

## **ORDINANCE NO. 3353**

### **AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, 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).**

**WHEREAS**, Article XI, § 7 of the California Constitution authorizes cities to make and enforce within their jurisdictional limits ordinances and regulations not in conflict with general laws to protect and promote the public health, safety, and welfare of its citizens; and

**WHEREAS**, Chapter 17.76 of the Corona Municipal Code (“CMC”) sets forth the general standards for providing off-street parking; and

**WHEREAS**, other chapters in Title 17 of the CMC also contain off-street parking requirements that apply to certain zoning districts; and

**WHEREAS**, on March 8, 2021, the City Council directed City staff to study the City’s parking requirements to determine if they align with the parking requirements in other surrounding cities and general requirements used in the industry; and

**WHEREAS**, in September 2021, City staff completed the parking study, which compared the City’s parking requirements for various land uses to the parking requirements in the cities of Ontario, Eastvale, Orange, Moreno Valley, Riverside and Lake Elsinore, as well as the average parking requirement for specific land uses from the Institute of Transportation Engineer (ITE) Parking Generation Manual; and

**WHEREAS**, the parking study was presented to the Committee of the Whole (“Committee”) on September 8, 2021 and the Committee recommended changes to the parking requirement for multi-family residential housing; and

**WHEREAS**, the parking study was presented to the Planning and Housing Commission (“Planning Commission”) on September 20, 2021 and the Planning Commission recommended changes to the parking requirement for senior housing; and

**WHEREAS**, on July 25, 2022, the Planning and Housing Commission of the City of Corona (“Planning Commission”) conducted a duly noticed public hearing and recommended that the City Council amend several sections of Title 17 (Zoning) of the CMC to modify the City’s off-street parking requirements (ZTA 2022-0002) (“Zone Text Amendment”); and

**WHEREAS**, the Planning Commission based its recommendation to adopt the Zone Text Amendment on the findings set forth below; and

**WHEREAS**, on August 17, 2022, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with this Zone Text Amendment were heard and this Zone Text Amendment was comprehensively reviewed.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CORONA DOES ORDAIN AS FOLLOWS:**

**SECTION 1. CEQA Findings.** As the decision-making body for this Zone Text Amendment, the City Council finds that this action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt 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 action involves minor zoning text changes that will align the City's off-street parking requirements with surrounding cities and industry standards. This action involves no physical impacts and does not modify density or capacity. As such, there is no possibility that adopting this Ordinance will have a significant effect on the environment. Therefore, no environmental analysis is required.

**SECTION 2. Zoning Findings.** Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. The proposed Zone Text Amendment is consistent with the General Plan and applicable specific plans for the following reasons:

(i) ZTA 2022-0002 is consistent with General Plan Policy CE-7.1 in that it ensures that new developments provide adequate off-street parking that is in line with industry standards.

(ii) ZTA 2022-0002 is consistent with General Plan Policy CE-7.2 in that it implements updated off-street parking requirements that align with the requirements in surrounding cities and industry standards, which will provide adequate parking necessary to meet the needs of residential uses, commerce, and other land uses.

(iii) ZTA 2022-0002 is consistent with General Plan Policy CE-7.4 in that it encourages the joint and shared use of parking facilities based on the peak parking demands of permitted uses in new commercial or office developments.

(iv) ZTA 2022-0002 is consistent with General Plan Policy CE-7.5 in that it encourages the use of shared parking arrangements in areas with parking shortfalls, in the downtown area and in appropriate mixed-use projects, and along the Sixth Street Mixed-Use Boulevard corridor.

(v) ZTA 2022-0002 is consistent with General Plan Policy LU-17.18 in that it promotes the development of centralized parking facilities that can be shared by multiple businesses to allow for a more pedestrian and social environment in the Downtown area.

B. The proposed Zone Text Amendment is consistent with Title 17 of the Corona Municipal Code for the following reason:

(i) ZTA 2002-002 is consistent with the intent of Title 17 of the Corona Municipal Code to regulate zoning and development standards for the purpose of protecting public health, safety and welfare and to maintain and improve quality of life for the residents of Corona in that it brings the City's off-street parking requirements in line with surrounding cities and the industry standards.

C. The proposed Zone Text Amendment will provide for the public health, safety and welfare for the following reason:

(i) ZTA 2022-0002 provides standards for the City to use in determining the off-street parking requirements for various land uses to ensure the orderly development of properties, which is intended to promote public health, safety and welfare for residents and patrons of the City.

