



COMMUNITY DEVELOPMENT

P.O. Box 1609 Mammoth Lakes, CA 93546

MEETING DATE: November 14, 2007

SUBJECT: Mammoth Hillside Parking Garage (Use Permit 2007-11)

FROM: Sandra Moberly, Senior Planner

APPLICANT: Todd Minnis

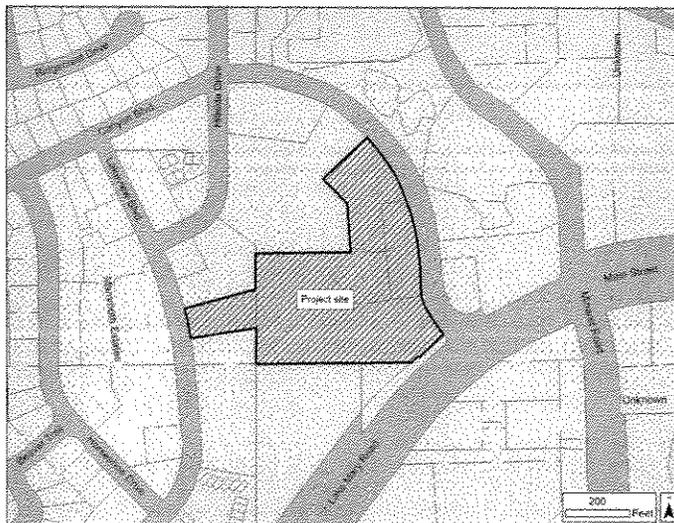
OWNER: CE Mammoth LLC

LOCATION: West Side of Canyon Boulevard, North of Lake Mary Road (APNs: 33-020-10, -11, -21, -33 and 31-110-27)

ZONING/GENERAL PLAN: The Property is Designated Plaza Resort (PR) and Specialty Lodging (SL) by the North Village Specific Plan and Designated as Specific Plan (SP) by the General Plan.

PROJECT DESCRIPTION: The project is a request to allow tandem parking and mechanical parking lifts within the Mammoth Hillside parking garage. The Mammoth Hillside project (Tentative Tract Map 36-235 and Use Permit 2005-09) was approved in January of 2006. The request also includes a time extension request of the project approvals for one year.

PROJECT LOCATION



STAFF RECOMMENDATION: Staff recommends that the Planning Commission adopt the Resolution presented in this report approving Use Permit 2007-11 and extending Tentative Tract Map 36-235 and Use Permit 2005-09 subject to the conditions of approval as recommended by staff, or as may be amended by the Commission.

SUBJECT PROPERTY AND SURROUNDING LAND USES

The property is located on the west side of Canyon Boulevard from its intersection with Lake Mary Road, northerly to where the stairway to the Westin project area intersects with Canyon Boulevard. Abutting property to the west is developed with the Helios South Condominiums. Property to the north is developed with the Westin. Property to the south across Lake Mary is the “old Catholic church” site and property to the east across Canyon is developed with the Village Plaza, the Gondola Building, the 8050 project, the Fireside Condominiums, and the old Inyo-Mono Title office site.

PROJECT BACKGROUND

The Planning Commission approved Tentative Tract Map 36-235 and Use Permit Application 2005-09 on January 12, 2006. The project request was to construct a 193-unit condominium hotel with understructure parking for 259 vehicles and three check-in surface parking spaces with full-time valet parking services, spa, pool and patio facilities, meeting facilities, restaurant/bar, and associated landscape improvements on five parcels of land consisting of seven acres.

Tentative tract maps lapse and become void twenty-four months following their original approval date unless the applicant files for a time extension prior to that date. The Subdivision Map Act (Section 66452.6(e)) provides for up to three one-year extensions of a tentative map. Municipal Code Section 17.60.160B provides that, for use permits filed concurrently with a tentative map, time extensions for the tentative map shall automatically incorporate a time extension for the concurrent use permit.

The approved garage layout included parking spaces and drive aisles that did not meet the Town’s standards. The Town adopted Ordinance 06-11 in December 2006 which allowed tandem parking and mechanical parking lifts to be approved through the use permit process. The applicant redesigned the parking structure to meet the tandem parking ordinance and submitted the subject use permit.

DEVELOPMENT PROPOSAL

The project is a request to allow tandem parking and mechanical parking lifts within the Mammoth Hillside parking garage. The applicant has proposed a revised unit mix that will reduce the amount of parking required and is proposing to accommodate 50 parking spaces for the 8050 Residence Club within the parking garage. The request also includes a time extension request of the project approvals pursuant to the Subdivision Map Act for one year which would extend the approvals to January 12, 2009.

Since the project approvals in January of 2006, the applicant has revised the proposed unit mix. The number of units has been reduced and the sizes of the units have increased so there is a net

reduction in the required parking for the project. The change in the unit mix is shown in Table 1 and Table 2 below.

TABLE 1
Approved Project Unit Mix and Parking Requirement

Unit Type	NVSP parking requirement	#stalls required
103 one bedroom	1 stall per unit	103
32 two bedroom	1 stall per unit	32
20 two bedroom plus lock-off	1.75 stall per unit	35
20 three bedroom	1.75 stall per unit	35
12 three bedroom plus lock-off	1.75 stall per unit	21
4 four bedroom	1.75 stall per unit	7
2 three bedroom penthouse	1.75 stall per unit	3.5
193 Subtotal		236.5
24 single employee units	1 stall per unit	24
217 Total		260.5 (rounded up to 261)

TABLE 2
Proposed Unit Mix and Parking Requirement

Unit Type	NVSP parking requirement	#stalls required
18 one bedroom	1 stall per unit	18
31 two bedroom	1 stall per unit	31
29 two bedroom plus den	1 stall per unit	29
28 three bedroom	1.75 stall per unit	49
6 three bedroom plus den	1.75 stall per unit	10.5
6 four bedroom plus den	1.75 stall per unit	10.5
9 penthouse	1.75 stall per unit	16
127 Subtotal		164
36 single Employee Units	1 stall per unit	36
8050 Parking	50	50
163 Total		250
Total parking provided		273

Because there has been a reduction in the number of required parking spaces for the project, the applicant has proposed to allocate 50 of the parking spaces within the parking facility for the 8050 Residence Club. By submitting this unit mix/parking plan the applicant is limiting their project in the future to the unit mix described in Table 2 or a unit mix that will not increase parking demand beyond the number of parking spaces allocated to the hotel use.

Parking Mix/Layout

The parking garage will include 273 parking spaces. The proposed parking mix is comprised of:

Type of parking spaces	Level 1	Level 2	Level 3	Percentage of parking space type
Tandem spaces	38	32	0	26%
Single spaces	32	37	30	36%
Mechanical lift spaces	68	0	36	38%
Total	138	69	66	

Mechanical Parking Lifts

Mechanical parking lifts are systems that allow one car to be “stacked” above another car using a lift mechanism. The applicant is proposing to install a Klaus Stack Parker G61 which is described in Attachment C. The system is primarily designed to accommodate mid-size to small vehicles and some large vehicles are not able to use the system due to the vehicle height, length, and weight. Staff has analyzed the mechanical parking lift limitations in the Analysis section below.

ISSUES ANALYSIS

Tandem Parking/Mechanical Parking Lifts

Municipal Code Section 17.20.040.R.2. allows tandem parking spaces within the Specific Plan (SP) zones. The code allows tandem parking in private parking lots, areas or garages where all tandem parking is attendant directed on a full-time, year-round basis. The proposed parking garage is a private parking garage which will be exclusively valet parked.

