APPENDICES

PLANNING
NETWORK
2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(7 1 4) 9 4 5 - 2 7 3 8

APPENDIX A

Legal Description

PLANNING
NETWORK

2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(7 1 4) 9 4 5 - 2 7 3 8

LEGAL DESCRIPTION

ALL THAT PORTION OF THE EAST ONE-HALF OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 34 WITH THE MOST SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "B" AS CONVEYED TO THE STATE OF CALIFORNIA FOR HIGHWAY PURPOSES BY DEED FROM AUSTIN WALLINE AND BERTHA S. WALLINE, HUSBAND AND WIFE, RECORDED JUNE 17, 1948 IN BOOK 2247, PAGE 273, OFFICIAL RECORDS; THENCE NORTH 68 DEGREES 22 MINUTES 23 SECONDS WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 32.32 FEET; THENCE NORTH 0 DEGREES 13 MINUTES 31 SECONDS WEST PARALLEL WITH AND 30 FEET WESTERLY OF THE EASTERLY LINE OF SAID SECTION 34, A DISTANCE OF 40.30 FEET; THENCE NORTH 68 DEGREES 22 MINUTES 23 SECONDS WEST A DISTANCE OF 2141.64 FEET; THENCE SOUTH 11 DEGREES 31 MINUTES 09 SECONDS EAST 1844.38 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO PAUL R. GARDNER, ET UX, BY DEED FROM AUSTIN WALLINE AND BERTHA S. WALLINE, HUSBAND AND WIFE, RECORDED MARCH 17, 1950 IN BOOK 2547, PAGE 135, OFFICIAL RECORDS; THENCE SOUTH 89 DEGREES 28 MINUTES 05 SECONDS EAST ALONG THE NORTH LINE OF THE PROPERTY AS CONVEYED TO GARDNER AND WIFE, AS DISTANCE OF 1647.85 FEET TO THE EAST LINE OF SAID SECTION 34; THENCE NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EASTERLY 30 FEET OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN ARCHIBALD AVENUE.

ALSO SAVING AND EXCEPTING THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO THE CITY OF ONTARIO BY DEED RECORDED JULY 6, 1931 IN BOOK 2789, PAGE 466, OFFICIAL RECORDS OF SAN BERNARDINO COUNTY.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF ONTARIO BY DEED, RECORDED DECEMBER 9, 1970 IN BOOK 7569, PAGE 928 OFFICIAL RECORDS AND BY OTHER VARIOUS DEEDS OF RECORD DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST ONE-QUARTER CORNER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 7 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO GOVERNMENT SURVEY THEREOF; THENCE SOUTH 22.81 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE NORTH 89 DEGREES 28 MINUTES 05 SECONDS WEST 1547.22 FEET TO THE EASTERLY LINE OF THE LAND CONVEYED TO CITY OF ONTARIO BY DEED RECORDED JULY 6, 1951, IN BOOK 2789, PAGE 466, OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTH 11 DEGREES 08 MINUTES 10 SECONDS WEST 51.055 FEET ALONG THE LAST SAID LINE; THENCE SOUTH 89 DEGREES 28 MINUTES 05 SECONDS EAST 1557.08 FEET TO THE SAID EAST LINE OF SAID SECTION; THENCE SOUTH 27.19 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING; EXCEPTING THE EAST 30 FEET THEREOF IN ARCHIBALD AVENUE.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE SAN BERNARDINO FLOOD CONTROL DISTRICT, BY DEEDS RECORDED JULY 18, 1978 IN BOOK 9476, PAGE 780 AND IN BOOK 9476, PAGE 785 OFFICIAL RECORDS DESCRIBED AS FOLLOWS:

"PARCEL A"

BEGINNING AT A POINT IN THE EAST LINE OF THAT PROPERTY DESCRIBED IN DOCUMENT TO THE CITY OF ONTARIO RECORDED IN BOOK 2789, PAGE 466, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT BEING

THE INTERSECTION THEREOF WITH THE NORTH LINE OF FRANCIS STREET (100.00 FEET WIDE), AS SAID INTERSECTION IS SHOWN ON MAP RECORDED IN BOOK 28, PAGE 10 RECORD OF SURVEYS OF SAID COUNTY; THENCE ALONG SAID EAST LINE NORTH 10 DEGREES 54 MINUTES 13 SECONDS WEST (RECORDED AS NORTH 11 DEGREES 29 MINUTES 44 SECONDS WEST PER SAID RECORD OF SURVEY MAP), 80.88 FEET; THENCE SOUTH 37 DEGREES 45 MINUTES 44 SECONDS EAST, 101.64 FEET TO A POINT IN THE AFORESAID NORTH LINE OF FRANCIS STREET; THENCE ALONG SAID NORTH LINE NORTH 80 DEGREES 52 MINUTES 09 SECONDS WEST (RECORDED NORTH 89 DEGREES 27 MINUTES 11 SECONDS WEST PER SAID RECORD OF SURVEY), 46.95 FEET TO THE POINT OF BEGINNING.

"PARCEL B"

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE AFOREMENTIONED PROPERTY DESCRIBED IN DOCUMENT TO THE CITY OF ONTARIO RECORDED IN BOOK 2789, PAGE 466, OFFICIAL RECORDS OF SAID COUNTY WITH THE SOUTHWESTERLY LINE OF MISSION BOULEVARD (150.00 FEET WIDE) AS SAID SOUTHWESTERLY LINE IS SHOWN ON MAP RECORDED IN BOOK 33, PAGE 59, RECORD OF SURVEYS OF SAID COUNTY; THENCE ALONG SAID SOUTHWESTERLY LINE SOUTH 67 DEGREES 25 MINUTES 28 SECONDS EAST (RECORDED SOUTH 68 DEGREES 24 MINUTES 11 SECONDS EAST PER SAID RECORD OF SURVEY MAP) 33.88 FEET; THENCE AT RIGHT ANGLES, SOUTH 22 DEGREES 34 MINUTES 32 SECONDS WEST, 51.22 FEET TO A POINT IN THE EAST LINE OF SAID CITY OF ONTARIO PROPERTY; THENCE ALONG SAID EAST LINE, NORTH 10 DEGREES 54 MINUTES 13 SECONDS WEST (RECORDED NORTH 11 DEGREES 31 MINUTES 09 SECONDS WEST IN BOOK 2789, PAGE 466, OFFICIAL RECORDS, 61.41 FEET TO THE POINT OF BEGINNING.

SAID LAND IS ALSO SHOWN ON RECORD OF SURVEY, RECORDED SEPTEMBER 30, IN BOOK 28, PAGES 10 TO 13 OF RECORD OF SURVEYS.

APPENDIX B

City Of Ontario Parking Standards

PLANNING
NETWORK

2940 INLAND EMPIRE BLVD
SUITE 105, ONTARIO, CA 91764
(7 1 4) 9 4 5 - 2 7 3 8

Article 25. Off-Street Parking and Loading

Sec. 9-3.2500. Purposes. In addition to the objectives prescribed in Section 9-3.105 of Article 1 of this chapter, requirements and standards for off-street parking facilities and off-street loading facilities are established by this article in order to achieve the following purposes:

(a) To progressively alleviate or to prevent traffic congestion caused by shortage of parking spaces and the loading and unloading of trucks on public streets.

(b) To ensure that off-street parking and loading facilities are provided incidental to new land uses and major alterations and enlargements of existing land uses in proportion to the need for such facilities created by the particular type of land use.

(c) To ensure that off-street parking and loading facilities are designed in a manner that will result in maximum efficiency, protect the public safety, provide for the special needs of the physically handicapped, and where appropriate, insulate surrounding land uses from their impact.

(§ 2, Ord. 2038, eff. April 19, 1979; amended by § 1, Ord. 2224)

Sec. 9-3.2505. General provisions for off-street parking and loading. The following regulations shall apply:

(a) Where required. The required number of off-street parking spaces and off-street loading spaces shall be provided at the time of initial occupancy of a site or construction of a structure, or at the time that the use of a site or a structure is altered enlarged converted or increased in capacity by adding uses, floor area, dwelling units, guests rooms, beds, or seats. All off-street parking and loading facilities required by the provisions of this article, or as otherwise provided shall comply with all of the standards prescribed in this article and shall be maintained thereafter in good condition for the duration of the use or uses served by the facilities.

(b) Reductions. No existing use of a site or structure shall be deemed to be nonconforming solely because of the lack of off-street parking spaces or loading spaces required by this article. Any change in occupancy, which results in a more intensive occupancy classification under the Building Code, will require additional parking.

(c) Alterations and enlargements. The number of parking spaces or loading spaces required for an alteration or enlargement of an existing use or structure or for a change of occupancy shall be in addition to the number of spaces existing prior to the alteration enlargement, or change of occupancy unless the preexisting number is greater than the number prescribed in this article, in which case the number of spaces in excess of the prescribed minimum shall be counted in determining the number of spaces.