**SECTION 3. Zoning Text Amendment.** Various sections of Title 17 (Zoning) of the Corona Municipal Code are hereby amended to read in their entirety as set forth in Exhibit "A" attached to this Ordinance and incorporated herein by reference.

**SECTION 4. Official Record.** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Corona City Hall, 400 S. Vicentia Avenue, Corona, California 92882. The custodian for these records is the Planning and Development Director of the City of Corona.

**SECTION 5. Severability.** If any provision or clause of this Ordinance or any application of it to any person, firm, organization, partnership or corporation is held invalid, such invalidity shall not affect other provisions of this Ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this Ordinance are declared to be severable.

**SECTION 6. Effective Date.** The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in a general circulation newspaper published and in the City of Corona. This Ordinance shall take effect and be in force 30 days after its adoption.

**PASSED, APPROVED AND ADOPTED** this 7<sup>th</sup> day of September 2022.

---

Mayor of the City of Corona, California

**ATTEST:**

---

City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, Clerk of the City of Corona, California, do hereby certify that the foregoing Ordinance was regularly introduced at a regular meeting of the City Council of the City of Corona, California, duly held the 17<sup>th</sup> day of August, 2022, and thereafter at a regular meeting held on the 7<sup>th</sup> day of September, 2022, it was duly passed and adopted by the following vote of the Council:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 7<sup>th</sup> day of September, 2022.

\_\_\_\_\_  
City Clerk of the City of Corona, California

[SEAL]

## **SUMMARY**

On August 17, 2022, the Corona City Council will consider amending various sections of Title 17 (Zoning) of the Corona Municipal Code to modify and update the City's off-street parking requirements. A certified copy of the full text of this proposed ordinance amendment is posted at the City Clerk's Office.

The City Council meets at 6:30 p.m. in the Council Chambers in the Corona City Hall located at 400 South Vicentia Avenue. The City Clerk is located in Suite 115 of the City Hall near the north entrance.

**EXHIBIT “A”  
AMENDMENTS TO TITLE 17 (ZONING)  
ZTA2022-0002**

Section 17.04.140 (Commission) of Chapter 17.04 (Definitions) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

**“17.04.140 Commission.**

“Commission” means the Planning and Housing Commission of the city.”

Section 17.04.207 (Director) of Chapter 17.04 (Definitions) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

**“17.04.207 Director.**

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

Chapter 17.04 (Definitions) of Title 17 (Zoning) is hereby amended to add Section 17.04.478 (Parking facilities, joint use) to read as follows:

**“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.”

Chapter 17.04 (Definitions) of Title 17 (Zoning) is hereby amended to add Section 17.04.479 (Parking facilities, shared use) to read as follows:

**“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.”

Section 17.24.140 (Off-street parking) of Chapter 17.24 (R-3 – Multiple-Family Residential Zone) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

**“17.24.140 Off-street parking.**

The provisions of Chapter 17.76 shall apply.”

Section 17.26.140 (Off-street parking) of Chapter 17.26 (R-3-C – Multiple-Dwelling Zone) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

**“17.26.140 Off-street parking.**

The provisions of Chapter 17.76 shall apply.”

Section 17.30.050 (Property development standards – Mobile home park) of Chapter 17.30 (MP – Mobile Home Park Zone) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

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

Standards are as set forth in this section.

(A) **Site area.** Not less than ten acres of land area.

(B) **Maximum density.** Eight mobile home spaces per gross acre.

(C) **Maximum height for buildings and structures.** 30 feet or two stories, whichever is lesser.

(D) **Yards.** Yard requirements are as follows.

(1) **Front yards.** Each mobile home park shall have a front yard extending for the full width of the parcel and devoted to the use. The front yard shall have an average width of 15 feet and shall not be less than ten feet at any point. In the case of abutting parcels of land wherein the front yard of one parcel exceeds the front yard setback requirement for the zone in which the parcel is located, the front yard setback line for any abutting parcel which is located in an MP zone shall be at a 45 degree angle from the front yard setback line of the other parcel to the setback line of the parcel located in the MP zone.

(2) **Side and rear yards.** Each mobile home park shall have a rear yard of not less than five feet in width and a side yard on each side of the mobile home park not less than five feet in width; provided, however, that if a side or rear yard abuts a street, the rear yard or side street side yard shall have an average width of eight feet and shall not be less than five feet at any point.