The code allows tandem parking and mechanical parking lifts when an attendant (valet) parking agreement is executed. The attendant (valet) parking agreement is required to be executed between the property owner and the Town of Mammoth Lakes to assure that valet parking is provided during all days and hours of the use of the tandem parking spaces. The attendant parking agreement shall be binding upon and inured to the benefit of each party and their respective successors and assigns. Staff has included a condition of approval requiring an attendant (valet) parking agreement to be executed prior to the issuance of building permits. Additionally, the code requires that tandem parking shall only be approved if found consistent with the town’s vision statement.

Mechanical Parking Lift Limitations

As stated above, the proposed mechanical lift system is primarily designed to accommodate mid-size to small vehicles and some large vehicles are not able to use the system due to the vehicle height, length, and weight. Staff was concerned that the Town has a greater number of large/oversize vehicles and the parking garage may not be able to accommodate all of these vehicles during peak periods. Staff conducted a survey of vehicle height and forwarded it to our outside consultant Nelson Nygaard for review. The study showed that the use restrictions of the lifts are such that only vehicles with a maximum height of 4-foot 11-inches, a maximum length of 17-feet 1-inch, and a maximum weight of 4,400 pounds can occupy the upper lifts. Nineteen percent of the total parking spaces within the garage will be on the top level of the lifts. However, staff has determined that fewer than 80% of the vehicles would exceed any one of these maximums and therefore the top lift spaces can be fully utilized. The restrictions on the lower spaces are a maximum vehicle height of 6-foot 7-inches, and maximum overall length of

17-feet 1-inch, and no vehicle weight limit. Again, only 19% of the total parking spaces provided will be the lower spaces below the lift. Staff has also determined that fewer than 60% of the vehicles would exceed these maximums and therefore all of the lower lift spaces can be fully utilized. Upon reviewing the study results, both staff and our outside consultant agree that the ratio of large/oversize vehicles will be able to be accommodated in the proposed parking garage.

Parking Garage Design

The attached plans are based on the applicant's preliminary design of the parking garage. The applicant has not completed the full design details of the geometry and ramp slopes of the parking garage. Based on the preliminary plans, staff is concerned that the garage slope and radii may not meet the Town's Public Works Standards. Staff is unable to determine compliance based on the preliminary plans and has included a condition of approval requiring the applicant to demonstrate that the parking garage, aisles and ramps meet all Town standards, to the satisfaction of the Town Engineer, including parking stall dimensions, maximum ramp grades, height clearance requirements, and turning radii such that there will be no conflicts with two-way traffic.

Use Permit Extension

The Commission may approve the time extension request based upon the site-specific circumstances justifying the original approval and whether or not those circumstances have changed. The applicant requests the time extension because they needed additional time to request a zone code amendment to amend the Municipal Code to allow tandem parking. Attachment C to this report contains the property owner's request for the time extension and Resolution No. PC 2006-01 that includes the findings and conditions made at the time of the original tentative tract map and use permit approvals. At that time, the application request was consistent with the General Plan and the Municipal (Zoning) Code. The Town has not adopted any new ordinance changes since the original approval that would affect the original findings that were made to approve the application requests, except that Town Council revised the long-range planning fees so the language in Standard Engineering Condition No. 15 will need to be revised. This revision is addressed in Condition No. 2 of the time extension conditions.

The Commission may approve a time extension subject to modifications of the original conditions of approval. Additionally, the Commission may add new conditions if current situations warrant them. Staff has reviewed the application and has determined that there are no new circumstances related to the project site or approval that would require denial of the time extension request or require any new conditions for the proposed development. The original conditions of approval are adequate to assure the proper construction and completion of the Mammoth Hillside project in accordance with current development standards.

CONFORMANCE WITH THE GENERAL PLAN & VISION

The proposed project conforms to the General Plan and Vision Statement for the Town.

Vision

Consistent with the Town's Vision Statement, the project will include exceptional standards for design and development that complement and are appropriate to the Eastern Sierra Nevada

mountain setting. The proposed tandem parking and mechanical parking lifts will allow a greater number of vehicles to be parked in a smaller space which will maximize the garage space.

General Plan

M.6.A. Policy: Develop efficient and flexible parking strategies to reduce the amount of land devoted to parking.

The proposed project includes tandem parking and mechanical vehicle lifts which is an efficient and flexible parking strategy.

CEQA COMPLIANCE

The project is categorically exempt from CEQA per Section 15301 as it is considered a minor alteration to the interior of an approved parking structure.

OPTIONS ANALYSIS

Option 1: Approve Use Permit 2007-11 and the time extension request for Tentative Tract Map 36-235 and Use Permit 2005-09

Option 2: Approve Use Permit 2007-11 and the time extension request for Tentative Tract Map 36-235 and Use Permit 2005-09, with revised conditions.

Option 3: Deny Use Permit 2007-11 and the time extension request for Tentative Tract Map 36-235 and Use Permit 2005-09.

RECOMMENDATION

Staff recommends that the Planning Commission choose Option 1 and adopt the attached resolution making the required CEQA findings, approving the project request, and including the findings as listed in the resolution and all conditions of approval.

ATTACHMENTS

- A. Planning Commission Resolution
 - Exhibit 1: Findings for Approval
 - Exhibit 2: Conditions of Approval
- B. Time Extension request dated October 31, 2007
- C. Klaus Mechanical Lift Operating Instructions
- D. Project Plans

ATTACHMENT "A"

Recording Requested by and)
When Recorded Mail To:)
)
Town of Mammoth Lakes)
Community Development Department)
P.O. Box 1609)
Mammoth Lakes, CA 93546)

Space Above for Recorder's Use

RESOLUTION NO. PC-2007-

**A RESOLUTION OF THE MAMMOTH LAKES PLANNING COMMISSION
APPROVING USE PERMIT 2007-11 TO ALLOW TANDEM PARKING,
MECHANICAL PARKING LIFTS, AND 50 PARKING SPACES FOR THE
8050 RESIDENCE CLUB WITHIN THE MAMMOTH HILLSIDE PARKING
GARAGE AND A ONE YEAR TIME EXTENSION REQUEST
FOR PROPERTY LOCATED ON THE WEST SIDE OF CANYON
BOULEVARD, NORTH OF LAKE MARY ROAD.**

(APN's: 33-020-10, -11, -21, -33 and 31-110-27)

WHEREAS, a request for consideration of a Use Permit was filed by Todd Minnis to allow tandem parking and mechanical lifts; and

WHEREAS, a request for a one year time extension for Tentative Tract Map 36-235 and Use Permit 2005-09 was filed by Todd Minnis; and

WHEREAS, the Planning Commission conducted a Noticed Public Hearing on the application request on November 14, 2007, at which time all those desiring to be heard were heard; and

WHEREAS, the Planning Commission considered, without limitation:

1. The Agenda Report to the Planning Commission with exhibits;
2. The State Map Act (if applicable), Specific or Master Plan (if applicable), General Plan, Municipal Code, Design Review Guidelines, and associated Land Use Maps;
3. Oral evidence submitted at the hearing;
4. Written evidence submitted at the hearing;
5. Project plans consisting of 5 sheets drawings comprising the plans considered and approved by the Planning Commission, dated received by the Town of Mammoth Lakes on November 8, 2007; and

WHEREAS, the Planning Commission made the following findings pursuant to Chapter 17.60 (Use Permits) of the Mammoth Lakes Municipal Code:

EXHIBIT 1
Resolution No. PC-07-

FINDINGS FOR USE PERMIT (UP 2007-11)
(Municipal Code Section 17.60.070)