(d) Multiple uses/shared uses. If more than one use is located on a site, the number of off-street parking and loading spaces to be provided shall be equal to the sum of the requirements prescribed for each use. If

individual uses on the same site have a floor area less than that for which parking or loading spaces would be required, the total gross floor area for all uses on the site shall be used in determining the required number of parking and loading spaces. However, where adjoining uses on the same site have different hours of operation, with no conflict at any time, the Planning Commission may determine that the same spaces may be counted as satisfying the requirements for both uses, provided that the number of spaces is not less than that prescribed for the use requiring the greater number.

(e) Location. All off-street parking spaces and loading spaces required by this article shall be located on the same site as the use that they are intended to serve, provided that for nonresidential uses where the parking spaces cannot be accommodated on the same site, they may be located in a separate off-street parking facility on a site not more than five hundred (500) feet from the use they serve, in accord with the provisions of Article 16.

(f) Fractional number. If in the application of the requirements of this article a fractional number is obtained one parking space or loading space shall be required for a fraction of more than one-half but shall not be required for a fraction of one-half or less.

(g) Outdoor storage. Areas designated for off-street parking and loading, required access drives, and maneuvering areas shall not be used for the outdoor storage of materials.

(h) Tandem parking. All parking stalls must have direct access from a parking aisle or alley. Parking stalls may not be located behind one another, so that one vehicle has to be moved in order to move another, except in a mobile home park approved pursuant to Article 10 of this chapter.

(§ 2, Ord. 2038, eff. April 19, 1979, as amended by § 22, Ord. 2105, eff. November 6 1980 and § 1 Ord. 2224)

Sec. 9-3.2510. Required number of off-street parking spaces. Subject to the provisions of Section 9-3.2505 (f), off-street parking facilities shall be provided for each use in accord with the following schedule:

Use		Requirements
(a)	Agricultural uses	None, except for dwellings
(b)	Residential uses	As prescribed below
	(1) One and two family dwellings (includes mobile homes or manufactured housing on individual lots)	2 spaces per unit in a garage or carport

(2) Multiple dwellings (three or more dwelling units on a site — includes both apartments and condominiums)	
(i) Studio unit	1½ spaces per unit, of which 1 space shall be in a garage or carport, plus additional spaces as required by Section 9-3.2515 for visitor and recreational vehicle parking
(ii) One bedroom unit	1¾ spaces per unit, of which 1 space shall be in a garage or carport, plus additional spaces as required by Section 9-3.2515 for visitor and recreational vehicle parking
(iii) Two bedroom unit 2 spaces per unit, of which 1 space shall be in a garage or carport, plus additional spaces as required by Section 9-3.2515 for visitor and recreational vehicle parking	
(iv) Three or more bedroom unit	2½ spaces per dwelling unit, of which 2 spaces must be in a garage or carport, plus additional spaces as required by Section 9-3.2515 for visitor and recreational vehicle parking
(v) Senior citizen housing designed exclusively for occupancy by persons 60 years of age or older	.75 spaces per unit. A minimum of 50% of the total number of spaces provided shall be in a garage or carport. A deed restriction shall be recorded on the property

	specifying that the project may only be used for senior citizen housing, and any change in use will require additional parking for the new use or occupancy
(3) Mobile homes in a mobile home park pursuant to the provisions of Article 10 of this chapter	2 spaces per mobile home site with tandem parking permitted, plus such additional spaces as required in Section 9-3.2515 for visitor and recreational vehicle parking
(4) Boarding houses and clubs, lodges, fraternities, sororities, and similar establishments providing sleeping accommodations	1 space for each guest room, suite, or other accommodation, or for each two beds, whichever is greater, plus 1 space for each dwelling unit
(5) Hotels and motels	1 space for each guest room or rental unit, or 1 space for each two beds, whichever is greater
(6) Accessory rental units	1 space
c) Office, commercial, and industrial uses	As prescribed below provided that not less than 5 spaces shall be required for each office or commercial use
(1) Medical, dental, and related health care offices and clinics	1 space for each 175 square feet of gross floor area

(2)	Professional and administrative offices and business offices	1 space for each 300 square feet of gross floor area
(3)	Banks and financial institutions, and public and private utility offices	1 space for each 180 square feet utility of gross floor area
(4)	Restaurants and other eating and drinking establishments having outdoor drive-in, drive-through, or walk-up service	1 space for each two seats or for each two persons of occupant load whichever is greater, plus 1 space for each employee on the maximum shift. (Credit may be provided for drive-through establishments based on 1 space for every 24 lineal feet of painted drive-through lane)
(5)	Restaurants, soda fountains, cocktail lounges, and similar establishments for the sale and consumption of food or beverages on the premises (free-standing buildings)	1 space for each two seats, plus 1 space for each employee on the maximum shift
(6)	Barber and beauty shops, shoe repair shops, self-service or coin-operated cleaning establishments and laundries, and similar service establishments not within a shopping center	1 space for each 250 square feet of gross floor area
(7)	Neighborhood convenience facilities and related uses, and similar commercial uses not in a shopping center, but not	