(E) **Walls, fences and landscaping.** Each mobile home park shall be entirely enclosed at its exterior boundaries by a six-foot screen consisting of solid masonry or other appropriate decorative screening; provided, however, that the screen may be reduced to three feet in height when it is constructed in a front yard at any entrance to the park. The provisions of Chapter 17.70 shall apply.

(F) **Access from mobile home park to public street.** Access provisions are as follows:

(1) The provisions of Chapter 17.68 shall apply;



(2) Each mobile home park shall have no less than two access ways for fire fighting equipment, the location and design of which shall be approved by the Planning Director and city's Fire Chief.

(G) **Parking.** A mobile home park shall have at least one guest parking space for each 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."

Section 17.33.160 (Smoking lounges – Supplemental development standards) of Chapter 17.33 (Commercial & Office Zones) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

**"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, DJ's, 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.

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

Section 17.44.130 (Standards for emergency shelters in the M-1 zone) of Chapter 17.44 (Industrial Zones) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

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

The Director shall have the authority to review and approve emergency shelters to be located in the M-1 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;

(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.”

Section 17.44.140 (Standards for recuperative care facility) of Chapter 17.44 (Industrial Zones) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

**“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.

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

Section 17.72.030 (Service stations) of Chapter 17.72 (Supplemental Site Development Standards for Automotive Related Uses) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

**"17.72.030 Service stations.**

**(A) Location.**

(1) The site shall be located on a major or secondary street.

(2) All stations shall be located on a corner of an intersection and the minimum distance between service stations shall be at least 300 feet measured from the closest existing service station; except that service stations may occupy four corners of an intersection of major streets, secondary streets or any combination thereof as shown on the Master Plan.

(3) The main service station building shall be located near the corner with pump islands and canopies oriented away from the

corner in order to enhance the appearance and internal circulation of service station sites.

(B) **Minimum site area.** The minimum site area shall be 15,000 square feet.

(C) **Accessory uses.**

(1) Towing operations, incidental to, in conjunction with or in addition to a permitted service station operation, provided that no more than two towed vehicles are on-site at any given time unless within an enclosed building, and a maximum of one tow truck is stored on site;

(2) Convenience store, provided the provisions of division (E) of this section are met;

(3) Car washes, if permitted or conditionally permitted by the respective zone or Specific Plan and subject to the requirements of § 17.72.080 of this chapter.

(4) Drive-thrus, if permitted or conditionally permitted by the respective zone or Specific Plan and subject to the requirements of the applicable zone or Specific Plan;

(5) Auto repair, if permitted or conditionally permitted by the respective zone or Specific Plan, and subject to the requirements of § 17.72.040 of this chapter.

(D) **Walls.** For the protection of the residential area from vehicle lights and noise, when abutting to a residential zone or across the alley from a residential zone, a solid masonry wall six feet in height shall be erected on all interior property lines; the wall to be reduced to three feet in height within a required yard setback area or corner cutback area, except where an existing wall meets the requirements.

(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 on the property.

(3) The provisions of Chapter 17.76 shall apply.

(F) **Landscaping.**

(1) Landscaping shall be provided on not less than 6% of the station site area, including, but not limited to the entire corner cut-off area as required by § 17.70.050, except those pedestrian walkways approved after site plan review.

(2) Non-living landscape materials such as rocks or artificial turf may be utilized, provided these materials do not exceed 20% of the total landscaped area.

(3) Each station site shall have no less than three on- or off-site trees. Such trees shall be not less than 15 gallon container size when planted.

(4) The provisions of Chapter 17.70 shall apply.

(G) **Lighting.** The provisions of § 17.76.090(B) relating to outdoor lighting shall apply.

(H) **Signs.**

(1) Price sign advertising as required by State of California Business and Professions Code § 13531 shall be exempted up to 25 square feet. Any area exceeding this amount shall be considered a regulated sign and included within the maximum sign area allowed by § 17.74.190.

(2) Canopy signs shall be allowed at a ratio of one square foot of sign per three lineal feet of canopy elevation up to a maximum of 50 square feet, provided no more than three sides of the canopy may have signs. Area of the signs shall be included within the maximum enterprise identification sign area allowed by § 17.74.190 for the respective elevations.

(3) The provisions of Chapter 17.74 shall apply.

(I) **Outside operations.**

(1) All outside operations shall, at all times, be limited to the following:

(a) Dispensing of gasoline, oil and water;

(b) Charging of batteries;

(c) Removal and replacement of rims which does not include removal of the rubber tire from the rim nor repair thereof;

(2) There shall, at no time, be permitted outdoor storage or display of new or used tires, merchandise, supplies or similar commodities.