1. Consistent with the evidence contained within the Staff Report and provided at the public hearing, the Planning Commission finds that the proposed use is consistent with the General Plan and the Municipal Code because the project meets the requirements for tandem parking and mechanical lifts.
2. The Planning Commission finds that the proposed location of the use is in accord with the objectives and purpose of the zone in which it is located because the North Village Specific Plan requires understructure parking and encourages sustainability and environmental sensitivity which is accomplished through the use of tandem parking and mechanical vehicular lifts which take up less space than standard parking spaces.
3. The Planning Commission finds that the proposed use will be operated in a way that will be compatible with surrounding uses and will not be detrimental to the public health, safety, and welfare nor be materially injurious to properties or improvements in the vicinity because it will be designed and constructed according to the Town building and engineering standards.
4. The Planning Commission finds that the proposed site is adequate in size and shape and has adequate access for the proposed use because the tandem parking and mechanical vehicular lifts will meet Town standards.
5. The Planning Commission finds that the proposed use, with conditions, complies with the applicable sections of the zoning regulations because the project meets or exceeds code in all areas.
6. Findings are further substantiated by evidence presented in this staff report and subsequent attachments and oral evidence presented at the public hearing on November 14, 2007.

Resolution No. PC 2007-__

FINDINGS FOR TIME EXTENSION APPROVAL
(Municipal Code Section 17.60.100C)

1. The Planning Commission finds that the site-specific conditions and circumstances justifying the approval of Tentative Tract Map 36-235 and Use Permit 2005-09 for the Mammoth Hillside project are still applicable and that conditions have not changed since the original approval that would warrant the denial of the one-year time extension request, with the exception that tract map condition #15 shall be changed to read as stated in condition #2 in Exhibit 2. The project conforms to Municipal Code development standards, which implement the goals and policies of the General Plan.
2. The Planning Commission finds that the project will not detract from the value or utility of adjoining properties as a result of inappropriate, inharmonious, or inadequate design since the Mammoth Hillside project was reviewed at a public hearing by the Planning Commission on January 12, 2006 when Tentative Tract Map 36-235 and Use Permit 2005-09 were considered and no evidence was received by the Town to indicate that the project would detract from the value or utility of adjoining properties.

EXHIBIT 2
Resolution No. PC-07-
Case No. UP 2007-11 & Time Extension for TTM 36-235/UP 2005-09
PLANNING DIVISION CONDITIONS

Standard Use Permit Conditions

1. This approval authorizes the following: Tandem parking and mechanical parking lifts within the Mammoth Hillside parking garage, and 50 off-site parking spaces for the 8050 project. The final number of units permitted to be constructed under UPA 2005-09 and TTM 36-235 may be limited by the available parking in the Mammoth Hillside garage. One year time extension for Tentative Tract Map 36-235 and Use Permit 2005-09 which were approved in January of 2006.
2. This use permit and all rights hereunder shall automatically terminate unless the business operation, site preparation or construction has been commenced within 24 months after the issuance of this permit and such work is diligently carried on until completion, or an extension of time has been granted in accordance with Municipal Code 17.60.160 for concurrent applications.
3. All new improvements constructed on the site shall be in compliance with all Town of Mammoth Lakes, County of Mono, Mammoth Community Water District, the Mammoth Lakes Fire Protection District, the CRWQCB Lahontan District, Great Basin Air Pollution Control District, OSHA, State of California and United States of America laws, statutes, ordinances, regulations, directives, orders, and the like applicable thereto and in force at the time thereof. Any violation of the above may constitute grounds for revocation of the use permit under Section 17.60.130 of the Mammoth Lakes Municipal Code.
4. This resolution of approval, as conditioned herein, shall be recorded for the subject property by the Mono County Recorder's Office to commence the approved use on the property or the issuance of any building permits for new or remodeled structures. The site shall be maintained in a neat, clean and orderly manner.
5. All improvements shall be maintained in a condition of good repair and appearance. Outdoor storage of equipment and other materials is prohibited (except as approved as a part of the construction management plan). Non-operating vehicles, equipment and materials inappropriate to the site and its use shall not be stored within outdoor areas on the site.
6. Storage of construction materials and equipment off-site shall not be permitted without a permit issued by the Community Development Department of the Town. Any public or private property altered, damaged or destroyed by site preparation, grading, construction or use shall be restored to its pre-existing condition by the permittee.
7. All conditions of this use permit shall be met or secured prior to final occupancy approval of any tenant improvements or new structures.
8. All uses are subject to review by the Building Official of the Town of Mammoth Lakes and must conform to occupancy ratings of the structures to obtain occupancy.

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9. Town staff shall have the right to enter the subject property to verify compliance with these conditions. The holder of any permit associated with this project shall make the premises available to Town staff during regular business and shall, upon request, make records and documents available to Town staff as necessary to evidence compliance with the terms and conditions of the permit.
10. Prior to the issuance of a building permit, the applicant shall pay Development Impact Fees as prescribed by ordinance.
11. Where compliance with the conditions of approval or applicant initiated changes to the plans require additional staff review, that review time shall be billed at the Town's established billing rates. Prior to the issuance of a building or grading permit, the applicant shall pay all outstanding costs for the processing of this application.
12. The approved site and building plans shall be adhered to and maintained for the duration of the permit.
13. This action may be appealed to the Town Council within fifteen (15) calendar days from the date of Planning Commission approval in accordance with Municipal Code Chapter 17.68.
14. Prior to receipt of a grading or building permit, the applicant shall obtain a secondary source permit or letter of exemption from the Great Basin Unified Air Pollution Control District.
15. Pursuant to Government Code Section 66474.9 the subdivider shall defend, indemnify, and hold harmless the local agency and its agents, officers, and employees from any claim, action, or proceeding against the local agency and its agents, officers, or employees to attack, set aside, void, or annul, an approval of the local agency, advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Government Code Section 66499.37. The Town shall promptly notify the subdivider of any claim, action, or proceeding and shall cooperate fully in the defense.
16. The project shall meet the requirements of Municipal Code Section 15.36 (Water Efficient Landscape Regulations).
17. All exterior lighting shall comply with Chapter 17.34 of the Town of Mammoth Lakes Municipal Code, Outdoor Lighting. Exterior light fixtures having a total of over 40-watts of incandescent illumination shall be equipped with shields that extend below the horizontal plane of the light source to direct the light downward onto the structure or surrounding grounds.
18. The project shall comply with the Guidelines for Erosion Control in the Mammoth area. This shall include submittal of a Report of Waste Discharge, if applicable.
19. Water and sewer improvements require a construction permit from Mammoth Community Water District. Prior to the Town authorizing any construction, the applicant shall obtain water and sewer permits from Mammoth Community Water district and pay applicable fees to the District.
20. Prior to building permit issuance, the applicant shall pay any fees due on this project processing account.

21. New or changed improvements, exterior illumination, elevations, designs, materials, or colors shall conform to the adopted Design Guidelines of the Town of Mammoth Lakes and will require review and approval from the Town of Mammoth Lakes Community Development Department or Planning Commission pursuant to Municipal Code Section 17.32.120.
22. Zoning entitlement conditions of approval shall be printed verbatim on all of the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the index.
23. Prior to the issuance of building permits a attendant (valet) parking agreement is required to be executed between the property owner and the town of Mammoth Lakes to assure that valet parking is provided during all days and hours of the use of the tandem parking spaces. The attendant parking agreement shall be binding upon and inured to the benefit of each party and their respective successors and assigns.
24. Future changes to the unit mix of the project may be approved by the Community Development Director as long as the total project will meet the North Village Specific Plan parking requirements.

