

April 7, 2004

**Honorable Mayor and Members of the
Hermosa Beach City Council**

**Regular Meeting of
April 13, 2004**

SUBJECT: COASTAL LAND USE PLAN AMENDMENT
TEXT AMENDMENT 03-1

PURPOSE: TO AMEND THE COASTAL LAND USE PLAN REGARDING DOWNTOWN
PARKING REQUIREMENTS

TO AMEND DOWNTOWN PARKING REQUIREMENTS IN ZONING CODE
SECTIONS 17.44.040, 17.44.140 AND 17.44.190.

INITIATED BY THE CITY COUNCIL

Recommendations:

To amend the City's Certified Coastal Land Use Plan regarding downtown parking policies, as submitted to and amended by the Coastal Commission by adopting the attached resolution.

To re-introduce the attached ordinance to amend Chapter 17.44 of the Zoning Ordinance.

Background:

At the meeting of March 25, 2003, the City Council authorized submittal of the subject L.U.P. amendment to the Coastal Commission. The Council also reviewed the proposed text amendment for adoption, as recommended by the Planning Commission, and introduced an ordinance to amend Chapter 17.44 of the Zoning Ordinance. The amendments eliminate existing obsolete exceptions for downtown parking, and are intended to better balance parking requirements in the downtown particularly for restaurants that have their heaviest parking demand in the evening. This is achieved by providing a slight reduction in the parking requirement for retail, general office, and medical office uses, and increasing the parking requirement for restaurants that replace existing retail or office uses.

The Coastal L.U.P. amendment was submitted to the Coastal Commission in October of 2003, and considered by the Coastal Commission on January 15, 2004 (LUPA 02-3). Based on the recommendation of the Coastal Commission staff, the Coastal Commission approved the City's requested amendments with modifications.

Analysis:

The City must accept and agree to the modifications of the Coastal Commission before the L.U.P. amendments can become effective. The modifications are shown in the attached document from the Coastal Commission indicated by a double underline. City staff reviewed these changes with the Coastal Commission staff prior to the final action by the Coastal Commission, and are summarized as follows:

- The reduced parking requirement for retail and office uses shall remain in effect for a limit of 3 years from the date of execution of the permit.
- If the City wishes to continue the reduced parking requirement beyond three years, a new amendment must be filed, including parking study for the downtown addressing cumulative public parking impacts.

- The Executive Director of the Coastal Commission may approve a one-year extension if fewer than 15,000 square feet of retail or office has been approved with the reduced parking requirement.
- Modified language regarding the parking in-lieu fee program, requiring the City to provide an annual accounting of the number of required parking spaces allowed with an in-lieu fee.

These modifications have no effect on the Council approval language of the proposed text amendments to the Zoning Ordinance, Chapter 17.44, except that the effective period for the amendments regarding the reduced parking requirement has been set at a three year limitation with a possible one year extension.

Ken Robertson
Senior Planner

CONCUR:

Sol Blumenfeld, Director
Community Development Department

Stephen R. Burrell
City Manager

Attachments:

1. Coastal Commission "suggested modifications for LUPA 2-03
2. Resolution
3. Ordinance
4. Comparison Chart of Existing/Proposed Parking Regulations
5. Map of Downtown Vehicle Parking District

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Comparison of Downtown Parking Requirements

Existing Code Provisions

Council Approved Language

17.44. 040 Parking requirements for the downtown area.

The following requirements apply within in the boundary of the downtown area, as defined by the map incorporated by this reference.

A. The amount of parking shall be calculated at sixty-five (65) percent of the parking required for each particular use as set forth in **Section 17.44.030**.

B. Building sites equal to or less than ten thousand (10,000) square feet: If the floor area to lot area ratio is 1:1 or less no parking is required. If the floor area to lot area ratio exceeds 1:1 only the excess floor area over the 1:1 ratio shall be considered in determining the required parking pursuant to subsection A of this section.

C. Bicycle racks/facilities shall be provided and/or maintained in conjunction with any intensification of use, or new construction, in an amount and location to the satisfaction of the planning director. (Ord. 94-1099 § 1, 1994: prior code Appx. A, § 1152.5)

17.44. 190 Off-street parking within vehicle parking districts.

A. Parking requirements within parking districts shall be as provided in this chapter, except that when the city council provides for contributions to an improvement fund in lieu of parking spaces so required, said contributions shall be considered to satisfy the requirements of this chapter.

