

➤ **What projects are not required to provide parking (i.e. do not have minimum parking requirements)?**

- Accessory Dwelling Units and Junior Accessory Dwelling Units
- All land uses within a "Housing Project",¹ except for those located within the Single-Unit Residential (R1) and Ocean Park Single-Unit Residential (OP1) zoning districts
- Additions, alterations, and enlargement of residential uses in existing buildings, including increases to the number of dwelling units and/or bedrooms.
- All land uses within the Downtown Community Plan area
- Pursuant to [Assembly Bill \(AB\) 2097](#), all land uses within ½ mile of a Major Transit Stop, except for hotel, motel, or other transient lodging

Reference: SMMC Section [9.31.025\(Q\)](#) and Section [9.28.060](#)

➤ **How do I check if my project is within ½ mile of a Major Transit Stop?**



The areas that are ½ mile from a Major Transit Stop is now on SaMoMap as a GIS layer.

Please use [SaMoMap](#) for the most recent layer as Major Transit Stops are subject to change based on transit operator schedules.

➤ **Are there maximum parking limits?**

Yes, in the Downtown, parking that is voluntarily provided cannot exceed the standards established SMMC [Table 9.28.060](#). Additionally, where minimum parking is required, maximum allowable amount of parking shall be 2 spaces or 5%, more, whichever is greater.

Reference: [SMMC Section 9.28.040\(A\)\(6\)\(a\)](#)

➤ **What about parking requirements in the Coastal Zone?**

Coastal Commission has issued [guidance](#) to the City regarding the implementation of AB 2097 for projects within the Coastal Zone. As indicated in the guidance, the "Commission may no longer apply LCP policies or project conditions that require minimum automobile parking in areas designated by AB 2097". However, applicants of projects in the Coastal Zone that are outside ½ mile of a Major Transit Stop may be subject to parking requirements of the Coastal Commission.

¹ [SMMC Section 9.52.020.1125](#) defines a housing project as:

1. Residential units only;
2. Mixed use developments consisting of residential and nonresidential uses in which nonresidential uses do not exceed 33% of the total building square footage and are limited to the first two floors of buildings that are two or more stories; or
3. Transitional or supportive housing.

Parking Requirements

➤ **Does a project consisting of a change of use require parking?**

As long as the project is located within ½ mile of a major transit stop, then no parking is required for the change in use.

➤ **Can a project remove existing parking that serves an existing use to be retained?**

No, existing parking spaces must be retained, except for the following:

- A new Housing Project is only required to maintain or replace at least 50% of the existing on-site parking serving an existing use to be retained.
- For additions, expansions, or alterations to existing schools, existing on-site parking may be reduced by 50% if school land use is retained.
- Within the Downtown Community Plan area, properties must maintain the maximum number of parking spaces set forth in [Table 9.28.060](#) of the SMMC.
- Historic properties are also eligible for parking relief pursuant to Section 9.28.180.
- All parking may be removed for the conversion of existing parking areas for outdoor commercial uses on private property as an accessory use to an existing, legally established commercial use within a non-residential zoning district or the Oceanfront District.
- Development of a multi-unit project on a surface parking lot of community assembly site does not require replacement or retention of existing parking spaces.

Reference: Section [9.28.030\(A\)](#) and Section [9.31.199](#) of the SMMC

➤ **Can a project request reduction in parking pursuant to State Density Bonus law?**

Yes, a project meeting the eligibility of State Density Bonus law may request a reduction in parking requirements pursuant to Government Code Section 65915(p)(1).

➤ **What are the requirements for EV and ADA parking spaces?**

EV and ADA parking requirements are based on a project's proposed total parking supply. Therefore, if a project does not provide parking, then EV parking and ADA parking is not required.

➤ **Can a project request reduction for trash and other requirements?**

Up to 3 parking spaces may be reduced to accommodate governmental requirements such as refuse and recycling requirements, public utilities, and traffic safety requirements.

Reference: SMMC [Section 9.28.180\(H\)](#)