



THE CITY OF SAN DIEGO  
**REPORT TO THE CITY COUNCIL**

DATE ISSUED: October 25, 2006 REPORT NO: 06-158  
ATTENTION: Honorable Mayor and City Council  
SUBJECT: Campus Impact Area Parking Requirements  
REFERENCE:

SUMMARY:

THIS IS AN INFORMATION ITEM ONLY. NO ACTION IS REQUIRED ON THE PART OF THE CITY COUNCIL

BACKGROUND:

Each school year, an increasing number of college students migrate to San Diego State University to attend school. Many of these students do not live on campus but in nearby residential neighborhoods which were developed primarily with single dwelling units. As a result, the community is impacted by an unusually large number of residents and vehicles in their neighborhoods. In response to concerns voiced by citizens living in these impacted areas, the City of San Diego required an increase in the number of parking spaces provided on new projects when five or more bedrooms exist. Over the years, inconsistencies have occurred in the interpretation and application of these requirements.

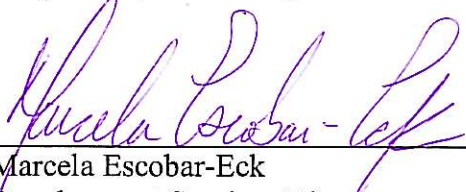
DISCUSSION:

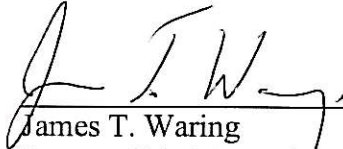
The Land Development Code requires *Single dwelling units with five or more bedrooms in the campus impact areas to have 1 space per bedroom or, for additions or modifications to existing structures, 1 space per added bedroom, whichever is less.* A bedroom is defined as *...an enclosed space within a dwelling unit that is designed or could be used for sleeping and has a permanent door permitting complete closure and separation from all kitchen, living room, and hallway areas. A room or other enclosed space is not considered a bedroom if it is the sole access to another bedroom.*

Occasionally, building permit applications are submitted to the Development Services Department for additions to single dwelling units in the Campus Impact Area which designate certain rooms as offices, dens or utility rooms. Because of the language in the Code which states that a bedroom is defined as a space that is *designed or could be used for sleeping*, some staff have relied upon the designer's designation for these rooms as non-bedrooms if they did not contain clothes closets. In such cases, additional parking was not required based on the number of bedrooms.

In an effort to comply with the intent of this code section and improve plan review consistency, DSD has since clarified its policy on this issue. For Land Development Code purposes, any room which could possibly be used for sleeping and contains a door separating it from the kitchen, living room or hallway will be determined as a bedroom. Additionally, to reduce the temptation of temporarily removing doors in an effort to circumvent the bedroom definition, openings will be required to be of non-standard door widths.

Respectfully submitted,

  
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Development Services Director

  
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Deputy Chief Operating Officer of  
Land Use and Economic Development

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