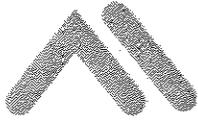
Time Extension Conditions

1. The approved plans, building materials, colors, and improvements required for Tentative Tract Map 36-235 and Use Permit 2005-09 (Resolution No. PC 2006-01) shall be adhered to and maintained for the duration of this time extension approval.
2. All conditions of approval for Tentative Tract Map 36-235 and Use Permit 2005-09 (Resolution No. PC 2006-01) shall be adhered to, or satisfied, prior to Final Tract Map approval or Certificate of Occupancy, as may be applicable. Standard Engineering Condition No. 15 shall be revised to read, "The applicant shall pay a fee per parcel, lot or unit created to the Community Development Department for long range planning reimbursement prior to approval by staff of the final map."

Engineering Conditions for Use Permit

1. Prior to the issuance of a grading permit, building permit and any site disturbance the applicant shall demonstrate that the parking garage, aisles and ramps meets all Town standards, to the satisfaction of the Town Engineer, including parking stall dimensions, maximum ramp grades, height clearance requirements, and turning radii such that there will be no conflicts with two-way traffic.

ATTACHMENT B



Robert S. Black, Inc.
Development Consulting

PO Box 8124
Mammoth Lakes, CA 93546
USA

Telephone: 760.914.2722
Email: sblack@npgcable.com

31 October 2007

Ms Sandra Moberly, Senior Planner
Town of Mammoth Lakes
PO Box 1609
Mammoth Lakes, CA 93546

Re: Extension of Use Permit 2005-09

Ms. Moberly:

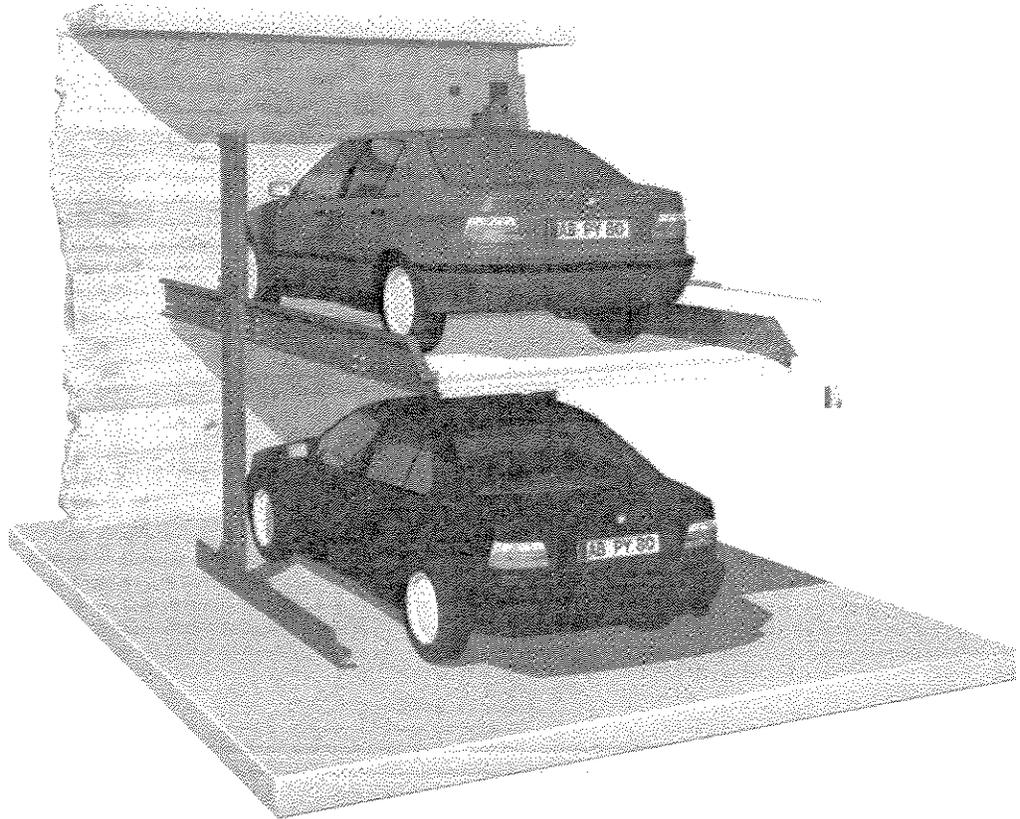
Pursuant to Municipal Code Section 17.60.100, Cypress Equities Mammoth, LLC requests a one year time extension to the Tentative Tract Map 36-235 and approved Use Permit 2005-09, recorded on March 13, 2006 (Resolution PC 2006-01). This time extension is requested due to the additional time needed to modify the Municipal Code to allow tandem parking and revision to our existing Use Permit to allow tandem parking.

Should you have any questions regarding this request, please do not hesitate to contact me at 760.914.2722.

Sincerely,

R. Steve Black, P. Eng., PE
Robert S. Black, Inc.

ATTACHMENT C



Operating Instructions Stack Parker G61

General Instructions

The system consists of one single car platform, which is level when in the entry/exit position and has a parking space below. Make sure the space below the platform is completely empty before lowering the platform!

Drivers with severely restricted mobility (e.g. those in wheelchairs) cannot use the parking system due to the space constrictions.

Safety Regulations



Please closely observe the safety information provided in these operating instructions!

If you park an unauthorized vehicle type, your utilization permit will be revoked!

Except for the entrance side, no other accesses are allowed!

Keep the key in a safe place!

Never lend the key to an unauthorized person!

Ensure that children cannot gain access to your key!

Empty the space below the platform completely before lowering the platform!

Make sure that no objects protrude from the opposite or adjoining parking spaces!

Before driving onto the platform for the first time, or when parking a new vehicle type the front wheel stop has to be adjusted (see chapter "Adjustment instructions")!

Park only roadworthy and standard vehicles, without sports design, low profile tyres, etc., in the installation! You will find details about model, weight and dimensions in the chapter "Permissible dimensions and maximum weights"!

Do not park or leave any defective vehicles and vehicle parts, such as tyres, or bicycles on the platform!



Do not misuse the installation as a car lift or for transporting people!

Ensure that no persons, animals or pieces of luggage are within the potentially dangerous areas of the platform!

Do not move the platform, if there are persons, pets or any objects on or under the platform!

Never allow passengers and pets to get on or off the vehicle while it is parked on the platform!

Never load or unload your vehicle while it is parked on the platform!

Never make repairs to your vehicle while it is parked on the platform!

Do not carry out any repairs on the installation yourself!

If your garage has a door, your duty to take care also extends to the door!

If the installation is installed outdoors, remove any snow and ice that may collect on the platform and the parking space below the platform!

For measures to be taken after longer periods of standstill and general maintenance instructions, see chapter "Maintenance Information" and the Maintenance instructions!

In the event of an emergency



In the event of an emergency, press the red EMERGENCY STOP BUTTON!

In the event of imminent danger or if people are endangered, call:

- ✳ the fire service
- ✳ the police emergency number

Malfunctions



In the event of malfunctions, please contact:

- ✳ the responsible caretaker
- ✳ or the KLAUS maintenance service

Do not attempt to repair the parking system yourself!

Maintenance Information



Please refer to the separate Maintenance instructions.

Notify the caretaker immediately if you notice any loose parts, oil stains, suspicious or unusual noises, etc.

Check monthly whether the positioning device is still securely in place or whether it has moved or shifted.



