

## 2013 Council Study Issue

**CDD 13-03 Single-Family Home Parking Requirements****Lead Department** Community Development**History**            **1 year ago** None      **2 years ago** None**1. What are the key elements of the issue? What precipitated it?**

The zoning code requires two covered and two uncovered parking spaces for a single-family home. Older homes often have one car garages, which would make them legal non-conforming. If a home with a one-car garage expands to exceed 1,800 square feet in size (garage is included) or adds a fourth bedroom, a second covered parking area must be added. Converting a garage (or portion of one) requires two covered parking spaces on the property.

Recent applications to convert a garage to living space resulted in the inability to provide two covered parking spaces outside of the required setbacks. As a result, Planning Commission asked to have the single family residential parking requirements reviewed as part of a study issue.

The study could include:

- \* Review of single-family homes parking requirements either city-wide or for specific areas;
- \* Determine whether there are different levels of needs for covered parking;
- \* Review what areas have required variances for garage conversions;
- \* Determine whether there should be flexibility on covered or uncovered parking spaces;
- \* Consider criteria to possibly reduce the need for variances; and
- \* Review whether the 1,800 sf threshold should be exclusive of garage space.

As an option to doing a full study, staff could review the 1,800 square foot threshold for requiring two covered parking spaces by removing the garage from that calculation as a part of the Zoning Code Retooling. This would allow only living area to be counted toward the parking requirements, but it would have no effect on the conversion of a two-car garage.

**2. How does this relate to the General Plan or existing City Policy?**

**POLICY LT-2.1:** Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow changes consistent with reinforcing positive neighborhood values.

**GOAL LT-4 QUALITY NEIGHBORHOODS AND DISTRICTS:** Preserve and enhance the quality character of Sunnyvale's industrial, commercial and residential neighborhoods by promoting land use patterns and related transportation opportunities that are supportive of the neighborhood concept.

**LEGISLATIVE MANAGEMENT**

**Policy 7.3B.3:** Prepare and update ordinances to reflect the current community issues and concerns in compliance with federal and state laws.

**Action 7.3B.3b:** Consider changes to ordinance to reflect changes in community standards and state and federal laws.

**3. Origin of issue****Board or Commission** Planning Commission**4. Staff effort required to conduct study** Moderate

**Briefly explain the level of staff effort required**

The are potentially several aspects to this study, all of which should be considered. Staff will research other city requirements and will provide public outreach.

5. **Multiple Year Project?** No **Planned Completion Year** 2013

6. **Expected participation involved in the study issue process?**

**Does Council need to approve a work plan?** No  
**Does this issue require review by a Board/Commission?** Yes  
**If so, which?** Planning Commission  
**Is a Council Study Session anticipated?** No

7. **Briefly explain if a budget modification will be required to study this issue**

**Amount of budget modification required** 0

**Explanation**

8. **Briefly explain potential costs of implementing study results, note estimated capital and operating costs, as well as estimated revenue/savings, include dollar amounts**

**Are there costs of implementation?** No

**Explanation**

9. **Staff Recommendation**

**Staff Recommendation** Drop

**If 'Support', 'Drop' or 'Defer', explain**

Staff will review the single family residential parking requirements regarding the 1800 square foot threshold as part of the zoning ordinance retooling. Staff does not feel this study issue to review other residential parking requirements is necessary at this time.

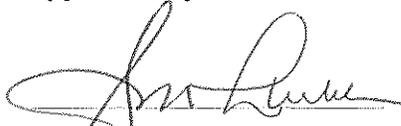
**Reviewed by**



**Department Director**

10/10/12  
**Date**

**Approved by**



**City Manager**

10-11-12  
**Date**