



City of Sunnyvale

Agenda Item

22-0353

Agenda Date: 3/22/2022

2022 COUNCIL STUDY ISSUE

NUMBER

CDD 19-07

TITLE Evaluate the Minimum Parking Requirements for Residential Uses

BACKGROUND

Lead Department: Community Development

Support Departments: Office of the City Manager
Office of the City Attorney

Sponsor(s): Planning Commission

History: 1 year ago: Deferred by City Council
2 years ago: Deferred by Planning Commission

SCOPE OF THE STUDY

What precipitated this Study?

The general parking standards in the Sunnyvale Municipal Code (SMC) establish required parking for residential and non-residential development based on a variety of factors. For residential uses, the number of bedrooms, the number of assigned spaces to a dwelling unit, and the type (i.e., private enclosure or open) also affect the requirements for parking. Lower parking space rates or potential adjustments are established for specified locations in the City, affordable housing, senior housing, and housing for persons with disabilities.

Reductions (if not covered by an adjustment) to the parking standards require approval of a Variance or approval of a Special Development Permit (only allowed within specified zoning districts). The Planning Commission has asked if there are circumstances where reduced parking could be appropriate, such as: a multi-family project that may be able to increase the total number of units if parking requirements are reduced, or on a single-family property where the size of an existing one-car garage restricts the total allowable square footage of the house, thereby potentially restricting large or extended families from living together in one dwelling.

At the February 17, 2022, Study Issues/Budget Proposals Workshop, the City Council supported reducing the scope of the original Study Issue CDD 19-07, *Develop Citywide Guidelines or Criteria for Allowing Reduced Parking for Development Projects and for Future Conversions of Parking to Other Uses*, to evaluate only the parking standards for residential uses and to compare them to similar jurisdictions.

What are the key elements of the Study?

There are certain areas within the City where parking standards are reduced compared to the generic citywide standards (e.g., Downtown Specific Plan, Lawrence Station Area Plan). Generally, the areas with reduced parking standards are located near major transit stations, but reduced parking

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standards have also been considered in other areas if a project can demonstrate other trip reduction strategies. Changes in State legislation, coupled with new types of building allowances in single-family zoning districts, also make it an appropriate time to evaluate and compare all residential parking standards to determine if the City has other general parking standards that may be appropriate to reduce.

This reduced Study would include:

- Evaluation of the City's current residential parking regulations in comparison to other jurisdictions;
- Review of the historic parking requirements for residential uses in Sunnyvale;
- Examination of the covered parking requirement for single-family zoning districts; and,
- Consideration of the pros and cons of reducing parking requirements for residential uses.

The analysis and information from this reduced study would be presented to the City Council for further direction and potential future phasing of other parking related studies.

Estimated years to complete study: 1 year

FISCAL IMPACT

Cost to Conduct Study

Level of staff effort required (opportunity cost):	Moderate
Funding Required for Non-Budgeted Costs:	\$0
Funding Source:	N/A

The comparison and evaluation of residential parking standards with other comparable jurisdictions would be completed by staff and would not require outside consultant assistance.

Cost to Implement Study Results

Unknown. Future phases and studies may require the hiring of a consultant who specializes in parking requirements, parking policies, design guidelines, and has specialized knowledge in the parking industry

EXPECTED CITY COUNCIL, BOARD OR COMMISSION PARTICIPATION

Council-Approved Work Plan: No

Council Study Session: No

Reviewed by Boards/Commissions: Bicycle and Pedestrian Advisory Committee, Planning Commission

STAFF RECOMMENDATION

Support. This policy issue merits discussion at the 2022 Study Issues Workshop.

Staff believes that evaluating the existing residential parking regulations and comparing the City's regulations with other jurisdictions could be a valuable study and will provide useful information to the Planning Commission and City Council for consideration in future studies and recommendations on parking reductions.

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