If the downtown business area enhancement district commission determines that the private party is responsible for the in-lieu fee, the private party shall pay said fee as requested by the DBAEDC.

B. The building director shall be responsible for the calculations required under this chapter and the building department shall calculate and collect the in-lieu contribution for, and as directed by, resolutions passed by the vehicle parking district commission, as approved by the city council.

C. The following allowances for parking may be allowed with a parking plan as approved by the planning commission and as prescribed in **Section 17.44.210** .

1. Building sites containing less than four thousand one (4,001) square feet with a ratio of building floor area to building site of one to one or less may pay an "in-lieu" fee for all required spaces.
2. Building sites of less than four thousand one (4,001) square feet where buildings will exceed a one to one gross floor area to building site area ratio shall be required to provide a minimum of twenty-five (25) percent of the required parking on-site.
3. Building sites containing four thousand one (4,001) square feet or greater but less than twelve thousand one (12,001) square feet shall be required to provide a minimum of fifty (50) percent of all required parking on-site.
4. Building sites with or greater than twelve thousand one (12,001) square feet shall be required to provide one hundred (100) percent of all required parking on-site.

17.44. 040 Parking requirements for the Downtown District.

The following requirements apply within in the boundary of the Downtown District, as defined by the map incorporated by this reference.

A. The amount of parking shall be calculated for each particular use as set forth in Section 17.44.030 with the exception of the following:

1. Retail, general retail commercial uses: one space for each 333.3 square feet of gross floor area (or 3 spaces per 1000 square feet)
2. Offices, general: one space for each 333.3 square feet of gross floor area (or 3 spaces per 1000 square feet)
3. Office, medical: one space for each 333.3 square feet of gross floor area (or 3 spaces per 1000 square feet)

B. When the use of an existing building or portion thereof of less than 5,000 square feet gross floor area is changed from a non-restaurant use to a restaurant use, the parking requirement shall be calculated as set forth in Section 17.44.030, with no parking credit allowed for the existing or prior use.

C. When the use of an existing building or a portion thereof is changed to a more intensive use with a higher parking demand (with the exception of restaurants less than 5,000 square feet gross floor area as noted above), the requirement for additional parking shall be calculated as the difference between the required parking as stated in this chapter for that particular use as compared to a base requirement of 1 space per 250 square feet gross floor area.

D. For expansions to existing buildings legally nonconforming to parking requirements, parking requirements shall only be applied to the amount of expansion.

E. Parking in-lieu fees. When the city council provides for contributions to an improvement fund for a vehicle parking district in lieu of parking spaces so required, said in-lieu fee contributions shall be considered to satisfy the requirements of this chapter.

1. The Director of the Community Development Department shall be responsible for the calculations required under this chapter and shall calculate and collect the in-lieu contribution.
2. The following allowances through in-lieu fee contributions for parking may be allowed with a parking plan as approved by the planning commission and as prescribed in **Section 17.44.210:**

- a). Building sites with a ratio of building floor area to building site of one to one or less may pay an "in-lieu" fee for all required spaces.
- b). Building sites where buildings will exceed a one to one gross floor area to building site area ratio shall be required to provide a minimum of twenty-five (25) percent of the required parking on-site.

