

ORDINANCE NO. 2012-17

AN ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
APPROVING AMENDMENTS TO ESCONDIDO  
ZONING CODE ARTICLE 39 – OFF-STREET  
PARKING TO ADD PROVISIONS ALLOWING  
ADMINISTRATIVE ADJUSTMENTS FOR MINOR  
REDUCTIONS IN REQUIRED PARKING AND  
OTHER REVISIONS

Case No. AZ 12-0004

The City Council of the City of Escondido, California, DOES HEREBY ORDAIN  
as follows:

SECTION 1. That proper notices of a public hearing have been given and  
public hearings have been held before the Planning Commission and City Council on  
this issue.

SECTION 2. That the City Council has reviewed and considered the Notice of  
Exemption prepared on August 9, 2012, for this project in conformance with CEQA  
Section 15061(b)(3), "General Rule" and has determined that all environmental issues  
have been addressed and no significant environmental impacts will result from  
approving this code amendment.

SECTION 3. That upon consideration of the staff report; Planning Commission  
recommendation; Factors to be Considered, attached as Exhibit "A" to this Ordinance  
and incorporated by this reference, and all public testimony presented at the hearings  
held on this project, this City Council finds the Zoning Code Amendments to be  
consistent with the General Plan and all applicable specific plans of the City of  
Escondido.

SECTION 4. That Section 33-763 is repealed and replaced as follows:

**Section 33-763. Nonconforming facilities.**

Any use of property which, on the effective date of this article or of any subsequent amendment thereto, is nonconforming only as to the regulations relating to off-street parking facilities may continue in the same manner as if the parking facilities were conforming. Such existing facilities shall not be further reduced, except when necessary to meet Federal, State or Regional requirements, such as to accommodate updated standards related to the Americans with Disabilities Act (ADA). When the updating of parking facilities to meet ADA standards results in fewer parking spaces than required by Section 33-765, the reduced parking shall not be considered when determining if a property is nonconforming pursuant to Article 61, Division 3 of this chapter.

SECTION 5. That Section 33-764 is repealed and replaced as follows:

**Section 33-764. Administrative adjustments.**

For uses in non-residential zones, adjustments up to twenty-five (25) percent of the number of parking spaces required by section 33-765 may be considered by the Director of Community Development upon the submittal of an application for an administrative adjustment with the application fee adopted by city council. The Director may approve or conditionally approve the request upon demonstration that the proposed adjustment will be compatible with adjacent properties or improvements. The Director will consider the following: proximity to public transit; on-street and/or overflow parking; and the range of uses in the area. The Director shall give notice of his/her intended decision as outlined in Article 61 of this chapter. Multiple requests for reductions of required parking spaces may be considered when the total of all requests for reductions related to the subject property does not exceed twenty-five (25) percent of the overall number of parking spaces required for the entire property.

SECTION 6. That Section 33-765 is repealed and replaced as follows:

**Sec. 33-765. Parking spaces required.**

Except as specifically required in applicable zoning regulations, specific plans, or in section 33-782, Parking for Historic Structures, the number of off-street parking spaces shall be not less than that specified below. When an addition is made to an existing building, only the square footage in such addition need be used in computing the required off-street parking.

**Use**    **Parking Spaces Required**

**Residential**

Single-family and two (2) family residences      Two (2) car garage or carport for each unit

Bed and breakfast                      One (1) parking space for each sleeping room available for rent, in addition to those spaces required by this section for the primary residential use. All spaces shall be located on site.

Second dwelling units                      One (1) parking space for the unit, in addition to those spaces required by this section for the primary residential use. All spaces shall be located on site.

**Multiple Dwellings**

Bachelor    One (1) parking space per unit

One (1) bedroom                                      One and one-half (1 1/2) parking space per unit

Two (2) bedroom                                      One and three-quarter (1 3/4) parking space per unit

Three (3) or more bedrooms                      Two (2) parking spaces per unit

Each unit shall have a minimum of one (1) covered parking space. In addition, there shall be provided a guest parking space for each four (4) units or fraction thereof. On-street parking spaces, when approved by the staff development committee, may be counted toward fulfilling this requirement. Street frontages abutting the subject property and which are included in the circulation element of the general plan shall not be included in fulfilling this requirement.