If you have not used your platform for longer than six months:

- ✳ Raise and lower the platform several times without a vehicle on it and make a visual inspection. Then park your vehicle in the usual way.
- ✳ If you have not used your platform for longer than 12 months, we recommend that you have Klaus perform a maintenance check.

Lifting and lowering the platform



In the event of an emergency, press the red **EMERGENCY STOP BUTTON!**



Unlock the button to continue the lifting or lowering operation.



Ensure that no persons, animals or pieces of luggage are within the potentially dangerous areas of the platform!

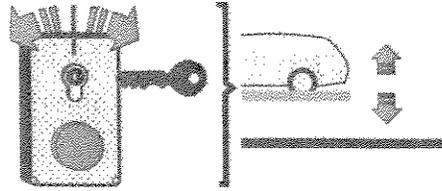
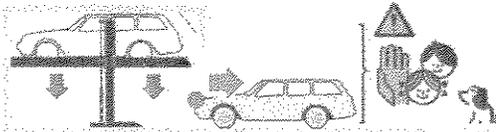
Do not move the platform, if there are persons, pets or any objects on or under the platform!



Warning! Danger of being crushed between the platform and the carriageway! Make sure your feet and/or other parts of your body are well away from potentially dangerous parts of the platform!



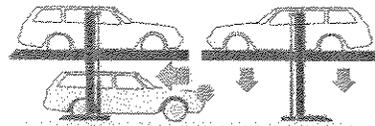
Empty the space below the platform completely before lowering the platform!



- Insert the key into the operating device
- Turn the key in the desired direction and hold it in this position
- The platform is now lifted or lowered until you release the key
- Hold the key in this position until the platform is locked in the upper position or until the platform is lowered completely (never leave the platform in a middle position!)
- Remove the key



Make sure that no objects protrude from the opposite or adjoining parking spaces!



Driving on and from the platform

Before parking generally



Risk of damage:
Before parking in and out, make sure that the platform is locked in upper position or lowered completely!

Turn on the garage lights!

Make sure that you are about to drive into your parking space! Ensure that the wheel stop has been adjusted to your vehicle and securely fastened!

Make sure that the platform is free from foreign objects!

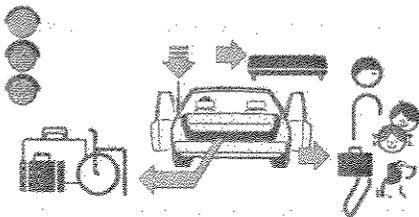
Never allow passengers and pets to get on or off the vehicle while it is parked on the platform!

Never load or unload your vehicle while it is parked on the platform!

Remove any roof racks and fixed antennas!
Push in retractable antennas!

Fold in exterior mirrors!

Ensure that no persons, animals or pieces of luggage are within the potentially dangerous areas of the platform!



If you have a car with hydraulic height adjustment:
Put your car in the middle position!

If possible, ask another adult to help you supervise the parking process!

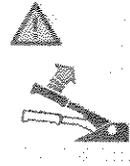
Parking in



Drive onto the platform slowly and in forward direction!

Drive forward onto the platform until the front wheels touch the wheel stop!
Do not drive over the wheel stop!

Put on the handbrake and switch to first gear! If you have an automatic transmission, set the gear-shift lever in "park" (P) position!



If you have a car with hydraulic height adjustment:
Lower your car to the lowest position!

Turn off the engine!



Warning! Danger of injury while getting on and off the vehicle:

- Pay attention to the limited headroom!
- Never reach beyond the platform outlines!
- Walk carefully on the platform!

Parking out



If you have a car with hydraulic height adjustment:
Raise your car to the middle position!

Keep an eye on the area behind you!

Drive from the platform slowly!

Adjustment Instructions

General information



The wheel stop must be adjusted for the respective vehicle type before the platform is parked on for the first time!

The wheel stop has to be readjusted each time, when parking a new vehicle type!

Only drive the type of vehicle for which the platform has been adjusted onto the platform. Your vehicle may be damaged, if you violate this stipulation.

Entitlement to adjustment works



The works mentioned in this instruction shall be performed only by trained persons instructed by the company Klaus!

For safety reasons two persons are required for the performance of these works!

The Operating instructions must be read in advance!

If the wheel stop is not adjusted by an authorized person, your utilization permit will be revoked!

Report



Write down on the last page of the Operating instructions, when and for which type of vehicle the front wheel stop has been adjusted.

In the event of an emergency



In the event of an emergency, press the red EMERGENCY STOP BUTTON!

In the event of imminent danger or if people are endangered, call:

- the fire service
- the police emergency number

Adjusting the wheel stop



If the front wheel stop is correctly adjusted, the distance between the wall and the front or back edge of the parked vehicle is approx. 5 cm.

The wheel stop is mounted in the middle position at the plant and therefore can be used for most standard vehicle types (e.g. BMW 3 series, Mercedes C class).

Sports versions with spoiler and low profile tyres are not allowed!

Make sure that there is sufficient lighting on the platform!



Danger of crushing!

Take note of reduced overhead area when lifting or lowering the platform!

Risk of injury!

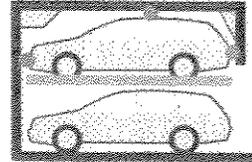
Do not reach outside the contour of the platform!

Danger of damage!

When the minimum clearance of 5 cm is exceeded, there is danger of damage!

Upper Platform

- First person:
Be sure to drive straight onto the platform, and be aware of overhangs, embankment angle, floor clearance, etc.!
- Second person:
Drive very slowly onto the platform until the front wheel touches the wheel stop. Apply parking brake, get out of the vehicle and remain on the platform.
- First person:
Lift platform.
- Second person:
Take note of the point marked on the pictogram!



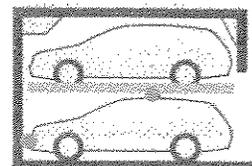
Danger of damage!

If 5 cm clearance is not present on the marked points or other areas (e.g. antenna), there is danger of damage! The lifting procedure must be stopped and the wheel stop set as required while the platform is empty. Recheck vehicle clearance!

- Second person:
Get into the vehicle.
- First person:
Lower platform.
- Second person:
Drive vehicle out of parking space.

Lower parking space

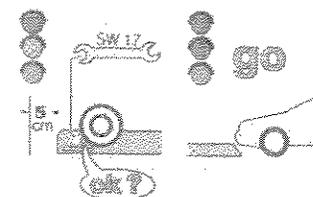
- A wheel stop is not needed for the lower parking space.
- Take note of the points marked on the pictogram. The safety clearance of 5 cm must be present!



Regular control of wheel stop



Check regularly, whether the wheel stop is still securely fastened!



Permissible dimensions and maximum weights

Stack Parker G61-160/320

Minimum total height 3,20 m*

Type	upper platform	lower parking space
	car/station wagon	car/station wagon
max. length	5.00 m	5.00 m
max. width	1.90 m	1.90 m
max. height**	1.50 m	1.50 m
Load per parking space max. 2000 kg, wheel load max. 500 kg		

Stack Parker G61-170/330

Minimum total height 3,30 m*

Type	upper platform	lower parking space
	car/station wagon	car/station wagon
max. length	5.00 m	5.00 m
max. width	1.90 m	1.90 m
max. height**	1.50 m	1.60 m
Load per parking space max. 2000 kg, wheel load max. 500 kg		

Stack Parker G61-180/340

Minimum total height 3,40 m*

Type	upper platform	lower parking space
	car/station wagon	car/station wagon
max. length	5.00 m	5.00 m
max. width	1.90 m	1.90 m
max. height**	1.50 m	1.70 m
Load per parking space max. 2000 kg, wheel load max. 500 kg		

Stack Parker G61-190/350

Minimum total height 3,50 m*

Type	upper platform	lower parking space
	car/station wagon	car/station wagon
max. length	5.00 m	5.00 m
max. width	1.90 m	1.90 m
max. height**	1.50 m	1.80 m
Load per parking space max. 2000 kg, wheel load max. 500 kg		

Confirmation

I hereby confirm that I received proper instruction in the operation of the parking system, and that I have read and understood these operating instructions.