	including coffee shops or other restaurant uses	1 space for each 150 square feet of gross floor area, provided that if parking requirements for a specific use are prescribed elsewhere in this article, the requirement for the specific use shall apply
(8)	Retail stores and other commercial and office establishments in a shopping center (3 acres or larger)	1 space for each 180 square feet of gross floor area (5.5 spaces per 1,000 square feet), excluding floor area used exclusively for truck loading
(9)	Retail stores and service establishments in the C2 District	1 space for each 225 square feet of gross floor area
(10)	Retail stores and service establishments in the C1 and C3 Districts, which are not in a shopping center of 3 acres or larger	1 space for each 200 square feet of gross floor area (5 spaces per 1,000 square feet)
(11)	Repair shops, repair garages, blueprint and photo copy services, heating and ventilating shops, plumbing shops, wholesale business establishments, and similar establishments, and retail stores handling only bulky merchandise such as furniture and household appliances	1 space for each 400 square feet of gross floor area, excluding floor area used exclusively for truck loading

(12) Retail nurseries, garden shops, and similar establishments with outdoor sales and display area	1 space for each 500 square feet of outdoor sales or display area, plus 1 space for each 2,500 square feet of growing grounds
(13) Automobile sales and service agencies, and other types of sales, service, and rental agencies for automotive vehicles, boats, and equipment	1 space for each 300 square feet of enclosed display or sales area, plus 1 space for each 1,000 square feet of outdoor sales or display area
(14) Warehouses or other storage buildings	1 space for each 500 square feet of gross floor area up to 20,000 square feet; plus 1 space for each 1,000 square feet of gross floor area over 20,000 square feet
(15) Automated warehouses, automated distribution facilities, cold storage warehouses	1 space for each 1,000 square feet of gross floor area, or 1 space for each employee on the maximum shift, whichever is less, but not less than 5 spaces. Any change in occupancy which results in a more intensive occupancy classification under the Building Code will require additional parking
(16) Manufacturing plants, assembly plants, and other industrial establishments	1 space for each 500 square feet of gross floor

		area, excluding floor area used exclusively for truck loading, or 1 space for each employee on the maximum shift, whichever is greater, but not less than 6 spaces
	(17) Automobile dismantling operations, and junk, rag, metal, salvage, scrap processing, and recycling operations	1 space for each 300 square feet of gross floor area, and 1 space for each 7,000 square feet of gross yard area up to 42,000 square feet plus 1 space for each 20,000 square feet of gross yard area in excess of 42,000 square feet, but not less than 6 spaces
	(18) Miniwarehouses and enclosed commercial storage facilities	1 space for each 10,000 square feet of storage area, plus 2 covered spaces for on-site caretaker's unit
(d)	Commercial recreation	As prescribed below
	(1) Bowling alleys	4 spaces per alley, plus spaces for additional uses
	(2) Billiard and pool halls	2 spaces per table
	(3) Commercial stables and riding clubs	Not less than 1 space for every 5 horses kept on the premises or facilities therefor, plus required spaces for additional uses
	(4) Golf driving ranges	1 space per 40 lineal feet of golf driving area, plus spaces required for additional uses on-site
	(5) Golf courses	8 spaces per hole, plus spaces required for additional uses on-site

(6)	Handball/racquetball facility	1.5 spaces for each court, plus spaces required for additional uses on-site
(7)	Pitch and putt and miniature golf courses	3 spaces per hole, plus spaces required for additional uses on-site
(8)	Skating rinks/ice rinks or roller rinks	1 space per 100 square feet of gross floor area, plus spaces required for additional uses on-site
(9)	Swimming pool (commercial)	1 space per 500 square feet of enclosed area, plus spaces required for additional uses on-site
(10)	Tennis facility	3 spaces per court, plus spaces required for additional uses on-site
(11)	Theaters	1 space for every three seats
(e)	Institutional and public uses	As prescribed below
(1)	Hospitals	1 space for each three patient beds, plus 1 space for each employee on the maximum shift other than doctors, and 1 space for each staff or regular visiting doctor
(2)	Sanitariums, nursing homes and group care facilities (more than 6 persons)	1 space for each 6 patient beds, plus 1 space for each employee on the maximum shift other than doctors, and 1 space for each staff or regular visiting doctor, plus such additional spaces as may be prescribed by the Planning Commission
(3)	Places of public assembly, such as churches, mortuaries, community centers, auditoriums (including school and college	