Mobilehome parks                                      Two (2) parking spaces for each site. Parking may be in tandem. In addition, one (1) space for each ten (10) sites for the laundry and recreation facilities.

Rooming houses, lodging houses, clubs and fraternities having sleeping rooms                                      One (1) parking space for each two (2) sleeping rooms

**Use****Parking Spaces Required**

Sanitariums, children's homes, homes for the aged, asylums, nursing homes

One (1) parking space for each three (3) beds

**Commercial**

Automobile accessory shops

One (1) parking space for each six hundred (600) square feet of gross floor area

Automobile service stations

One (1) parking space for each service stall

Banks, and savings and loans

One (1) parking space for each two hundred (200) square feet of gross floor area

Barber shops and beauty salons

One (1) parking space for every six hundred (600) square feet of gross floor area

Furniture, large appliance stores and personal computer stores

One (1) parking space for each eight hundred (800) square feet of gross floor area

Hotel, motel, and bed and breakfast facility

One (1) parking space for each sleeping unit, plus one (1) parking space for the resident manager, plus one (1) loading space, minimum size ten (10) feet wide, thirty-five (35) feet long and fourteen (14) feet high for each twenty thousand (20,000) square feet of commercial use included in the facility (restaurant, bar, store, etc.), one (1) parking space for each one hundred (100) square feet of restaurant gross floor area, one (1) parking space for each one hundred (100) square feet of assembly area (meeting halls, auditoriums, conference rooms, etc.)

Motor vehicle, machinery sale and repair garages (excluding motorcycles)

One (1) parking space for each one thousand (1,000) square feet of display floor area, one (1) space for each eight hundred (800) square feet of storage area, one (1) space for each two hundred fifty (250) square feet of garage floor area

Truck or motor home repair vehicles twenty-five (25) feet or longer

One (1) space for every one thousand (1,000) square feet

**Use****Parking Spaces Required**

Motorcycle sales and repair      One (1) parking space for each two hundred fifty (250) square feet of gross floor area

Pushcart food sales      No parking shall be required for pushcart food sales facilities except as required on a case by case basis as determined by the community development director as part of plot plan review procedure

**Offices**

General business and professional      Four (4) parking spaces or one (1) parking space for each three hundred (300) square feet of gross floor area, whichever is greater. For offices in the industrial park zone or industrial park overlay, the requirement shall be one (1) parking space for each two hundred fifty (250) square feet of gross floor area

Medical, dental and clinics      One (1) parking space for each two hundred (200) square feet of gross floor area

**Restaurants/food**

Restaurants, bars, night clubs and others

Having less than four thousand (4,000) square feet      One (1) parking space for each one hundred (100) square feet of gross floor area. Outdoor dining areas not to exceed three hundred (300) square feet shall be exempt from parking subject to Miscellaneous Use Restrictions, section 33-1111 of Article 57 of this chapter.

Having four thousand (4,000) square feet      Forty (40) parking spaces plus one (1) for each fifty (50) square feet of gross floor area over four thousand (4,000) square feet. Outdoor dining areas not to exceed three hundred (300) square feet shall be exempt from parking subject to Miscellaneous Use Restrictions, section 33-1111 of Article 57 of this chapter.

<b>Use</b>	<b>Parking Spaces Required</b>
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Drive-in, drive-up, drive-thru	Twenty (20) parking spaces plus one (1) for each one hundred (100) square feet of gross floor area over four thousand (4,000) square feet. Outdoor dining areas not to exceed three hundred (300) square feet shall be exempt from parking subject to Miscellaneous Use Restrictions, section 33-1111 of Article 57 of this chapter.
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Product specialty, donuts, ice cream, bakery, etc.	One (1) parking space for each one hundred fifty (150) square feet. Outdoor dining areas not to exceed three hundred (300) square feet shall be exempt from parking subject to Miscellaneous Use Restrictions, section 33-1111 of Article 57 of this chapter.
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**Retail**

General retail, except as otherwise specified herein	One (1) parking space for each two hundred fifty (250) square feet of gross floor area.
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Coin operated laundry	One (1) space per two hundred fifty (250) square feet.
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Open retail, nurseries and vehicle sales lots not otherwise specified	One (1) parking space for each one thousand (1,000) square feet of lot area
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Trailer and boat sales lots	One (1) space per two thousand (2,000) square feet of lot supplies
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Shopping center (for the purpose of this article, a shopping center shall have a minimum lot area of three (3) acres and have multiple uses)	One (1) parking space for each two hundred (200) square feet of gross floor area
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Stamp redemption centers	One (1) space
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Tailor shops, shoe repair	Three (3) parking spaces or one (1) parking space for each six hundred (600) square feet of gross floor area, whichever is greater
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Massage parlor	One (1) space per one hundred (100) square feet
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**Recreational**

**Use****Parking Spaces Required**

Auditoriums and other places of public assembly and clubs, lodges having no sleeping facilities

One (1) parking space for each five (5) seats and one (1) for each one hundred (100) square feet of assembly area not having fixed seats

Bowling alleys

Four (4) parking spaces for each alley. In addition, spaces for incidental uses shall be provided in accordance with standards specified for the particular use

Game and athletic courts

Two (2) parking spaces for each court

Gymnasium, skating rinks, billiard halls, dance schools, karate schools

One (1) parking space for each five (5) seats plus one (1) for each two hundred (200) square feet of recreation floor area

Golf driving ranges

One (1) parking space for each driving tee

Miniature or pitch and putt golf courses

Three (3) parking spaces for each hole or two (2) for each hole plus the requirement for the accessory uses, whichever is greater

Swimming pools

One (1) parking space for each one hundred fifty (150) square feet of gross water surface area

Theaters and auctions

One (1) parking space for each five (5) seats or one (1) parking space for each thirty-five (35) square feet of assembly area

**Industrial**

Kennels, veterinary hospitals and veterinary offices

One (1) parking space for each two hundred (200) square feet of examining and operating areas, plus (1) parking space for each four hundred (400) square feet of additional floor area

Recycling facility

One (1) space for each five hundred (500) square feet of material processing area; one (1) space for each five thousand (5,000) square feet of outdoor storage area; one (1) space for each scale or bin plus one (1) space (for waiting) per two (2) scales or bins for customer parking

**Use**

**Parking Spaces Required**

Manufacturing uses, research and testing laboratories, food processing, printing and engraving shops and contractors

A. Parking standards for the M-1 and M-2 zones. One (1) space for each vehicle used in conjunction with the business, plus one (1) parking space for each five hundred (500) square feet of open or enclosed area devoted to the primary use, except contractors' open storage yards one (1) space per one thousand (1,000) square foot lot

Manufacturing uses, research and testing laboratories, food processing, printing and engraving shops and contractors

B. Parking standards for the IP and IP-O zones.

Suite Size	Space/Sq. Ft.
<5,000 sq. ft.	1/400
5,000 to 9,999 sq. ft.	1/500
10,000 to 19,999 sq. ft.	1/575
>20,000 sq. ft.	1/650

Plus one (1) space per one thousand (1,000) square foot lot for contractors' open storage yards

Salvage yard, junk yards, auto wrecking, storage yards, lumber yards and similar uses

One (1) parking space per employee on the largest shift or one (1) space per five thousand (5,000) square feet of lot area, whichever is greater

Truck terminals

One (1) parking space for each three thousand (3,000) square feet of lot area

Warehouse and wholesale business and mini storage

A. Parking standards for the M-1 and M-2 zones. One (1) parking space for each eight hundred (800) square feet of gross floor area. One (1) space per five thousand (5,000) square feet of floor area and storage lot for mini storage

