

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

OCT 18 2 25 PM '90

4.2

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

October 25, 1990

APPROVED
BY THE CITY COUNCIL

BUILDING INSPECTIONS
916-449-5716

OCT 25 1990

City Council
Sacramento, California

OFFICE OF THE
CITY CLERK

PLANNING
916-449-5604

Honorable Members in Session:

- SUBJECT:
1. Environmental Determination
 2. Zoning Ordinance Amendment Regarding Parking Requirements for Churches (M90-017)

LOCATION: Citywide

SUMMARY

The proposed Zoning Ordinance Amendment modifies Section 6 of the Zoning Ordinance regarding the parking required for churches. The amendment increases the parking required from one parking space for every six seats to one space for every four seats within the church.

The Planning Commission, the City's Transportation and Community Development Committee and staff recommend adoption of the Ordinance Amendment by the City Council.

BACKGROUND INFORMATION

On July 26, 1990, the Planning Commission recommended approval of the attached Zoning Ordinance Amendment regarding the parking requirements for churches. The Transportation and Community Development Committee, on September 25, 1990, also recommended approval by the City Council.

The Zoning Ordinance currently requires one parking space for every six seats for a church, mortuary, sports arena and theater. This amendment increases the parking required to one space for each four seats for churches, however, the parking for mortuaries, sports arenas and theaters will remain at one space for every six seats.

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Recently several churches, as part of their special permit, have been required to undertake parking and traffic studies to be sure there would be no adverse impact upon the surrounding properties. These studies have concluded that a ratio of one parking space for every six seats is not adequate. The studies indicated that a better parking ratio is one space for every three to four seats. Staff also researched other jurisdictions' requirements for church parking. A survey of 115 cities in California was compiled by International Parking Design, Inc. Most cities in this survey require a ratio of between one space for every three seats to one space for every five seats.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the proposed Zoning Ordinance Amendment will not have a significant adverse effect on the environment and has filed a Negative Declaration.

VOTE OF THE PLANNING COMMISSION

On July 26, 1990, the Planning Commission voted seven ayes, one absent, to recommend adoption of the Zoning Ordinance Amendment regarding parking requirements for churches in the City of Sacramento.

FINANCIAL DATA

Not applicable.

POLICY CONSIDERATION

Not applicable.

MBE/WBE EFFORTS

Not applicable.

2

RECOMMENDATION

It is recommended that the City Council take the following actions:

1. Ratify the Negative Declaration;
2. Adopt the attached Zoning Ordinance Amendment regarding the parking requirements for churches.

Respectfully submitted,



Michael M. Davis
Director of Planning and Development

RECOMMENDATION APPROVED
WALTER J. SLIPE
CITY MANAGER

Contact Person:

Will Weitman, Principal Planner
(916) 449-5604

Cindy Gnos, Assistant Planner
(916) 449-5604

October 25, 1990
All Council Districts

MMD:WW:CL:vr
M90-017.CC

Attachments

ORDINANCE NO. 90-055

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ORDINANCE AMENDING SECTION 6-A-3, 18 AND 19 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO PARKING REQUIREMENTS FOR CHURCHES (M90-017)

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

Sections 6-A-3, 6-A-18, and 6-A-19 is hereby amending the Zoning Ordinance of the City of Sacramento, Ordinance 2550, Fourth Series, as amended, to read as follows:

- | | | |
|-----|-------------------------------|-----------------------------------|
| 3. | Church | 1 Space per 4 Seats |
| 18. | Mortuary-Sports Arena-Theater | 1 Space per 6 Seats |
| 19. | Other | Determined by Planning Commission |

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

APPROVED
BY THE CITY COUNCIL

OCT 25 1990

OFFICE OF THE
CITY CLERK

MAYOR

ATTEST:

CITY CLERK

M90-017.pfp

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

(4)



DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

September 14, 1990

Transportation and Community Development
Sacramento, California

Honorable Members in Session:

SUBJECT: 1. Environmental Determination
2. Zoning Ordinance Amendment Regarding Parking
Requirements for Churches (M90-017)

LOCATION: Citywide

SUMMARY

The proposed Zoning Ordinance Amendment amends Section 6 of the Zoning Ordinance regarding the parking required for churches. The amendment increases the parking required from one parking space for every six seats to one space for every four seats within the church.

The Planning Commission and staff recommend approval of the Ordinance Amendment by the TCD Committee and adoption by the City Council.

BACKGROUND INFORMATION

On July 26, 1990, the Planning Commission recommended approval of the attached Zoning Ordinance Amendment regarding the parking requirements for churches.