(3) All trash, including junk tires, shall be stored in an enclosed area screened from view.

(4) Outdoor parking of automobiles waiting for service shall not exceed five days.

(J) **Inside operations.**

(1) All auto maintenance, tubes or other authorized or permitted repairs must be conducted wholly within the main building and conducted in a manner that complies with § 17.84.040 (performance standards).

(2) All maintenance and repairs conducted in connection with a service station are limited to automobile service only and must be in conformance with the requirements of § 17.72.040 of this chapter. Truck repair in excess of one and one-half ton shall not be permitted.

(3) All tire repairs shall be conducted wholly within the main building in conformance with § 17.72.040 of this chapter.

(K) **Safety.**

(1) All plans and specifications of construction of service stations, new or remodeled, shall conform to the requirements of the currently adopted Uniform Fire Code and shall be submitted to

Riverside County Department of Health for review prior to submittal for approval by the City Fire Department.

(2) All enclosed structures shall be provided with two points for access.

(3) Any convenience store or service station that operates between the hours of 8:00 p.m. and 6:00 a.m. shall provide a silent alarm system easily accessible to the cashiers of such operations. The system shall be subject to the review and approval of the Chief of Police.”

Section 17.76.010 (Application of provisions) of Chapter 17.76 (Off-Street Parking) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

**“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 additional parking pursuant to this chapter.

(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.

(I) If an electric vehicle charging station or its associated equipment impacts the number of parking spaces required for an existing use, then the required number of parking spaces shall be

reduced by an amount necessary to accommodate the charging station or associated equipment.”

Section 17.76.030 (Number of spaces required) of Chapter 17.76 (Off-Street Parking) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

**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
3. Mobile home park	2 spaces/unit, plus 1 uncovered guest space/5 units. See 17.30.050(G) and 17.30.060(F)
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. 2 covered spaces/unit, plus 1 uncovered guest space/5 units b. 2 covered spaces/unit, plus 1 uncovered guest space/5 units c. 2 covered and 1 uncovered spaces/unit, plus 1 uncovered guest space/5 units See 17.76.010(H)
6. Recuperative care facility	1 space/3 beds
7. Senior citizen apartment housing: market rate	1.5 covered spaces/unit, plus 1 uncovered guest space/4 units
8. Senior citizen apartment housing: low or very low income	0.5 spaces/unit



9. Senior congregate housing	1.0 covered spaces per unit or bed, whichever is greater, plus 1 uncovered guest space per 4 units or beds
10. Disabled or handicapped housing	1 space per employee
11. Accessory dwelling unit	<p>1 uncovered space per bedroom shall be provided for an accessory dwelling unit that is attached to the primary unit or detached</p> <p>No parking shall be required for an accessory dwelling unit contained within the existing space of a primary unit or an existing accessory structure</p> <p>No parking shall be required for any accessory dwelling unit if it meets the parking criteria as set forth in § 17.85.040(C).</p>
<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 and multi-tenant)	5 space minimum, plus 1 space/200 sq. ft. of building area
3. 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.
4. Auto wash (full-service)	10 space minimum
5. Auto wash (self-service)	2 spaces/self-wash stall, plus 1 stacking space/ self-wash stall; and 6 stacking spaces from payment kiosk at drive-thru tunnels
6. Service station, gas station	<p>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.</p> <p>Parking for ancillary automotive repair shall be per 17.76.030.B.2, inclusive of the minimum parking per 17.72.030(E).</p> <p>Parking for ancillary retail shall be per 17.76.030.C.4, inclusive of the minimum parking per 17.72.030(E).</p>