Warehouse and wholesale business and mini storage

B. Parking standards for the IP and IP-O zones.

Suite Size	Space/Sq. Ft.
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<b>Use</b>	<b>Parking Spaces Required</b>	
	<5,000 sq. ft.	1/500
	5,000 to 9,999 sq. ft.	1/600
	10,000 to 19,999 sq. ft.	1/700
	>20,000 sq. ft.	1/800
	One (1) parking space per five thousand (5,000) square feet of floor area and storage lot for mini storage	

### **Miscellaneous**

Churches, chapels, religious meeting halls and their accessory uses	One (1) parking space for each five (5) seats or one (1) parking space for every one hundred (100) square feet of gross floor area for assembly areas without fixed seating (twenty-two (22) inches of linear bench constitutes one (1) seat)
Hospitals	One and one-quarter (1 1/4) parking spaces for each bed
Libraries, museums and library stations	One (1) parking space for each two hundred fifty (250) square feet of gross floor area
Mortuaries	One (1) parking space for every (50) square feet of gross assembly floor area
Schools, private and public:	
Grade schools, elementary and junior high schools	One (1) parking space for each employee and faculty member
Senior high schools	One (1) parking space for each employee and one (1) for each three (3) students for which the facility is designed
Trade schools, business colleges and commercial schools	One (1) parking space for each one and one-half (1 1/2) students of the maximum capacity of the classroom plus one (1) space for each faculty member

**Use**

**Parking Spaces Required**

Transportation terminals and facilities, public utilities, colleges, stadiums, sport arenas and golf courses	Adequate number as determined by the planning commission after special study has been performed
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SECTION 7. That Table 33-768A is repealed and replaced with the following table (See next page):

Table 33-768A  
Parking Table

### STANDARD CAR

A	B	C	D	E	F	G
0°	8.5	8.5	12.0	22.0	29.0	29.0
20°	8.5	14.2	12.0	24.9	40.4	32.4
30°	8.5	16.4	12.0	17.0	44.8	37.4
45°	8.5	18.7	12.0	12.0	49.4	43.4

A	B	C	D	E	F	G
60°	8.5	19.8	14.5	9.8	54.1	49.8
70°	8.5	19.8	20.0	9.0	59.6	56.7
80°	8.5	19.2	24.0	8.6	62.4	60.9
90°	8.5	18.0	24.0	8.5	60.0	60.0

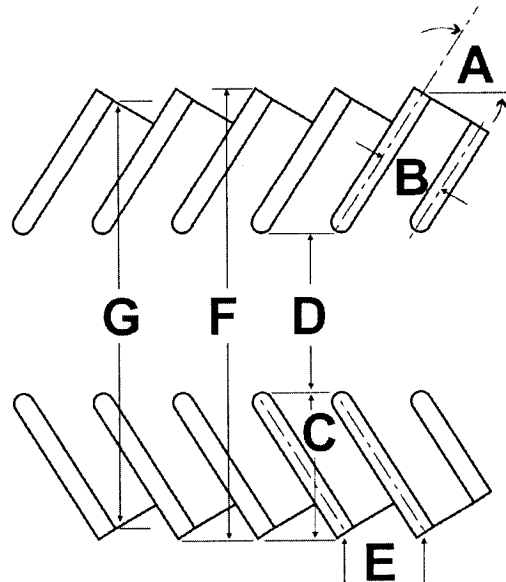
### COMPACT CAR

A	B	C	D	E	F	G
0°	8.5	8.5	12.0	20.0	29.0	29.0
20°	8.5	13.5	12.0	24.9	39.0	31.0
30°	8.5	15.4	12.0	17.0	42.8	35.4
45°	8.5	17.3	12.0	12.0	46.6	40.6

A	B	C	D	E	F	G
60°	8.5	18.1	14.5	9.8	50.7	46.4
70°	8.5	17.9	20.0	9.0	55.8	52.9
80°	8.5	17.2	24.0	8.6	58.4	56.9
90°	8.5	16.0	24.0	8.5	56.0	56.0

