

Planning Commission
Sacramento, California

Members in Session:

SUBJECT: PARKING REQUIREMENTS FOR MULTI-FAMILY USES. (M86-059)

LOCATION: City Wide

SUMMARY

The City Council has requested staff to examine the City's Parking Requirements for multi-family uses. This report summarizes staff's findings and recommends that the number of off-street parking spaces required per unit be increased. Staff recommends the Commission concur with the findings and recommend adoption of the attached Zoning Ordinance Amendment.

BACKGROUND

The City's Zoning Ordinance requires one parking space per unit for multi-family projects. However, the City's Design Guidelines for multi-family projects suggest one and a half spaces per unit. Often when there is discretionary review, the City has imposed the one and a half spaces per unit ratio as a condition.

Attached to this report is a table comparing our parking requirements with other jurisdictions (Exhibit A). The table clearly shows that the current one space per unit requirement is low. The one and a half spaces appear to be closer to what most other jurisdictions require. Staff also recently mailed over 700 surveys to occupants of apartments in various locations in the City. The survey was to find out the typical number of cars owned by occupants in apartment units. The results of the survey (Exhibit B) also show that even a one bedroom unit needs 1.1 spaces and a two bedroom unit needs 1.5 spaces.

Based on the survey of other cities and the survey of actual demand for parking in Sacramento, staff recommends the parking requirement for multi-family uses be increased to 1.5 spaces per unit and one marked guest space per every 15 units. A significant number of responses to the survey indicated a need for marked guest parking areas. Staff also recommends that the parking ratio of 1 space per unit be maintained for the Central City. This is in recognition that the narrow 40 foot lots sizes constrain the amount of parking that can be provided and the fact that the area has excellent transit service and is close to major employment.

RECOMMENDATION

Staff recommends the Planning Commission:

1. Ratify the Negative Declaration:
2. Approve the attached Zoning Ordinance Amendment and recommend adoption by the City Council.

Respectfully submitted,



Art Gee
Principal Planner

Attachments
AG:lde

PARKING STANDARDS

Exhibit A

	Single Family	Single	Multi-Dwelling 1BR	Multi-Dwelling 2BR	3BR	Guest
Bakersfield	2/unit	1.3	1.5	2	2	1/3 unit
Chico	2/unit	1	2	2	2	
Concord	2/unit	1.5	2	2	2	
Fresno	1/unit	1 1/2 unit				
Riverside	2/unit	1.5	1.5	2	2	
Sacramento County	2/unit	1.5	1.5	2	2	
San Diego	2/unit	1.3	1.3	1.6	1.6	
San Jose	2/unit	1.5/unit				
Stockton	1.5/unit	1/unit				
Sacramento City	1/unit	1/unit				

MULTI-FAMILY PARKING SURVEY
BY THE CITY PLANNING DIVISION
JULY, 1986

	<u>1 BEDROOM</u>	<u>2 BEDROOM</u>	<u>3 BEDROOM</u>
Number of Units Surveyed	60	79	0
Total Number of Cars	66	120	0
Ratio of Cars to Unit	1.1	1.5	0
Number of People Over 16 in Unit	72	135	0
Ratio of Person Per Unit	1.2	1.7	0
Number of Assigned Parking Spaces Per Unit	1	1	0

AG:lhc

RESOLUTION No.

Adopted by The Sacramento City Council on date of

AN ORDINANCE AMENDING SECTION 6-A-1 OF THE ZONING ORDINANCE OF THE CITY OF SACRAMENTO ORDINANCE 2550, FOURTH SERIES, RELATING TO RESIDENTIAL PARKING RATIOS (M86-053)

BE IT ENACTED BY THE COUNCIL OF SACRAMENTO, AS FOLLOWS:

SECTION 1. Subsection 1 of Section 6-A of the City of Sacramento Zoning Ordinance, Ordinance No. 2550, Fourth Series, is hereby amended to read as follows:

LAND USE	SPACES REQUIRED FOR EACH LAND USE
1. Residential Uses	
<u>a. Single Family</u>	<u>1 space/dwelling unit</u>
<u>b. Multi-Family (Central City)</u>	<u>1 space/dwelling unit + 1 guest space/15 units</u>
<u>c. Multi-Family (General)</u>	<u>1.5 spaces/dwelling unit + 1 guest space/15 units</u>
	<u>(guest spaces shall be clearly marked)</u>

PASSED FOR PUBLICATION:

ENACTED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK