



# Parking Ordinance Study Update



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# Overview

- Present results from a recent study comparing Corona's parking requirement to other surrounding cities.
- Parking scenarios for the **land uses of most concern** to be discussed. This includes:
  - Multiple Family Residential
  - Day Care
  - Restaurant
- Consider parking ratios changes for the land uses of most concern.
- Next Steps.

# Ask

That the Committee provide direction on the parking ratios presented in the parking scenarios for the land uses of most concern:

- Multiple Family Residential
- Day Care
- Restaurant

# Parking Study

- Compared Corona's parking requirement to the following cities:
  - Ontario
  - Eastvale
  - Orange
  - Moreno Valley
  - Riverside
  - Lake Elsinore
- Reviewed average parking requirement from the Institute of Transportation Engineers (ITE) Parking Generation Manual



Committee should consider the pro and cons when deciding to change the parking requirement.


**Pro:**

Updated parking requirement to meet the demand of the visiting public.

**Con:**

Increased parking requirement can discourage the establishment of certain businesses.



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# **Parking Scenarios for Multiple Family Residential**



# FINDINGS

Comparison Analysis  
Showed:

- **Corona's parking requirement is the 4<sup>th</sup> highest.**
- Cities with a greater parking ratio:
  - Ontario
  - Orange
  - Lake Elsinore
- Ratio deviation is 0.1 to 0.4 greater than Corona in certain bedroom categories.



Multiple Family	Corona	Ontario	Eastvale	Orange		Moreno Valley	Riverside	Lake Elsinore	ITE Manual
Studio or single bedroom	1.5 covered spaces, plus 1 uncovered guest space/5 units	<u>Studio:</u> 1.5 spaces, with 1 space being covered <u>One-Bedroom:</u> 1.75 spaces, with 1 space being covered	1.25 spaces	Unenclosed	Enclosed	Studio: 1.25 spaces, w/ 1 space covered One bedroom: 1.5 spaces w/ 1 space covered	1.5 spaces	1 covered space, plus 0.66 space uncovered	1 space/bedroom
				Studio: 1.3 spaces One bed: 1.8 spaces	Studio: 1.4 spaces One bed: 1.9 spaces				
Two bedrooms	2 covered spaces, plus 1 uncovered guest space/5 units	2 spaces, with 1 space being covered	2.25 spaces	2.3 spaces	2.3 spaces	2 spaces w/1 space covered	2 spaces	1 covered space, plus 1.33 spaces uncovered	1 space/bedroom
Three or more bedrooms	2.5 covered spaces, plus 1 uncovered guest space/5 units	2.5 spaces, with 1 space being covered	2.75 spaces	2.6 spaces +0.4 spaces per room above 3.	2.6 spaces+0.5 spaces per room above 3	2.5 spaces w/ 2 covered spaces	2 spaces	1 covered space, plus 1.33 spaces uncovered	1 space/bedroom
		<u>Guest:</u> <u>&lt; 50 units: 0.25 spaces/unit</u> <u>50-100 units: 0.20 spaces/unit</u> <u>&gt;100 units: 0.17 spaces/unit</u>		Guest: 0.2 spaces/unit		Guest parking at 0.25 spaces/unit included in minimum standard			



# Parking Scenario 1 for Multi-Family Residential

Total Units: **442 Units**

Unit Breakdown:

- **55%** 1 Bedroom Units (244 units x 1.5 = 366)
- **39%** 2 Bedroom Units (174 units x 2 = 348)
- **6%** 3 Bedroom Units (24 units x 2.5 = 60)
- **Guest:** (442/5 = 89)

Corona's Parking Requirement Compared to Other Cities							
Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (avg. parking based on areas studied)
863	910 (+47)	762 (-101)	990 (+127)	774 (-89)	762 (101)	866 (+3)	664 (-199)

## Parking Scenario 2 for Multi-Family Residential

Total Units: **120**

Unit Breakdown:

- **50%** 1 bedroom units (60 units x 1.5 = 90)
- **25%** 2 bedroom units (30 units x 2 = 60)
- **25%** 3 bedroom units (30 units x 2.5 = 75)
- **Guest:** (120 units/5 = 24)

Corona's Parking Requirement Compared to Other Cities							
Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual
249	260 (+11)	225 (-24)	279 (+30)	225 (-24)	210 (-39)	239 (-10)	210 (-39)

# Parking Scenario 1 for Multi-Family Residential w/ Increased Ratio & No Change in Guest Parking (442 Units)

Increase city's residential parking ratio by **0.25 spaces** and maintain current guest ratio.


