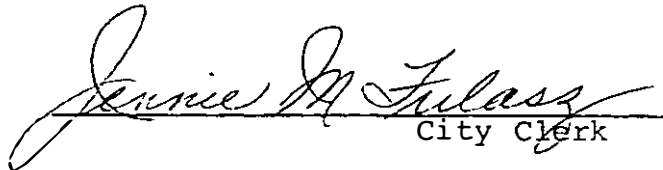


ORDINANCE NO. 1856

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING
SECTION 19.62.050 OF THE CHULA VISTA MUNICIPAL
CODE RELATING TO OFFSTREET PARKING FOR OFFICES
AND BANKS

By a unanimous vote on February 13, 1979, the City Council adopted the ordinance which changes the parking requirement for banks, savings and loans, and medical and dental offices to one space for each 200 square feet of gross floor area with a minimum of five spaces in any case. The ordinance further deletes post offices from the table of offstreet parking requirements thus allowing that sort of specialized use to be evaluated on an individual basis by the Planning Commission. Copies of the ordinance are available from the office of the City Clerk, City Hall, 276 Fourth Avenue.


City Clerk

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orig.

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The City Council of the City of Chula Vista finds as follows:

That in accordance with the attached Negative Declaration, IS-79-33 and the findings therein, the proposed amendment to the Municipal Code relating to offstreet parking for offices and banks will not have a significant impact upon the environment, and the City Council hereby certifies that the Negative Declaration was prepared in accordance with the California Environmental Quality Act of 1970, as amended.

The City Council of the City of Chula Vista does hereby ordain as follows:

SECTION I: That Section 19.62.050 of the Chula Vista Municipal Code be, and the same is hereby amended to read as follows:

Sec. 19.62.050 Number of Spaces Required for Designated Uses.

The number of offstreet parking spaces required shall be as set forth in the following:

Business or use and number of spaces required

1. Automobile or machinery sales and service garages (See Section 19.58.070):
 1 for each 400 sq. ft. of floor area;
2. Banks and savings and loans:
 1 for each 200 sq. ft. of gross floor area; mininum of 5;
3. Bowling alleys:
 5 for each alley;
4. Business and professional offices:
 1 for each 300 sq. ft. of gross floor area; minimum of 4;
5. Car wash (coin-operated) self-service, or attendant operated:
 3 for each stall, plus 1 for each employee;
6. Children's homes:
 1 for each 4 beds plus 1 for each employee;
7. Churches and private schools:
 1 for each 3.5 seats in an auditorium or
 1 for each 17 classroom seats; whichever is greater;

8. Dance halls and assembly halls without fixed seats, exhibition halls, except church assembly rooms in conjunction with auditorium, nonprofit clubs and lodges:
1 for each 50 sq. ft. of floor area used for assembly or dancing;
9. Dwellings, single-family, duplex:
2 for each family or dwelling unit, both spaces shall be in a garage with a minimum area of 400 sq. ft. (See Chapter 19.22 for remodeling of garages.);
10. Dwellings, townhouses:
2 for each dwelling unit; both spaces shall be in a garage or carport, a minimum area of 400 sq. ft.;
11. Dwellings, multiple:
1 per unit for each studio or 1-bedroom apartment;*
1-1/2 per unit for each 2-bedroom apartment;*
2 per unit for each 3-bedroom or larger apartment;*
For every 10 parking spaces required, 1 of this total may be a "compact" space;

*In addition to the above requirements, one-half space per unit for guest parking shall be provided for the first twenty and one-quarter space per unit for any units in excess of twenty. Half of the required guest parking spaces may include parallel curb parking spaces on dedicated public streets. Only curb parking contiguous to the site shall be utilized to provide the required number of guest parking spaces.

NOTE: No parking space shall be located within twenty feet of any curb return of intersection streets; or eight feet of any side property line, unless approved by the city traffic engineer.

12. Funeral homes, mortuaries:
1 for each 4 seats of the aggregate number of seats provided in all assembly rooms of the mortuary;
13. Furniture and appliance stores; household equipment or furniture repair shop:
1 for each 600 sq. ft. of floor area;
14. Hospitals:
1-1/2 for each bed;
15. Nursing homes and convalescent hospitals and homes for the aged:
1 for each three beds;
16. Houseboats:
See dwellings, subsection 9 above;
17. Hotels, motels, motor hotels:
1 space for each living or sleeping unit, plus
1 space for every 25 rooms or portion thereof
to be provided on the same lot as use;

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18. Manufacturing plants, research or testing laboratories, bottling plants:
 1 for each 1-1/2 persons employed at any one time in the normal operation of the plant or 1 for each 800 sq. ft., whichever is greater;
19. Medical and dental offices or clinics:
 1 for each 200 sq. ft. of gross floor area; minimum of 5;
20. Mobile homes parks:
 2 spaces on each pad, 1/3 guest space per mobile home located within 400 feet of the farthest unit, and at the community center - 1 space for each 5 pads up to 50 pads and 1 space for each 10 pads thereafter;
21. Restaurants, bars and night clubs:
 1 for each 2-1/2 permanent seats, excluding any dance floor or assembly area without fixed seats which shall be calculated separately as one space per 50 sq. ft. of floor area;
22. Restaurants - Drive-in, take-out, snack stands:
 15 spaces (minimum);
23. Retail stores, shops, etc., except as provided for furniture stores; in 13 above;
 1 for each 200 sq. ft. of floor space;
24. Rooming and lodging houses:
 1 for each bedroom;
25. Schools:
 Elementary - 1 per teacher or employee, plus 5 spaces,
 Jr. High - 1 per teacher or employee, plus 5 spaces,
 High - 1 per 4 students;
26. Sports arenas, auditoriums, theaters, assembly halls and meeting rooms:
 1 for each 3-1/2 seats of maximum seating capacity;
27. Wholesale establishments, warehouses, service and maintenance centers, communication equipment buildings:
 1 for each 1-1/2 persons employed at one time in the normal operation of the establishment, or 1 for each 1,000 sq. ft., whichever is greater.


In computing parking requirements, a resultant fractional space of one-half shall count as a full space.

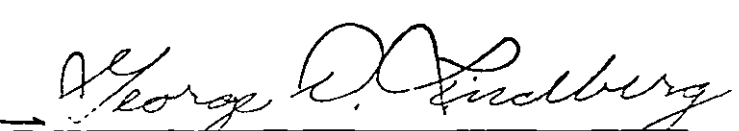
NOTE: In the case of any building, structure or premises, the use of which is not specifically mentioned herein, the provisions for a use which is mentioned and to which said use is similar, in the opinion of the commission shall apply.

SECTION II: This ordinance shall take effect and be in full force on the thirty-first day from and after its passage.

Presented by

Approved as to form by


 D. J. Peterson, Director of
 Planning


 George D. Lindberg, City Attorney

FIRST READ AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA, CALIFORNIA, HELD February 6, 1979, AND FINALLY PASSED AND ADOPTED AT A REGULAR MEETING THEREOF HELD February 13, 1979, BY THE FOLLOWING VOTE, TO-WIT:

AYES: Councilmen : Scott, Cox, Egdahl, Hyde, Gillow
NAYES: Councilmen : None
ABSTAIN: Councilmen : None
ABSENT: Councilmen : None

Will T. Hyde

Mayor of the City of Chula Vista

ATTEST *Jennie M. Fulasz*
City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF CHULA VISTA)

I, JENNIE M. FULASZ, CMC, CITY CLERK of the City of Chula Vista, California, DO HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of ORDINANCE NO. _____, and that the same has not been amended or repealed.

DATED _____

(seal)

City Clerk