

# City of Corona

*400 S. Vicentia Ave.  
Corona, CA 92882*

## **Planning and Housing Commission Meeting Agenda - STUDY SESSION**

**Monday, September 20, 2021**

**Council Chambers - 6:00 p.m.**



**Craig Siqueland, Chair  
Karen Alexander, Vice Chair  
Diana Meza, Commissioner  
Bridget Sherman, Commissioner  
Matt Woody, Commissioner**

## CALL TO ORDER

## PLEDGE OF ALLEGIANCE

## COMMUNICATIONS FROM THE PUBLIC

*Persons wishing to address the Planning and Housing Commission are requested to state their name for the record. This portion of the agenda is intended for public comment. State law prohibits the Planning and Housing Commission from discussing or taking action on items not listed on the agenda. The Planning and Housing Commission will appreciate your cooperation in keeping your comments brief. Please observe a three minute limit to communications.*

## AGENDA ITEM

### 1. **REPORT - [Discussion on the City's Parking Ordinance Update.](#)**

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

**Attachments:**      [Staff Report](#)  
                                 [Exhibit 1 - Parking Study Table](#)

## PLANNING AND HOUSING COMMISSIONERS' REPORTS AND COMMENTS

## ADJOURNMENT

*The next meeting of the Planning and Housing Commission is scheduled for Monday, October 11, 2021, commencing at 6:00 p.m. in the City Council Chambers, 400 S. Vicentia Avenue.*

*Corona City Hall Online, All the Time- [www.CoronaCA.gov](http://www.CoronaCA.gov)*

### **NOTICE TO THE PUBLIC:**

*If you challenge any items on the agendas in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning and Housing Commission at or prior to this public hearing.*

*Agendas for all Planning and Housing Commission meetings are posted at least 72 hours prior to the meeting in the entry way at City Hall. A complete agenda packet is available for public inspection during business hours at the Planning & Development Department. Any materials relating to an item on the agenda which are distributed to all, or majority of all, members of the Planning and Housing Commission after the posting of the agenda will also be available at the same time for public inspection during business hours at the Planning & Development Department.*

*Written communications from the public for the agenda must be received by the Planning & Development Department seven (7) days prior to the Planning and Housing Commission meeting. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the ADA Coordinator at (951) 736-2235. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.*

**MEETING IS BEING RECORDED**



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

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| Corona Land Uses                                       | Corona  | Ontario  | Eastvale          | Orange  |   | Moreno Valley  | Riverside         | Lake Elsinore  | ITE Manual<br>(Avg requirement<br>based on sites<br>surveyed in<br>manual) | Recommendation<br>By Staff  |
|--|---|--|-------------------|---|---|--|-------------------|--|--|---|
| Accessory dwelling unit for all residential properties | State Law:<br>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<br><br>One-Bedroom: 1.75 spaces per dwelling, with 1 space being covered | 1.25 spaces/ unit | Unenclosed<br>Studio: 1.3 spaces/unit<br>One bed: 1.8 spaces/unit | Enclosed<br>Studio: 1.4 spaces/unit<br>One bed: 1.9 spaces/unit | Studio: 1.25 spaces/unit w/ 1 space covered<br>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  | Recommendation by Committee:<br><br>2 spaces/unit plus 1 guest space/5 units (w/ 1 space covered) |
| 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:<br>< 50 units: 0.25 spaces/unit,<br>50-100 units: 0.20 spaces/unit<br>>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<br>(Avg requirement<br>based on sites<br>surveyed in<br>manual) | Recommendation<br>By Staff  |
|---|--|--|---|----------------------|---|--|---|--|---|
| Senior citizen<br>independent living<br>apartment housing:<br>market rate | 1.5 spaces/unit  | 1 space/unit, plus,<br>guest parking at:<br>< 50 units: 0.25<br>spaces/unit,<br>50-100 units: 0.20<br>spaces/unit<br>>100 units: 0.17<br>spaces/unit   | 1 bedroom: 1.25 spaces/<br>unit<br>2 bedrooms: 2.25<br>spaces/ unit<br>3 bedrooms: 2.75<br>spaces/ unit | Not listed           | Studio: 1.0<br>space/unit,<br>1 bedroom:<br>1.25/unit,<br>2 bedrooms:<br>1.5/unit.<br><br>Guest parking at 0.25<br>spaces/unit <u>included</u><br>in minimum standard | 1 space/unit                                   | Not listed  | 0.9 spaces/units   | Recommendation<br>by Committee:<br><br>Add: 1 guest<br>space/ 5 units                 |
| Senior citizen<br>apartment housing:<br>low or very low<br>income per HUD | .5 spaces/unit   | 0.7 spaces/unit, plus<br>guest parking at:<br>< 50 units: 0.25<br>spaces/unit,<br>50-100 units: 0.20<br>spaces/unit<br>>100 units: 0.17<br>spaces/unit | Not listed  | Not listed           | Not listed  | Not listed                                     | Not listed  | .42 spaces/unit  | No change   |
| Senior congregate<br>(assisted living)<br>housing                         | 1 space/unit   | Determined by<br>Zoning Administrator  | Not listed  | Not listed           | Not listed  | Not listed                                     | Not listed  | .5 spaces/unit   | 1 space per unit<br>or bed, whichever<br>is greater, plus 1<br>guest space/5<br>units |
| Disabled or<br>handicapped<br>housing                                     | .3 spaces/unit   | Determined by<br>Zoning Administrator  | Not listed  | Not listed           | Not listed  | Not listed                                     | Not listed  | Not listed   | 1 space per<br>employee   |
| Automotive Uses   |  |  |   |                      |   |  |   |  |   |
| Auto dismantling  | 1 space/300 sq. ft. of<br>building floor area,<br>plus 1 space/10,000<br>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<br>(single tenant)                                      | 5 space minimum,<br>plus 1 space/200 sf of<br>floor area                                 | 2.5 spaces/1,000 sf of<br>floor area   | 1 space/150 sf floor area   | 3 spaces/service bay | 2 spaces, plus 4<br>spaces/service bay<br>for 4 or less bays and<br>2 spaces/service bay<br>for 5 or more bays  | 6 spaces minimum, plus<br>2 spaces/service bay | 3 spaces/service<br>bay, plus 1<br>space/250 sf of<br>office, sales, and<br>storage areas | 1.69 spaces/1000<br>sf   | No change   |

