

ORDINANCE NO. 2022-20

AN ORDINANCE OF THE CITY OF JURUPA VALLEY, CALIFORNIA, AMENDING TITLE 9 OF THE JURUPA VALLEY MUNICIPAL CODE PERTAINING TO PARKING REQUIREMENTS FOR RELIGIOUS INSTITUTION AFFILIATED HOUSING DEVELOPMENTS, AND MAKING A FINDING OF EXEMPTION FROM CEQA UNDER SECTIONS 15061(B)(3) OF THE CEQA GUIDELINES

THE CITY COUNCIL OF THE CITY OF JURUPA VALLEY DOES ORDAIN AS FOLLOWS:

Section 1. Procedural Findings. The City Council of the City of Jurupa Valley does hereby find, determine and declare that:

(a) At the August 18, 2022 regular City Council meeting, the City Council initiated an amendment to the Planning and Zoning Code to make amendments to the code consistent with State law, including revisions to the family day care provisions of the Code ("Ordinance").

(b) On September 28, 2022, the Planning Commission of the City of Jurupa Valley held a public hearing on the Ordinance, at which time all persons interested in the Ordinance had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony, the Planning Commission closed the public hearing. At the conclusion of the Planning Commission hearing and after due consideration of the testimony, the Planning Commission adopted Resolution No. 2022-09-28-22 recommending that the City Council approve the Ordinance.

(c) On October 20, 2022, the City Council of the City of Jurupa Valley held a duly noticed public hearing on the Ordinance, at which time all persons interested in the Ordinance had the opportunity and did address the City Council on these matters. Following the receipt of public testimony the City Council closed the public hearing and duly considered the written and oral testimony received.

(d) All legal preconditions to the adoption of this Ordinance have occurred.

Section 2. The Ordinance conforms with the goals, policies, programs and guidelines of elements of the General Plan in that the General Plan is implemented through zoning regulations, adopted standards and other City laws. As required by State law, zoning regulations and related land use policies must be consistent with the General Plan. This ordinance will ensure compliance with State law (Assembly Bill 1851 and 2244).

Section 3. A new Section 9.10.1112 (Religious institution affiliated housing developments.) is added to Chapter 9.10 (Definitions) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code to read as follows:

"Sec. 9.10.1112 - Religious institution affiliated housing developments.

A housing development project (as defined by Government Code section 65589.5(h)(2) that meets all of the following criteria:

(A) The housing development project is located on one or more contiguous parcels that are each owned entirely, whether directly or through a wholly owned company or corporation, by a religious institution.

(B) The housing development project qualifies as being near collocated religious-use parking spaces by being any of the following:

(i) Located on one or more parcels that collectively contain religious-use parking spaces.

(ii) Located adjacent to a parcel owned by the religious institution that contains religious-use parking spaces.

(iii) Located on one or more parcels separated by no more than 0.1 miles from a parcel owned by the religious institution that contains religious-use parking spaces.

(C) The housing development project qualifies for a density bonus under Section 65915.”

Section 4. A new Section 9.10.1113 (Religious-use parking spaces.) is added to Chapter 9.10 (Definitions) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code to read as follows:

“Sec. 9.10.1113 - Religious-use parking spaces.

Existing parking spaces that are required under the City’s parking requirements for places of worship.

Section 5. Subsection B(1) of Section 9.240.120 (Off-street vehicle parking.) of Chapter 9.240 (General Provisions) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code is hereby amended to read as follows with additions shown in underlined text, with all other provisions of Section 9.240.120 remaining unchanged:

“B. Off-street vehicle parking shall be provided in accordance with this section when the associated building or structure is constructed or the use is established. Additional off-street parking shall be provided in accordance with this section when an existing building is altered or dwelling units, apartments or guest rooms are added, or a use is intensified by the addition of floor space or seating capacity, or there is a change of use.

(1) Parking design standards.

(a) Approval of off-street parking plan. A site development permit, pursuant to the provisions of Section 9.240.330, shall be filed for approval of all off-street parking facilities, except for one (1) and two (2) family residences, unless the off-street parking facilities are approved as a part of a site development permit, conditional use permit or public use permit approval.

(b) Number of required parking spaces.

(i) In the case of mixed land uses, the total number of parking spaces shall be the sum of the requirements for the various uses computed separately unless shared parking is approved as provided in this chapter.

(ii) The following tables are designed to allow calculation of parking spaces required for the uses shown, with any fractions rounded up to the nearest whole number:

<i>Industrial Uses</i>	<i>Per Square Foot or Unit</i>	<i>Per Employee or Student</i>	<i>Other Criteria</i>	<i>For Vehicle Stacking</i>
Industrial uses	If number of workers cannot be determined: 1 space/250 sq. ft. of office area, plus 1 space/500 sq. ft. of fabrication area, plus 1 space/1,000 sq. ft. of storage area, and 1 space/500 sq. ft. of floor plan which is uncommitted to any type of use	If number of workers can be determined: 1 space/2 employees of largest shift, and 1 space/vehicle kept in connection with the use		
Manufacturing or repair plants maintaining more than one shift of workers		2 spaces/3 employees on each of the two largest shifts	1 space/company operated vehicle	
Salvage and junk yards, including, but not limited to, automobile dismantling, auto wrecking yards, storage yards, scrap metal processing and similar uses	1 space/5,000 sq. ft. of lot area			
Warehouses and wholesaling	1 space/2,000 sq. ft. of gross floor area			

NOTES: The columns, working left to right, are generally additive unless otherwise indicated.