<p>17.44.140 Requirements for new and existing construction</p> <p>D. For every building in a C or M zone hereafter erected, or reconstructed, or expanded, the parking requirements and turning area for the entire building shall be as set forth in this chapter. However for an expansion of an existing building legally nonconforming to parking requirements, parking requirements shall only be applied to the amount of expansion, subject to Section 17.44.040 for expansions in the downtown area. In no case shall new construction reduce the parking serving an existing use below the requirements of this chapter.</p> <p>E. When the use of an existing building or structure is changed to a more intense use with a higher parking demand there shall be no additional parking requirement for sites in the downtown area except to the extent there is a change of floor area to lot area ratio in excess of 1:1. Otherwise, the requirement for additional parking, shall be calculated as the difference between the required parking as stated in this chapter for that particular use as compared to the requirement for the existing or previous use which shall be met prior to occupying the building unless otherwise specified in this chapter.</p>	<p>17.44.140 Requirements for new and existing construction</p> <p>For buildings containing commercial uses in the downtown district Section 17.44.040.</p> <p>D. For every building in a Commercial or Manufacturing zone hereafter erected, or reconstructed, or expanded, the parking requirements and turning area for the entire building shall be as set forth in this chapter. However, for an expansion of an existing building legally nonconforming to parking requirements, parking requirements shall only be applied to the amount of expansion. In no case shall new construction reduce the parking serving an existing use below the requirements of this chapter</p> <p>E. When the use of an existing building or structure not located in the downtown district is changed to a more intense use with a higher parking demand the requirement for additional parking shall be calculated as the difference between the required parking as stated in this chapter for that particular new use as compared to the requirement for the existing or previous use, which shall be met prior to occupying the building unless otherwise specified in this chapter.</p>
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RESOLUTION 04-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA, TO AMEND THE POLICIES OF THE CERTIFIED COASTAL LAND USE PLAN REGARDING DOWNTOWN PARKING; ACKNOWLEDGING RECEIPT OF THE COASTAL COMMISSION'S RESOLUTION OF CERTIFICATION INCLUDING MODIFICATIONS; ACCEPTING AND AGREEING TO THE MODIFICATIONS; AND CERTIFYING THE LAND USE PLAN AMENDMENT IS INTENDED TO BE CARRIED OUT IN FULL CONFORMITY WITH THE COASTAL ACT.

The City Council of the City of Hermosa Beach does hereby resolve and order as follows:

Section 1. Portions of the City of Hermosa Beach are located within the Coastal Zone and subject to the requirements of the California Public Resources Code, Division 20, California Coastal Act of 1976, as amended.

Section 2. The City of Hermosa Beach desires to amend the policies and programs as contained in the certified Land Use Plan in regards to downtown parking, and to implement amended zoning regulations pertaining to downtown parking requirements.

Section 3. The City Council, pursuant to applicable law, held a duly noticed public hearing on March 25, 2003, at which testimony and evidence, both written and oral, was presented to and considered by the Council, and authorized submittal of the proposed amendments to the Certified Land Use Plan to the California Coastal Commission.

Section 4. The California Coastal Commission, at its January 15, 2004, meeting in Laguna Beach, approved the City of Hermosa Beach Land Use Plan Amendment Request (LUPA 2-03) with modifications, and the certification of LUPA 2-03 is subject to City acceptance of the modifications.

Section 5. The City Council, pursuant to applicable law, held a duly noticed public hearing on April 13, 2004, to consider the proposed amendments to Coastal Land Use Plan, and the modifications of the Coastal Commission, at which testimony and evidence, both written and oral, was presented to and considered by the City Council.

Section 7. The proposed Amendments to the Certified Land Use Plan are statutorily exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080.9.

1 Section 8. The City Council in accordance with Section 13544(a) Title 14, Division 5.5 of the
2 California Code of Regulations, hereby acknowledges receipt of the Commission’s resolution of
3 certification including all terms or modifications suggested for final certification of the LUP amendment,
4 and accepts and agrees to the modifications.

5 Section 8. The City Council hereby certifies that LUPA 2-03, as modified pursuant this
6 Resolution, and implemented by Ordinance No. 04- , is intended to be carried out in a manner that
7 is fully in conformity with the Coastal Act, and the submittal of LUP amendments to the Coastal
8 Commission was consistent with Section 30510 of the Public Resources Code of the State of California.

9 Section 9. The City Council hereby finds that the Coastal Land Use Plan, as amended by this
10 resolution, is consistent with the policies of the Coastal Act.

11 Section 10. The City Council hereby amends the Certified Coastal Land Use Plan as set forth in
12 the attachment “Hermosa Beach Coastal Land Use Plan Amendment 2-03” which will become effective
13 when the Executive Director of the Commission certifies that the City has complied with the Coastal
14 Commission’s January 15, 2004 action.