	auditoriums), arenas, gymnasiums and similar places	1 space for each 4 fixed seats in the principal assembly area, or 1 space for each 40 square feet of floor area in the principal assembly area if fixed seats are not provided
(4)	Nursery schools, preschools, and day care centers	1 space for each employee on the maximum shift with a designated on-site loading/unloading area for students
(5)	Public and private schools, elementary and junior high level	1 space for each employee on the maximum shift, and not less than 10 additional spaces conveniently located for visitor parking, plus a designated onsite loading unloading area for students
(6)	Public and private schools, high school level	1 space for each employee on the maximum shift, 1 space for each 4 students based on maximum enrollment capacity, and not less than 10 additional spaces conveniently located for visitor parking
(7)	Colleges and junior colleges	1 space for each employee on the maximum shift, 1 space for each 2 students based on maximum enrollment capacity, plus such additional spaces as may be prescribed by the Planning Commission

(8) Arts and crafts schools, music and dancing schools, and business, professional and trade schools and all other schools providing instruction, other than elementary and secondary education	1 space for each employee on the maximum shift, and 1 space for each 2 students based on maximum enrollment capacity
(9) Nonprofit social service organizations involving office activities only	1 space for each staff member on the maximum shift, but not only less than 6 spaces, plus such additional spaces as may be prescribed by the Planning Commission
(10) Private libraries, museums and art galleries	1 space per 300 square feet of gross floor area
(11) Public building or public facility	1 space for each employee on the maximum shift, plus such additional spaces as may be prescribed by the Planning Commission for each additional use on-site
(12) Public utility structure or installation, transportation terminal, or transit station	1 space for each employee on the maximum shift, plus such additional spaces as may be prescribed by the Planning Commission

(f) Special provisions. For a use not specified in the schedule, the same number of off-street parking spaces shall be provided as are required for the most similar specified use, or as approved pursuant to a resolution of the Planning Commission. Additional off-street parking

spaces may be required by the Planning Commission for any use upon a finding that the additional spaces are needed to relieve a critical shortage of curb spaces, to facilitate the free flow of traffic on a street, or to reduce a hazard to public safety.
(§ 2 Ord. 2038 eff. April 19, 1979; amended by § 4 Ord. 2132 eff. May 19, 1981, § 6, Ord. 2220 and § 1, Ord. 2224)

Sec. 9-3.2511. Vehicle parking districts. The provisions of Section 9-3.2510 of this article shall not require automobile parking spaces in connection with a building or structure now existing or to be erected on a lot within a vehicle parking district established in accordance with the provisions of the Vehicle Parking District Act of 1943 as amended, when the Building Official determines that the proportionate share of automobile parking spaces in the vehicle parking district allocated to the lot on which the building or structure is or is to be located is sufficient to provide the required number of automobile parking spaces as set forth in this section for such building or structure. The Building Official shall consider that automobile parking space requirements are satisfied for any parcel of property within any such vehicle parking district where assessments have been levied paid, or guaranteed by cash deposits as follows:

(a) For one-story buildings: not less than thirty (30%) percent of the assessed value of the property;

(b) For two-story buildings: not less than sixty (60%) percent of the assessed value of the property; and

(c) For any additional story: not less than an additional thirty (30%) percent of the assessed value of the property for each additional story.

For the purposes of this section, a basement or storage area for utility purposes shall not be considered a story.
(§ 1, Ord. 2051, eff. October 4, 1979; amended by § 1, Ord. 2224)

Sec. 9-3.2515. Visitor and recreational vehicle parking. In addition to the off-street parking spaces required in Section 9-3.2510 of this article, visitor and recreational vehicle parking facilities shall be provided as prescribed below:

(a) Visitor parking spaces evenly distributed throughout the site shall be provided as follows:

(1) For multiple dwelling and condominium developments containing more than three (3) units, one space for each four (4) units and the first fifty (50) units, one space for each additional five (5) units up to 100, and one space for each additional six units over 100 units.

(2) For mobile home parks one space for each five (5) mobile home sites for the first 100 sites, and one space for each additional six (6) mobile home sites over 100 units.

(b) Recreational vehicle parking spaces clustered and so located as not to be visible from a dedicated street and containing not less than 400 square feet per space shall be provided as follows:

(1) For multiple dwelling and condominium developments containing more than twenty (20) units, one space for each twenty (20) units for the first 100 units, and one space for each additional twenty-five (25) units over 100 units.

(2) For mobile home parks, one space for each thirty (30) mobile home sites.