Use	Current Ratio	New Ratio
Studio & 1 Bedroom Units	1.5 covered spaces	1.75 covered spaces
Two Bedroom Unit	2 covered spaces	2.25 covered spaces
Three or More Bedroom Unit	2.5 covered spaces	2.75 covered spaces
Guest	1 space/5 units	1 space/5 units

Corona's Parking Requirement Compared to Other Cities								
Corona Current	Corona w/increased ratio	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual
863	974 (+111) (12.8 % increase)	910 (-64)	762 (-212)	990 (+16)	774 (-200)	762 (-212)	866 (-108)	664 (-310)

# Parking Scenario 1 for Multi-Family Residential w/ Increased Ratio & Change in Guest Parking (442 Units)

Increase city's residential parking ratio by **0.25 spaces** and guest **1 space/3 units**.

Use	Current Ratio	New Ratio
Studio & 1 Bedroom Units	1.5 covered spaces	1.75 covered spaces
Two Bedroom Unit	2 covered spaces	2.25 covered spaces
Three or More Bedroom Unit	2.5 covered spaces	2.75 covered spaces
Guest	1 space/5 units	1 space/3 units

Corona's Parking Requirement Compared to Other Cities								
Corona Current	Corona w/increased ratio	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual
863	1,031 (+168)  (19.5% increase)	910 (-121)	762 (-269)	990 (-41)	774 (-257)	762 (-269)	866 (-165)	664 (-367)

## Parking Scenario 2 for Multi-Family Residential w/ Increased Ratio & No Change in Guest Parking (120 Units)

Increase city's residential parking ratio by **0.25 spaces** and maintain current guest ratio.

Corona's Parking Requirement Compared to Other Cities								
Corona Current	Corona w/increased ratio	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual
249	279 (+30) (12.2% increase)	260 (-19)	225 (-54)	279	225 (-54)	210 (-69)	239 (-40)	210 (-69)

## Parking Scenario 2 for Multi-Family Residential w/ Increased Ratio & Change in Guest Parking (120 Units)

**Increase** city's residential parking ratio by **0.25 spaces** and **guest 1 space/3 units**.

Corona's Parking Requirement Compared to Other Cities								
Corona Current	Corona w/increased ratio	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual
249	295 (+46) (18% increase)	260 (-35)	225 (-70)	279 (-16)	225 (-70)	210 (-85)	239 (-56)	210 (-85)



# Parking Requirement for Senior Age-Restricted Multi-Family Residential

Corona: 2nd  
Highest  
Requirement

Use	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual
Senior citizen apartment housing: market rate	1.5 spaces/unit	1 space/unit, plus, guest parking at: <u>&lt; 50 units:</u> <u>0.25 spaces/unit,</u> <u>50-100 units:</u> <u>0.20 spaces/unit</u> <u>&gt;100 units:</u> <u>0.17 spaces/unit</u>	1 bedroom: 1.25 spaces/unit 2 bedrooms: 2.25 spaces/unit 3 bedrooms: 2.75 spaces/unit	Not listed	Studio: 1 space/unit,  1 bedroom: 1.25/unit,  2 bedrooms: 1.5/unit.  Guest parking at 0.25 spaces/unit <u>included</u> in minimum standard	1 space/unit	Not listed	0.9 spaces/units

## Parking Scenario 3 for Senior Age-Restricted Multi-Family Residential

Total Units: **150**

Unit Breakdown:

- **60%** 1 bedroom units (90 units x 1.5 = 135)
- **40%** 2 bedroom units (60 units x 1.5 = 90)

Corona's Parking Requirement Compared to Other Cities							
Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual
225	176 (-49)	248 (+23)	*	202 (-23)	150 (-75)	*	135 (-90)

\*Senior parking not listed separately.

# Parking Scenario 3 for Senior Age-Restricted Multi-Family Residential w/ Guest Parking (150 Units)

**Increase** city's residential parking ratio by **adding guest parking at 1 space/5 units**.

Corona's Parking Requirement Compared to Other Cities								
Corona Current	Corona w/increased ratio	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual
225	255 (+30) (13% increase)	176 (-79)	248 (-7)	*	202 (-53)	150 (-105)	*	135 (-120)

**Increase** city's residential parking ratio by **adding guest parking at 1 space/3 units**.

Corona's Parking Requirement Compared to Other Cities								
Corona Current	Corona w/increased ratio	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual
225	275 (+50) (22% increase)	176 (-99)	248 (-27)	*	202 (-73)	150 (-125)	*	135 (-140)

# Recommendation:

- Increase multiple family ratio by .25 spaces in each bedroom category and maintain current guest parking ratio at 1 space/5 units.
- Add guest parking ratio to senior age-restricted housing at 1 space/5 units.

