



Staff Report

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**File #:** 22-0632

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**PLANNING AND HOUSING COMMISSION STAFF REPORT**

**DATE:** 7/25/2022

**TO:** Honorable Chair and Commissioners

**FROM:** Planning and Development Department

**APPLICATION REQUEST:**

**ZTA2022-0002:** Amendment to Chapter 17.76 Corona Municipal Code (Off-Street Parking) and other ancillary parking criteria within Title 17 (Zoning Code), including the number of parking spaces required for various land uses. (Applicant: City of Corona)

**RECOMMENDED ACTION:**

That the Planning and Housing Commission recommend APPROVAL of ZTA2022-0002 to the City Council, based on the findings contained in the staff report.

**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 general requirements used in the industry. Specifically, the City Council expressed concern on the parking required for market-rate multiple-family residential projects. Several multiple-family residential apartments and attached condominium projects in the city have experienced a lack of sufficient parking spaces to accommodate the demand from residents.

In September 2021, staff completed its parking study, which compared Corona's parking requirements for various land uses to the cities of Ontario, Eastvale, Orange, Moreno Valley, Riverside and Lake Elsinore. A comparison was also done using the average parking requirement for specific land uses from the Institute of Transportation Engineer (ITE) Parking Generation Manual.

The Committee of the Whole at its meeting on September 8, 2021, was presented the parking study. The Committee recommended changes to the multiple-family residential parking requirement that would increase the parking requirement for studio/one-bedroom units and three or more bedroom units. The following table shows the changes recommended by the Committee.

**EXHIBIT 3**

<b>Multiple Family Residential</b>	<b>Current Parking Requirement</b>	<b>Recommendation by the Committee of the Whole</b>
Studio and one bedroom	1.5 covered space, plus 1 uncovered guest space every 5 units	2 covered spaces, plus 1 uncovered guest space every 5 units
Two bedrooms	2 covered spaces, plus 1 uncovered guest space every 5 units	No change
Three or more bedrooms	2.5 covered spaces, plus 1 uncovered guest space every 5 units	3 spaces (with two spaces covered), plus 1 uncovered guest space every 5 units

On September 20, 2021, the Planning and Housing Commission held a study session to discuss the results of the parking study performed by staff. The Commission concurred with the recommendation made by the Committee of the Whole on the multiple-family residential parking. The Commission also recommended the following changes to the Parking Ordinance:

<b>Use</b>	<b>Current Parking Requirement</b>	<b>Recommendation by the Planning Commission</b>
Senior citizen apartment housing (market rate)	1.5 spaces/unit	1.5 covered spaces/unit, plus 1 uncovered guest space/4 units
Senior congregate housing	1.0 spaces/unit	1.0 covered spaces per unit or bed, whichever is greater, plus 1 uncovered guest space per 4 units or beds

The Commission recommended changes to senior housing requirements because they wanted to be consistent with the other multi-family housing uses; except, the Commission recommended a guest parking ratio of 1 space/4 units, instead of the multiple-family requirement of 1 spaces/5 unit. The Commission also asked staff to consider eliminating parking criteria for land uses that might be redundant or outdated.

Throughout this process staff has reminded the Committee of the Whole and the Planning Commission that multiple-family residential intended for affordable housing, which is defined as housing set aside for low-income and moderate-income households, is subject to parking requirements regulated by Section 65915 (p)(1) of the California Government Code. Staff will continue to refer to the California Government Code for parking when it comes to the development of affordable housing for low and moderate-income households. For reference purposes, the current parking requirement in the government code for affordable housing is:

- a) Zero to one bedroom: 1 onsite parking space.
- b) Two to three bedrooms: 1.5 onsite parking spaces.

- c) Four or more bedrooms: 2.5 onsite parking spaces.

In addition to the parking requirements contained within Title 17 (Zoning Code) of the Corona Municipal Code (CMC), the City has numerous specific plans that establish their own parking standards. Changes to the City's specific plans are being proposed under Specific Plan Amendment 2022-0004 (SPA2022-0004), which will make the multiple-family residential parking requirements in specific plans match the requirement within CMC Chapter 17.76.

## **PROPOSED AMENDMENT**

As previously discussed with the Committee of the Whole and the Planning Commission, ZTA2022-0002 proposes an increase to the current parking requirement for multi-family residential projects by a half (0.5) space per unit for studios units, one-bedroom units, and units with three or more bedrooms. For three bedroom and more units, the increase is created by requiring each unit to have one additional uncovered parking space, and by eliminating the half (0.5) space requirement for each unit's covered parking. ZTA2022-0002 does not propose any change to the number of parking spaces required for two-bedroom units.

ZTA2022-0002 also proposes required guest parking for senior citizen apartment housing (market rate), senior congregate housing, and convalescent homes. The guest parking would be at a ratio of one (1) uncovered guest space per four (4) units (or beds, when applicable). The amendment would also require senior citizen apartment housing and senior congregate housing to provide covered spaces for the parking required for each unit/bed.

Other changes proposed by ZTA2020-0002 are intended to provide clarity regarding operational criteria, address outdated terminology and practices, and consolidate most parking standards into a single Zoning Code chapter.

## **Operational Criteria**

A reoccurring issue with the Planning Commission is the preservation of parking spaces for their intended use. For instance, the City is often compelled to condition multi-family development projects to conduct annual inspections that ensure garages are used for parking, or require property owners to post and enforce signs stating guest parking spaces are for guests only. It is also believed that some apartment owners are charging tenants for required parking spaces, or they are assigning spaces to tenants that should otherwise be available for guests. Staff has proposed the following language in CMC § 17.76.010 to clarify the City's operational expectations:

### “(H) Multi-unit residential uses.

(1) All required parking spaces for guests shall be open and unenclosed, clearly marked with appropriate signage, and accessible at all times. A signing program for the required guest parking shall be prepared prior to issuance of building permits.

(2) Guest parking shall be evenly distributed throughout the development for convenient use by guests. In condominium, stock cooperative or apartment projects, the required guest

parking spaces shall not be individually sold or assigned to units.

(3) All required parking spaces shall be available for use by tenants and guests without separate or additional charges. No property owner or property manager shall lease, rent, sell, use for storage, or otherwise make the required parking spaces unavailable to residents and guests.

(4) For multi-family development projects of four or more units, the rental or purchase of a dwelling unit shall be deemed to include, at a minimum, the exclusive use of one (1) covered parking space, and equal access to all other required open parking spaces reserved for residents."

## **Outdated Terminology and Updated Practices**

CMC Chapter 17.76, Off-Site Parking, does not currently state how to interpret the number of required on-site parking spaces when the sum of required parking has a fractional space. Staff has added CMC § 17.76.010(G) to reflect the City's current practice of rounding up the required parking when the sum is 0.5 spaces or more; and rounding down when the sum is less than 0.5 spaces.

Most jurisdictions allow large shopping centers and office developments to reduce the number of required on-site spaces when on-site uses do not share the same peak parking times. The proposed amendment allows mixed-use retail or office projects of 20 acres or more to request a reduction of parking after preparing a shared parking analysis. Staff has recommended CMC § 17.76.070(B) to clarify the process and criteria for granting such a parking reduction:

"(B) A reduction in required parking spaces may be granted to commercial and office centers greater than 20 acres in size, upon submittal of a shared parking analysis showing that the number of parking spaces needed is less than the sum of spaces required by Section 17.76.030. The shared parking analysis shall be prepared by a traffic engineer registered by the State of California.

(1) An application for a reduction in parking shall be reviewed per Chapter 17.91, as follows:

(a) Approval of a Precise Plan in conjunction with proposed new commercial or office development.

(b) Approval of a Precise Plan Modification in conjunction with a proposed commercial or industrial development meeting the criteria of 17.91.020(B).

(c) Approval of a Precise Plan Modification when no development is proposed, and a parking reduction has not been previously approved.

(d) Approval of a Minor Precise Plan Modification when no development is proposed, and parking reduction has been previously approved for a shared use parking facility.

- (2) The granting of a reduction in parking shall be based on the following findings:
- (a) The nature and location of the proposed uses within the development, as well as their size compared to that of the overall development.
- (b) The location and adequacy of the parking spaces in the portion of the development where shared use of parking facility is proposed.
- (c) Assurances that the proposed uses will not overlap during peak-activity periods.
- (d) The availability of parking and the type of uses beyond the property boundaries.
- (3) As a condition of granting a reduction in parking, the property owner shall be required to record a covenant or agreement against the property in a form acceptable to the Director that provides notice of the shared use of parking facilities and guarantees that the uses will operate during mutually exclusive hours, and upon circumstances or criteria as the Planning Commission, or the City Council on appeal, may require."

Staff also recommends adding definitions to clarify "Parking Facilities, Joint Use" and "Parking Facilities, Shared Use". Joint use of parking is when multiple property owners use a single parking facility to meet their parking requirement, and assumes that the sum of the parking in the facility helps accommodate or exceed the parking requirement for each use. Such a facility would typically be in a downtown location where a central parking lot or parking structure accommodates the needs of multiple properties. Joint use of parking is currently allowed with approval of a Minor CUP (CMC § 17.92.030). Shared use of parking, as previously discussed, is when multiple uses share one or more parking space(s) based on each use having different peak parking times.

## Consolidated Parking Requirements

A number of the land use chapters within the Zoning Code include parking ratios and parking requirements. Staff has removed most of these standards and, where appropriate, added them to Chapter 17.76. The intent is to have most parking requirements in one chapter, rather than being spread throughout Title 17.

## Summary of Table 17.76.030 - Number of Spaces Required

As reflected in Exhibit 1, staff has made numerous revisions to CMC § 17.76.030. The following explains the substantive changes:

Proposed Use Revisions	Proposed Development Standard Revisions	Discussion/Recommendation
Homeless or emergency shelter	1 space/staff member of largest shift, <del>plus 1 space/12 beds, plus 2 guest spaces</del>	Parking standard revised pursuant to state law.

