



CITY OF SACRAMENTO

21

CITY PLANNING DEPARTMENT
927 TENTH STREET
SUITE 300
SACRAMENTO, CA 95814
TELEPHONE (916) 449-5604

MARTY VAN DUYN
PLANNING DIRECTOR

APPROVED
BY THE CITY COUNCIL

February 17, 1982

FEB 23 1982

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Ordinance adding Section 6-A-11a to the Comprehensive Zoning Ordinance relating to parking requirements for medical and dental clinics or offices. (M-601)

SUMMARY:

This ordinance amendment was prepared to address parking problems around medical and dental type offices. The attached ordinance will address parking concerns of medical and dental type offices by increasing the number of required parking spaces per square footage of building area. The staff and Planning Commission recommend approval of the ordinance amendment.

BACKGROUND:

In October of 1981, the Council was presented an ordinance amendment that addressed parking and related traffic problems around medical and dental type offices. As originally proposed, the ordinance required special permit review of these facilities. Based on concerns expressed by the Council over processing time and staff costs to monitor these facilities, by special permit, staff has prepared the attached ordinance amendment. On December 16, 1981, the Planning and Community Development Committee reviewed the proposed ordinance amendment and recommended favorable action by the Planning Commission and City Council.

The proposed ordinance amendment will set specific parking requirements for medical and dental offices which are greater than those required by the zoning ordinance at the present time. A separate category for medical and dental type offices will be added to the zoning ordinance and parking requirements for these facilities will be increased by two times that required for other office uses.

Based on studies prepared by the County and other jurisdictions, it has been determined that parking demand for medical and dental offices

is greater than other types of office development. The County established parking requirements for these facilities at one space per 156 square feet of gross building area based on peak demand times. It is staff's recommendation that medical and dental type offices be subject to parking requirements at a ratio of one space per 200 square feet of gross building area.

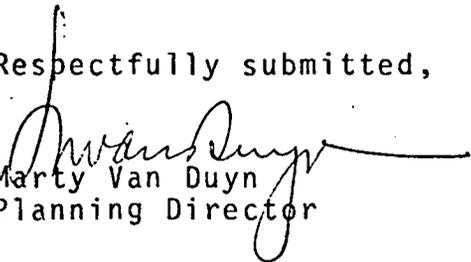
VOTE OF COMMISSION

On January 14, 1982, the Planning Commission, by a vote of eight ayes and one absent, recommended approval of the ordinance amendment.

STAFF RECOMMENDATION

The staff and Planning Commission recommend the City Council adopt the attached ordinance amendment.

Respectfully submitted,


Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

MVD:WW:cp
Attachments
.M-601

February 23, 1982
All Districts

ORDINANCE NO. 82-015

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

AN ORDINANCE ADDING SECTION 6-A-11a TO THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550 FOURTH SERIES, RELATING TO MEDICAL AND DENTAL OFFICE PARKING REQUIREMENTS

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1.

Section 6-A-11a is hereby added to the Zoning Ordinance to read as follows:

Land Use	Spaces required for each land use
11a Medical and dental clinics or offices	One space per 200 sq. ft. gross floor area

APPROVED
BY THE CITY COUNCIL

FEB 23 1982

OFFICE OF THE
CITY CLERK

PASSED FOR PUBLICATION:
ENACTED:
EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

MEETING DATE November 11, 1982
 ITEM NO. 40 FILE NO. P-601
M-

- GENERAL PLAN AMENDMENT
- COMMUNITY PLAN AMENDMENT
- REZONING
- SPECIAL PERMIT
- VARIANCE
- TENTATIVE MAP
- SUBDIVISION MODIFICATION
- ENVIRONMENTAL DET.
- OTHER Amend zoning Ordinance re parking requirements in medical & retail district

Recommendation:
 Favorable
 Unfavorable
 Petition Correspondence

LOCATION: _____

PROponents	
NAME	ADDRESS
<u>Doug Pope</u>	<u>- 915 J Street, Ste 201, Sacramento 95814</u>
<u>Sidney Pope</u>	<u>- 1332 40th Street, Sacramento</u>

