



Staff Report

File #: 21-0853

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 09/20/2021

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

SUBJECT:

Discussion on the City's Parking Ordinance Update.

RECOMMENDED ACTION:

That the Planning and Housing Commission discuss and provide input on the City's Parking Ordinance Update.

BACKGROUND

The City Council at its meeting on March 8, 2021, made the decision for staff to study the City's Parking Ordinance. The purpose of the study was to determine if the city's current parking requirements are consistent or in alignment with other surrounding cities and the industry standard.

Staff completed a recent study comparing Corona's parking requirement to other surrounding cities that included Ontario, Eastvale, Orange, Moreno Valley, Riverside and Lake Elsinore. Staff also reviewed the average parking requirement for land uses from the Institute of Transportation Engineer (ITE) Parking Generation Manual.

A parking table was prepared by staff comparing Corona's parking requirement to the cities studied and to the average parking requirement of the ITE Manual. The table is attached as Exhibit 1. The table also includes a column with staff's recommendation on the parking requirements for the land uses listed. Staff's recommendation includes "no change" to the current requirement or a new parking requirement. The recommendation column also includes the recommendation made by the Committee of the Whole at its meeting on September 8, 2021.

The Committee of the Whole at its meeting was presented parking scenarios for the land uses of most concern. The land uses of most concern included multiple family residential, including senior

citizen apartment housing (independent living), day care and restaurant. The following table shows the city's current parking requirement and the parking requirement recommended by the Committee.

Land Use	Current Parking Requirement	Recommendation by the Committee of the Whole
Multiple Family Residential		
Studio and One bedroom	1.5 covered space, plus 1 uncovered guest space/5 units	2 spaces (w/one space covered), plus 1 uncovered guest space/5 units
Two Bedrooms	2 covered spaces, plus 1 uncovered guest space/5 units	No change
Three or more bedrooms	2.5 covered spaces, plus 1 uncovered guest space/5 units	3 spaces (w/two spaces covered), plus 1 uncovered guest space/5 units.
Senior Housing (independent living)	1.5 spaces/unit	1.5 spaces/unit, plus 1 uncovered guest space/5 units
Day Care	1 space/employee, plus 1 space/10 children	No change
Restaurant	1 space/100 square feet of building area and outdoor seating area	No change

The recommendations made by the Committee are reflected in the parking table shown in Exhibit 1.

STAFF ANALYSIS

In addition to the recommendation made by the Committee, staff is proposing changes to the parking requirements for the land uses shown in the table below and is asking for feedback from the Commission on the proposed changes.

Land Use	Current Parking Requirement	Proposed Parking Requirement	Reason
Homeless/Emergency Shelter	1 space/staff on largest shift, plus 1 space/ 12 beds, plus 2 guest parking spaces	1 space/staff on largest shift	Compliance with California Government Code Section 65583 on emergency shelter parking.

Senior Congregate (assisted living) housing	1 space/unit	1 space per unit or bed, whichever is greater, plus 1 guest space/5 units or beds	Congregate and assisted living facilities can have bedrooms with more than on bed. Guest parking would accommodate the visiting public.
Disabled or handicapped housing	.3 spaces/unit	1 space per employee	The residents of this facility do not drive and are generally transported by a van operated by the facility. Parking should accommodate the employees.
Automobile wash (self-service)	2 spaces/wash stall, plus 1 stacking space/wash stall	Add: 6 stacking spaces from payment kiosk	This would accommodate a self-service auto wash with a drive-thru tunnel.
Convalescent home	1 space/3 beds	Add: 1 parking space every 5 beds for guest	To accommodate the visiting public.
NEW: Fitness and wellness studio 3,500 sq. ft or less	N/A	1 space/250 square feet of building area	Smaller fitness studios are not the same as a health club. Occupancy is limited at given times.
Mixed Use	Sum of the requirements for each use.	Add: Shared parking analysis for commercial retail centers greater than 20 acres.	Accommodate land uses that have different peak parking demand times.

The proposal for the mixed-use land use is to add language that would allow the Planning and Housing Commission to consider a reduction in the parking requirement for a commercial retail

center greater than 20 acres subject to the preparation of a shared parking analysis prepared by a traffic engineer registered by the State of California. Shared parking is generally defined as parking space that can be used to serve two or more individual land uses without conflict. The shared parking methodology operates under the assumption that different land uses have different peak parking demand times. Shared parking would be applicable to non-residential land uses.

This study session also allows the Commission to discuss the parking requirements on land uses of interest, including the existing land uses where staff has proposed no change to the parking requirement.

Next Steps

Following this study session, staff will prepare an amendment to the Parking Ordinance and applicable specific plans on the proposed changes. The proposed amendment will be brought before the Planning and Housing Commission at a future meeting for review and for a recommendation to the City Council to adopt the proposed amendment.

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS

1. Parking Study Table.