Mobile home park	2 <del>tandem</del> spaces/unit, plus 1 uncovered guest space/5 units. <a href="#">See 17.30.050(G) and 17.30.060(F)</a>	Chapter 17.30, MP - Mobile Home Park Zone, discusses standards for mobile home park developments and mobile home units. Chapter 17.30 <i>allows</i> tandem parking; it does not <i>require</i> it.
Multi-family: a. Studio or single bedroom unit b. Two bedroom unit c. Three or more bedroom unit	a. <del>1.5</del> 2 covered spaces/ <a href="#">unit</a> , plus 1 uncovered guest space/5 units b. 2 covered spaces/ <a href="#">unit</a> , plus 1 uncovered guest space/5 units c. <del>2.5</del> covered <a href="#">and 1 uncovered</a> spaces/ <a href="#">unit</a> , plus 1 uncovered guest space/5 units <a href="#">See 17.76.010(H)</a>	Recommended revision for multiple-family parking per Council Committee of the Whole and Planning Commission workshops held in September 2021.
<a href="#">Recuperative care facility</a>	<a href="#">1 space/3 beds</a>	This is a current parking requirement. The standard is being relocated from CMC § 17.44.140.
Senior citizen apartment housing: market rate	1.5 <a href="#">covered</a> spaces/unit, <a href="#">plus 1 uncovered guest space/4 units</a>	Planning Commission's recommended revision per Commission's 2021 workshop.
Senior congregate housing	1.0 <a href="#">covered</a> spaces/ <del>per unit</del> <a href="#">or bed, whichever is greater, plus 1 uncovered guest space per 4 units or beds</a>	Planning Commission's recommended revision per Commission's 2021 workshop.
Disabled or handicapped housing	<del>.3 spaces/unit</del> <a href="#">1 space per employee</a>	Residents of these facilities do not drive and are generally transported by a van operated by the facility.
Automotive repair (single <a href="#">and multi</a> -tenant)	5 space minimum, plus 1 space/200 sq. ft. of building area	Consolidated "single" and "multi-tenant" auto repair; existing standards are the same.
<del>Automotive repair (multi-tenant)</del>	<del>5 space minimum, plus 1 space/200 sq. ft. of building area</del>	
Auto wash (self-service)	2 spaces/ <a href="#">self-wash stall</a> , plus 1 stacking space/ <a href="#">self-wash stall; and 6 stacking spaces from payment kiosk at drive-thru tunnels</a>	Clarifies parking is for self-wash stall and adds staking requirement for drive-thru car wash.

<a href="#">Service station, gas station</a>	<a href="#">A minimum of 3 spaces shall be provided on-site, per 17.72.030(E).</a> <a href="#">No additional parking shall be required for service station pumps/ canopies.</a> <a href="#">Parking for ancillary automotive repair shall be per 17.76.030.B.2, inclusive of the minimum parking per 17.72.030(E).</a> <a href="#">Parking for ancillary retail shall be per 17.76.030.C.4, inclusive of the minimum parking per 17.72.030(E).</a>	Standard relocated from CMC § 17.72.030. Standard has been revised to clarify that parking provided for ancillary uses are required at the ancillary use ratio, and are not in addition to the minimum of three (3) parking spaces required on-site spaces.
<a href="#">Fitness and wellness studio, 3,500 sf or less</a>	<a href="#">1 space/250 sq. ft. of building area</a>	Smaller fitness studios are not the same as a health club. Occupancy is limited at given times.
<del>Mini-mall</del>	<del>1 space/250 sq. ft. of building area</del>	Use not defined. Use removed because parking criteria conflicts with "Retail center on less than 5 acres", and is the same as "Retail center on more than 5 acres".
Restaurant, café, bar or other eating and drinking establishment <a href="#">with seating</a>	1 space/100 sq. ft. of building area and outdoor seating area	A distinction between these uses and delicatessen is that a deli has no seating. Added "...with seating" to provide clarity.
<a href="#">Retail center (commercial and/or office) on more than 20 acres</a>	<a href="#">1 space/250 sq. ft. of building area, or pursuant to § 17.76.070(B). For proposed structures in an approved retail center with a site area of 5 acres or more and for which at least one certificate of occupancy has been issued for a structure therein before December 22, 1994, the parking requirements shall be those in effect at the time of issuance of the first building permit in such retail center.</a>	This land use added to clarify that retail centers greater than 20 acres can request a shared use parking reduction (CMC § 17.76.070). The parking requirements are otherwise the same as "Retail center on more than 5 acres".

Video arcade, <a href="#">game arcade</a>	1 space/200 sq. ft. of building area <a href="#">or floor area if ancillary to another use.</a>	"Game arcade" is defined in the Zoning Code, "video arcade" is not. Game arcades can be ancillary to other uses, such as restaurants.
Convalescent home	1 space/3 beds, <a href="#">plus 1 uncovered guest space/4 beds</a>	Recommended revision to require uncovered guest parking, consistent with Planning Commission workshop held in 2021.
Trade or vocational school	1 space/3 students <a href="#">enrolled</a> , plus 1 space/employee	Clarification to reflect total student enrolled, not students per class.
Health club, <a href="#">or fitness studio greater than 3,500 sq. ft.</a>	1 space/150 sq. ft. of building area (including pool area)	Clarification to reflect new fitness and wellness use added to this table.
<a href="#">Team sport facility greater than 3,500 sq. ft. (i.e., basketball, volleyball, batting cages, etc.)</a>	<a href="#">As approved by Director of Planning and Development, subject to a parking analysis and based upon nationally recognized standards</a>	These types of uses related to indoor sports facilities that often locate in industrial areas where there is limited parking. Uses often occur at off-peak times from other on-site operators. Use not intended to include clinics, swing consultants, and sport specialty stores.
<a href="#">Public park</a> or any other <a href="#">public</a> recreational facility	As prescribed by <a href="#">the</a> Director of <del>Parks, Recreation and</del> Community Services, based upon nationally recognized standards	A private park or recreation facility would be ancillary to a primary use, and reviewed as part of a development proposal. The Director of Community Services only reviews parks and recreational facilities readily accessible to the public.
Mixed uses:	Sum of the requirements for each use. <a href="#">A reduction of parking may be granted for commercial and office centers greater than 20 acres, gross area, subject to Section 17.76.070(B).</a>	Cross-references process to allow reduction in parking for land uses in large development projects that have different peak parking demand times.

## ENVIRONMENTAL ANALYSIS:

Per Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because Section 15061(b)(3) states that a project is exempted from CEQA if the activity is covered by the *common sense exemption* that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This amendment is solely a text revision and there is no possibility that this activity will have a significant effect on the



environment. The Notice of Exemption is attached as Exhibit 2.

### **FISCAL IMPACT**

ZTA2022-0002 is an application initiated by the City. The amendment will not result in a negative fiscal impact.

### **PUBLIC NOTICE AND COMMENTS**

A 10-day public notice was advertised in the Sentinel Weekly News. As of the preparation of this report, the City has not received any public comments on the proposed amendment.

### **STAFF ANALYSIS**

California Government Code § 65850 provides the City authority to adopt ordinances that establish requirements for off-street parking, and Government Code § 65860 requires that various land uses authorized by the ordinance be compatible with the objectives, policies, general land uses and programs specified in the General Plan.

The City of Corona 2020-2040 General Plan states that *"adequate and convenient parking is important in both residential neighborhoods and in commercial and industrial areas. In residential areas, adequate off-street parking will minimize on-street parking impacts and spillover of parking to areas that impact adjacent land uses. In commercial areas, parking must have sufficient spaces and convenience so that businesses can succeed. Conversely, the overbuilding of parking in a commercial area can be detrimental because it uses up too much land, makes development inefficient, and is not attractive. In mixed-use areas... ..reductions in parking supply may be appropriate since mixed use encourages the 'park once' concept, where a visitor parks one time and visits multiple land uses in a single trip."*

Ordinance amendments proposed by ZTA2022-0002's are intended to establish adequate and convenient parking in both residential and commercial zones, and minimize impacts to public streets and adjacent properties. The proposed amendment clarifies the intention to make multiple-family parking spaces available to tenants and guests as required by the Code, it consolidates parking requirements within Chapter 17.76, updates parking criteria to provide clarity, and defines joint-use and shared-use parking strategies.

### **FINDINGS FOR APPROVAL OF ZTA2022-0002**

1. Per Section 15061(b)(3) of the State Guidelines for the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared for the project because Section 15061(b)(3) states that a project is exempted from CEQA if the activity is covered by the *common sense exemption* that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This amendment is solely a text revision and there is no possibility that this activity will have a significant effect on the environment.
2. The criterion necessary in recommending approval of a Zoning Ordinance Text Amendment as

set forth in Section 17.106.030 of the Corona Municipal Code do exist in reference to ZTA2022-0002 for the following reasons:

- a. General Plan Goal CE-7 states that there shall be provided an adequate supply of convenient parking for all developments in the City in a manner that is consistent with the goals of managing transportation demand.
  - i. General Plan Policy CE-7.1 requires new developments to provide adequate off-street parking in compliance with Corona Municipal Code Chapter 17-76.
  - ii. General Plan Policy CE-7.2 allows for the provision of adequate parking that is required to meet the needs of residential uses, commerce, and other land uses and is sensitive to the context and broader transportation goals of the City.
  - iii. Policy CE-7.4 encourages the joint and shared use of parking facilities as part of an area plan or site plan, based on the peak parking demands of permitted uses in the planning area.
  - iv. Policy CE-7.5 encourages the use of shared parking arrangements in areas with parking shortfalls, downtown and in appropriate mixed-use projects, and along the Sixth Street Mixed Use Boulevard corridor.
  - v. Policy LU-17.18 promotes the development of centralized parking facilities that can be shared by multiple businesses to allow for a more pedestrian and social environment in Downtown.