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16 **PASSED, APPROVED, and ADOPTED** this of April, 2004

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20 _____
PRESIDENT of the City Council and MAYOR of the City of Hermosa Beach, California

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23 ATTEST:

APPROVED AS TO FORM:

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CITY CLERK

CITY ATTORNEY

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Hermosa Beach

Coastal Land Use Plan Amendment 02-3

*Amend the following policies and programs contained in Section III. Parking Access Summary, sub section C. 1. Existing policies and programs (text to be deleted in ~~strikethrough~~ and text to be added in **bold underline**):*

Policy: The City shall establish parking requirements in the Downtown Enhancement District (DED) ~~identical~~ **similar** to the requirements set forth in other areas of the City's coastal zone. However in recognition of the unique parking needs and constraints in the downtown district, the City may **explore the creation of and** grant exceptions to the parking requirements **such as, but not limited to, in-lieu fee programs, parking plans, the creation of remote parking lots with shuttle connections, reduced parking requirements for office and retail uses to recognize the lower parking demand experienced in the downtown during daytime hours, or shared parking programs, provided that any such exceptions are consistent with the public access provisions of the Coastal Act. In carrying out any such program the City shall assure that there is parking available within the DED to support beach access and the proposed development. This LUP Amendment approves a reduce parking program for retail and office use that is in substantial conformance with Attachment A (Ordinance 04-**_____).

The City's ability to grant exceptions that authorize reduced parking for office and retail uses in order to reduce the imbalance of uses downtown shall remain in effect for three (3) years from the date of certification of the amendment. If the City wishes to continue with the use of the reduced parking program, the City shall return to the Commission with a LUP amendment request that includes a parking analysis for the DED. The parking analysis submitted with the amendment request shall include a current parking analysis that addresses cumulative public access impacts of the reduced parking rate. The analysis shall include but not be limited to impacts of office use parking demand, of the demolition of existing commercial development, and of the construction of more intense retail or office uses on summer day-time beach parking. Using the provisions of this program, if fewer than 15,000 square feet of retail or office space has been approved under this reduced parking program at least two years into the program, the City may submit a request for a one-year extension for review and approval by the Executive Director. for new buildings, expansions, and/or intensification of uses within the downtown district if the City can assure that there is parking available within the DED to support beach access and the proposed development. The City may approve exceptions for commercial development up to 96,250 square feet if the findings outlined below are made. After 96,250 square feet of new commercial development has received Coastal Development Permits (CDP), these exceptions cannot be granted unless the Coastal Commission certifies an amendment to the Land Use Plan.

Program: New development, including expansions and intensification of use shall provide parking consistent with requirements elsewhere in the City unless the following finding are made. If the following findings are made, the exceptions described in Section 2, may be granted.

1. Findings: Before granting the exceptions below the Community Development Director shall certify the following:

a. Fewer than 96,250 square feet of commercial development, including new buildings, expansions and/or intensification of uses, in the DED has received a CDP since November 1, 1994.

- ~~b. There is currently adequate parking to support the development and provide adequate beach parking.~~
- ~~c. The City Council has approved an interim parking study for the DED that shows the occupancy of the parking spaces in the DED is 90% or less during daylight hours on summer weekends~~

~~No more than 24,063 square feet of commercial development in the DED has received CDP's since the last interim parking study was approved by the City Council.~~

~~2. Exceptions~~

~~a. When parking is required for projects on lots exceeding 10,000 square feet and/or 1:1 F.A.R., parking in excess of that existing on the site at the time of the proposal shall be provided at 65% of the current parking requirement.~~

~~b. Because of the physical constraints to providing parking and the desire to promote a pedestrian orientation in the DED, for projects on lots less than 1:1 F.A.R., no parking other than the parking existing on the site at the time of the proposal shall be required.~~

Policy: Minimize parking impacts by encouraging a mix of visitor-serving and other commercial uses that balances peak and non-peak parking demand that occurs during the day and seasonally. However, the City may only offer reduced parking to this goal for uses that are listed in, and by means of a parking standard that is in substantial conformance with Attachment A to this document (Ordinance 04-_____).

Program: In order to mitigate the impacts of increased parking demand that is created by new development, but is not compensated for by requiring additional parking spaces, ~~the DEC, or its successor agency or the private party,~~ **City Council** shall provide an in-lieu fund transfer or an in-lieu fee as described in Section 17.44.040 of the Zoning Ordinance and Ordinance No. 80-643 and Resolutions Nos. 80-4307 and 99-6001 to an improvement fund earmarked specifically for creating parking, in an amount determined to be sufficient to off-set the increase in required parking spaces caused by the expansion, intensification, or new construction not provided on site. If the ~~DEC~~ **City Council** determines that the private party is responsible for the in-lieu fee, the private party shall pay said fee ~~as requested by DEC~~.

