

Zoning Code Amendment: Parking Requirements for Additions to Single-Family Residences

City Council
June 14, 2021





Background

Planning and Community Development Department

- Existing Regulations
 - > New Single Family Dwellings
 - 2 covered spaces (carport or garage)
 - 8.5' x 18' each space
 - 20' garage door width
 - 8' – 20' driveway width
 - Tandem not allowed



Background

Planning and Community Development Department

- Existing Regulations
 - > Additions to Existing Single Family Dwellings
 - If nonconforming parking, no additional parking required if 150 square feet or less
 - Over 150 square feet requires 2 covered spaces



Background

Planning and Community Development Department

- **Accessory Dwelling Units (ADU's)**
 - > May not require more than 1 off-street parking space
 - > May not require any parking in some cases
 - Within ½ mile of transit stop
 - Designated historic or in a historic district
 - Junior ADUs
 - > Required parking may be in any configuration and within setback areas on an existing driveway



- **Cost of Parking vs. Need**
 - > Average Master Bedroom + Bath = 476 square feet
 - > Average 2-car Garage = 400 square feet
 - > Cost and space for typical addition doubled due to 150 square foot threshold
 - > Significant barrier to renovation and improvement of existing housing stock, property values, and tax base



Analysis

Planning and Community Development Department

- **Cost of Parking vs. Need**
 - > Not all additions result in increased parking demand
 - > Many properties have parking available in uncovered driveways
 - > Residents don't always use garages for parking, and it's not required by Code



Analysis

Planning and Community Development Department

- **Cost of Parking vs. Need**
 - > Exception for Hillside Development (HD) Overlay Zones
 - More constrained sites mean shorter or nonexistent driveways to accommodate cars
 - Less street parking available
 - Don't want to incentivize more floor area and massing



- **Consistency with ADU Regulations**
 - > Additions for purpose of creating a new unit have lesser parking requirement than expansion of existing living space
 - 1,200sf ADU = 1 uncovered space in driveway
 - 200sf home office addition = 2 covered spaces in carport or garage



Analysis

Planning and Community Development Department

- **Conclusion**
 - > Zoning Code Amendment to remove 150 square foot threshold, allowing any size addition without 2-car covered parking requirement
 - > Exception for HD Overlay Zones



Recommendation

Planning and Community Development Department

- Find that the Amendment is exempt from CEQA
- Adopt the findings in Attachment A
- Approve Zoning Code Amendment
- Direct City Attorney to prepare an ordinance consistent with Attachment B

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