# Discussion & Direction on Multi-Family Parking Ratio

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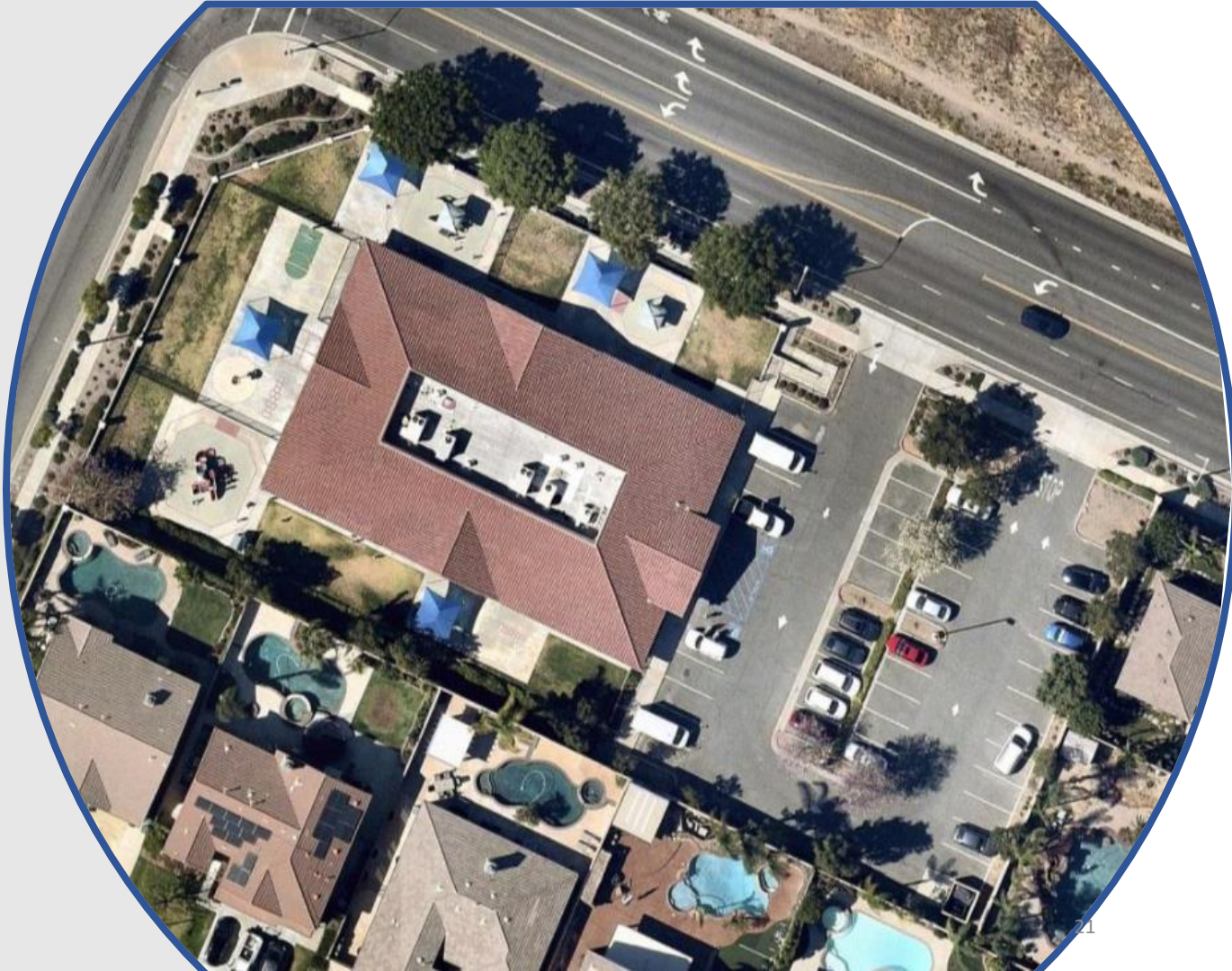
# Parking Scenario for Children's Day Care



# FINDINGS

## Comparison Analysis Showed:

- **Corona's parking requirement is the 3<sup>rd</sup> highest** when applying a student and employee ratio.
- City with a greater parking ratio:
  - Ontario
- ITE Manual ratio greater than Corona.
- Ratio deviation is 0.1 greater than Corona on student parking, and .3 greater for employee parking in ITE Manual.