Program: The City shall not accept a fee in lieu of providing on site parking unless the Community Development Director assures that sufficient parking exists to accommodate the parking demand of new development without causing a significant adverse impact on parking that is available to the beach going public. The improvement fund to mitigate increased parking demand shall be geared to a threshold limit of increased parking demand. The threshold limit ~~shall be was~~ established at 100 parking spaces in 1982 and has not yet been reached. The City shall continue tallying the number of spaces (of that 100) that have been allocated based on receipt of in-lieu fees, and the City shall construct new parking upon reaching that threshold limit or the City shall not accept any fees in-lieu of parking beyond that threshold limit. The City shall provide an annual accounting of the in-lieu parking program.

A. In-lieu Fee Program annual accounting shall include:

1. A report of the number of spaces in the 100-space pool that have been "sold";
2. The current dollar amount required for an in-lieu, and annual account balance of in-lieu fees collected and the number of spaces sold during the review period;
3. The number of parking spaces provided by payment of in-lieu fees since inception of the program.

ORDINANCE 04-

AN ORDINANCE OF THE CITY OF HERMOSA BEACH,
CALIFORNIA, TO AMEND THE ZONING ORDINANCE
REGARDING OFF-STREET PARKING REQUIREMENTS AND
THE IN-LIEU FEE PARKING ALLOWANCES IN THE
DOWNTOWN DISTRICT

The City Council of the City of Hermosa Beach does hereby ordain as follows:

Section 1. The City Council held a duly noticed public hearing on April 13, 2004, to consider the Planning Commission recommendation to amend the Zoning Ordinance, Chapter 17.44, regarding parking requirements for the downtown district.

Section 2. The Planning Commission held a duly noticed public hearing on January 21, and February 18, 2003, to consider amending the Zoning Ordinance, Chapter 17.44, regarding parking requirements for the downtown district, and recommended amendments the downtown parking requirements.

Section 3. The subject text amendment is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to the general rule set forth in Section 15061(3) of the CEQA Guidelines, as there is no possibility that these modifications to the zoning ordinance may have a significant effect on the environment

Section 4. Based on the foregoing, the City Council hereby ordains that the Hermosa Beach Municipal Code, Title 17-Zoning, be amended as follows (deleted text in ~~overstrike~~, new text underlined):

1. Amend Section 17.44.040 to read as follows:

17.44. 040 Parking requirements for the downtown area.

~~The following requirements apply within in the boundary of the downtown area, as defined by the map incorporated by this reference.~~

~~A. The amount of parking shall be calculated at sixty five (65) percent of the parking required for each particular use as set forth in **Section 17.44.030.**~~

~~B. Building sites equal to or less than ten thousand (10,000) square feet: If the floor area to lot area ratio is 1:1 or less no parking is required. If the floor area to lot area ratio exceeds 1:1 only the excess floor area over the 1:1 ratio shall be considered in determining the required parking pursuant to subsection A of this section.~~

~~C. Bicycle racks/facilities shall be provided and/or maintained in conjunction with any intensification of use, or new construction, in an amount and location to the satisfaction of the planning director~~

“17.44. 040 Parking re quirements for the Downtown District.

1 The following requirements apply within in the boundary of the Downtown District, as defined by the
2 map incorporated by this reference.

3 A. The amount of parking shall be calculated for each particular use as set forth in Section 17.44.030
4 with the exception of the following:

- 5 1. Retail, general retail commercial uses: one space for each 333.3 square feet of gross floor
6 area (or 3 spaces per 1000 square feet)
- 7 2. Offices, general: one space for each 333.3 square feet of gross floor area (or 3 spaces per
8 1000 square feet)
- 9 3. Office, medical: one space for each 333.3 square feet of gross floor area (or 3 spaces per
10 1000 square feet)

11 B. When the use of an existing building or portion thereof of less than 5,000 square feet gross floor
12 area is changed from a non-restaurant use to a restaurant use, the parking requirement shall be
13 calculated as set forth in Section 17.44.030, with no parking credit allowed for the existing or prior
14 use.

15 C. When the use of an existing building or a portion thereof is changed to a more intensive use with a
16 higher parking demand (with the exception of restaurants less than 5,000 square feet gross floor
17 area as noted above), the requirement for additional parking shall be calculated as the difference
18 between the required parking as stated in this chapter for that particular use as compared to a
19 base requirement of 1 space per 250 square feet gross floor area.