Date/Signature _____

License plate number _____

Vehicle type _____

Parking space identifier _____

Other applicable documents:

Instruction plate (see the notice on the system); Maintenance instr. (929.06.010); Maintenance schedule (929.07.310)



Klaus Multiparking GmbH
Hermann-Krum-Straße 2
D-88319 Aitrach
Phone +49-18 05-08 23 44
Fax +49-75 65-59 24
Info@multiparking.com
www.multiparking.com

Dealer:

Note: Customers outside Germany may please contact their authorized dealer!

Stack Parker G61-200/360

Minimum total height 3,60 m*

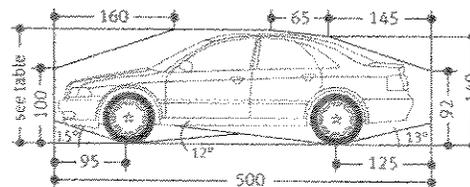
Type	upper platform	lower parking space
	car/station wagon	car/station wagon
max. length	5.00 m	5.00 m
max. width	1.90 m	1.90 m
max. height**	1.50 m	1.90 m
Load per parking space max. 2000 kg, wheel load max. 500 kg		

Stack Parker G61-210/370

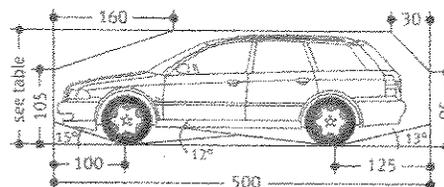
Minimum total height 3,70 m*

Type	upper platform	lower parking space
	car/station wagon	car/station wagon
max. length	5.00 m	5.00 m
max. width	1.90 m	1.90 m
max. height**	1.50 m	2.00 m
Load per parking space max. 2000 kg, wheel load max. 500 kg		

Car



Station wagon



* The total height is the vertical clearance measured from the finished carriageway to the lower edge of the ceiling.

** Height without roof equipment such as railing, luggage racks, antennas, etc. if the total height is greater, the max. vehicle height for the upper platform increases accordingly.

Max. vehicle height for the upper platform is: _____ m

Malfunctions



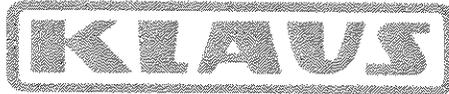
In the event of malfunction/operating difficulties, please check first:

- ☞ if the EMERGENCY STOP BUTTON is pressed.

If you cannot correct the error in the above described manner, please contact:

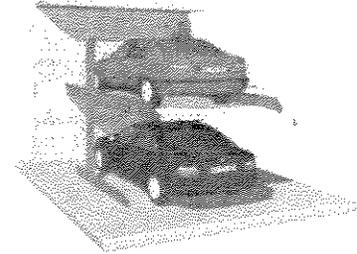
- ☞ the appropriate caretaker
- ☞ or the KLAUS maintenance service

Do not attempt to repair the parking system yourself!



G61 PARKING MACHINE

FEATURES



- Design**
- Available in 5 widths, from 8'-7" to 9'-11"
 - Available in 6 headroom heights, from 5'-3" to 6'-11"
 - Available in 4400 lbs or 5500 lbs load capacity
 - For ceilings as low as 10'-6"
- Safety**
- Key operated to prevent unauthorized use
 - Dual hydraulic valves on each machine
 - Automatic back-up mechanical safety locks
 - Simple lowering procedure for power outages
 - 24 Volt control circuit
- Construction**
- Galvanized steel platforms
 - Completely sealed platforms to prevent drip through
 - Framing members powder coated (gray)
 - 220 Volt, Single phase, 30 Amps; or
 - 208 Volt, Three phase, 30 Amps
 - Made in Germany
- Approvals**
- Meets USC seismic criteria
 - UL listed electrical components
 - MEA approval for New York City
 - Meets European standard EN 14010

Klaus Parking Systems, Inc.
3652 Chestnut St., Ste. A, Lafayette, CA 94549
Ph: 925-284-2092 Fax: 925-284-3365

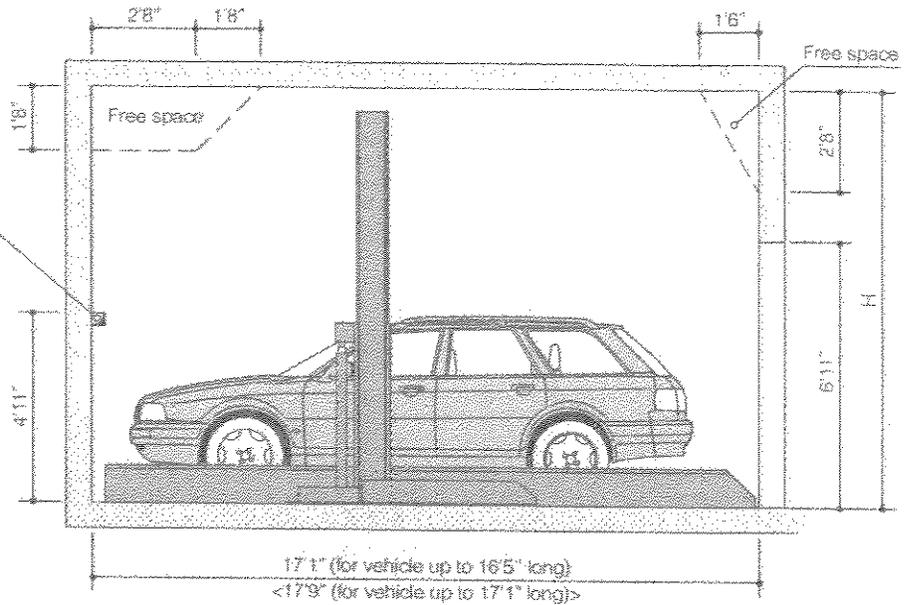
www.parklift.com

Basement garage

Space requirements are minimum finished dimensions in inch

for dividing walls:
 cutting through 10 x 10 (for ducts for cables, pipes etc.) of dividing wall

PLEASE NOTE: Before lowering the platform the lower vehicle must be removed.

