



Staff Report

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**File #:** 22-0663

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**REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 08/17/2022

**TO:** Honorable Mayor and City Council Members

**FROM:** Planning & Development Department

**SUBJECT:**

Zone Text Amendment 2022-0002 amending Chapter 17.76 (Off-Street Parking) of the Corona Municipal Code and various other sections of the Zoning Code to modify the City's Off-Street parking requirements (Applicant: City of Corona).

**EXECUTIVE SUMMARY:**

The City Council will consider approving Zone Text Amendment 2022-0002 (ZTA2022-0002), which is intended to establish adequate and convenient parking in both residential and commercial zones and minimize impacts to public streets and adjacent properties. The amendment further consolidates parking requirements within Chapter 17.76 of the Corona Municipal Code (CMC), which is the City's Off-Street Parking Ordinance, and updates parking criteria to provide clarity, and defines joint-use and shared-use parking strategies.

**RECOMMENDED ACTION:**

**That the City Council:**

- a. Approve Zone Text Amendment 2022-0002, as recommended by the Planning and Housing Commission.
- b. Introduce by title only and waive full reading for consideration of Ordinance No. 3353, first reading of an ordinance amending [Chapter 17.76 \(Off-Street Parking\)](#) and various other sections of [Title 17 \(Zoning\)](#) of the Corona Municipal Code to modify the City's Off-Street parking requirements (ZTA2022-0002).

**BACKGROUND & HISTORY:**

On March 8, 2021, the City Council directed staff to study the City's parking ordinance to determine if the City's existing parking requirements were consistent with surrounding cities and industry standards. Specifically, the City Council expressed concern about the parking required for market-rate, multiple-family residential projects. Several multi-family residential apartments and attached

condominium projects in the City have experienced a lack of sufficient parking spaces to accommodate the demand from residents.

Staff completed its parking study in September 2021. The study 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.

Staff presented the parking study to the Committee of the Whole on September 8, 2021. The Committee recommended changes to the multiple-family residential parking requirement that would increase the parking requirement for studio/one-bedroom units by 0.5 spaces for a total of two spaces per unit, and three- or more bedroom units by 0.5 spaces for a total of three spaces per unit. No changes were made to two-bedroom units, which required two spaces per unit. Guest parking was unchanged at one space every five 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 adding guest parking to senior citizen apartment housing and senior congregate housing. The proposed recommendation for guest parking is one space every four units or in the case of congregate care one space every four units or beds.

Planning staff reviewed relevant parking sections throughout the Zoning Code to identify revisions that aligned with the results of the parking study and the Committee and Commission's review and comments. Proposed revisions were drafted based on the feedback from the Committee and Commission, to provide clarity regarding operational criteria, resolve conflicts in the code, address outdated terminology and practices, and consolidate most parking standards into the off-street parking chapter (CMC Chapter 17.76). The Planning and Housing Commission reviewed the proposed zoning text amendments on July 25, 2022, and recommended approval to City Council. It should be noted that a few errors in the Planning and Housing Commissions staff report/exhibits were identified shortly before the Commission's meeting, and the errors were verbally clarified at the meeting. The Commission staff report and exhibits attached to this report (Exhibit 3) have been revised to reflect the correct information and staff's verbal presentation.

Throughout this process, staff reminded the Committee of the Whole and the Commission that multiple-family residential, which is intended for affordable housing, 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 pertains 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.

## ANALYSIS:

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 ZTA2022-0002 are intended to provide clarity regarding operational criteria, resolve conflicts in the code, address outdated terminology and practices, and consolidate most parking standards into a single Zoning Code chapter. These changes are reflected in various sections of the CMC.

The revisions specifically proposed in the table describing the number of parking spaces required in Section 17.76.030 of the CMC are shown below.

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> <u>2</u> covered spaces <u>/unit</u> , plus 1 uncovered guest space/5 units b. 2 covered spaces <u>/unit</u> , plus 1 uncovered guest space/5 units c. <del>2.5</del> covered <u>and 1 uncovered</u> spaces/ <u>unit</u> , plus 1 uncovered guest space/5 units <u>See 17.76.010(H)</u>	Recommended revision for multiple-family parking per Council Committee of the Whole and Planning Commission workshops held in September 2021.
<u>Recuperative care facility</u>	<u>1 space/3 beds</u>	This is a current parking requirement. The standard is being relocated from CMC § 17.44.140.
Senior citizen apartment housing: market rate	1.5 <u>covered</u> spaces/unit, <u>plus 1 uncovered guest space/4 units</u>	Planning Commission's recommended revision per Commission's 2021 workshop.
Senior congregate housing	1.0 <u>covered</u> spaces <u>/ per unit or bed, whichever is greater, plus 1 uncovered guest space per 4 units or beds</u>	Planning Commission's recommended revision per Commission's 2021 workshop.
Disabled or handicapped housing	<del>.3 spaces/unit</del> <u>1 space per employee</u>	Residents of these facilities do not drive and are generally transported by a van operated by the facility.
Automotive repair (single <u>and multi-tenant</u> )	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/ <u>self-wash stall</u> , plus 1 stacking space/ <u>self-wash stall; and 6 stacking spaces from payment kiosk at drive-thru tunnels</u>	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). 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 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".
<a href="#">Video arcade, game arcade</a>	<a href="#">1 space/200 sq. ft. of building area 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	<a href="#">1 space/3 beds, 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	<a href="#">1 space/3 students enrolled, plus 1 space/employee</a>	Clarification to reflect total student enrolled, not students per class.
<a href="#">Health club, or fitness studio greater than 3,500 sq. ft.</a>	<a href="#">1 space/150 sq. ft. of building area (including pool area)</a>	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, 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.

Public park or any other public 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.

**FINANCIAL IMPACT:**

There is no financial impact to the City for this action.

**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 commonsense 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.

**PLANNING AND HOUSING COMMISSION ACTION:**

At its meeting of July 25, 2022, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Alexander/Sherman) and carried unanimously, that the Planning and Housing Commission recommend approval of ZTA2022-0002 to the City Council, based on the findings contained in the staff report. The minutes of the Planning and Housing Commission meeting are included as Exhibit 4.

**PREPARED BY:** JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

**Attachments:**

1. Exhibit 1 - City Ordinance No. 3353 - (Clean Version)
2. Exhibit 2 - Redline Version of CMC Sections
3. Exhibit 3 - Planning and Housing Commission Staff Report
4. Exhibit 4 - Draft Minutes of the Planning and Housing Commission meeting of July 25, 2022