



CITY OF SACRAMENTO

24

DEPARTMENT OF PLANNING AND DEVELOPMENT
1231 "I" Street
Sacramento, Ca. 95814

APPROVED
BY THE CITY COUNCIL

NOV 13 1986

OFFICE OF THE
CITY CLERK

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

November 4, 1986

City Council
Sacramento, California

Honorable Members in Session:

- SUBJECT: 1. Environmental Determination
2. Amendment of City Zoning Ordinance related to parking ratio for multiple family residential units (M86-059)

LOCATION: Citywide

SUMMARY

The attached Ordinance Amendment would increase the parking requirements for multiple family projects from one space per unit to one and one half (1.5) per unit. The amendment would also add the requirement of one guest space per 15 units. The parking ratio for the Central City would remain the same. The Council's Transportation and Community Development Committee, the Planning Commission and staff recommend adoption of the amendment.

BACKGROUND INFORMATION

The proposed parking ratio is based on a survey of the parking requirements of other cities and a survey of actual demand for various multiple family complexes throughout the City of Sacramento. The survey results are attached to the Planning Commission report. The proposed ratio should result in a small surplus of spaces for most projects and requiring any higher ratio will result in space lost that could be used as open space/recreation or for building larger units.

The amendment has been reviewed by the Board of Realtors and Building Industry Association. They do not oppose the change.

VOTE OF THE PLANNING COMMISSION

On September 11, 1986, the Commission voted six ayes, three absent, to recommend approval of the Ordinance Amendment.

24

City Council

-2-

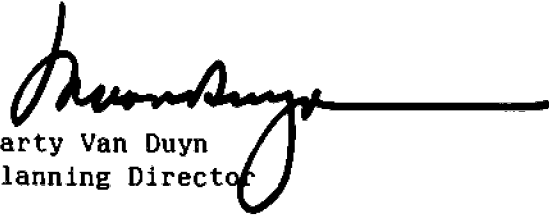
November 4, 1986

RECOMMENDATION:

The Council's Transportation and Community Development Committee, Planning Commission and staff recommend the following action by the City Council:

1. Ratify the Negative Declaration; and
2. Adopt the attached Zoning Ordinance Amendment.

Respectfully submitted,



Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

AG:lao
attachments
M86-059

November 12, 1986
All Districts

Sacramento City Planning Commission VOTING RECORD

24

MEETING DATE <u>9-14-86</u>
ITEM NUMBER _____
PERMIT NUMBER <input checked="" type="checkbox"/> <u>186-059</u>

ENTITLEMENTS

- | | |
|---|---|
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> TENTATIVE MAP |
| <input type="checkbox"/> COMMUNITY PLAN AMENDMENT | <input type="checkbox"/> SUBDIVISION MODIFICATION |
| <input type="checkbox"/> REZONING | <input type="checkbox"/> LOT LINE ADJUSTMENT |
| <input type="checkbox"/> SPECIAL PERMIT | <input type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input checked="" type="checkbox"/> OTHER <u>ZONING ORD. AMENDMENT.</u> |

STAFF RECOMENDATION <input checked="" type="checkbox"/> Favorable <input type="checkbox"/> Unfavorable
<input type="checkbox"/> Correspondence
<input type="checkbox"/> Petition

LOCATION <u>CITY WIDE</u>

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NAME	ADDRESS

MOTION#

	YES		NO		MOTION SECOND
Chinn	✓				
Ferris	✓				
Goodin			ABSENT		
Hollick	✓				
Holloway			ABSENT		
Otto	✓				
Ramirez	✓				
Walton	✓				
Ishmael			ABSENT		

MOTION

- | | |
|--|---|
| <input type="checkbox"/> TO APPROVE | <input checked="" type="checkbox"/> TO RECOMMEND APPROVAL & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO DENY | <input type="checkbox"/> TO RECOMMEND APPROVAL SUBJECT TO COND. & FORWARD TO CITY COUNCIL |
| <input type="checkbox"/> TO APPROVE SUBJECT TO COND. & BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO RATIFY NEGATIVE DECLARATION |
| <input type="checkbox"/> TO APPROVE/DENY BASED ON FINDINGS OF FACT IN STAFF REPORT | <input type="checkbox"/> TO CONTINUE TO _____ MEETING |
| <input type="checkbox"/> INTENT TO APPROVE/DENY SUBJECT TO COND. & BASED ON FIND. OF FACT DUE | <input type="checkbox"/> OTHER _____ |

24

ORDINANCE NO. 86-103

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

APPROVED
BY THE CITY COUNCIL

NOV 13 1986

AN ORDINANCE AMENDING SECTION 6-A-1 OF THE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, RELATED TO RESIDENTIAL PARKING RATIOS. (M86-059)

OFFICE OF THE
CITY CLERK

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

SECTION 1.

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

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

PASSED FOR PUBLICATION:
PASSED:
EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

M86-059

4

24

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:lhc

24

PARKING STANDARDS

Exhibit A

	Single Family	Single	Multi-Dwelling			Guest
			1BR	2BR	3BR	
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				

24

Exhibit B

MULTI-FAMILY PARKING SURVEY
BY THE CITY PLANNING DIVISION
JULY, 1988

	<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

8

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9-11-86

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24 (2)



CITY OF SACRAMENTO

DEPARTMENT OF PLANNING AND DEVELOPMENT

1231 "I" Street

Sacramento, Ca. 95814

Administration
Room 300 449-5571
Building Inspections
Room 200 449-5716
Planning
Room 200 449-5604

October 27, 1986

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Amendment of Section 6-A-1 of the Sacramento City Zoning Ordinance related to off-street parking requirements for residential uses.

LOCATION: Citywide

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Chapter, Section 38.

BACKGROUND INFORMATION

Prior to publication of an item in a local paper to meet legal advertising requirements, the City Council must first pass the item for publication. The City Clerk then transmits the title of the item to the paper for publication and for advertising the meeting date.

RECOMMENDATION

It is recommended that the item be passed for publication of title and continued to November 12, 1986.

Respectfully submitted,

Marty Van Duyn
Planning Director

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

PASSED FOR
PUBLICATION
& CONTINUED
TO 11-12-86

MVD:lao
attachments
M86-059

November 5, 1986
All Districts

ORDINANCE 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 NO. 2550, FOURTH SERIES, RELATED TO RESIDENTIAL PARKING RATIOS. (M86-059)

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

SECTION 1.

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

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

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

M86-059

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

9

9-11-86

m86-059

#27