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|-------------------------------------|--|--|---|--|---|---|---|--|----------------------------|
| Automotive repair<br>(multi-tenant) | 5 space minimum,<br>plus 1 space/200 sf of<br>building area  | Not listed.  | Not listed.   | Not listed.  | Not listed.   | Not listed.   | Not listed.   | 1.69 spaces/1000<br>sf   | No change                  |
| Automotive sales                    | 1 space/1,000 sf of<br>display area < 10,000<br>sf, plus 1 space/5,000<br>sf of display area ><br>10,000 sq. ft. | 2.5 space/1,000 sf of<br>show room, plus 1<br>space/ 1,000 sf of<br>outdoor display, plus<br>parking for incidental<br>uses (repair, offices,<br>etc.) | 1 space/1,000 sf of<br>uncovered sales area<br>(max. of 20 spaces) plus<br>1 space/employee | 4 spaces/1,000 sf of floor<br>area<br><br>A maximum of 2 of the<br>required spaces shall be<br>used for vehicle display.<br>Where office area requires<br>less than 3 spaces, a<br>minimum of 3 spaces shall<br>be required. | 1 space/2,000 sf of<br>display area (includes<br>other related<br>activities that are<br>accessible to the<br>public) | 1 space/250 sf floor<br>area (without outdoor<br>display)<br><br>5 spaces minimum, plus<br>1 space/250 sf of office<br>area (with outdoor<br>display) | 1 space/1,000 sf of<br>display, sales and<br>storage area | 2.29 spaces/1000<br>sf   | No change                  |
| Auto wash (full-<br>service)        | 10 spaces minimum  | 10 spaces minimum,<br>plus 1<br>space/employee, plus<br>required parking for<br>accessory uses<br>(repair, service, and<br>retail, etc.)               | 1 space/3 employees of<br>largest shift, plus 2<br>spaces/stall                             | 6 spaces for employee, plus<br>5 spaces per car length of<br>internal carwash tunnel<br>capacity for dry-off area,<br>plus required parking for<br>accessory uses (offices,<br>retail, etc.)                                 | Not listed  | 1 space/2 employees of<br>largest shift   | Not listed  | Not listed   | No change                  |