20 D. For expansions to existing buildings legally nonconforming to parking requirements, parking
21 requirements shall only be applied to the amount of expansion.

22 E. Parking in-lieu fees. When the city council provides for contributions to an improvement fund for
23 a vehicle parking district in lieu of parking spaces so required, said in-lieu fee contributions shall be
24 considered to satisfy the requirements of this chapter.

- 25 1. The Director of the Community Development Department shall be responsible for the
26 calculations required under this chapter and shall calculate and collect the in-lieu contribution.
- 27 2. The following allowances through in-lieu fee contributions for parking may be allowed with a
28 parking plan as approved by the planning commission and as prescribed in **Section**

29 **17.44.210:**

- 30 a). Building sites with a ratio of building floor area to building site of one to one or less may
31 pay an "in-lieu" fee for all required spaces.
- 32 b). Building sites where buildings will exceed a one to one gross floor area to building site
33 area ratio shall be required to provide a minimum of twenty-five (25) percent of the
34 required parking on-site."

35 2. Eliminate Section 17.44.190, as follows:

36 ~~**17.44.190—Off street parking within vehicle parking districts**~~

37 ~~**A.** Parking requirements within parking districts shall be as provided in this chapter, except that when~~
38 ~~the city council provides for contributions to an improvement fund in lieu of parking spaces so required,~~
39 ~~said contributions shall be considered to satisfy the requirements of this chapter.~~

40 ~~If the downtown business area enhancement district commission determines that the private party is~~
41 ~~responsible for the in-lieu fee, the private party shall pay said fee as requested by the DBAEDC.~~

1 ~~**B.** The building director shall be responsible for the calculations required under this chapter and the~~
2 ~~building department shall calculate and collect the in lieu contribution for, and as directed by, resolutions~~
3 ~~passed by the vehicle parking district commission, as approved by the city council.~~

4 ~~**C.** The following allowances for parking may be allowed with a parking plan as approved by the~~
5 ~~planning commission and as prescribed in **Section 17.44.210**.~~

6 ~~1. Building sites containing less than four thousand one (4,001) square feet with a ratio of building~~
7 ~~floor area to building site of one to one or less may pay an "in lieu" fee for all required spaces.~~

8 ~~2. Building sites of less than four thousand one (4,001) square feet where buildings will exceed a one~~
9 ~~to one gross floor area to building site area ratio shall be required to provide a minimum of twenty-~~
10 ~~five (25) percent of the required parking on site.~~

11 ~~3. Building sites containing four thousand one (4,001) square feet or greater but less than twelve~~
12 ~~thousand one (12,001) square feet shall be required to provide a minimum of fifty (50) percent of~~
13 ~~all required parking on site.~~

14 ~~4. Building sites with or greater than twelve thousand one (12,001) square feet shall be required to~~
15 ~~provide one hundred (100) percent of all required parking on site. (Ord. 94 1099 § 4, 1994; prior~~
16 ~~code Appx. A, § 1167)~~

17 3. Amend Section 17.44.140 as follows:

18 **“17.44.140 Requirements for new and existing construction**

19 **For buildings containing commercial uses in the downtown district see **Section 17.44.040.****

20 *(A., B., and C. no change)*

21 **D.** For every building in a C or M zone hereafter erected, or reconstructed, or expanded, the parking
22 requirements and turning area for the entire building shall be as set forth in this chapter. However
23 for an expansion of an existing building legally nonconforming to parking requirements, parking
24 requirements shall only be applied to the amount of expansion, ~~subject to **Section 17.44.040** for~~
25 ~~expansions in the downtown area.~~ In no case shall new construction reduce the parking serving an
26 existing use below the requirements of this chapter.

27 **E.** When the use of an existing building or structure ~~not located in the downtown district~~ is changed
28 to a more intense use with a higher parking demand ~~there shall be no additional parking~~
29 ~~requirement for sites in the downtown area except to the extent there is a change of floor area to~~
30 ~~lot area ratio in excess of 1:1. Otherwise, the requirement for additional parking, shall be~~
31 ~~calculated as the difference between the required parking as stated in this chapter for that~~
32 ~~particular use as compared to the requirement for the existing or previous use which shall be met~~
33 ~~prior to occupying the building unless otherwise specified in this chapter.”~~

34 Section 5. This ordinance shall become effective and be in full force and effect from and after thirty
35 (30) days of its final passage and adoption.