The Zoning Ordinance currently requires one parking space for every six seats for a church, mortuary, sports arena and theater. This amendment increases the parking required to one space for each four

5

seats for churches, however, the parking for mortuaries, sports arenas and theaters will remain at one space for every six seats.

Recently several churches, as part of their special permit, have been required to undertake parking and traffic studies to be sure there would be no adverse impact upon the surrounding properties. These studies have concluded that a ratio of one parking space for every six seats is not adequate. The studies indicated that a better parking ratio is one space for every three to four seats. Staff also researched other jurisdictions' requirements for church parking. A survey of 115 cities in California was compiled by International Parking Design, Inc. Most cities in this survey require a ratio of between one space for every three seats to one space for every five seats.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator has determined that the proposed Zoning Ordinance Amendment will not have a significant adverse effect on the environment and has filed a Negative Declaration.

VOTE OF THE PLANNING COMMISSION

July 26, 1990
On ~~October 12, 1989~~, the Planning Commission voted seven ayes, one absent, to recommend adoption of the Zoning Ordinance Amendment regarding parking requirements for churches in the City of Sacramento.

FINANCIAL DATA

Not applicable.

POLICY CONSIDERATION

Not applicable.

MBE/WBE

Not applicable.

RECOMMENDATION

It is recommended that the Transportation and Community Development Committee recommend that the City Council take the following actions:

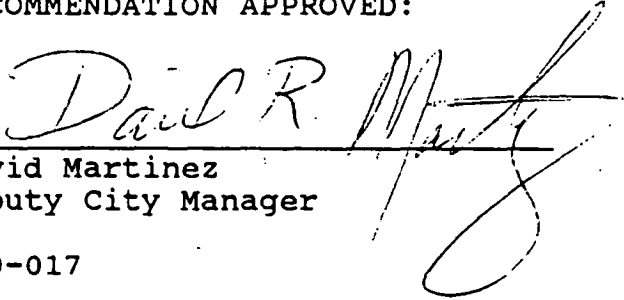
1. Ratify the Negative Declaration;
2. Adopt the attached Zoning Ordinance Amendment regarding the parking requirements for churches.

Respectfully submitted,



Michael M. Davis
Director of Planning and Development

RECOMMENDATION APPROVED:



David Martinez
Deputy City Manager

M90-017

Citywide
September 25, 1990

Contact Person:
Cindy Gnos, Assistant Planner
449-5604

ORDINANCE NO.
ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

An Ordinance amending Section 6-A-3, 18 and 19 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, as amended, relating to parking requirements for churches
(M90-017)

Be it enacted by the Council of the City of Sacramento:

Sections 6-A-3, 6-A-18, and 6-A-19 is hereby amending the Zoning Ordinance of the City of Sacramento, Ordinance 2550, Fourth Series, as amended, to read as follows:

3. Church	1 Space per 4 Seats
18. Mortuary-Sports Arena-Theater	1 Space per 6 Seats
19. Other	Determined by Planning Commission

Passed for Publication:

Enacted:

Effective:

MAYOR

Attest:

CITY CLERK

M90-017

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34

**Sacramento City Planning Commission
VOTING RECORD**

MEETING DATE <u>July 26, 1990</u>
ITEM NUMBER <u>7A+7B</u>
PERMIT NUMBER <u>M90-017</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 checked="" type="checkbox"/> ENVIRONMENTAL DET. |
| <input type="checkbox"/> VARIANCE | <input checked="" type="checkbox"/> OTHER <u>Amend Dec. 6-A-3 of Ord. to change pkg. req. for 1st child</u> |

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

LOCATION _____ _____

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NAME	ADDRESS

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NAME	ADDRESS

MOTION # _____
Yes No Motion Second

BECERRA	✓			
CHINN	✓			
HOLLOWAY	✓		✓	
NOTESTINE	✓			
OTTO	✓			✓
ROSEN	✓			
YEE	✓			
HOLLICK	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 checked="" 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 _____ |

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City Planning Commission
Sacramento, California

Members in Session:

Subject: A. Environmental Determination
B. Zoning Ordinance Amendment regarding parking requirements for churches.

SUMMARY: The proposed Zoning Ordinance Amendment addresses the parking required for churches. The amendment increases the parking required from one parking space for every six seats to one space for every four seats. Staff recommends the Planning Commission recommend adoption of the attached Zoning Ordinance Amendment to the City Council.

