TSD ENGINEERING, INC.
expect more.

Memo

To: Karen Garrett; AG Spanos

From: Chris Schulze; TSD Engineering, Inc.

CC: John Binder, Kephart & Donald Sobelman, Downey Brand LLP

Date: January 29, 2018

Re: El Dorado Hills Apartments – County Parking Requirements

During the January 11, 2018 Planning Commission hearing, the Commission requested additional information concerning the project's compliance with the County's parking standards. This memorandum sets forth and discusses the relevant provisions of the Zoning Code and Community Design Standards, and demonstrates the project's compliance with the County standards.

<u>Per Zoning Code Title 130 – Article 3 – Site Planning and Project Development Standards – Chapter 130.35</u>

Table 130.35.030.1 – Schedule of Off-Street Vehicle Parking Requirements

USE TYPE	PARKING SPACE REQUIREMENTS
RESIDENTIAL	
Multi-unit (apartments, townhouses, and condominiums): Studio/1 bedroom . . . . 2 or more bedrooms	1.5 per unit; 2 per unit (minimum 1 covered); plus Guest parking shall be provided for all multi-unit development in the amount of 1 per 4 dwelling units.[1] Guest spaces shall be marked "Reserved for guests" or "Visitor parking".

[1]The approving authority may reduce or eliminate the required number of guest spaces if:
   (a) Adequate street parking is available, or
   (b) The site is within 500 feet of a transit/bus stop.

<u>Community Design Standards – Parking and Loading Standards</u>

The County along with adopting the Zoning Code Ordinance update above also adopted the Community Design Standards – Parking and Loading Standards, dated December 15, 2015. Per the Community Design Standards Section 4.4.F:

> *Motorcycle Parking. Parking areas accommodating 100 cars or more shall designate five percent of their required parking space for motorcycle use, rounded to the nearest whole number. General space requirements shall measure four feet wide by eight feet long per motorcycle, with adequate maneuvering space around the motorcycle. Two such spaces shall count as one car space.*

<u>Required Parking Summary by Code:</u>

In establishing the required number of parking spaces per County Code, as being applicable to the subject project (214 Units; of which 114 units are 1 bedroom/studios and 100 units are 2 bedroom), the calculations are summarized as follows:

Studio/1-Bedroom	= 1.5 * 114 units	= 171 spaces
2-Bedroom	= 2* 100 units	= 200 spaces
<u>Guest</u>	= 0.25 * 214 units	<u>= 54 spaces</u>
	Total	= 425 Spaces

Since the proposed project exceeds 100 Parking Spaces the Community Design Standards for motorcycle parking become applicable at 5% of the required spaces shall be motorcycle.

Motorcycle Parking = 0.05 * 425 = 22 motorcycle spaces.

Of which 2 motorcycle spaces equates to 1 vehicle space.

Credit for Motorcycle Parking = 0.5 * 22 = 11 Vehicle Spaces.

Required Parking per code summarized:
414 Vehicle Spaces
<u>11 Vehicle Spaces (=22 Motorcycle Spaces)</u>
Total =425 Spaces

Proposed Parking Summary:

The subject project proposes to provide the following parking:

    Onsite Surface Parking Spaces   = 5 Spaces

    Onsite – Garage Parking Spaces   = 409 Spaces

    <u>Onsite – Garage Motorcycle Spaces</u>   = 11 Spaces (or 22 Motorcycle Spaces)

                Total Proposed   = 425 Spaces

Should you have any further questions regarding this topic please let me know.

Thank you

Chris Schulze, PE 59220