Unless otherwise specified, all parking must be within three hundred (300) feet of the use served, on the same parcel as the use, or on an adjoining appropriately zoned parcel.

All vehicle storage (stacking) spaces shall be located off-street. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area.

<i>Residential Uses</i>	<i>Per Square Foot or Unit</i>	<i>Per Employee or Student</i>	<i>Other Criteria</i>
(parking must be located on-site conveniently distributed throughout the project. For multiple family residences, condominiums, planned residential developments and senior citizen planned residential developments, at least one of the required parking spaces per unit shall be located in a garage or carport which is architecturally harmonious with the main structure. All parking spaces shall be located within 200 feet of the building they serve unless otherwise specified.)			
Single-family	2 spaces/dwelling unit		
Multiple family			
Single bedroom or studio dwelling unit	1.25 spaces/unit		
Two bedrooms/dwelling unit	2.25 spaces/unit		
Three or more bedrooms/dwelling unit	2.75 spaces/unit	1 space/employee	
Planned residential development			
Single bedroom dwelling unit	1.5 spaces/unit		
Two or more bedroom dwelling unit	2.5 spaces/unit		
Senior citizen (Parking spaces shall be located no more than 150 feet from the unit they serve)	Refer to single-family and multiple family residential requirements stated above.		
Mobilehome parks	2 spaces/travel trailer or mobilehome space-spaces may be tandem		1 guest space/8 mobilehome spaces

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All vehicle storage (stacking) spaces shall be located off-street. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area.

<i>Lodging Uses</i> (All parking must be within 150 feet of the use served)	<i>Per Square Foot or Unit</i>	<i>Per Employee or Student</i>	<i>Other Criteria</i>
Boarding houses, lodging or rooming houses, dormitories, fraternity and sorority houses			1 space/2 beds
Hotels and motels			1 space/room, and 2 spaces/resident manager
Recreational vehicle parks	1 space/recreation vehicle site		1 visitor space/5 recreational vehicle sites
<i>Medical Uses</i>			
Home for the aged, sanitariums, convalescent homes, children's homes, asylums, and nursing homes or similar institutions		1 space/3 employees	1 space/3 beds, and 1 space/vehicle owned and operated by the institution
Hospitals and clinics (A hospital may have a parking area more than 150 feet from the building to be served as long as an automatic parking gate or similar method of vehicular control is installed)		1 space/staff member of largest shift	1 space/2 patient's beds, and 1 space/vehicle owned and operated by hospital or clinic
Medical and dental offices, clinics, and medical business offices	1 space/200 sq. ft. of net leasable floor area		
Veterinary hospitals and clinics	1 space/300 sq. ft. of gross floor area		

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Unless otherwise specified, all parking must be within three hundred (300) feet of the use served, on the same parcel as the use, or on an adjoining appropriately zoned parcel.

All vehicle storage (stacking) spaces shall be located off-street. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area.

<i>Civic/Religious/Institutions</i>	<i>Per Square Foot or Unit</i>	<i>Per Employee or Student</i>	<i>Other Criteria</i>
Auditoriums with fixed seats:	1 space/3 seats		
Auditoriums without fixed seats	1 space/30 sq. ft. of net assembly area in the assembly hall		
Cemeteries and crematories, mausoleums, columbariums and funeral establishments when incidental to a cemetery	1 space/30 sq. ft. of net assembly room area	1 space/employee	1 space/vehicle operated on the grounds by the proprietary institution

<i>Civic/Religious/Institutions</i>	<i>Per Square Foot or Unit</i>	<i>Per Employee or Student</i>	<i>Other Criteria</i>
Churches, chapels and other places of worship	1 space/35 sq. ft. of net assembly area used simultaneously for assembly purposes		When a school bus is kept, there can be a reduction of 2 spaces/bus
Libraries, museums, art galleries or similar uses	1 space/300 sq. ft. of gross floor area	1 space/2 employees	
Mortuary and funeral homes	1 space/35 sq. ft. of net assembly area	1 space/employee	
<u>Religious institutional affiliated housing developments</u>	<u>The parking standards set forth in "residential uses" apply</u>		<u>A reduction in religious use parking spaces or reduction in replacement of religious use parking shall be allowed in compliance with Government Code section 65913.6</u>
<i>Public Utilities/Telecommunications</i>			
Public utility facilities, including, but not limited to, electric, gas, telephone, and telecommunication facilities not having business offices on the premises		1 space/2 employees	1 space/vehicle kept in connection with the use

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Unless otherwise specified, all parking must be within three hundred (300) feet of the use served, on the same parcel as the use, or on an adjoining appropriately zoned parcel.