**PREPARED BY:** JAY EASTMAN, PLANNING MANAGER

**SUBMITTED BY:** JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

**ATTACHMENTS:**

- 1. Exhibit 1 - Proposed code amendments (redlined)
- 2. Exhibit 2 - Environmental documentation
- 3. Exhibit 3 - Planning & Housing Commission staff report, September 20, 2021

Case Planner: Jay Eastman, Planning Manager (951) 736-2262

## Zoning Text Amendment Exhibit (ZTA22-0002)

### CHAPTER 17.04 DEFINITIONS AND CONSTRUCTION

#### 17.04.140 Commission.

"Commission" means the Planning and Housing Commission of the city.

#### 17.04.207 Director.

"Director" means the Director of the Planning & Development Department of the city.

#### 17.04.478 Parking facilities, joint use.

"Joint use of parking facilities" means the sharing of a parking facility by two or more separate and distinct uses not located on the same property as the parking facility, wherein the parking facilities are needed to accommodate the number of parking spaces required for such uses.

#### 17.04.479 Parking facilities, shared use.

"Shared use of parking facilities" means the sharing of one or more parking spaces by two or more separate and distinct uses, based on the uses having different times of peak parking demand, with the objective of reducing the number of parking spaces constructed or otherwise required for such uses.

### CHAPTER 17.24 R-3 – MULTIPLE-FAMILY RESIDENTIAL ZONE

#### 17.24.140 Off-street parking.

- ~~(A) The provisions of Chapter 17.76 shall apply.~~  
~~(B) Notwithstanding anything to the contrary provided in Chapter 17.76, off-street parking for multiple dwellings shall have a continuous unbroken concrete curb designed to stop the movement of motor vehicles.~~

### CHAPTER 17.26 R-3-C – MULTIPLE-DWELLING ZONE

#### 17.26.140 Off-street parking.

- ~~(A) (1) Each multiple dwelling shall have automobile parking spaces on the lot or building site upon which such dwelling is constructed as follows:~~  
~~—— (a) For each dwelling unit having one room or less for sleeping purposes, one and one-half spaces;~~  
~~—— (b) For each dwelling unit having two rooms or more for sleeping purposes, two spaces;~~  
~~—— (c) Of the total required spaces for a lot or building site, no less than one space for each dwelling unit thereon must be covered.~~  
~~(2) When the required spaces for a lot or building site equals a whole number and fraction, the next highest whole number shall be the number of required spaces.~~

~~—(B)—The provisions of Chapter 17.76 shall apply as to all other off-street parking requirements.~~

~~—(C)—None of the above required parking spaces shall be located within a front yard as required by § 17.26.100.~~

## **CHAPTER 17.30 MP – MOBILE HOME PARK ZONE**

### **17.30.050 Property development standards – Mobile home park.**

(G) **Parking.** A mobile home park shall have at least one guest parking space for each ~~four~~ five mobile home spaces or fraction thereof. These spaces shall be interspersed throughout the park in increments of five or less, except that more than five spaces may be grouped immediately adjacent to recreation facilities as long as the total of all such recreation spaces does not exceed 25% of all spaces in the park and except that the distance between groups of parking spaces shall not exceed 300 feet.

## **CHAPTER 17.33 COMMERCIAL & OFFICE ZONES**

### **17.33.160 Smoking lounges - Supplemental development standards.**

(A) A smoking lounge is as defined in CMC Chapter 17.04.

(B) The Zoning Administrator has the authority to review smoking lounge applications that are an ancillary use to a primary business. This review would be in lieu of a conditional use permit. The smoking lounge is considered ancillary to the primary business if it does not occupy more than 40 percent of the business's floor area. The ancillary use only applies to those zones that allow smoking lounges.

(C) The business shall be owner-operated or otherwise exempt from the prohibition of smoking in the workplace set forth in Cal. Labor Code Section 6404.5.

(D) Non-alcoholic beverages may be served on the premises; however, alcoholic beverages shall not be sold or consumed on the premises, except if the smoking lounge is ancillary to a restaurant that has an alcoholic beverage permit.

(E) No persons under 18 years of age shall be permitted within the business and/or within the floor area devoted to the smoking lounge if it is ancillary to another business.

(F) No live entertainment, including, but not limited to, singers, DJs, dancers, and comedians, shall be permitted within the business, except if the smoking lounge is ancillary to a restaurant that has an entertainment permit.

(G) All business related activities shall be conducted on the premises of the business.

(H) No admittance fee, cover charge, or requirement of any charge or minimum payment as a condition of entry shall be permitted.

(I) No window coverings, including window tints, shall prevent visibility of the interior of the tenant space from outside the premises during operating hours.

(J) The interior of the business shall be maintained with adequate illumination to make the conduct of patrons within the premises readily discernable to persons of normal visual acuity.

(K) Adequate ventilation shall be provided for the heating of coals in accordance with all requirements imposed by the city Fire Department, or as otherwise required by state or federal laws.

(L) The Parking provisions of Chapter 17.76 shall apply ~~shall be provided at a ratio of one space/200 square feet of building area.~~

(M) The business shall also be in conformity with all other city, state and federal laws.

## **CHAPTER 17.44 INDUSTRIAL ZONES**

### **17.44.130 Standards for emergency shelters in the M-1 zone.**

The ~~Community Development~~ Director shall have the authority to review and approve emergency shelters to be located in the M-I Zone. The review shall be ministerial. To be approved, the proposed emergency shelter must be demonstrated to meet the following standards, as permitted by Cal. Gov't Code § 65583(a)(4):

(A) The proposed shelter is in conformance with the applicable Building and Fire Codes:

(B) The proposed shelter use is consistent with the General Plan and zoning of the proposed site;

(C) The maximum number of beds or persons permitted to be served nightly by the facility shall be based upon California Building Code Occupancy limits for the building in which the shelter is to be housed or developed;

(D) Off-street parking shall be provided in accordance with Chapter 17.76 ~~§ 17.76.030(A)(2) of this code (one space per staff member of largest shift, plus one space per 12 beds, plus two guest spaces);~~

(E) On-site management shall be provided on a 24 hour basis;

(F) The shelter shall be located no less than 300 feet from any other shelter facility, as permitted by Cal. Gov't Code § 65583(a)(4);

(G) The length of stay for any client shall be a maximum of 180 consecutive nights;

(H) Adequate exterior lighting must be provided and maintained for security purposes.

### **17.44.140 Standards for recuperative care facility.**

The recuperative care facility shall demonstrate the ability to meet the following standards:

(A) On-site staffing shall be provided 24 hours a day.

(B) New clients shall be accepted only from a referring hospital/medical facility where the client is being discharged from medical care.

(C) The referring hospital/medical facility is responsible for client transportation to the recuperative care facility. No walk-ins are allowed.

(D) New client check-in shall be done during the hours of 7:00 a.m. to 9:00 p.m.

(E) The operator of the recuperative care facility shall ensure that clients of the recuperative care facility do not loiter outside the premises of the facility. Outdoor gathering and patio space shall be at the rear of the building.

(F) The maximum number of beds in the facility shall be determined by the allowed building occupancy classification for the building in which the facility is located.

(G) The recuperative care facility shall adhere to all applicable California Building and Fire Codes.

(H) The primary entrance to the recuperative care facility shall have signage posted in a conspicuous place that states

"This facility is not open to the public. Clients at this facility are referred from a contracted hospital/medical facility or insurance plan. No walk-ins allowed."

(I) Off-street parking for the recuperative care shall be provided in accordance with [Chapter 17.76](#) ~~§ 17.76.030(E)(3) of this Code (1 space for every 3 beds).~~

(J) A recuperative care center shall not be located less than 500 feet from another recuperative care facility.

## **CHAPTER 17.72 SUPPLEMENTAL SITE DEVELOPMENT STANDARDS FOR AUTOMOTIVE RELATED USES**

### **17.72.030 Service stations.**

#### **(E) Paving and parking.**

(1) The entire open ground area shall be paved except for landscaping.

(2) A minimum of three marked parking spaces shall be provided ~~for the service station use~~ [on the property](#).

(3) ~~Convenience store, at least one parking space for every 250 square feet of gross floor area used for the purpose shall be provided.~~

~~—(4)—~~ The provisions of Chapter 17.76 shall apply.

## **CHAPTER 17.76 OFF-STREET PARKING**

### **Sections**

17.76.010 Application of provisions.

17.76.020 Location.

17.76.030 Number of spaces required.

17.76.035 Compact parking.

17.76.040 Classification of use.

17.76.050 Downtown area – Parking exceptions designated.

17.76.060 Downtown area – Variance – In lieu fee.

17.76.070 Reduction in requirement.

17.76.080 Design standards.

17.76.090 Improvement standards.

17.76.100 Landscaping requirements.

### **17.76.010 Application of provisions.**

(A) The standards for providing off-street parking shall be met when a main building is erected or when [the required](#) off-street parking is established. These standards shall also be met when:

(1) A dwelling unit is added to an existing residential building or ~~as~~ an accessory dwelling unit [is added to the property](#), unless the accessory dwelling unit meets the parking criteria as set forth in § 17.85.040(C);

(2) The floor area of an existing residential building exclusive of an accessory dwelling unit and off-street parking facilities is increased by 50% or more during a period of four years or less;

(3) Floor area or seating capacity in an existing nonresidential building is enlarged or added;

(4) A change in use occurs for an existing nonresidential building that requires, ~~which change generates~~ additional parking ~~needs;~~pursuant to this chapter.