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

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|-----------------------------|---|---|---|--|--|--|---|--|----------------------------|
| Lumber yard                 | 1 space/500 sf of<br>enclosed storage area  | Not listed  | 1 space/1,000 sf of<br>uncovered sales area<br>(max. of 20 spaces) plus<br>1 space/employee | 1 space/1,000 sf of floor<br>area, plus 1 space/1,000 sf<br>of outdoor retail area                 | 1 space/2,000 sf of<br>display area (includes<br>or other related<br>activities that are<br>accessible to the<br>public) | 1 space/350 sf of office<br>area, plus 1 space/1000<br>sf storage or outdoor<br>display area       | 1 space/1,000 sf of<br>display, sales and<br>storage area | .57 spaces/1000 sf   | No change                  |
| Mini-mall                   | 1 space/250 sf of<br>building area  | Not listed  | Not listed  | Not listed   | Not listed   | Not listed   | Not listed  | Not listed   | No change                  |
| Mortuary or<br>funeral home | 1 space/25 sf. of<br>assembly area  | 25 spaces per 1,000<br>sf of assembly area,<br>plus, parking for<br>offices | 1 space/35 sf of<br>assembly area, plus 1<br>space/employee                                 | 1 space/4 seats, or 1<br>space/30 sf of assembly<br>area, whichever is greater                     | 1 space/4 seats, plus<br>5-car capacity for<br>funeral procession<br>queue   | 1 space/4 fixed seats or<br>1 space/30 sf of floor<br>area in main assembly<br>for non-fixed seats | Not listed  | Not listed   | No change                  |
| Nail Salon                  | 1 space/100 sf of<br>building area (in<br>centers issued a<br>certificate of<br>occupancy after May<br>4, 2007. | 1 space/250 sf of<br>floor area   | 1 space/150 sf of floor<br>area   | Not listed   | 1 space/2 work<br>stations   | 1 space/250 sf of floor<br>area  | Not listed  | Not listed   | No change                  |
| Office (general)            | 1 space/250 sf of<br>building area  | 1 space/250 sf of<br>floor area   | 1 space/200 sf of floor<br>area   | 1 space/250 sf of floor area<br>for first 250,000 sf, then 3<br>spaces/1,000 sf over<br>250,000 sf | 1 space/250 sf of<br>floor area  | 1 space/250 sf of floor<br>area  | 1 space/250 sf of<br>floor area                           | 3.3 spaces/1000 sf   | No change                  |

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|--|---|---|---|---|--|--|--|--|---|
| 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.<br><br>10 spaces minimum for standalone use<br><br>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:<br><br>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).<br><br>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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|--|--|--|---|---|--|--|----------------------------------|--|----------------------------|
|  |  | behind the pick-up<br>window           |   |   |  |  |                                  |  |                            |
| <b>Retail center<br/>(commercial<br/>and/or office) on<br/>more than 5 acres</b><br><br><i>(Parking ratio<br/>applied to general<br/>retail uses only.<br/>Uses specifically<br/>listed in table are<br/>parked accordingly)</i> | 1 space/250 sf of<br>building area for<br>centers constructed<br>or occupied after<br>December 22, 1994.<br>Prior to said date, the<br>approved parking for<br>the center shall<br>remain. | 4 spaces per 1,000 sf<br>of floor area | 1 space/200 sf of<br>floor area   | 5:1000 < 25,000 sf of floor<br>area<br><br>>25,000 sf: <ul style="list-style-type: none"><li>• 5.0 spaces/25,000 sf of<br/>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<br/>greater</li></ul> | 1 space/225 sf of<br>floor area<br><br>Restaurants within<br>retail centers of<br>25,000 sf or greater<br>shall provide parking<br>at 1 space/225 sf of<br>floor area up to 15%<br>of retail center’s<br>total floor area. | 1 space/250 sf of floor<br>area  | 1 space/ 250 sf of<br>floor area | 5.1 spaces/1000 sf   | No change                  |
| <b>Retail center<br/>(commercial<br/>and/or office) on 5<br/>acres or less</b><br><br><i>(Parking ratio<br/>applied to general<br/>retail uses only.<br/>Uses specifically<br/>listed in table are<br/>parked accordingly)</i>   | 1 space/200 sf of<br>building area for<br>centers constructed<br>or occupied after<br>December 15,<br>2004. Prior to said<br>date, the approved<br>parking for the center<br>shall remain. | 1 space/250 sf of<br>floor area        | 5.5 spaces/1,000 sf of<br>leasable floor area<br><br>(Applies to<br>neighborhood and<br>regional centers,<br>including those with<br>restaurants) | Retail centers less than<br>25,000 sf of floor area:<br><br>5 spaces/1,000 sf of floor<br>area.   | 1 space/225 sf of<br>floor area<br><br>Restaurants within<br>retail centers of<br>25,000 sf or greater<br>shall provide parking<br>at 1 space/225 sf of<br>floor area up to 15%<br>of retail center’s<br>total floor area. | 1 space/250 sf of floor<br>area  | 1 space/ 250 sf of<br>floor area | Not listed for “less<br>than 5 acres”                                      | No change                  |
| <b>Smoking lounge</b>  | 1 space/200 sf of<br>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<br>seats             | 1 space/3 seats   | 1 space/5 seats, plus 7<br>spaces for employees<br>(multiple screens)<br><br>1 space/3 seats, plus 5<br>spaces for employees<br>(single screen)   | 1 space/3 fixed seats  | 1 space/4 fixed sets or 1<br>space/30 sf of floor area<br>in the main assembly<br>area for non-fixed seats | 1 space/3 fixed<br>seats         | 22 spaces/100<br>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<br><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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|--|---|---|---|--|--|--|---|--|---|
| Auditorium or club                               | 1 space/4 fixed seats<br>or 1 space/100 sf of<br>assembly area            | 0.25 spaces/fixed<br>seat or 25<br>spaces/1,000 sf of<br>floor area                 | 1 space/3 seats or 1<br>space/30 sf of<br>assembly area   | 1 space/30 sf of assembly<br>area  | 1 space/3 fixed seats<br>or 1 space/35 sf of<br>assembly area                    | 1 space/4 fixed seats or<br>1 space/30 sf of<br>assembly area                | 1 space/3 fixed<br>seats or 1 space/<br>21 square feet of<br>assembly area. | Not listed   | No change   |
| Church   | 1 space/3.5 fixed<br>seats or 1 space/25 sf<br>of assembly area           | 0.33 spaces/fixed<br>seat or 25 spaces per<br>1,000 sf of floor area                | 1 space/35 sf of<br>assembly area   | 1 space/4 seats, or 1<br>space/30 sf of assembly<br>area, whichever is greater | 1 space/3 fixed seats<br>or 1/35 sf of<br>assembly area,<br>whichever is greater | 1 space/4 fixed seats or<br>1 space/30 sf of<br>assembly area                | 1 space/3 fixed<br>seats or 1 space/<br>21 square feet of<br>assembly area. | 11 spaces/1000 sf<br>or<br>31 spaces/100<br>seats                            | No change   |
| Convalescent home                                | 1 space/3 beds  | 0.5 spaces/bed, plus<br>1 space/employee  | 1 space/3 employees,<br>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<br>space every 5<br>beds for guest |
| Day care or<br>preschool facility                | 1 space/<br>employee, plus 1<br>space/10 children                         | 0.2 spaces/child, plus,<br>one space per<br>employee<br>during the largest<br>shift | 1 space/500 sf<br>floor area.<br>A reduction of 2<br>spaces can be applied<br>for a bus                           | 2 spaces/employee  | 1 space/employee,<br>plus 1 space/500 sf<br>of floor area                        | 1 space/employee plus<br>1 space/facility vehicle<br>plus 1 space/10 persons | 1<br>space/employee,<br>plus 1 space/10<br>children                         | 1.3<br>spaces/employee,<br>plus .21<br>spaces/student                        | Recommendation<br>by Committee:<br><br>No change  |
| Elementary or<br>junior high school<br>(Private) | 1 space/ employee<br>(does not include<br>parking for incidental<br>uses) | 0.28 spaces/student   | 1 space/classroom, or<br>1 space/3 seats in the<br>auditorium or<br>multipurpose<br>room, whichever is<br>greater | 1.8 spaces/classroom   | 10 spaces, plus 2<br>spaces/classroom  | 2 spaces/classroom plus<br>2 bus loading spaces                              | 1 space/teacher<br>and staff member,<br>plus 1 space/ 2<br>classrooms;      | Elementary:<br>12 spaces/100<br>students<br>Jr:<br>15 spaces/100<br>students | No change   |