24'-0" TWO-WAY TRAFFIC AISLE  
\* 2'-0" BUMPER OVERHANG ALLOWED

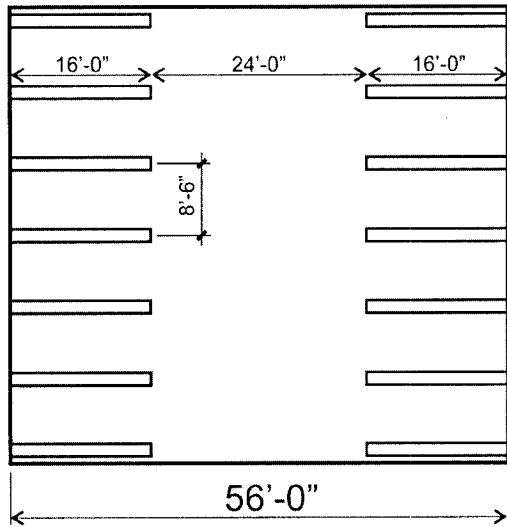
- A PARKING ANGLE
- B STALL WIDTH
- \* C STALL TO CURB
- D AISLE WIDTH
- E CURB LENGTH PER CAR
- F CURB TO CURB
- G STALL CENTER TO STALL CENTER



SECTION 8. That Table 33-768B is repealed and replaced with the following table (See next page):