In lieu of providing recreational vehicle parking spaces, an equivalent area can be provided in visitor parking spaces.
(§ 2, Ord. 2038, eff. April 19, 1979; amended by § 1 Ord. 2224)

Sec. 9-3.2520. Provisions for the physically handicapped. Parking spaces specifically designated and conveniently located for the use of the handicapped shall be provided in accordance with current regulations administered by the Building Official.
(§ 2, Ord. 2038, eff. April 19, 1979; amended by § 1, Ord. 2224)

Sec. 9-3.2525. Standards for off-street parking facilities. Off-street parking facilities shall conform with the following standards:

(a) Access. Each parking space shall be accessible from a street or alley, provided that no parking space shall be designed to require vehicles to back into a street except for parking spaces that serve a one or two family dwelling.

(b) Proximity to dwelling units. Each parking space required for a residential use shall be located within 150 feet of the entrance to the dwelling unit (structures three (3) stories or more excluded).

(c) Garages and carports. Any garage or carport accessory to the following uses shall be so located as to provide a clear space of not less than twenty (20) feet between the garage or carport entrance and the property line adjoining the street:

(1) One family dwellings;

(2) Two family dwellings;

(3) Multiple dwellings where the garage or carport entrance faces a street.

(d) Entrances and exits. Entrances and exists for off-street parking facilities shall be provided at locations approved by the Engineering Department.

(e) Exterior lighting. Exterior lighting shall be arranged or shielded in such a manner as to contain the direct illumination on the parking area and avoid glare on any adjoining site.

(f) Required yards. Except as otherwise provided in this chapter, no off-street parking space shall be located in a required front yard, in a required side yard on the street side of a corner lot or in a required rear yard on a through lot.

(g) Dimensions and design. The minimum dimensions of off-street parking facilities shall be as prescribed in the following table and illustrated in the informational handout available in the Planning Department, provided that a parking space located in a garage or carport shall have a clear interior dimension of ten (10) feet in width and twenty (20) feet in length. Access drives shall conform with the following standards:

(1) Access drives for one and two family dwellings shall have a width of not less than ten (10) feet.

(2) All other one-way access drives shall have a width of not less than fifteen (15) feet, provided that a width of not less than twenty (20) feet may be required for one-way drives designated as emergency access roadways.

(3) Two-way access drives shall have a width of not less than twenty-four (24) feet.

For the purposes of this subsection, a drive is the unobstructed open space providing access to the parking facility, and an aisle is the open space needed to maneuver a vehicle into or out of a parking space.

(4) For commercial drive-through facilities, a one-way drive-through lane shall have a minimum width of twelve (12') feet.

(5) Minimum parking space dimensions are as follows:

(i) Residential (unenclosed): Minimum ten (10') feet wide by nineteen (19') feet long.

(ii) Commercial (perpendicular, 90° — all parking stalls in the C1, C2 or C3 zones, or within an area designated for commercial use within an adopted Specific Plan): Minimum ten (10') feet wide by nineteen (19') feet long.

(iii) Commercial (30° — 75° — all parking stalls in the C1, C2 or C3 zones, or within an area designated for commercial use within an adopted Specific Plan): Minimum nine and one-half (9.5') feet wide by nineteen (19') feet long.

(iv) Office and industrial uses (all parking stalls in the A-P, M1, M2 or M2.5 zoning districts, or within an area designated for office or industrial use within an adopted Specific Plan): Minimum nine (9') feet wide by nineteen (19') feet long.

(v) Compact stalls (commercial, office and industrial uses only):

(aa) Compact parking stalls shall be a minimum of eight and one-half (8.5') feet wide by seventeen (17') feet long.

(ab) No more than twenty-five (25%) percent of the total number of required parking stalls in commercial, office or industrial developments may be designed as compact stalls.

(ac) Compact parking stalls shall be clustered in minimum groupings of three (3) stalls or more shall be evenly distributed throughout the site and shall have painted identification.

(vi) Parallel stalls (0°): Minimum ten (10') feet wide by twenty-three (23') feet long.