~~—(5) All motor vehicles incapable of movement under their own power or not properly licensed to operate on California highways, other than in cases of emergency, shall be deemed detrimental to the public welfare and shall be stored in an entirely enclosed building. After due notice and noncompliance, the vehicles shall be required to be removed from the premises.~~

(B) Off-street automobile parking space being maintained in connection with any existing main building or use shall be maintained so long as said main building or use remains, unless an equivalent substitute number of such spaces are provided and thereafter maintained conforming to the requirements of this section; provided, however, that this regulation shall not require the maintenance of more automobile parking space than is required herein for a new building or use, nor the maintenance of such space for any type of building or use other than those specified herein.

(C) Where automobile parking space is provided and maintained in connection with a main building or use at the time the ordinance codified in this chapter becomes effective and is insufficient to meet the requirements for the use with which it is associated, or where no such parking has been provided, then the building or structure may be extended only if automobile parking spaces are provided for the enlargement, extension or addition to the standards set forth in this section. No existing parking may be counted as meeting this requirement unless it exceeds the requirements for the original building and then only that excess portion may be counted.

(D) A parking space shall be an area for the parking of a motor vehicle plus those additional areas required to provide for safe ingress and egress to and from the space. The area set aside to meet those provisions must be usable and shall have permanent access for off-street parking.

(E) All motor vehicles incapable of movement under their own power or not properly licensed to operate on California highways, other than in cases of emergency, shall be deemed detrimental to the public welfare and shall be stored in an entirely enclosed building. After due notice and noncompliance, the vehicles shall be required to be removed from the premises.

(F) All parking facilities shall comply with handicapped parking requirements as prescribed by state law.

(G) Whenever the computation of the number of required parking spaces results in a fractional parking space, the parking requirement shall be rounded to the closest whole number, with a fraction of at least 0.5 rounded up. For instance, if computations for a commercial project result in 33.25 required parking spaces, then a minimum of 33 parking spaces shall be provided. If computations for an apartment project result in 22.5 required guest parking spaces, then 23 guest spaces shall be provided.

(H) Multi-unit residential uses.

(1) All required parking spaces for guests shall be open and unenclosed, clearly marked with appropriate signage, and accessible at all times. A signing program for the required guest parking shall be prepared prior to issuance of building permits.

(2) Guest parking shall be evenly distributed throughout the development for convenient use by guests. In condominium, stock cooperative or apartment projects, the required guest parking spaces shall not be individually sold or assigned to units.

(3) All required parking spaces shall be available for use by tenants and guests without separate or additional charges. No property owner or property manager shall lease, rent, sell, use for storage, or otherwise make the required parking spaces unavailable to residents and guests.

(4) For multi-family development projects of four or more units, the rental or purchase of a dwelling unit shall be deemed to include, at a minimum, the exclusive use of one (1) covered parking space, and equal access to all other required open parking spaces reserved for residents.

**17.76.030 Number of spaces required.**

TYPE OF USE	NUMBER OF REQUIRED SPACES
<b>A. Residential Use:</b>	
1. Boarding house	1 space/2 guestrooms
2. Homeless or emergency shelter	1 space/staff member of largest shift, <del>plus 1 space/12 beds, plus 2 guest spaces</del>
3. Mobile home park	2 <del>tandem</del> spaces/unit, plus 1 uncovered guest space/5 units. <a href="#">See 17.30.050(G) and 17.30.060(F)</a>
4. Single-family	2 covered spaces within an enclosed garage Existing parking area for the primary unit converted to an accessory dwelling unit shall be replaced with off-street parking on the lot the primary unit is located. Replacement parking may be provided as covered parking, uncovered parking and tandem parking and may be provided on an existing driveway in the front yard setback, provided that the driveway is 20 feet in depth.
5. Multi-family: a. Studio or single bedroom unit b. Two bedroom unit c. Three or more bedroom unit	<a href="#">a. 1.5</a> 2 covered spaces/unit, plus 1 uncovered guest space/5 units <a href="#">b. 2</a> covered spaces/unit, plus 1 uncovered guest space/5 units <a href="#">c. 2.5</a> covered <a href="#">and 1 uncovered</a> spaces/unit, plus 1 uncovered guest space/5 units <a href="#">See 17.76.010(H)</a>
<a href="#">6. Recuperative care facility</a>	<a href="#">1 space/3 beds</a>
<a href="#">7</a> 6. Senior citizen apartment housing: market rate	1.5 <a href="#">covered</a> spaces/unit, <a href="#">plus 1 uncovered guest space/4 units</a>
<a href="#">8</a> 7. Senior citizen apartment housing: low or very low income	<a href="#">0.5</a> spaces/unit
<a href="#">9</a> 8. Senior congregate housing	1.0 <a href="#">covered</a> spaces/ <a href="#">per</a> unit <a href="#">or</a>



	<u>bed, whichever is greater, plus 1 uncovered guest space per 4 units or beds</u>
<u>109</u> . Disabled or handicapped housing	<del>.3 spaces/unit</del> <u>1 space per employee</u>
<del>1140</del> . Accessory dwelling unit	1 uncovered space per bedroom shall be provided for an accessory dwelling unit that is attached to the primary unit or detached No parking shall be required for an accessory dwelling unit contained within the existing space of a primary unit or an existing accessory structure No parking shall be required for any accessory dwelling unit if it meets the parking criteria as set forth in § 17.85.040(C).
<b>B. Automotive Uses:</b>	
1. Auto dismantling	1 space/300 sq. ft. of building floor area, plus 1 space/10,000 sq. ft. of yard area
2. Automotive repair (single <u>and multi-</u> tenant)	5 space minimum, plus 1 space/200 sq. ft. of building area
<del>3. Automotive repair (multi-tenant)</del>	<del>5 space minimum, plus 1 space/200 sq. ft. of building area</del>
<u>34</u> . Automotive sales	1 space/1,000 sq. ft. of display area less than 10,000 sq. ft., plus 1 space/5,000 sq. ft. display area exceeding 10,000 sq. ft.
<u>45</u> . Auto wash (full-service)	10 space minimum
<u>56</u> . Auto wash (self-service)	2 spaces/ <u>self-wash stall</u> , plus 1 stacking space/ <u>self-wash stall</u> ; <u>and 6 stacking spaces from payment kiosk at drive-thru tunnels</u>
<u>6. Service station, gas station</u>	<u>A minimum of 3 spaces shall be provided on-site, per 17.72.030(E). No additional parking shall be required for service station pumps/canopies. Parking for ancillary automotive repair shall be per 17.76.030.B.2, inclusive of the minimum parking per 17.72.030(E). Parking for ancillary retail shall be per 17.76.030.C.4, inclusive of the</u>

	<a href="#">minimum parking per 17.72.030(E).</a>
<b>C. Other Commercial Uses:</b>	
1. Adult business	1 space/250 sq. ft. of building area
2. Bank, saving and loan, financial institution	1 space/200 sq. ft. of building area, plus 6 stacking spaces for every drive-thru lane
3. Barber or beauty salon	1 space/250 sq. ft. of building area
4. Convenience store	1 space/250 sq. ft. of building area
5. Dance hall or night club	1 space/50 sq. ft. of assembly area
6. Delicatessen or donut shop (no seating)	1 space/250 sq. ft. of building area
<a href="#">7. Fitness and wellness studio, 3,500 sf or less</a>	<a href="#">1 space/250 sq. ft. of building area</a>
<del>8</del> 7. Furniture or appliance sales	1 space/500 sq. ft. of display area, plus 1 space/2,500 sq. ft. of storage area
<del>9</del> 8. Hotel or motor inn	1 space/bedroom or unit, plus 2 spaces for manager/s unit (not including parking space requirements for incidental use)
<del>10</del> 9. Laundry or dry cleaning facility	1 space/250 sq. ft. of building area
<del>11</del> 10. Lumber yard	1 space/500 sq. ft. of enclosed storage area
<del>11. Mini-mall</del>	<del>1 space/250 sq. ft. of building area</del>
12. Mortuary or funeral home	1 space/25 sq. ft. of assembly area
13. Nail Salon	1 space/100 sq. ft. of building area. Parking requirement for proposed structures in an approved retail center where at least one certificate of occupancy has been issued before May 4, 2007 for a structure therein, shall be those requirements at the time of issuance of the first building permit in such retail center.
14. Office (general)	1 space/250 sq. ft. of building area
15. Office (medical or dental)	1 space/200 sq. ft. of building area
16. Open air market	1 space/250 sq. ft. of vending area, plus 1 space/vendor space
17. Plant nursery	5 space minimum, plus 1 space/250 sq. ft. of building area (excluding green houses)

18. Restaurant, café, bar or other eating and drinking establishment <u>with seating</u>	1 space/100 sq. ft. of building area and outdoor seating area
19. Restaurant with drive-up or drive-thru facilities	1 space/100 sq. ft. of building area, plus 1 lane for each drive-up window with 6 stacking spaces before the menu board
<u>20. Retail center (commercial and/or office) on more than 20 acres</u>	<u>1 space/250 sq. ft. of building area, or pursuant to § 17.76.070(B). For proposed structures in an approved retail center with a site area of 5 acres or more and for which at least one certificate of occupancy has been issued for a structure therein before December 22, 1994, the parking requirements shall be those in effect at the time of issuance of the first building permit in such retail center.</u>
<u>21</u> <del>20</del> . Retail center (commercial and/or office) on more than five acres	1 space/250 sq. ft. <u>of building area.</u> <del>Parking requirements f</del> For proposed structures in an approved retail center with a site area of 5 acres or more and <del>where</del> <u>for which</u> at least one certificate of occupancy has been issued before December 22, 1994, <del>for a structure therein, the</del> <u>parking requirement</u> shall be those <del>requirements in</del> <u>effective</u> at the time of issuance of the first building permit in such retail center
<u>22</u> <del>21</del> . Retail center (commercial and/or office) on five acres or less	1 space/200 sq. ft. of building area. <del>The parking requirement f</del> For proposed structures in an approved retail center with a site area of 5 acres or less, and <del>where</del> <u>for which</u> at least one certificate of occupancy has been issued prior to December 15, 2004 <del>for a structure therein, the</del> <u>parking requirement</u> shall be those <del>requirements in</del> <u>effect</u> at the time of issuance of the first building permit in such retail center
<u>23</u> <del>22</del> . Smoking lounge	1 space/200 sq. ft. of building area
<u>24</u> <del>23</del> . Theater	1 space/4 fixed seats
<u>25</u> <del>24</del> . Veterinary clinic	1 space/200 sq. ft. of building area
<u>26</u> <del>25</del> . Video arcade, <u>game arcade</u>	1 space/200 sq. ft. of building area <u>or floor area if ancillary to another</u>

