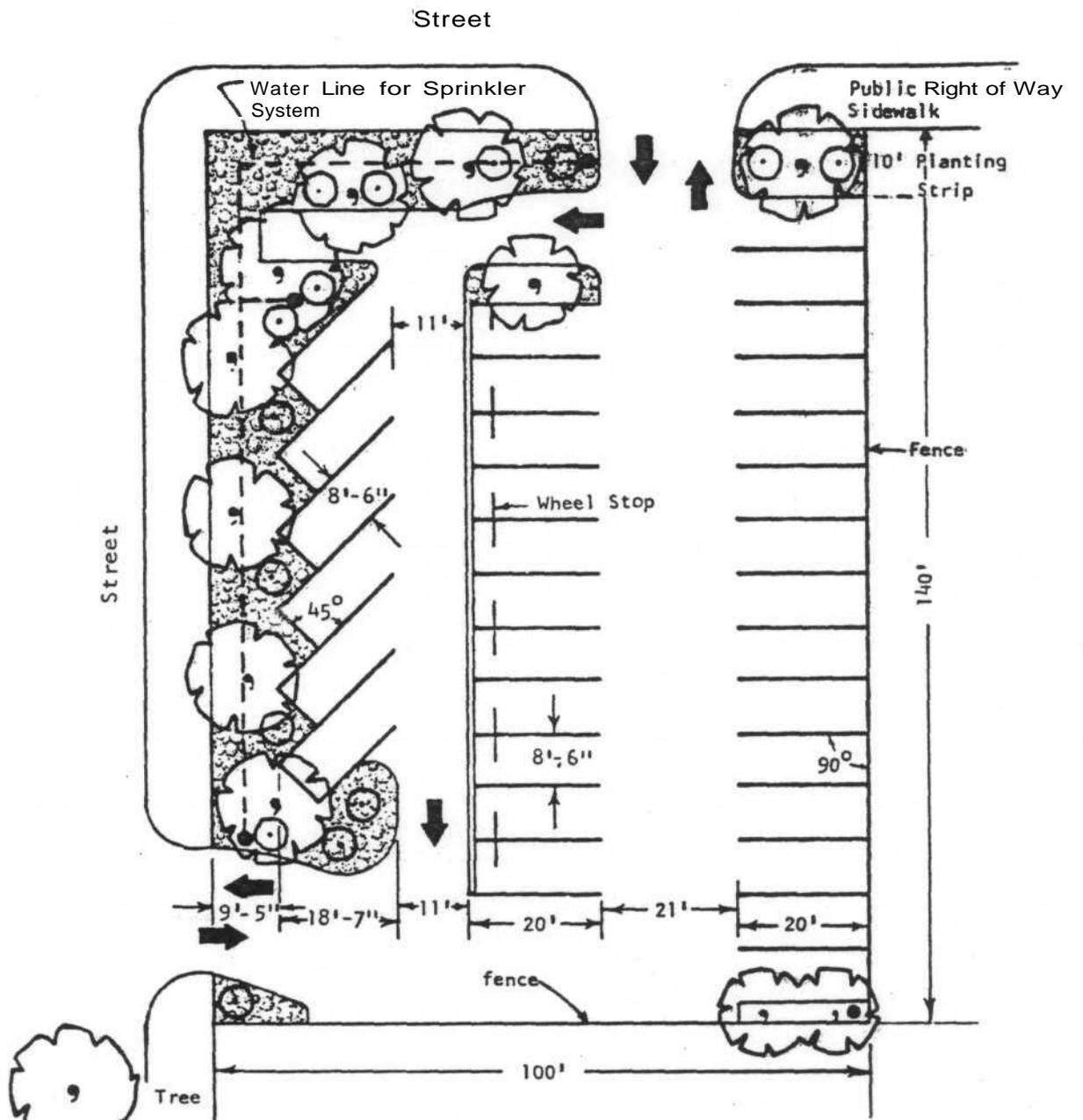


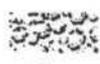
MINIMUM STANDARDS PARKING LAYOUT  
figure I



18 Parking Spaces  
 390 Sq. Ft. " Planting Strip  
 130 Sq. Ft. - 2% Lot Area Landscaping  
**811 Sq. Ft. = Provided Landscaping**  
 Total Lot Area 7,000 Sq. Ft.  
 Total Parking Area 6,500 Sq. Ft.

SAMPLE PLOT PLAN  
 figure 11



-  Tree
-  Scrub
-  Ground cover
-  Hose Bibb

34 Parking Spaces  
 2690 Sq. Ft. - 2% of Lot Area **Landscaping**  
 762 Sq. Ft. = Provided Landscaping  
 Total Lot Area = 14,000 Sq. Ft.

SAMPLE PLOT PLAN  
 figure III