

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

Transportation and Community Development Committee
Sacramento, California

Honorable Members in Session:

Subject: PARKING REQUIREMENTS FOR MULTI-FAMILY USES, (M86-053)

Location: City Wide

SUMMARY

The City Council has requested staff to examine the City's Parking Requirements for multi-family uses. This report summarizes some initial findings and recommends that the number of off-street parking spaces required per unit be increased. If the Committee agrees with the findings, staff will initiate a 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. The table clearly shows that the current one space per unit requirement is low. The one and one half spaces appear to be closer to what most other jurisdictions require. Staff also recently mailed 700 surveys to occupants of apartments in various locations in the City. The survey is to find out the typical number of cars owned by occupants in apartment units. Since the results are still being compiled, staff will report on the findings at the TCD Committee meeting.

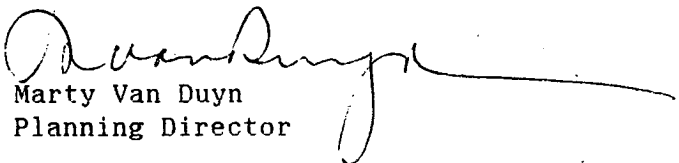
The standards used by other jurisdictions point to a need to increase the parking requirements. Should the survey results confirm this, staff will recommend initiating a formal hearing before the Planning Commission and City Council.

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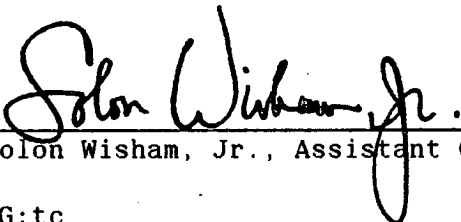
RECOMMENDATION

Staff recommends the Transportation and Community Development Committee discuss the findings in this report and the additional findings to be presented at the Committee meeting. Based on the complete findings a direction should be given to staff.

Respectfully submitted,


Marty Van Duyn
Planning Director

APPROVED FOR COMMITTEE INFORMATION:



Solon Wisham, Jr., Assistant City Manager

AG:tc
Attachment

PARKING STANDARDS

	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				
Yuba City	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				