## Parking Requirement Comparison For Day Care

Use	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual
Day care or preschool facility	1 space/employee & 1 space/10 children	1 space/employee & 0.2 spaces/child	1 space/500 sf floor area	2 spaces/employee	1 space/employee, & 1 space/500 sf of floor area	1 space/employee & 1space/10 persons & 1 space/facility vehicle	1 space/employee & 1 space/10 children	1.3 spaces/employee & .21 spaces/student

## Parking Scenario for Day Care

Building Size: **10,000 sf**

Employees: **21** x1 = 21

Children: **133** /10 = 13.3

Corona's Parking Requirement Compared to Other Cities							
Corona	Ontario	Eastvale	Orange	Moreno Valley *	Riverside	Lake Elsinore	ITE Manual
34	48 (+14)	20 (-14)	42 (+8)	41 (+7)	34	34	55 (+21)

\*Uses a combination of building square footage and number of spaces per employee to determine parking.

**Note:** when using the building square footage, the parking requirement will become less restrictive with a smaller building than compared to using "number of spaces per student."

# Parking Scenario for Day Care w/ Increase in Parking Ratio

**Increase** city's day care parking ratio to **.2 spaces per student**

Corona's Parking Requirement Compared to Other Cities								
Corona Current	Corona w/increased ratio	Ontario	Eastvale	Orange	Moreno Valley *	Riverside	Lake Elsinore	ITE Manual
34	48 (+14) (41% increase)	48	20 (-28)	42 (-6)	41 (-7)	34 (-14)	34 (-14)	55 (+7)

**Increase** city's day care parking ratio to **.21 spaces per student & 1.3 spaces/employee**  
(ITE Average)

(Corona's Parking Requirement Compared to Other Cities)								
Corona Current	Corona w/increased ratio	Ontario	Eastvale	Orange	Moreno Valley *	Riverside	Lake Elsinore	ITE Manual
34	55 (+21) (60% increase)	48 (-7)	20 (-35)	42 (-13)	41 (-14)	34 (-21)	34 (-21)	55

# Recommendation:

- Increase day care parking ratio from 1 space/10 children to 2 spaces/10 children.

# Discussion & Direction on Day Care Parking Ratio



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# Parking Scenario for Restaurant

# FINDINGS

## Comparison Analysis Showed:

- **Corona's parking requirement is the 6<sup>th</sup> highest** when compared to the other cities and ITE Manual.
- Cities with a greater parking ratio:
  - Eastvale
  - Orange
  - Moreno Valley
  - Lake Elsinore
- ITE Manual ratio greater than Corona.
- Ratio deviation is 3 to 12 parking spaces per 1,000 sf greater than Corona.



## Parking Requirement Comparison For Restaurant

Use	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual
Restaurant, café, bar or other eating and drinking establishment	1 space/100 sf of building area, plus outdoor seating area	1 space/100 sf of floor area (includes outdoor seating up to 25% of floor area)	1 space/45 sf of serving area, plus 1 space/2 employees	10 spaces/1,000 sf of floor area for the first 4,000 sf, then 14.2 spaces/1,000 sf of floor area above 4,000 sf	1/100 sf of floor area up to 6,000 sf, then 1 space /75 sf of floor area above 6,000 sf.	1 space/ 100 sf of floor area	1 space/ 45 sf of customer area, plus 1 space/ 200 sf of non-customer area	15 spaces/ 1000 sf

# Parking Scenario for Restaurant


Restaurant Size: **7,000 sf**

Corona's Parking Requirement Compared to Other Cities							
Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual
70	70	156 (+86)	82 (+12)	73 (+3)	70	131* (+61)	105 (+35)


\* Assumed 20% of floor area to be non-customer service area for Lake Elsinore parking ratio.

## Parking Scenario for Restaurant w/ Increase Parking Ratio (7,000 sf)

**Increase** city's parking ratio to **1 space/75 sf** (13.3 spaces per 1,000)

Corona's Parking Requirement Compared to Other Cities								
Corona Current	Corona w/ increased ratio	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual
70	93 (+23)  (32% increase)	70 (-23)	156 (+63)	82 (-11)	73 (-20)	70 (-23)	131 (+38)	105 (+12)

**Increase** city's parking ratio to **1 space/67 sf** (15 spaces per 1,000)

Corona's Parking Requirement Compared to Other Cities								
Corona Current	Corona w/increased ratio	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual
70	105 (+35)  (50% increase)	70 (-35)	156 (+51)	82 (-23)	73 (-32)	70 (-35)	131 (+26)	105

# Recommendation:

- Increase restaurant parking ratio from 1 space/100 square feet to 1 space/75 square feet.



# Discussion & Direction on Restaurant Parking Ratio

# Recommendations

- Receive Council direction on the parking requirements for the land uses of most concern.
- Study Session with the Planning & Housing Commission to solicit input and feedback.
- Prepare an amendment to the Parking Ordinance based on the Committee of the Whole direction and input from the Planning and Housing Commission at a future City Council meeting.



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