<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
7. Fitness and wellness studio, 3,500 sf or less	1 space/250 sq. ft. of building area
8. Furniture or appliance sales	1 space/500 sq. ft. of display area, plus 1 space/2,500 sq. ft. of storage area
9. Hotel or motor inn	1 space/bedroom or unit, plus 2 spaces for manager/s unit (not including parking space requirements for incidental use)
10. Laundry or dry cleaning facility	1 space/250 sq. ft. of building area
11. Lumber yard	1 space/500 sq. ft. of enclosed storage area
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 with seating	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
20. Retail center (commercial and/or office) on more than 20 acres	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.
21. Retail center (commercial and/or office) on more than five acres	1 space/250 sq. ft. of building area. 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 before December 22, 1994, the parking requirement shall be those in effect at the time of issuance of the first building permit in such retail center
22. Retail center (commercial and/or office) on five acres or less	1 space/200 sq. ft. of building area. For proposed structures in an approved retail center with a site area of 5 acres or less, and for which at least one certificate of occupancy has been issued prior to December 15, 2004, the parking requirement shall be those in effect at the time of issuance of the first building permit in such retail center
23. Smoking lounge	1 space/200 sq. ft. of building area
24. Theater	1 space/4 fixed seats
25. Veterinary clinic	1 space/200 sq. ft. of building area
26. Video arcade, game arcade	1 space/200 sq. ft. of building area or floor area if ancillary to another use.
<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, plus 1 uncovered guest space/4 beds
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 enrolled, 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 fitness studio greater than 3,500 sq. ft.	1 space/150 sq. ft. of building area (including pool area)
7. Horse stable (commercial)	1 space/5 horses boarded
8. Team sport facility greater than 3,500 sq. ft. (i.e., basketball, volleyball, batting cages, etc.)	As approved by Director, subject to a parking analysis and based upon nationally recognized standards
9. Public park or any other public recreational facility	As prescribed by the Director of <del>Parks, Recreation and</del> Community Services, based upon nationally recognized standards
10. Skating rink	25 spaces minimum, plus 1 space/750 sq. ft. of building area
11. 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. 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).

Section 17.76.070 (Reduction in requirement) of Chapter 17.76 (Off-Street Parking) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

**“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 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:

(1) The 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

(2) The 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.”

Section 17.76.090 (Improvement standards) of Chapter 17.76 (Off-Street Parking) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

**“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

(6) Marked-off directional signs.

(B) All outdoor lighting within parking areas shall be designed and arranged with the approval of the City Engineer to restrict to a minimum the effects of stray light on adjacent property and city streets. Subsequent to any installation of such lighting and prior to the city's issuance of an occupancy permit for the property, the City Engineer shall inspect the lighting system for compliance with the approved design and arrangement in accordance with the final approval of the City Engineer at time of installation and shall be subject to his or her occasional inspection to insure continued compliance therewith.

(C) Where parking areas front, side or rear on a street or alley which is a boundary with an agricultural or residential zone, there shall be provided a solid masonry wall three feet in height along the property line. Where parking areas, including driveways, side or rear directly on a residential zone, a solid masonry wall six feet in height shall be installed on the zone boundary line, the wall to be reduced to three feet in height within any corner setback area and within the front yard area of the abutting residential zone.

(D) Within the M-1, M-2 and M-3 zones, designation of visitor parking areas shall be made on the site plan, and barriers and wheel stops pursuant to subsection (A)(5) shall only be required in visitor parking areas and in parking areas adjacent to and facing public streets, landscaped areas, alleys or pedestrian walkways.

(E) In the M-1, M-2, M-3 or M-4 zones, the Zoning Administrator may defer parking improvements otherwise required by this section and § 17.76.100, pursuant to the provisions of § 17.101.070.”

Section 17.98.072 (Emergency shelter for the homeless) of Chapter 17.98 (Boards of Zoning Adjustment and Special Use Permits) of Title 17 (Zoning) is hereby amended in its entirety to read as follows:

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

(A) The Board of Zoning Adjustment shall hear and decide applications for emergency shelters to be located in the M-2 and M-3 zones. The following findings shall be made by the Board prior to approval:

(1) At least ten days before the hearing, notice of the application for an emergency shelter was mailed to property owners of record on abutting properties and adjacent properties directly across a street or alley. The notice included a postcard for the property owner's use to return written comments on the proposed shelter and all responses have been considered by the Board;

(2) Land uses and development in the immediate vicinity of the site will not constitute an immediate or potential hazard to occupants of the proposed shelter;

(3) The site of the proposed shelter is safely accessible by pedestrians;

(4) The proposed shelter is located with reasonable access to public agencies and transportation services;

(5) Sewer, water, electricity and telephone services will be provided at the site.

(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 provided in accordance with Chapter 17.76.

(C) Any approval by the Board of Zoning Adjustment for an emergency shelter shall be subject to conditions of approval which must include, but are not limited to, the following:

(1) No person will be allowed to sleep at the same shelter for more than a total of 180 nights in any one year period.

(2) 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.

(3) On-site management is provided on a 24 hour basis.

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