All vehicle storage (stacking) spaces shall be located off-street. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area.

<i>Educational Institutions</i>	<i>Per Square Foot Or Unit</i>	<i>Per Employee or Student</i>	<i>Other Criteria</i>	<i>For Vehicle Stacking</i>
Day care centers, including nurseries and pre-schools	1 space/500 sq. ft. of gross floor area		When a school bus is kept, there can be a reduction of 2 spaces/bus	
Elementary and intermediate	Whichever is greater: 1 space/classroom, or 1 space/3 seats in the		When a school bus is kept, there can be a	Loading/unloading space for at least 2 school buses

<i>Educational Institutions</i>	<i>Per Square Foot Or Unit</i>	<i>Per Employee or Student</i>	<i>Other Criteria</i>	<i>For Vehicle Stacking</i>
	auditorium or multi-purpose room.		reduction of 2 spaces/bus	
High schools		1 space/employee, plus 1 space/faculty member, and 1 space/8 students	When a school bus is kept, there can be a reduction of 2 spaces/bus	Loading/unloading space for at least 2 school buses
Colleges and universities	Whichever is greater: 1 space/30 sq. ft. of net assembly area of main auditorium or stadium	1 space/employee, plus 1 space/faculty member, and 1 space/2 students		
Trade schools, business colleges and commercial schools		1 space/employee, plus 1 space/2 students		
Private schools		1 space/employee, plus 1 space/2 students		Loading / unloading space for at least 10 cars

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Unless otherwise specified, all parking must be within three hundred (300) feet of the use served, on the same parcel as the use, or on an adjoining appropriately zoned parcel.

All vehicle storage (stacking) spaces shall be located off-street. A driveway for stacking leading to a drive-up window shall be designed so as not to interfere with the free or orderly circulation of the parking area.”

Section 6. A new Section 9.235.060 is hereby added to Chapter 9.235 SP Zone (Specific Plan) of Title 9 (Planning and Zoning) of the Jurupa Valley Municipal Code to read as follows:

“Sec. 9.235.060. - Religious institution affiliated housing developments.

A. For religious institution affiliated housing developments, off-street vehicle parking shall be provided in accordance with the requirements of the underlying specific plan. Notwithstanding the foregoing, a reduction in religious use parking spaces or reduction in replacement of religious use parking shall be allowed in compliance with Government Code section 65913.6.”

Section 7. California Environmental Quality Act Findings. The proposed Code Amendment is exempt from the requirements of the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3) The proposed Code Amendment revises the Municipal Code to be consistent with

State law requirements. The proposed Code Amendment does not allow additional uses that were not previously permitted but rather revises parking requirements for religious institution affiliated housing developments as required by State law. The proposed zoning code amendment is an administrative process of the City that will not result in direct or indirect physical changes in the environment. The City Council has reviewed the administrative record concerning the proposed Code Amendment and the proposed CEQA determinations, and based on its own independent judgment, finds that the Code Amendment set forth in this Ordinance is not subject to the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3).


Section 8. Severability. If any sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each sentence, clause or phrase thereof irrespective of the fact that any one or more sentences, clauses or phrases be declared unconstitutional or otherwise invalid.

Section 8. Effect of Ordinance. This Ordinance is intended to supersede any ordinance or resolution of the County of Riverside adopted by reference by the City of Jurupa Valley in conflict with the terms of this Ordinance.

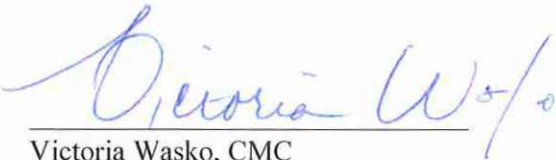
Section 9. Certification. The City Clerk of the City of Jurupa Valley shall certify to the passage and adoption of this Ordinance and shall cause the same to be published or posted in the manner required by law.

Section 10. Effective Date. This Ordinance shall take effect on the date provided in Government Code Section 36937.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Jurupa Valley on this 3rd day of November, 2022.


Chris Barajas
Mayor

ATTEST:


Victoria Wasko, CMC
City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF JURUPA VALLEY)

I, Victoria Wasko, City Clerk of the City of Jurupa Valley, do hereby certify that the foregoing Ordinance No. 2022-20 was duly introduced at a meeting of the City Council of the City of Jurupa Valley on the 20th day of October, 2022, and thereafter at a regular meeting held on the 3rd day of November, 2022, it was duly passed and adopted by the following vote of the City Council:

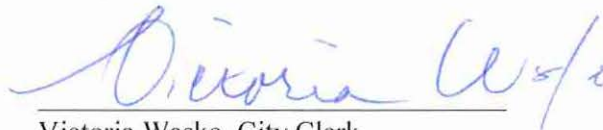
AYES: **L. ALTAMIRANO, C. BARAJAS, L. BARAJAS, B. BERKSON, G. SILVA**

NOES: **NONE**

ABSENT: **NONE**

ABSTAIN: **NONE**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Jurupa Valley, California, this 3rd day of November, 2022.



Victoria Wasko, City Clerk
City of Jurupa Valley