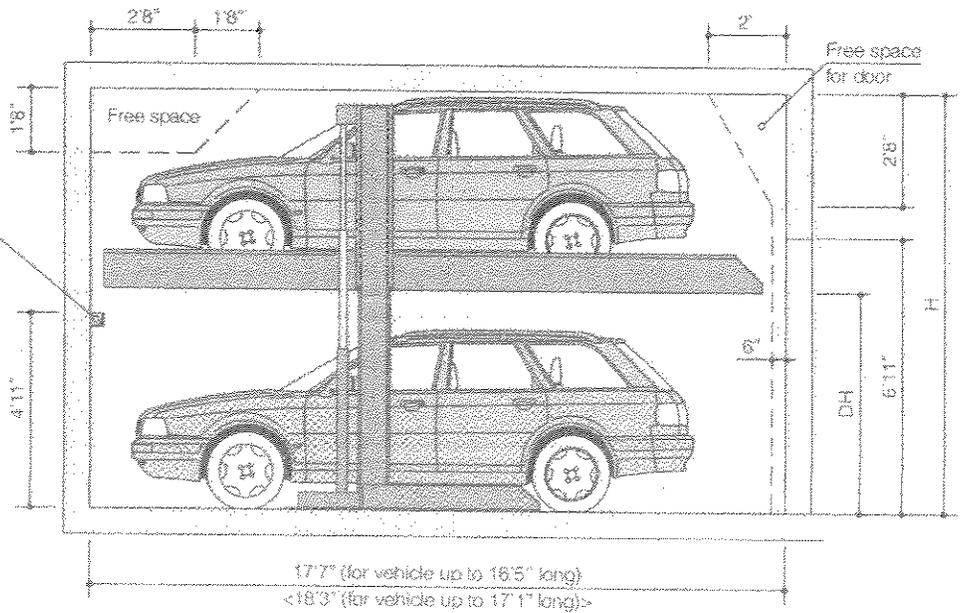


Garage with door in front of the car parking system

Space requirements are minimum finished dimensions in inch

for dividing walls:
 cutting through 10 x 10 (for ducts for cables, pipes etc.) of dividing wall

PLEASE NOTE: Before lowering the platform the lower vehicle must be removed.



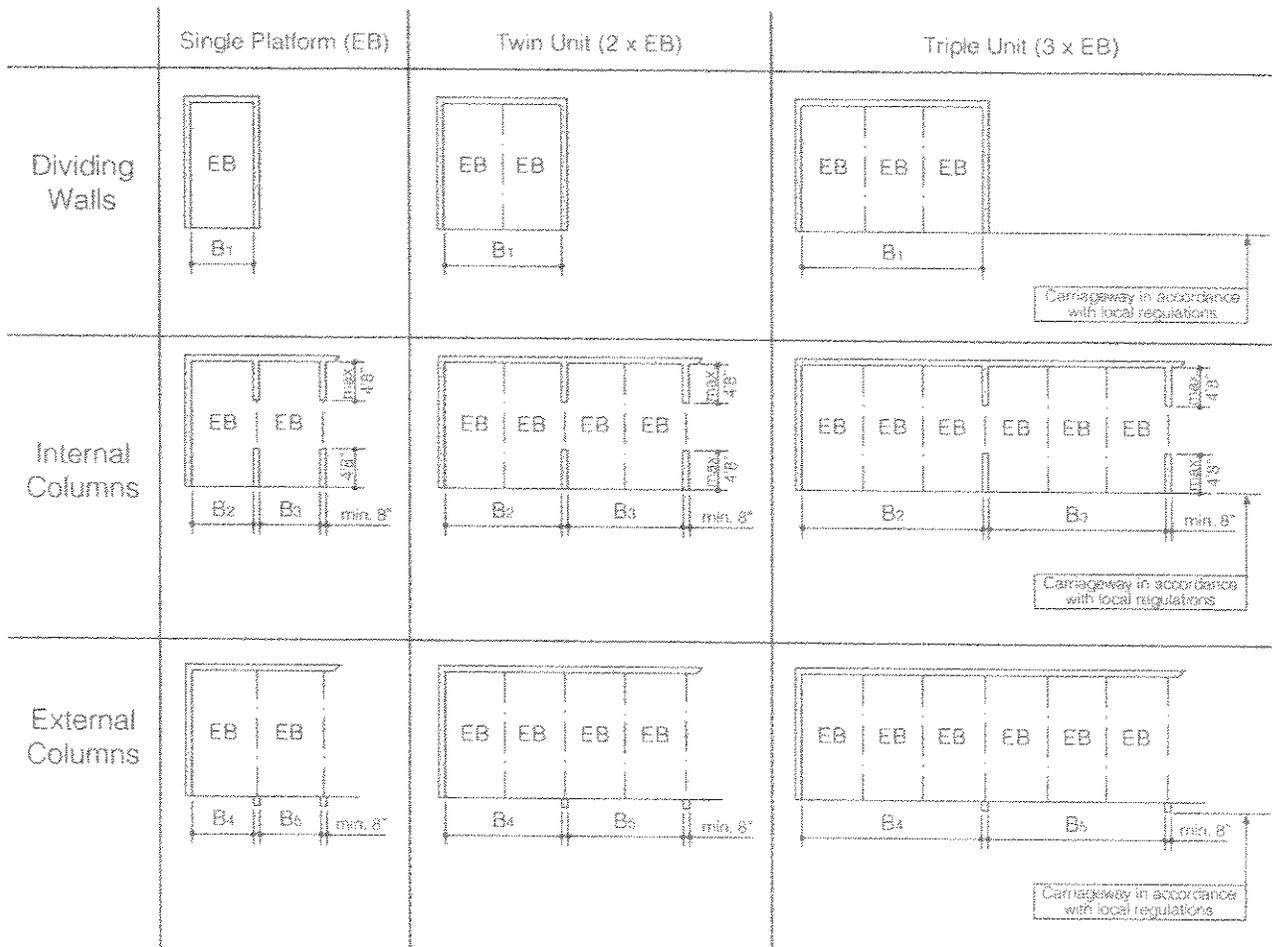
Type	H	DH	Suitable for	Maximum vehicle dimensions
G 61-160	10'6"	5'3"	upper: standard passenger cars & station wagons, max. veh. height 4'11" lower: standard passenger cars & station wagons, max. veh. height 4'11"	Length 16'5" <17'1"> Height see "Suitable for" Width 6'3" Weight 2,000 kg Wheel load 500 kg
G 61-170	10'10"	5'7"	upper: standard passenger cars & station wagons, max. veh. height 4'11" lower: standard passenger cars & station wagons, max. veh. height 5'3"	
G 61-180	11'2"	5'11"	upper: standard passenger cars & station wagons, max. veh. height 4'11" lower: standard passenger cars & station wagons, max. veh. height 5'6"	
G 61-190	11'6"	6'3"	upper: standard passenger cars & station wagons, max. veh. height 4'11" lower: standard passenger cars & station wagons, max. veh. height 6'	
G 61-200	11'10"	6'7"	upper: standard passenger cars & station wagons, max. veh. height 4'11" lower: standard passenger cars & station wagons, max. veh. height 6'3"	
G 61-210	12'2"	6'11"	upper: standard passenger cars & station wagons, max. veh. height 4'11" lower: standard passenger cars & station wagons, max. veh. height 6'7"	

If dimension height "H" is increased by customer, correspondingly higher vehicles may be parked on the upper platform(s).

Widths – Basement Garage

Series G 61 (Horizontal)

All space requirements are minimum finished dimensions in cm



	Usable Platform Width	Dividing Walls B ₁	Internal Columns		External Columns	
			B ₂	B ₃	B ₄	B ₅
EB	7'7"	8'7"	8'5"	8'3"	8'3"	7'11"
	7'11"	8'11"	8'9"	8'7"	8'7"	8'3"
	8'3"	9'3"	9'1"	8'11"	8'11"	8'7"
2 x EB	7'7"	17'1"	16'11"	16'9"	16'9"	16'6"
	7'11"	17'9"	17'7"	17'5"	17'5"	17'1"
	8'3"	18'5"	18'3"	18'1"	18'1"	17'9"
3 x EB	7'7"	25'8"	25'6"	25'4"	25'4"	25'
	7'11"	26'7"	26'5"	26'3"	26'3"	26'
	8'3"	27'7"	27'5"	27'3"	27'3"	26'11"

 Standard width = parking space width 7'7"

PLEASE NOTE:

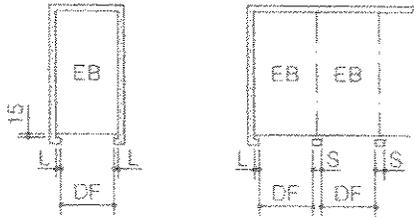
- End parking spaces are generally more difficult to drive into. Therefore we recommend for end parking spaces our wider platforms.
- Parking on standard width platforms with larger vehicles may make getting into and out of the vehicle difficult. This depends on type of vehicle, approach and above all on the individual driver's skill.