Minimum Off-Street Parking Dimensions (Feet)

Angle of Parking	Stall Width (W)	Stall Length (L)	Stall Depth (D)	Aisle Width (A)	Single Bay Width (N)	Double Bay Width (P)
0 Degrees (parallel stalls)	10	23	10	12*	22	32
30 Degrees	10	20	18	12*	30	48
	9.5	19	17.7	12*	29.7	47.4
	9.0	18	17.3	12*	29.3	46.6
	8.5	17	15.3	12*	27.3	42.6
45 Degrees	10	14	21	13*	34	55
	9.5	13.4	20.1	13*	33.1	53.2
	9.0	12.7	19.8	13*	32.8	52.6
	8.5	12	18.1	13*	31.1	49.2
60 Degrees	10	12	22	18*	40	62
	9.5	11	21.2	18*	39.2	60.4
	9.0	10.4	21	18*	39	60
	8.5	9.8	19.2	18*	37.2	56.4
90 Degrees	10	10	19	26	45	64
	9.5	9.5	19	26	45	64
	9.0	9.0	19	26	45	64
	8.5	8.5	17	26	43	60

*For one-way aisles only; minimum width for two-way aisles shall be twenty four (24) feet with corresponding increases in the (N) and (P) dimensions, except for 90° (perpendicular) parking, which requires a twenty-six (26') foot-wide aisle.

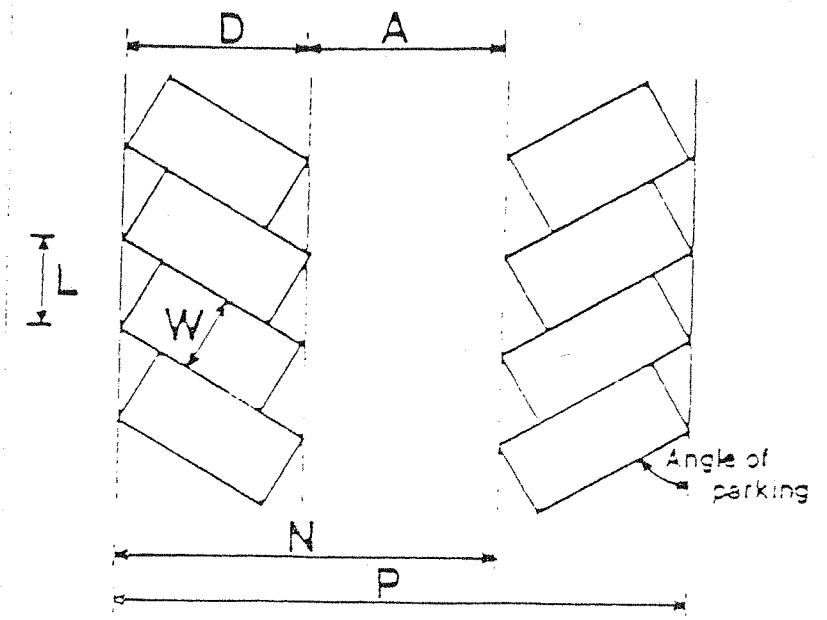
(6) Maximum gradients permitted: (see informational handout available in the planning Department).

(i) Driveway entrances:

(aa) In the case of four (4) or less dwelling units, the driveway or parking aisle shall have a maximum grade of − 15% or -6% as measured along the centerline of the driveway or parking aisle. These maximum gradients shall be applicable for a minimum distance of not less than twenty (20') feet from the ultimate right-of-way line of the street or alley.

(ab) In the case of five (5) or more dwelling units or an industrial, commercial, office or public project, the driveway or parking aisle shall have a maximum grade of − 15% or − 2% as measured along the centerline of the driveway or parking aisle. These maximum gradients shall be applicable for a minimum distance of not less than twenty (20') feet from the ultimate right-of-way line of the street or alley.

(ii) Parking spaces. All parking spaces and parking aisles shall have a maximum grade of five (5%) percent, as measured in any direction.



(7) Parking lot design. Commercial or office developments providing parking for fifty (50) or more vehicles shall be designed with access drives. These access drives may not be intersected by a parking aisle or other access drive for a minimum distance of not less than fifty (50') feet from the street right-of-way line.

(h) Improvements required. An off-street parking structure shall conform with all applicable requirements of the Uniform Building Code and the Uniform Fire Code. All other off-street parking areas shall conform with all applicable requirements of the Uniform Fire Code and shall be improved as prescribed below:

(1) The surface shall be paved with hard, durable, plant mix asphaltic paving at least two (2") inches thick after compaction or portland cement concrete paving at least three and one-half (3½") inches thick.

(2) Bumper guards or wheel stops shall be provided where necessary to protect a structure or parked vehicles.

(3) The striping of parking spaces, aisles, and driveways and directional signs conforming with the provisions of Article 26 of this chapter shall be provided as necessary to ensure the safe and efficient operation of the parking facility.

(4) An off-street parking facility serving a nonresidential use and intended for use during the hours of darkness shall be illuminated in a manner consistent with the provisions of subsection (e) of this section.