	<a href="#">use.</a>
<b>D. Industrial Uses:</b>	
1. Contractor storage facility	6 spaces
2. Junk yard	1 space/10,000 sq. ft. of storage area
3. Manufacturing facility	1 space/500 sq. ft. of building area
4. Mining extraction facility	1 space for each employee during the largest shift
5. Office	1 space/250 sq. ft.
6. Self-storage facility/recreational vehicle storage	1 space/50 units or spaces plus 2 spaces for Manager's unit
7. Showroom design center	1 space/250 sq. ft. of display/retail area, plus 1 space/1,000 sq. ft. of storage area
8. Warehouse	1 space/1,000 sq. ft. of storage area (subject to approval by the Zoning Administrator pursuant to § 17.99.065)
<b>E. Institutional Uses:</b>	
1. Auditorium or club	1 space/4 fixed seats or 1 space/100 sq. ft. of assembly area
2. Church	1 space/3.5 fixed seats or 1 space/25 sq. ft. of assembly area
3. Convalescent home	1 space/3 beds, <a href="#">plus 1 uncovered guest space/4 beds</a>
4. Day care or preschool facility	1 space/employee, plus 1 space/10 children
5. Elementary or junior high school	1 space/employee (not including parking space requirements for incidental uses)
6. High school	1 space/employee, plus 1 space/6 students
7. Hospital	1 space/bed, plus ½ space/bed for employee parking
8. Library	1 space/400 sq. ft. of building area
9. Trade or vocational school	1 space/3 students <a href="#">enrolled</a> , plus 1 space/employee
<b>F. Recreational Uses:</b>	
1. Billiard hall	2 spaces/table
2. Bowling alley	5 spaces/alley (not including parking space requirements for any incidental uses)
3. Driving range	3 spaces, plus 1 space/tee

4. Golf course (standard size)	6 spaces/hole, plus required parking spaces for any incidental use
5. Golf course (miniature)	3 spaces/hole, plus required parking spaces for any incidental use
6. Health club, or <u>fitness</u> studio <u>greater than 3,500 sq. ft.</u>	1 space/150 sq. ft. of building area (including pool area)
7. Horse stable (commercial)	1 space/5 horses boarded
<u>8. Team sport facility greater than 3,500 sq. ft. (i.e., basketball, volleyball, batting cages, etc.)</u>	<u>As approved by Director, subject to a parking analysis and based upon nationally recognized standards</u>
<u>98.</u> <u>Public</u> park or any other <u>public</u> recreational facility	As prescribed by <u>the</u> Director of <u>Parks, Recreation and</u> Community Services, based upon nationally recognized standards
<u>109.</u> Skating rink	25 spaces minimum, plus 1 space/750 sq. ft. of building area
<u>1140.</u> Tennis or racquetball club	3 spaces/court, plus required parking spaces for any incidental use
<b>G. Uses not specifically mentioned:</b>	Requirements of similar use
<b>H. Mixed uses:</b>	Sum of the requirements for each use. <u>A reduction of parking may be granted for commercial and office centers greater than 20 acres, gross area, subject to Section 17.76.070(B).</u>

#### **17.76.070 Reduction in requirement.**

(A) Whenever the city, or any special parking district or authority, owns, leases or commences condemnation proceedings on land to be used for public off-street parking purposes, the ~~Planning~~ Commission on its own motion or pursuant to application by the owner of any land abutting the area used or to be used for public parking, may reduce, in part or entirety, the off-street parking requirements imposed by this chapter, on the lands abutting said area; provided, however, that:

(A1) The ~~Planning~~ Commission, before granting a reduction in off-street parking requirements, shall make a finding that the stated conditions exist in reference to subject property; and that

(B2) The ~~Planning~~ Commission, in granting a reduction, may impose reasonable conditions which shall assure the intent and purpose of this title.

(B) A reduction in required parking spaces may be granted to commercial and office centers greater than 20 acres in size, upon submittal of a shared parking analysis showing that the number of parking spaces needed is less than the sum of spaces required by Section 17.76.030. The shared parking analysis shall be prepared by a traffic engineer registered by the State of California.

(1) An application for a reduction in parking shall be reviewed per Chapter 17.91, as follows:

(a) Approval of a Precise Plan in conjunction with proposed new commercial or office development.

(b) Approval of a Precise Plan Modification in conjunction with a proposed commercial or industrial development meeting the criteria of 17.91.020(B).

(c) Approval of a Precise Plan Modification when no development is proposed, and a parking reduction has not been previously approved.

(d) Approval of a Minor Precise Plan Modification when no development is proposed, and parking reduction has been previously approved for a shared use parking facility.

(2) The granting of a reduction in parking shall be based on the following findings:

(a) The nature and location of the proposed uses within the development, as well as their size compared to that of the overall development.

(b) The location and adequacy of the parking spaces in the portion of the development where shared use of parking facility is proposed.

(c) Assurances that the proposed uses will not overlap during peak-activity periods.

(d) The availability of parking and the type of uses beyond the property boundaries.

(3) As a condition of granting a reduction in parking, the property owner shall be required to record a covenant or agreement against the property in a form acceptable to the Director that provides notice of the shared use of parking facilities and guarantees that the uses will operate during mutually exclusive hours, and upon circumstances or criteria as the Planning Commission, or the City Council on appeal, may require.

#### **17.76.090 Improvement standards.**

(A) All parking areas shall be improved and maintained in accordance with the standards of the Public Works Department as to:

- (1) Grading and drainage;
- (2) Surfacing with cement or suitable asphaltic material to prevent the emanation of dust;
- (3) Parking stalls layout and markings;
- (4) Protective pipes at driveway entrances;
- (5) Curbs, and barriers ~~and wheel stops~~; and
- (6) Marked-off directional signs.

### **CHAPTER 17.98**

### **BOARD OF ZONING ADJUSTMENT AND SPECIAL USE PERMITS**

#### **17.98.072 Emergency shelter for the homeless.**

(B) To be approved by the Board of Zoning Adjustment, any application for an emergency shelter in the M-2 or M-3 zones shall satisfy the following standards:

- (1) The proposed shelter is in conformance with the Building and Fire Codes;
- (2) The proposed shelter use is consistent with the General Plan and zoning of the proposed site;
- (3) The proposed shelter meets the development standards that are applicable to the zoning of the proposed site;
- (4) The proposed shelter is at least 300 feet away from any other shelter facility;

(5) Off-street parking is ~~demonstrated~~ provided in accordance with Chapter 17.76 ~~§ 17.76.030(A)(2)~~ of this code (one space per staff member of largest shift, plus one space per 12 beds, plus two guest spaces).



## CITY OF CORONA

### PRELIMINARY EXEMPTION ASSESSMENT

(Certificate of Determination When attached to Notice of Exemption)

#### Name, Description and Location of Project:

ZTA2022-0002: Amendment to Chapter 17.76 of the Corona Municipal Code (Off-Street Parking) and other ancillary parking criteria within Title 17 (Zoning Code) to amend the number of parking spaces required for various land uses.

SPA2022-0004: Amendment to various specific plans to amend the parking requirement for multiple family residential to match the off-street parking requirement in Chapter 17.76 of the Corona Municipal Code.

#### Entity or Person Undertaking Project:

☒ A. Public Agency: City of Corona, 400 S. Vicentia Avenue, Corona, CA 92882

☐ B. Other (private):

#### Staff Determination:

The City's staff, having undertaken and completed a preliminary review of this project in accordance with the City's Resolution entitled "Local Guidelines of the City of Corona Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

☐ A. The proposed action does not constitute a project under CEQA.

☐ B. The project is a Ministerial Project.

☐ C. The project is an Emergency Project.

☐ D. The project constitutes a feasibility or planning study.

☐ E. The project is categorically exempt:

☐ F. The project is a statutory exemption. Code section number:

☒ G. The project is otherwise exempt on the following basis: Section 15061(b)(3) states that a project is exempted from CEQA if the activity is covered by the *common sense exemption* that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This amendment is solely a text revision and there is no possibility that this activity will have a significant effect on the environment.

☐ H. The project involves another public agency, which constitutes the lead agency. Name of Lead Agency:

Date: \_\_\_\_\_

\_\_\_\_\_  
Jay Eastman, Planning Manager  
Lead Agency Representative

# EXHIBIT 2





## NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF  
SUPERVISORS COUNTY OF RIVERSIDE

FROM: CITY OF CORONA  
COMMUNITY DEVELOPMENT DEPARTMENT  
400 S. VICENTIA AVE, SUITE 120  
CORONA, CA 92882

1. Project title: ZTA2022-0002 & SPA2022-0004
2. Project location (specific): City wide.
3. a. Project location - City of Corona  
b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project:

ZTA2022-0002: Amendment to Chapter 17.76 of the Corona Municipal Code (Off-Street Parking) and other ancillary parking criteria within Title 17 (Zoning Code) to amend the number of parking spaces required for various land uses.

SPA2022-0004: Amendment to various specific plans to amend the parking requirement for multiple family residential to match the off-street parking requirement in Chapter 17.76 of the Corona Municipal Code.