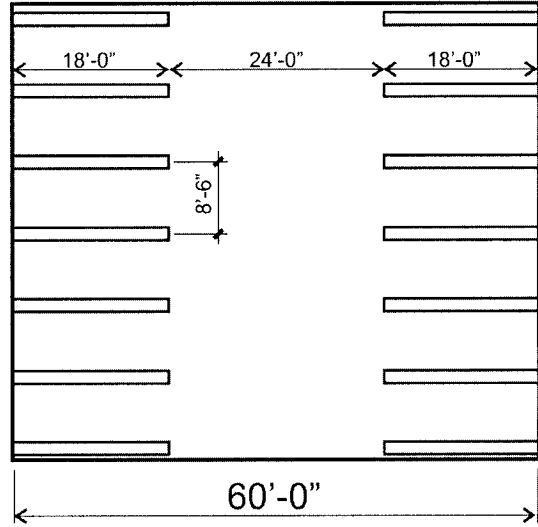
Table 33-768B  
Parking Table

COMPACT CAR  
DESIGN STANDARD AT 90°



**A**

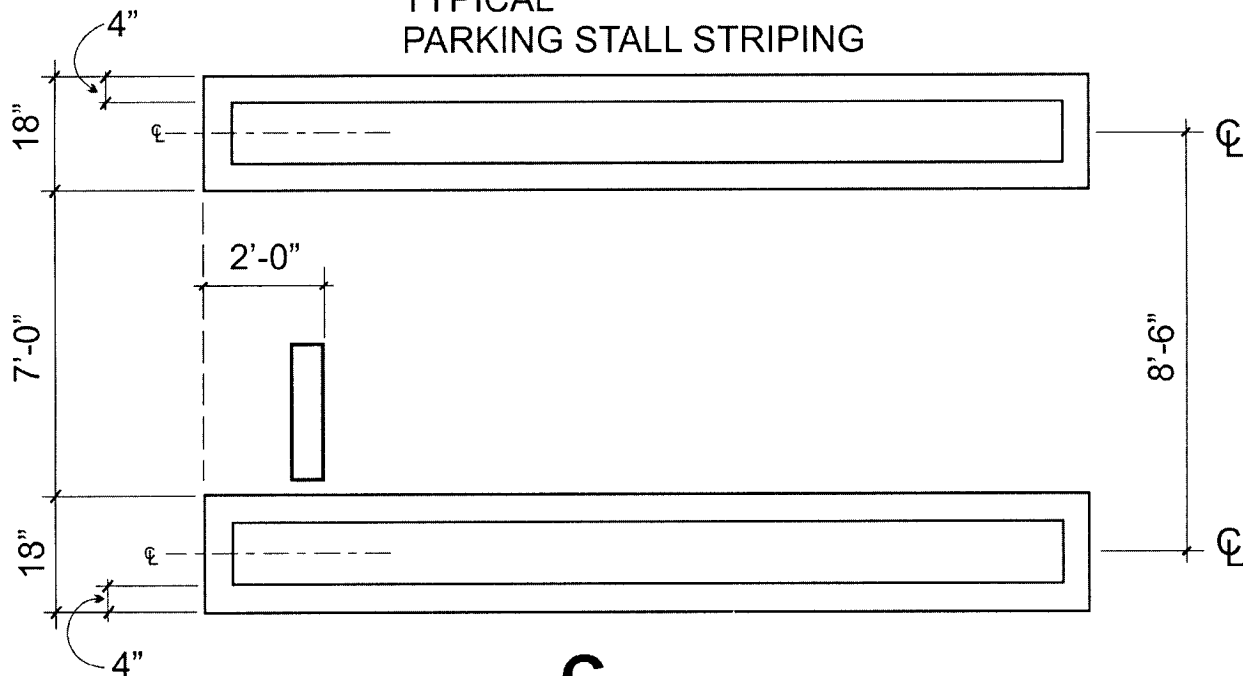
FULL SIZE CAR  
DESIGN STANDARD AT 90°



**B**

2'-0" BUMPER OVERHANG ALLOWED

TYPICAL  
PARKING STALL STRIPING



**C**

SECTION 9. That Section 33-776 is repealed and replaced with the following:

**Sec. 33-776. Computation.**

In computing the required number of off-street parking spaces, a remaining fraction may be disregarded.

SECTION 10. SEPARABILITY. If any section, subsection sentence, clause, phrase or portion of this ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 11. That as of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 12. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the City of Escondido.

PASSED, ADOPTED AND APPROVED by the City Council of the City of Escondido at a regular meeting thereof this 3rd day of October, 2012 by the following vote to wit:

AYES : Councilmembers: DIAZ, GALLO, MORASCO, WALDRON, ABED

NOES : Councilmembers: NONE

ABSENT : Councilmembers: NONE

APPROVED:



SAM ABED, Mayor of the  
City of Escondido, California

ATTEST:



DIANE HALVERSON, City Clerk of the  
City of Escondido, California

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STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO : ss.  
CITY OF ESCONDIDO )

I, DIANE HALVERSON, City Clerk of the City of Escondido, hereby certify that the foregoing ORDINANCE NO. 2012-17 passed at a regular meeting of the City Council of the City of Escondido held on the 3rd day of October 2012, after having been read at the regular meeting of said City Council held on the 12th day of September, 2012.



DIANE HALVERSON, City Clerk of the  
City of Escondido, California

ORDINANCE NO. 2012-17

**EXHIBIT "A"**

**FACTORS TO BE CONSIDERED**

**AZ 12-0004**

1. The public health, safety and welfare would not be adversely affected by the proposed amendments to the Off-Street Parking provisions, EZC Article 39, because the amendments would apply the existing administrative adjustment review process as a means to request minor (up to 25%) reductions in required parking in non-residential zones, clarify non-conforming facilities, modify computation and rounding-up provisions, and eliminate duplications and inconsistencies, all to facilitate the ongoing efforts to promote business growth and economic stability.

2. The proposed amendments to Article 39 would not be detrimental to surrounding properties, since only properties located in non-residential zones would be eligible to apply for an administrative adjustment and each request for adjusted parking would have to demonstrate to the satisfaction of the Director of Community Development, that the proposed adjustment will be compatible with adjacent properties and improvements based on proximity to public transit, on-street and/or overflow parking, and the range of uses in the area.

3. The proposed amendment to Article 39 would be consistent with the General Plan because it would provide flexibility in required parking and afford more businesses an opportunity to expand and grow within the city in situations where a minor adjustment in parking spaces would not conflict with adjacent uses.