(5) Where not otherwise required by the provisions of this chapter, an off-street parking facility serving a nonresidential use adjoining a R Residential District shall be separated from the district by a six (6') foot solid wall or fence located at the common property line; provided, however, such wall or fence shall not exceed forty-two (42") inches in height where it extends into a required front yard, side yard on the street side of a corner lot, or rear yard on a through lot.
(§ 2, Ord. 2038 eff. April 19, 1979, as amended by § 23, Ord. 2105, eff. November 6, 1980 and § 1, Ord. 2224)

Sec. 9-3.2530. Landscaping. Outdoor off-street parking areas containing ten (10) or more spaces shall be landscaped, and the landscaping shall be permanently maintained as prescribed below:

(a) Adjoining streets. Landscaping consistent with the landscape setback provisions of the base zoning district shall be provided adjacent to the street.

(b) Interior areas. Where a parking lot contains ten (10) or more parking spaces and is visible from a street, not less than five (5%) percent of the total area of the lot excluding any perimeter landscaping required by the base district shall be landscaped. Such landscaping shall be distributed throughout the parking lot and shall not be concentrated in any one location. A minimum of fifty (50%) percent of the plant material shall be canopy or shade trees. Curbing not less than six (6") inches in height, if constructed of concrete, and not less than eight (8") inches in height, if constructed of masonry, shall be provided to contain the landscaped areas, and no such landscaped area shall have a dimension of less than three (3') feet or an area of less than twenty (20) square feet.

(c) Landscape plans. A landscape plan showing the location of all landscaped areas with the proposed shrubs, trees, and other plant materials clearly labeled and showing the proposed irrigation system shall be provided. The landscape plan shall be subject to approval by the Planning Department with respect to all the requirements of this section, except for the plant materials and the irrigation system, and by the Public Services Agency for the plant materials and the irrigation system. The Public Services Agency shall also review the landscape plan to ensure that it is consistent with the Master Plan of Street Trees.
(§ 2, Ord. 2038, eff. April 19, 1979; amended by § 1, Ord. 2224)

Sec. 9-3.2535. Required number of off-street loading spaces. Subject to the provisions of subsection (d) of Section 9-3.2505 of this article, off-street loading facilities shall be provided for each use in accordance with the following schedule:

Use		Requirements
(a)	Hotels and motels and clubs, lodges, fraternities, sororities, and similar establishments providing sleeping accommodations	1 space for buildings with a gross floor area of 10,000 to 50,000 square feet; 2 spaces for buildings with a gross floor area of 50,001 to 150,000 square feet, plus 1 space for each additional 150,000 square feet of gross floor area
(b)	Medical, dental, and related health offices and clinics, professional and administrative offices, business offices, hospitals, sanitariums, and nursing homes	1 space for buildings with a gross floor area of 10,000 to 50,000 square feet; 2 spaces for buildings with a gross floor area of 50,001 to 150,000 square feet, plus 1 space for each additional 150,000 square feet of gross floor area
(c)	Restaurants and other types of eating and drinking establishments, personal service establishments, retail stores, commercial service establishments, repair shops, wholesale business establishments, warehouses and other storage facilities, and manufacturing plants, assembly plants and other industrial uses	1 space for buildings with a gross floor area of 5,000 to 30,000 square feet, plus 1 space for each additional 30,000 square feet of gross floor area up to 120,000 square feet, plus such additional spaces as may be prescribed by the Planning

		Commission for buildings with a gross floor area of more than 120,000 square feet
(d)	New automobile sales and service agencies, and other types of sales and service agencies for new automotive vehicles, trailers, boats, and equipment, and repair garages	1 space, plus such additional spaces as may be required by the Planning Commission
(e)	Mortuaries	1 space, plus 1 additional space for each 10,000 square feet of gross floor area over 5,000 square feet
(f)	Public buildings, schools, colleges, libraries, museums, art galleries, theaters, and places of public assembly which require recurring deliveries of goods or equipment by truck	1 space, plus such additional spaces as may be prescribed by the Planning Commission
(g)	Public utility and public service structures or installations transportation terminals, transit stations and any other use which requires recurring deliveries or the distribution of goods, material products, or equipment by truck	1 space, plus such additional spaces as may be prescribed by the Plumbing Commission

For a use not specified in the schedule set forth in this section, the same number of off-street loading spaces shall be provided as are required for the most similar specified use.
(§ 2, Ord. 2038, eff. April 19, 1979; amended by § 1, Ord. 2224)

Sec. 9-3.2540. Standards for off-street loading facilities. Off-street loading facilities shall conform with the following standards:

(a) Access. Each off-street loading space shall be accessible from a street or alley, provided that where the site adjoins an alley in any district except an industrial district, access to the off-street loading facility shall be from the alley.