Widths – Garage with door in front of the car parking system

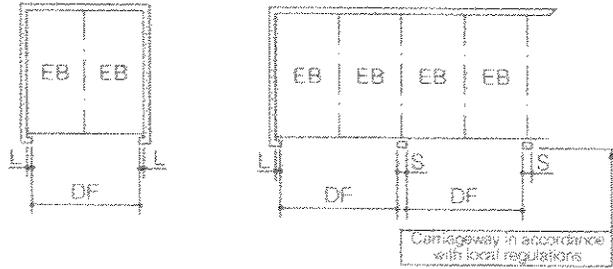
**Series G 61
(Horizontal)**

All space requirements are minimum finished dimensions in inch

Single Platform (EB)



Twin Unit (2 x EB)

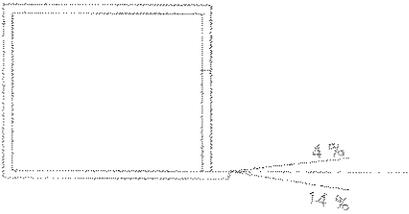


	Usable Platform Width	DF	L	S
EB	7'7"	7'10"	5"	10"
	7'11"	8'3"	5"	10"
	8'3"	8'3"	6"	1"
2 x EB	7'7"	15'7"	9"	1'6"
	7'11"	16'6"	8"	1'4"
	8'3"	17'1"	8"	1'4"

DF = door entrance width

Door dimensions require coordination with door supplier.

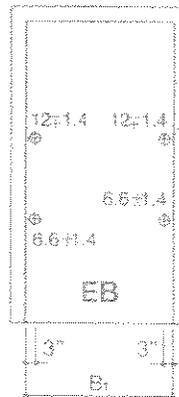
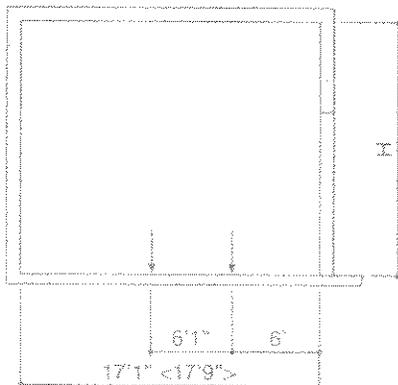
Approach



These illustrated maximum approach angles must **NOT** be exceeded. Incorrect approach angles will cause **SERIOUS MANOEUVRING & POSITIONING PROBLEMS** on the parking system for which the local agency of Klaus accepts no responsibility.

Load plan

forces in kN
dimensions in inch



Units are bolted to the floor. Drilling depth approx. 6"

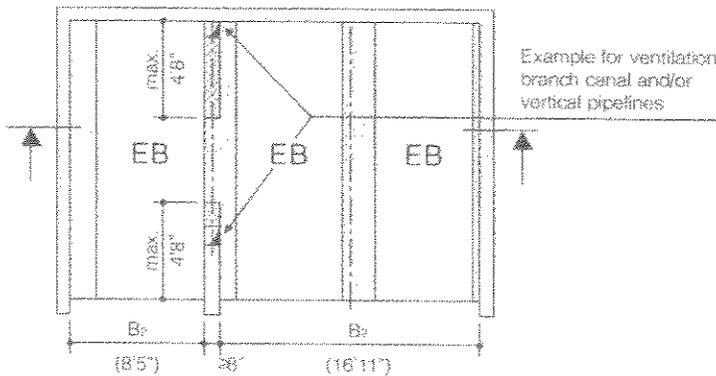
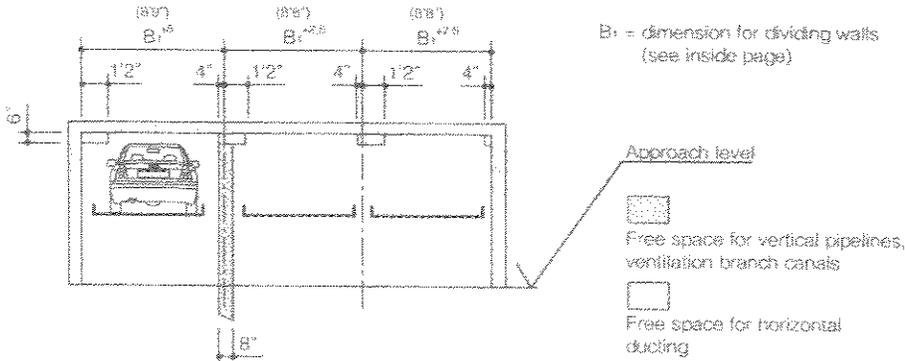
Installation Data

Garage ventilation, drainage, heating, electrical wiring

Series G 61 (Horizontal)

Free space for longitudinal and vertical ducts (e.g. ventilation)

dimensions in inch



Free space only applicable if vehicle is parked forwards = with FRONT FIRST and driver's door on the left side.

() - dimensions illustrate an example for usable platform width 7'7"

Electrical Data

dimensions in inch

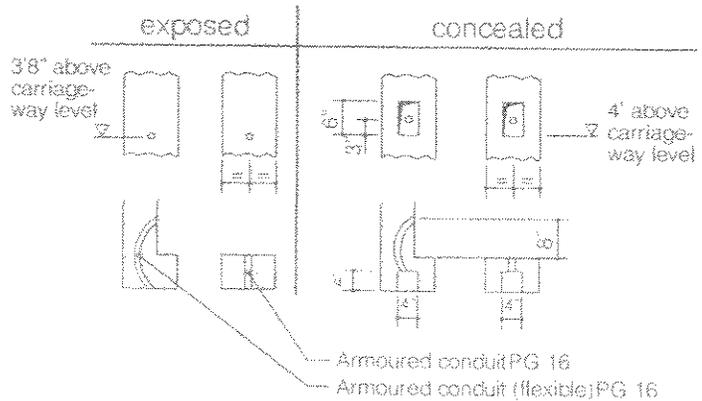
Generally to be effected by customer:

- electrical wiring 5 x 2.5 mm² per unit
- delayed-action mains fuse 3 x 16 A per unit
- "EMERGENCY-OFF" / main power supply switch, lockable, per unit

Electrical wiring:

Electrical wiring is carried out by the customer or by the local agency of Klaus in accordance with our circuit diagram/s. (Please see the respective quotation at hand)

Cable conduits and recesses for operating element



Technical Data as of Issue 06/98:

We reserve the right to change this specification without further notice

Stamp

Units

Low-noise power units mounted to rubber-bonded-to-metal mountings are installed. Nevertheless we recommend to build the parking system's garage separately from the dwelling house

Safety railings

Any safety railings which become necessary due to the installation of the system at access points, walkways, traffic lanes etc. will have to be provided/ordered for by customer.

The following documents can be supplied upon request:

- wall recess plans
- test sheet on airborne and solid-borne sound