BACKGROUND INFORMATION: The Zoning Ordinance currently places churches, mortuaries, sports arenas, and theaters in the same parking category; requiring one parking space for every six seats. This amendment makes churches a separate category and increases the required parking to one space for each four seats. Mortuaries, sports arenas and theaters will remain with a parking requirement of one space per six seats.

The City of Sacramento Zoning Ordinance of 1956 required a parking ratio of one space for every ten seats. The 1965 Zoning Ordinance increased the requirement to one space for every six seats, which is also the current requirement.

Recently, several churches, as part of their special permit, have been required to undertake parking and traffic studies to be sure there would be no adverse impact upon the surrounding properties. These studies have concluded that a ratio of one parking space for every six seats is not adequate. The Institute of Transportation Engineers publication, "Parking Generation", reports an occupancy of 2.33 persons per vehicle, which translates directly into one parking space for every 2.33 seats. Studies find, however, that churches are rarely at 100 percent of their seating capacity. The study done for Calvary Christian Center by OMNI-MEANS, states an average attendance of 67 percent. Using a 67 percent occupancy and calculating one parking space for every 2.33 persons translates to between one parking space for every three to four total seats.

Staff researched other jurisdictions' requirements for church parking. A survey of 115 cities in California was compiled by International Parking Design, Inc. A few of the cities in this survey which require a ratio of one space per four seats (as is the proposed ratio) are Beverly Hills, Chico, Fairfield, Hayward, Livermore, Riverside, and San Luis Obispo. Most cities in this survey require a ratio of between one space for every three seats to one space for every five seats.

Due to recent traffic studies required for churches and other cities surveyed, staff recommends Sections 6-A-3, 6-A-18 be amended and Section 6-A-19 be added to read as follows:

-
- 3. Church 1 Space per 4 Seats

 - 18. Mortuary-Sports Arena- Theater 1 Space per 6 Seats

 - 19. Other Determined by Planning Commission

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the proposed Zoning Ordinance Amendment will not have a significant adverse effect on the environment and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Recommend approval of the attached Zoning Ordinance Amendment and forward to City Council.

Respectfully Submitted,

Will Weitman
Will Weitman
Principal Planner

Report Prepared By,
Cindy Gnos
Cindy Gnos
Assistant Planner

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7

ORDINANCE NO.
ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

An Ordinance amending Section 6-A-3, 18 and 19 of the Comprehensive Zoning Ordinance of the City of Sacramento, Ordinance No. 2550, Fourth Series, as amended, relating to parking requirements for churches
(M90-017)

Be it enacted by the Council of the City of Sacramento:

Sections 6-A-3, 6-A-18, and 6-A-19 is hereby amending the Zoning Ordinance of the City of Sacramento, Ordinance 2550, Fourth Series, as amended, to read as follows:

3. Church	1 Space per 4 Seats
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18. Mortuary-Sports Arena-Theater	1 Space per 6 Seats
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19. Other	Determined by Planning Commission
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Passed for Publication:

Enacted:

Effective:

MAYOR

Attest:

CITY CLERK

M90-017

M90-017

July 26, 1990

Item No. 7

(72)

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RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

Oct 11 2 05 PM '90

3.16
4.2
PASSED FOR
PUBLICATION
& CONTINUED
TO 10-25-90

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

October 16, 1990

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

PLANNING
916-449-5604

Honorable Members In Session:

SUBJECT: ORDINANCE AMENDING SECTION 6-A-3, 18 AND 19 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO PARKING REQUIREMENTS FOR CHURCHES (M90-017)

SUMMARY

This item is presented at this time for approval of publication of title pursuant to City Charter, Section 32.

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 October 25, 1990.

Respectfully submitted,

MICHAEL M. DAVIS
Director of Planning and Development

FOR CITY COUNCIL INFORMATION
WALTER J. SLIPE
CITY MANAGER

October 16, 1990
All Council Districts

MMD:vr
M90-017.PFP
Attachment

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ORDINANCE NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ORDINANCE AMENDING SECTION 6-A-3, 18 AND 19 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO, ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, RELATING TO PARKING REQUIREMENTS FOR CHURCHES (M90-017)

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3.	Church	1 Space per 4 Seats
18.	Mortuary-Sports Arena-Theater	1 Space per 6 Seats
19.	Other	Determined by Planning Commission

PASSED FOR PUBLICATION:

PASSED:

EFFECTIVE:

MAYOR

ATTEST:

CITY CLERK

M90-017.pfp

FOR CITY CLERK USE ONLY

ORDINANCE NO.: _____

DATE ADOPTED: _____

②