OPponents	
NAME	ADDRESS

MOTION NO. _____

	YES	NO	MOTION	2ND
Augusta	✓		✓	
Fore	✓			
Goodin	✓			
Hoffman	<u>absent</u>			
Hunter	✓			
Larson	✓			✓
Manaki	✓			
Silva	✓			
Simpson	✓			

- MOTION:
- TO APPROVE
 - TO DENY
 - TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT
 - INTENT TO APPROVE SUBJ. TO COND. & BASED ON FINDINGS OF FACT DUE _____
 - TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL
 - TO RATIFY NEGATIVE DECLARATION
 - TO CONTINUE TO _____ MEETING
 - OTHER _____

(4)

P.
City Planning Commission
Sacramento, California

Members in Session:

Subject: Ordinance adding Section 6-A-11a to the Comprehensive Zoning Ordinance relating to parking requirements for medical and dental clinics or offices (M-601)

SUMMARY: This ordinance amendment was prepared in an effort to address concerns over parking and related traffic problems that occur near medical and dental type offices. The attached ordinance amendment will address this concern by increasing the number of parking spaces per square footage of building area. On December 16, 1981 the Planning and Community Development Committee referred this item to the Planning Commission and Council with a favorable recommendation by unanimous vote.

BACKGROUND: In August of 1981 the Commission was presented an ordinance amendment that addressed parking problems around medical and dental type offices. This ordinance was drafted to address concerns expressed by certain Council members over the parking problems in East Sacramento. The ordinance as originally presented required special permit review of medical and dental type offices to determine the parking needs and traffic patterns of these facilities and pertained to East Sacramento only. The ordinance was later expanded by staff and the Planning Commission to include all of the areas in the City since the problems associated with these type of offices are apparently City-wide as well as East Sacramento.

The ordinance was subsequently presented to the City Council. The Council expressed concerns over the processing time and staff costs to monitor the medical office users with a special permit. Therefore, the Council referred the matter back to staff and the Planning and Community Development Committee to develop an alternate method of addressing the parking problems.

The attached ordinance amendment will address the concerns of parking problems by increasing the number of parking spaces required for these facilities. This approach should not increase the processing time or costs.

Based on a survey of other California City's parking requirements for medical and dental offices, it is staff's opinion that the City's existing ordinance is not adequate for patient parking needs. The existing ordinance requires a parking ratio of one space per 400 square feet of building area. The following is a sample of other California City's parking requirements for medical and dental offices.

M-601

January 14, 1982

Item 40

<u>City/County</u>	<u>Parking Space Per</u>
1. County of Sacramento	1 per 156 sq. ft.
2. Palm Springs	1 per 150 sq. ft.
3. Stanislaus County	1 per 100 sq. ft.
4. Davis	1 per 200 sq. ft.
5. Berkeley	1 per 300 sq. ft.
6. Alameda County	1 per 250 sq. ft.
7. Contra Costa County	5 per doctor or dentist
8. Cupertino	5± per doctor or dentist
9. Bakersfield	1 per 100 sq. ft.
10. Los Angeles	1 per 200 sq. ft.
11. Pomona	1 per 200 sq. ft.
12. Redondo Beach	1 per 150 sq. ft.

The attached ordinance amendment will increase the ratio of parking to building area from one space per 400 square feet of area to one space per 200 square feet of area (gross). Based on the nature of patient scheduling and in light of the survey these requirements seem to be more realistic in meeting the specific parking needs of medical and dental offices.

RECOMMENDATION: Staff recommends the Planning Commission approve this ordinance for transmittal to the City Council for adoption.



CITY OF SACRAMENTO

OFFICE OF THE CITY CLERK

915 I STREET
CITY HALL ROOM 203

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5426

LORRAINE MAGANA
CITY CLERK

February 17, 1982

County Auditor
700 "H" Street
Sacramento, CA 95814

Dear Sir:

On February 16, 1982, the Sacramento City Council adopted a resolution relative to the placement of liens for costs of demolition of dilapidated buildings for the address shown on the attached certified copy of said resolution.

If we can be of any further assistance to you, please feel free to call on us.

Sincerely,


Lorraine Magana
City Clerk

LM/mm/21
Enclosure

cc: Revenues & Collections
City Engineer
Finance
Building Inspections