5. Name of public agency approving project: **City of Corona**
6. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity: **City of Corona, 400 S. Vicentia Avenue, Corona, CA 92882**
7. Exempt Status (check one):
  - a. ☐ Ministerial Project
  - b. ☐ Not a project
  - c. ☐ Emergency project
  - d. ☐ Categorical Exemption. State type and class number:
  - e. ☐ Declared Emergency
  - f. ☐ Statutory Exemption. State code section number:
  - g. ☒ Other: Explain: *See below explanation.*
8. Reasons why the project is exempt: Section 15061(b)(3) states that a project is exempted from CEQA if the activity is covered by the *common sense exemption* that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This amendment is solely a text revision and there is no possibility that this activity will have a significant effect on the environment.
9. Contact Person/Telephone No.: Jay Eastman, Planning Manager (951) 736-2262
10. Attach Preliminary Exemption Assessment (Form "A") before filing.

Date received for filing: \_\_\_\_\_

Signature: \_\_\_\_\_  
Jay Eastman, Planning Manager  
Lead Agency Representative



Staff Report

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**File #:** 21-0853

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**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 one 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.

Legend:  
**Not listed:** Means the land use in other cities was not specifically called out in the Parking Ordinance  
Shaded box means the parking ratio of other cities is higher based on its comparison to Corona.

Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Residential									
Boarding house	1 space/2 guestrooms	Not listed	1 space/2 beds	1 space/room	Not listed	1 space/room	1 space/resident	Not listed	No change
Homeless or emergency shelter	1 space/staff on largest shift, plus 1 space/12 beds, plus 2 guest spaces	Not listed	Not listed	Not listed	1 space/4 beds	Based on demonstrated standards	Not listed	Not listed	1 space/staff on largest shift. Per CA Gov't Code Section 65583.
Mobile home park	2 tandem spaces/mobile unit, plus 1 uncovered guest space/5 units	2 spaces/mobile unit plus guest: 0.25 space/units <50 units, 0.20 space/unit 50- 100 units, 0.17 space/unit >100 units	2 spaces/ mobile unit, plus 1 guest space/8 units	2 spaces/unit, plus 1 guest space/3 units	2.5 spaces /mobile unit	1 space/units, plus 1 guest space/5 units	Not listed	Not listed	No change
Single-family	2 garage spaces/dwelling unit	2 garage spaces/dwelling unit	2 spaces/dwelling unit	2 garage spaces up to 4 bedrooms. Dwelling with 5 or more bedrooms, one additional enclosed space.	2 garage spaces/dwelling unit	2 garage space/dwelling unit	2 garage spaces/dwelling unit	Not listed	No change

Legend:  
**Not listed:** Means the land use in other cities was not specifically called out in the Parking Ordinance  
 Shaded box means the parking ratio of other cities is higher based on its comparison to Corona.

Corona Land Uses	Corona	Ontario	Eastvale	Orange		Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Accessory dwelling unit for all residential properties	State Law: 1 uncovered space per unit for an attached or detached unit to the primary residence. No parking for ADU created w/in primary unit.	Same as state law	Same as state law	Same as state law		Same as state law	Same as state law	Same as state law	Not listed	No change. Adhere to State Law.
Multiple Family										
a. Studio or single bedroom	1.5 covered spaces, plus 1 uncovered guest space/5 units	Studio: 1.5 spaces per dwelling, with 1 space being covered  <b>One-Bedroom: 1.75 spaces per dwelling, with 1 space being covered</b>	1.25 spaces/ unit	Unenclosed	Enclosed	Studio: 1.25 spaces/unit w/ 1 space covered One bedroom: 1.5 spaces/unit w/ 1 space covered	1.5 spaces/units	1 covered space, plus 0.66 space uncovered per dwelling unit	1 space/bedroom	<b>Recommendation by Committee:</b>  2 spaces/unit plus 1 guest space/5 units (w/ 1 space covered)
				Studio: 1.3 spaces/unit <b>One bed: 1.8 spaces/unit</b>	Studio: 1.4 spaces/unit <b>One bed: 1.9 spaces/unit</b>					
b. Two bedrooms	2 covered spaces, plus 1 uncovered guest space/5 units	2 spaces per dwelling, with 1 space being covered	2.25 spaces/ unit	2.3 spaces/unit	2.3 spaces/unit	2 spaces/unit w/1 space covered	2 spaces/unit	1 covered space, plus 1.33 spaces uncovered per dwelling unit.	1 space/bedroom	No change
c. Three or more bedrooms	2.5 covered spaces, plus 1 uncovered guest space/5 units	2.5 spaces per dwelling, with 1 space being covered	2.75 spaces/ unit	2.6 spaces/unit +0.4 spaces per room above 3	2.6 spaces/unit +0.5 spaces per room above 3	2.5 spaces/unit w/2 covered spaces	2 spaces/ unit	1 covered space, plus 1.33 spaces uncovered per dwelling unit.		3 spaces/unit, plus 1 guest space/ 5 units (w/2 spaces covered)
		Guest: < 50 units: 0.25 spaces/unit, 50-100 units: 0.20 spaces/unit >100 units: 0.17 spaces/unit		Guest: 0.2 spaces/unit		Guest parking at 0.25 spaces/unit included in minimum standard				


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Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Senior citizen independent living apartment housing: market rate	1.5 spaces/unit	1 space/unit, plus, guest parking at: < 50 units: 0.25 spaces/unit, 50-100 units: 0.20 spaces/unit >100 units: 0.17 spaces/unit	1 bedroom: 1.25 spaces/ unit 2 bedrooms: 2.25 spaces/ unit 3 bedrooms: 2.75 spaces/ unit	Not listed	Studio: 1.0 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	Recommendation by Committee:  Add: 1 guest space/ 5 units
Senior citizen apartment housing: low or very low income per HUD	.5 spaces/unit	0.7 spaces/unit, plus guest parking at: < 50 units: 0.25 spaces/unit, 50-100 units: 0.20 spaces/unit >100 units: 0.17 spaces/unit	Not listed	Not listed	Not listed	Not listed	Not listed	.42 spaces/unit	No change
Senior congregate (assisted living) housing	1 space/unit	Determined by Zoning Administrator	Not listed	Not listed	Not listed	Not listed	Not listed	.5 spaces/unit	1 space per unit or bed, whichever is greater, plus 1 guest space/5 units
Disabled or handicapped housing	.3 spaces/unit	Determined by Zoning Administrator	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	1 space per employee
Automotive Uses									
Auto dismantling	1 space/300 sq. ft. of building floor area, plus 1 space/10,000 sf of yard area	Not listed.	1 space/5,000 sf lot area	Not listed.	Not listed	Not listed.	Not listed.	Not listed	No change
Automotive repair (single tenant)	5 space minimum, plus 1 space/200 sf of floor area	2.5 spaces/1,000 sf of floor area	1 space/150 sf floor area	3 spaces/service bay	2 spaces, plus 4 spaces/service bay for 4 or less bays and 2 spaces/service bay for 5 or more bays	6 spaces minimum, plus 2 spaces/service bay	3 spaces/service bay, plus 1 space/250 sf of office, sales, and storage areas	1.69 spaces/1000 sf	No change



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Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Automotive repair (multi-tenant)	5 space minimum, plus 1 space/200 sf of building area	Not listed.	Not listed.	Not listed.	Not listed.	Not listed.	Not listed.	1.69 spaces/1000 sf	No change
Automotive sales	1 space/1,000 sf of display area < 10,000 sf, plus 1 space/5,000 sf of display area > 10,000 sq. ft.	2.5 space/1,000 sf of show room, plus 1 space/ 1,000 sf of outdoor display, plus parking for incidental uses (repair, offices, etc.)	1 space/1,000 sf of uncovered sales area (max. of 20 spaces) plus 1 space/employee	4 spaces/1,000 sf of floor area  A maximum of 2 of the required spaces shall be used for vehicle display. Where office area requires less than 3 spaces, a minimum of 3 spaces shall be required.	1 space/2,000 sf of display area (includes other related activities that are accessible to the public)	1 space/250 sf floor area (without outdoor display)  5 spaces minimum, plus 1 space/250 sf of office area (with outdoor display)	1 space/1,000 sf of display, sales and storage area	2.29 spaces/1000 sf	No change
Auto wash (full- service)	10 spaces minimum	10 spaces minimum, plus 1 space/employee, plus required parking for accessory uses (repair, service, and retail, etc.)	1 space/3 employees of largest shift, plus 2 spaces/stall	6 spaces for employee, plus 5 spaces per car length of internal carwash tunnel capacity for dry-off area, plus required parking for accessory uses (offices, retail, etc.)	Not listed	1 space/2 employees of largest shift	Not listed	Not listed	No change

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Auto wash (self-service)	2 spaces/wash stall, plus 1 stacking space/wash stall	10 spaces minimum, plus 1 space/employee, plus required parking for accessory uses (repair, service, and retail, etc.)	2 spaces/per stall	2.5 spaces/wash bay	2 spaces, plus 2 spaces/washing stall and 1 space/employee	1 space/2 washing stall	Not listed	Not listed	Add:  Self Service wash with drive thru tunnel: 6 stacking spaces from payment kiosk
Other Commercial Uses									
Adult businesses (entertainment)	1 space/250 sf of building area	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	5.6 spaces/1000 sf	No change
Bank, saving and loan, financial institution	1 space/200 sf of building area, plus 6 stacking spaces for drive-thru lanes	4.6 spaces/1,000 sf of floor area	1 space/250 sf of floor area, plus 6 stacking spaces for drive-thru lane	1 space/200 sf of floor area	1/225 sf of floor area	1 space/180 sf floor area	1 space/250 sf floor area	7.2 spaces/1000 sf	No change
Barber or beauty salon	1 space/250 sf of building area	1 space/250 sf of floor area	1 space/150 sf floor area	Not listed	Not listed	1 space/250 sf of floor area	Not listed	Not listed	No change
Convenience store	1 space/250 sf of building area	1 space/250 sf of floor area	1 space/200 sf of floor area	1 space/800 sf of floor area	Not listed	Not listed	Not listed	4.8 spaces/1000 sf	No change

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Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Dance hall or night club	1 space/50 sf of assembly area	1 space/40 sf of floor area	1 space/30 sf floor area	1 space/7 sf <u>dance floor</u> area	Not listed	Not listed	1 space/30 sf of dance floor area, plus required parking for dining, assembly or office uses	Not listed	No change
Delicatessen, donut shop (no seating)	1 space/250 sf of building area	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed for a “no seating establishment”	No change
Furniture or appliance sales	1 space/500 sf of display area, plus 1 space/2,500 sf of storage area	1 space/250 sf of floor area	1 space/750 sf of sale or display area	1 space/500 sf of floor area	Not listed	1 space/500 sf of floor area	Not listed	2.8 spaces/1000 sf	No change
Hotel or motor inn (ancillary uses are parked separately)	1 space/guest room, plus 2 spaces for manager/unit	1 space/guest room, plus required parking for associated uses	1 space/guest room, plus 2 spaces/resident manager	1 space/guest room, plus required parking for auxiliary uses	1 space/guest room	1 space/guest room	1 space/guest room, plus 1 space/3 employees on the largest shift, plus 1 space/3 persons to the maximum occupancy of each meeting room	1.1 spaces/room (ancillary uses included, but further analysis may be necessary)	No change
Laundry or dry cleaning facility	1 space/250 sf of building area	Not listed	1 space/250 sf of floor area	1 space/3 washing machines	Not listed	1 space/350 sf of floor area (commercial facility)  1 space/250 sf of floor area (dry cleaner)	Not listed	Not listed	No change

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Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Lumber yard	1 space/500 sf of enclosed storage area	Not listed	1 space/1,000 sf of uncovered sales area (max. of 20 spaces) plus 1 space/employee	1 space/1,000 sf of floor area, plus 1 space/1,000 sf of outdoor retail area	1 space/2,000 sf of display area (includes or other related activities that are accessible to the public)	1 space/350 sf of office area, plus 1 space/1000 sf storage or outdoor display area	1 space/1,000 sf of display, sales and storage area	.57 spaces/1000 sf	No change
Mini-mall	1 space/250 sf of building area	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	No change
Mortuary or funeral home	1 space/25 sf. of assembly area	25 spaces per 1,000 sf of assembly area, plus, parking for offices	1 space/35 sf of assembly area, plus 1 space/employee	1 space/4 seats, or 1 space/30 sf of assembly area, whichever is greater	1 space/4 seats, plus 5-car capacity for funeral procession queue	1 space/4 fixed seats or 1 space/30 sf of floor area in main assembly for non-fixed seats	Not listed	Not listed	No change
Nail Salon	1 space/100 sf of building area (in centers issued a certificate of occupancy after May 4, 2007.	1 space/250 sf of floor area	1 space/150 sf of floor area	Not listed	1 space/2 work stations	1 space/250 sf of floor area	Not listed	Not listed	No change
Office (general)	1 space/250 sf of building area	1 space/250 sf of floor area	1 space/200 sf of floor area	1 space/250 sf of floor area for first 250,000 sf, then 3 spaces/1,000 sf over 250,000 sf	1 space/250 sf of floor area	1 space/250 sf of floor area	1 space/250 sf of floor area	3.3 spaces/1000 sf	No change

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Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Office (medical or dental)	1 space/200 sf of building area	5.7 spaces per 1,000 sf of floor area	1 space/250 sf of leasable floor area	1 space/200 sf of floor area	1 space/225 sf of floor area	1 space/180 sf of floor area	1 space/175 sf of floor area	4.3 spaces/1000 sf	No change
Open air market	1 space/250 sf of vending area, plus 1 space/vendor space	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	No change
Plant nursery	5 space minimum, plus 1 space/250 sf of building area (excludes greenhouses)	2.5 spaces/1,000 sf of floor area, plus 1 space/1,000 sf of outdoor display and storage areas	1 space/1,000 sf of uncovered sales area (max. of 20 spaces) plus 1 space/employee	1 space/1,000 sf of floor area, plus 1 space/1,000 of outdoor retail area.	1 space/2,000 sf of display area (includes other related activities that are accessible to the public)	5 spaces, plus 1 space/250 sf of building area	1 space/1,000 sf of display, sales and storage area	Not listed	No change
Restaurant, café, bar or other eating and drinking establishment	1 space/100 sf of building area and outdoor seating area	1 space/100 sf of floor area (includes outdoor seating area up to 25 percent 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 1/75 sf of floor area above 6,000 sf.  10 spaces minimum for standalone use  If within a retail center of 25,000 sf or greater parking requirement is 1 space/225 sf of floor area up to 15% of the total retail center floor area	1 space/100 sf of floor area	1 space/ 45 sf of customer area, plus 1 space/ 200 sf of noncustomer area	15 spaces/1000 sf	Recommendation by Committee:  No change
Restaurant with drive-up or drive-thru facilities	1 space/100 sf of building area, plus 6 stacking spaces from the order menu board	13.3 spaces per 1,000 sf of floor area (includes outdoor seating area up to 25 percent).  Drive-thru may be credited one space for each 24 lineal feet of drive-thru lane	1 space/45 sf of serving area, plus 1 space/2 employees, plus 6 stacking spaces from the menu board	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	Not listed.	1 space/100 sf of floor area	1 space/45 sf of customer area, plus 1 space/200 sf of noncustomer area, plus 8 stacking spaces in the drive-thru lane	15 spaces/1000 sf	No change


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Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
		behind the pick-up window							
<b>Retail center (commercial and/or office) on more than 5 acres</b>  <i>(Parking ratio applied to general retail uses only. Uses specifically listed in table are parked accordingly)</i>	1 space/250 sf of building area for centers constructed or occupied after December 22, 1994. Prior to said date, the approved parking for the center shall remain.	4 spaces per 1,000 sf of floor area	1 space/200 sf of floor area	5:1000 < 25,000 sf of floor area  >25,000 sf: <ul style="list-style-type: none"><li>• 5.0 spaces/25,000 sf of floor area</li><li>• 4.9 spaces/50,000 sf</li><li>• 4.7 spaces/75,000 sf</li><li>• 4.5 spaces/100,000 sf</li><li>• 4.3 spaces/150,000 sf</li><li>• 4.15 spaces/300,000 sf</li><li>• 4.3 spaces/400,000 sf</li><li>• 4.6 spaces/500,000 sf</li><li>• 4.9 spaces/600,000 sf or greater</li></ul>	1 space/225 sf of floor area  Restaurants within retail centers of 25,000 sf or greater shall provide parking at 1 space/225 sf of floor area up to 15% of retail center’s total floor area.	1 space/250 sf of floor area	1 space/ 250 sf of floor area	5.1 spaces/1000 sf	No change
<b>Retail center (commercial and/or office) on 5 acres or less</b>  <i>(Parking ratio applied to general retail uses only. Uses specifically listed in table are parked accordingly)</i>	1 space/200 sf of building area for centers constructed or occupied after December 15, 2004. Prior to said date, the approved parking for the center shall remain.	1 space/250 sf of floor area	5.5 spaces/1,000 sf of leasable floor area  (Applies to neighborhood and regional centers, including those with restaurants)	Retail centers less than 25,000 sf of floor area:  5 spaces/1,000 sf of floor area.	1 space/225 sf of floor area  Restaurants within retail centers of 25,000 sf or greater shall provide parking at 1 space/225 sf of floor area up to 15% of retail center’s total floor area.	1 space/250 sf of floor area	1 space/ 250 sf of floor area	Not listed for “less than 5 acres”	No change
<b>Smoking lounge</b>	1 space/200 sf of building area	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	No change
<b>Theater</b>	1 space/4 fixed seats	0.33 spaces/fixed seats	1 space/3 seats	1 space/5 seats, plus 7 spaces for employees (multiple screens)  1 space/3 seats, plus 5 spaces for employees (single screen)	1 space/3 fixed seats	1 space/4 fixed sets or 1 space/30 sf of floor area in the main assembly area for non-fixed seats	1 space/3 fixed seats	22 spaces/100 seats	No change

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Veterinary clinic	1 space/200 sf of building area	5.7 spaces/1,000 sf of floor area	1 space/300 sf of floor area	5 spaces/1,000 sf of floor area	1/200 sf of floor area	1 space/180 sf of floor area	Not listed	2.8 spaces/1000 sf	No change
Video arcade	1 space/200 sf of building area	10 spaces/1,000 sf of floor area	1 space/250 sf of floor area	5 spaces/1,000 sf of floor area	1/75 sf of floor area	1 space/250 sf of floor area	Not listed	Not listed	No change
Industrial Uses									
Contractor storage facility	6 spaces	Not listed	1 space/5,000 sf of lot area	Not listed	Not listed	The greater of: <ul style="list-style-type: none"><li>• 1 space/4,000 sf of lot area or</li><li>• 1 space/250 sf of office space or</li><li>• 1 space/500 sf of enclosed storage</li></ul>	Not listed	Not listed	No change
Junk yard	1 space/10,000 sf of storage area	Not listed	1 space/5,000 sf of lot area	Not listed	Not listed	Not listed	Not listed	Not listed	No change
Manufacturing facility <i>(Does not include ancillary office. Parked separately)</i>	1 space/500 sf of building area	1.85 spaces/per 1,000 sf of floor area, plus 1 trailer parking/4 loading docks	1 space/500 sf of floor area	2 spaces/1,000 sf of floor area (inclusive of auxiliary office area occupying up to 25% of total floor area), plus 1 space per company-owned vehicle. Office excess of 25% of total floor area shall be parked separately.	1 space/500 sf of floor area	1 space/350 sf of floor area	1 space/500 sf of floor area up to 20,000 sf, plus 1 space/1,000 sf of floor area over 20,000 sf	1.4 spaces/1000 sf	No change
Mining extraction facility	1 space for each employee during the largest shift	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	No change