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

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|--|--|---------------------------------------|--------------------------------|---|--|---|--|--|---|
| Tennis or<br>racquetball club          | 3 spaces/court, plus<br>required parking<br>spaces for any<br>incidental use | 3 spaces/court                        | 1 space/court                  | 3 spaces/court, not<br>including ancillary uses | 3 spaces/court                             | Not listed  | 2 spaces/court                             | 4.3 spaces/court<br>w/ ancillary uses                                      | No change   |
| Uses not<br>specifically<br>mentioned: | Requirements of<br>similar use   | Determined by<br>Zoning Administrator | Requirements of similar<br>use | Requirements of similar use                     | Determined by<br>parking study             | Requirements of similar<br>use  | Not listed                                 | Not listed   | No change   |
| Mixed uses:                            | Sum of the<br>requirements for<br>each use                                   | Not listed                            | Not listed                     | Sum of the requirements for<br>each use         | Sum of the<br>requirements for<br>each use | Sum of the<br>requirements for each<br>use, unless otherwise<br>determined by a parking<br>analysis | Sum of the<br>requirements for<br>each use | Not listed   | Add: A reduction<br>in the parking<br>requirements for<br>a commercial<br>retail center<br>greater than 20<br>acres, may be<br>granted by the<br>Planning<br>Commission<br>subject to<br>preparation of a<br>shared parking<br>analysis prepared<br>by a traffic<br>engineer<br>registered by the<br>State of<br>California. Shared<br>parking is<br>generally defined<br>as parking space<br>that can be used<br>to serve two or<br>more individual<br>land uses without<br>conflict. The<br>shared parking<br>methodology<br>operates under<br>the assumption<br>that different land<br>uses have |

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|------------------|--------|---------|----------|--------|---------------|-----------|---------------|--|---|
|                  |        |         |          |        |               |           |               |  | different peak parking demand times. Shared parking is applicable to non-residential land uses. |