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Office	1 space/250 sf of building area	1 space/250 sf of floor area	1 space/250 sf of floor area	4 spaces/1,000 sf of floor area up to 250,000 sf, then 3 spaces/1,000 sf of floor area over 250,000 sf	1 space/250 sf of floor area	1 space/250 sf of gross floor area	1 space/250 sf of floor area	3.3 spaces/1000 sf	No change
Self-storage facility/recreational vehicle storage	1 space/50 units or spaces plus 2 spaces for Manager’s unit	0.1 spaces/1,000 sf of floor area; plus, 1 space for caretaker unit	2 spaces/3 employees	4 spaces/1000 sf of office area, or 3 spaces, whichever is greater	1 space/100 storage spaces, plus 2 spaces for caretaker unit	1 space/250 sf of office area plus 1 space for caretaker	Not listed	Not listed	No change
Showroom design center	1 space/250 sf of display/retail area, plus 1 space/1,000 sf of storage area	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	2.8 spaces/1000 sf	No change
Warehouse	1 space/1,000 sf of storage area (Zoning Administrator approval)	1 space/1,000 sf of floor area up to 20,000 sf; 0.5 space/1,000 sf of floor area above 20,000 sf, plus 1 trailer parking space/4 dock-high loading doors	1 space/1,000 sf storage area	4 spaces/1,000 sf of floor area < 10,000 sf., or 0.5 spaces/1,000 sf of floor area >10,000 sf	1 space 1,000 sf of gross floor area up to 20,000 ft, 1 space/2,000 sf of gross floor area for an additional 20,000 sf, and 1 space/4,000 sf of floor area above 40,000 sf	1 space/1000 square feet of floor area	1 space/1000 sf of floor area	.6 spaces/1000 sf	No change
Institutional Uses									



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Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Auditorium or club	1 space/4 fixed seats or 1 space/100 sf of assembly area	0.25 spaces/fixed seat or 25 spaces/1,000 sf of floor area	1 space/3 seats or 1 space/30 sf of assembly area	1 space/30 sf of assembly area	1 space/3 fixed seats or 1 space/35 sf of assembly area	1 space/4 fixed seats or 1 space/30 sf of assembly area	1 space/3 fixed seats or 1 space/ 21 square feet of assembly area.	Not listed	No change
Church	1 space/3.5 fixed seats or 1 space/25 sf of assembly area	0.33 spaces/fixed seat or 25 spaces per 1,000 sf of floor area	1 space/35 sf of assembly area	1 space/4 seats, or 1 space/30 sf of assembly area, whichever is greater	1 space/3 fixed seats or 1/35 sf of assembly area, whichever is greater	1 space/4 fixed seats or 1 space/30 sf of assembly area	1 space/3 fixed seats or 1 space/ 21 square feet of assembly area.	11 spaces/1000 sf or 31 spaces/100 seats	No change
Convalescent home	1 space/3 beds	0.5 spaces/bed, plus 1 space/employee	1 space/3 employees, plus 1 space/3 beds	1 space/4 beds	1 space/3 beds	0.5 spaces/bed	1 space/3 beds	.46 spaces/bed	Add: 1 parking space every 5 beds for guest
Day care or preschool facility	1 space/ employee, plus 1 space/10 children	0.2 spaces/child, plus, one space per employee during the largest shift	1 space/500 sf floor area. A reduction of 2 spaces can be applied for a bus	2 spaces/employee	1 space/employee, plus 1 space/500 sf of floor area	1 space/employee plus 1 space/facility vehicle plus 1 space/10 persons	1 space/employee, plus 1 space/10 children	1.3 spaces/employee, plus .21 spaces/student	Recommendation by Committee:  No change
Elementary or junior high school (Private)	1 space/ employee (does not include parking for incidental uses)	0.28 spaces/student	1 space/classroom, or 1 space/3 seats in the auditorium or multipurpose room, whichever is greater	1.8 spaces/classroom	10 spaces, plus 2 spaces/classroom	2 spaces/classroom plus 2 bus loading spaces	1 space/teacher and staff member, plus 1 space/ 2 classrooms;	Elementary: 12 spaces/100 students Jr: 15 spaces/100 students	No change

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High school (Private)	1 space/ employee, plus 1 space/6 students	0.26 spaces/student	1 space/classroom, or 1 space/3 seats in the auditorium or multipurpose room, whichever is greater	8 spaces/classroom	10 spaces, plus 10 spaces/classroom	7 spaces/classroom plus 3 bus loading spaces	1 space/ teacher, plus five spaces/classroom	38 spaces/100 students	No change
Hospital	1 space/bed, plus 0.5 space/bed for employee parking	1.8 spaces/bed, plus, 1 space/employee of largest shift, plus parking for medical offices	1 space/2 beds, plus 1 space/hospital vehicle, plus 1 space/employee of largest shift	1.5 spaces/bed	1 space/bed	1 space/bed	1 space/bed	4.2 spaces/bed	No change
Library	1 space/400 sf of building area	Determined by the Zoning Administrator	1 space/300 sf floor area, plus 1 space/2 employees	4 spaces/1,000 sf of floor area	1/300 sq. ft. of gross floor area	Not listed	Not listed	2.5 spaces/1000 sf	No change
Trade or vocational school	1 space/3 students, plus 1 space/employee	6 spaces/1,000 sf of floor area	1 space/30 sf of assembly area, plus 1 space/employee, plus 1 space/faculty member, plus 1 space/2 students	1 space/35 sf of instructional area	10 spaces, plus 24 spaces/classroom	0.75 spaces/employee plus 0.75 spaces/student capacity	1 space/2 students, plus 1 space/employee	Not listed	No change
Recreational Uses									
Billiard hall	2 spaces/table	2 spaces/table	1 space/250 sf of floor area	5 spaces/1,000 sf of floor area	2 spaces/table	1 space/250 square feet	Not listed	3 spaces/table	No change

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Bowling alley	5 spaces/alley (does not include ancillary uses)	4 spaces/lane	4 spaces/lane	3 spaces/lane, (does not include auxiliary uses)	5 spaces/alley	5 spaces/lane	4 spaces/lane	4.9 spaces/lane w/ancillary uses	No change
Driving range	3 spaces, plus 1 space/tee	1 space/tee	1 space/tee	1 space/tee, plus parking for ancillary uses	1 space/tee	1.5 spaces/tee plus parking for ancillary uses	1 space/tee	Not listed	No change
Golf course (standard size)	6 spaces/hole, plus parking for any incidental use	8 spaces/hole, plus, parking for associated uses	6 spaces/hole	9 spaces/hole, plus parking for ancillary uses	6 spaces/hole	5 spaces/hole, plus parking for ancillary uses	4 spaces/hole	11 spaces/hole w/ ancillary uses	No change
Golf course (miniature)	3 spaces/hole, plus parking for any incidental use	3 spaces/hole	3 spaces/hole	1.5 spaces/hole, plus parking for ancillary uses	3 spaces/hole	Not listed	Not listed	Not listed	No change
Health <del>or studio</del> Fitness club	1 space/150 sf of building area (including pool area)	5 spaces/ 1,000 sf of floor area	1 space/200 sf of floor area	5.7 spaces/1,000 sf of floor area	1/100 sf of floor area	1 space/150 sf of floor area	Not listed	4.3 spaces/1000 sf	No change
Fitness and Wellness Studio (3,500 sf or less) NEW	1 space/250 sf of floor area	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	Not listed	NEW land use
Horse stable (commercial)	1 space/5 horses boarded	0.2 spaces/horse	Not listed	Not listed	1 space/5 horses boarded	Not listed	Not listed	Not listed	No change
Park or any other recreational facility	As prescribed by Director of Parks, Recreation and Community Services, based upon nationally recognized standards	Not listed	1 space/8,000 sf of active recreational area & 1 space/acre of passive recreational area	Not listed	Determined by an approved parking study.	Not listed	Not listed	1.21 spaces/acre	No change
Skating rink	25 spaces minimum, plus 1 space/750 sf of building area	3.3 spaces/ 1,000 sf of floor area	1 space/20 sf of seating area, and 1 space/250 sf of skating area	10 spaces/1,000 sf of recreation area, not including ancillary uses	1/100 sf of floor area	1 space/100 sf of floor area	Not listed	5.8 spaces/1000 sf	No change

Legend:  
**Not listed:** Means the land use in other cities was not specifically called out in the Parking Ordinance  
 Shaded box means the parking ratio of other cities is higher based on its comparison to Corona.

Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
Tennis or racquetball club	3 spaces/court, plus required parking spaces for any incidental use	3 spaces/court	1 space/court	3 spaces/court, not including ancillary uses	3 spaces/court	Not listed	2 spaces/court	4.3 spaces/court w/ ancillary uses	No change
Uses not specifically mentioned:	Requirements of similar use	Determined by Zoning Administrator	Requirements of similar use	Requirements of similar use	Determined by parking study	Requirements of similar use	Not listed	Not listed	No change
Mixed uses:	Sum of the requirements for each use	Not listed	Not listed	Sum of the requirements for each use	Sum of the requirements for each use	Sum of the requirements for each use, unless otherwise determined by a parking analysis	Sum of the requirements for each use	Not listed	Add: A reduction in the parking requirements for a commercial retail center greater than 20 acres, may be granted by the Planning Commission subject to 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

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Corona Land Uses	Corona	Ontario	Eastvale	Orange	Moreno Valley	Riverside	Lake Elsinore	ITE Manual (Avg requirement based on sites surveyed in manual)	Recommendation By Staff
									different peak parking demand times. Shared parking is applicable to non-residential land uses.