

*APPENDIX*

*City of San Rafael – Initial Study/Mitigated Negative Declaration  
Marin Sanitary Services Facility Project – 1050 Andersen Drive/535-565 Jacoby Street, San  
Rafael, CA*

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## **Source Reference 11**

**Marin Sanitary Service 2013 MUP Parking  
Calculations (aka, MUPA Appendix F)**

# Marin Sanitary Service

Master Use Permit

July 2014

Appendix F: Parking Calculations

# Marin Sanitary Service

## 2014 MUP Parking Calculations

### 1. Methods for Calculating Required Parking:

Office Use parking req's:	1 space per 250 sf (from chart 14.18.040 San Rafael Code of Ordinances Parking Requirements)
Industrial Use parking req's:	1 space per each employee on maximum overlapping shift (based upon non-typical industrial use – many buildings are used as covered parking / drive aisles and bulk storage of refuse/recycling materials)
Mini Storage parking req's:	1.4 spaces per 100 units (based upon ITE parking generation 2004; San Rafael Code requires parking study)
Outdoor Construction Materials Sales (American Soils):	Maintain existing parking levels

### 2. Calculation of Required Parking:

#### Office Use:

MRRC Resource Recovery Bldg:	2,000 sf / 250 sf =	8 spaces
Admin Office Warehouse Bldg:	4435 sf + 2,031 sf = 6,466 sf 6,466 sf / 250 sf =	25.9 spaces
MRC Recycling Bldg:	1,131 sf + 4,759.9 sf = 5,891 sf 5,891 sf / 250 sf =	<u>23.6 spaces</u>
Total spaces for office use: 8 + 26 + 24 = (guest parking accounted for in office/storage parking ratio)		58 spaces

**Industrial Use:**

MRRC*:	81 employees =	81 spaces
Marin Recycling Center:	24 employees =	24 spaces
Mechanics:	16 employees =	16 spaces
Drivers:	81 employees=	<u>81 spaces</u>

Total spaces for Industrial use: 202 spaces

**Rafael Storage / American Soils Products:**

Rafael Storage Area B:	397 units / 1.4 spaces per 100 =	5.6 spaces
Rafael Storage Area D:	271 units / 1.4 spaces per 100 =	3.8 spaces
American Soils:	18 existing spaces	<u>18 spaces</u>

Total spaces for Mini Storage / American Soils: 28 spaces

**Total spaces req'd:**

58 (office)+ 202 (industrial)+28 (Rafael Storage / American Soils) = 288 spaces

**3. Existing Parking Provided:**

<b>Parcel A:</b>	MSS Operations - Office + Industrial* (uncovered) 3+3+4+4+3+2+4+20+8+1+18+16+ (covered) 36+16+1+19 =	158 spaces
<b>Parcel B:</b>	MSS Operations – Office + Industrial (along Jacoby St) 2 + 3 + 10 = MSS Temporary Use – Rafael Storage	15 spaces 0 spaces
<b>Parcel C:</b>	MSS Temporary Use American Soils Products	18 spaces
<b>Parcel D:</b>	MSS Operations – Office + Industrial  MSS Temporary Uses – Rafael Storage	7 spaces 0 spaces
<b>Parcel E:</b>	Private Open Space	<u>0 spaces</u>
<b>Total</b>		198 spaces

\* This total includes truck parking spaces because drivers park their personal vehicle in their vacated truck parking space while they are on their route.

#### 4: Proposed Parking:

<b>Area A:</b>	MSS Operations - Office + Industrial 158 + 19 (New at Resource Recovery Bldg) =	177 spaces
<b>Area B:</b>	MSS Operations – Office + Industrial MSS Temporary Use – Rafael Storage	15 spaces 6 spaces
<b>Area C:</b>	MSS Temporary Use American Soils Products	18 spaces
<b>Area D:</b>	MSS Operations - Office + Industrial MSS Temporary Use – Rafael Storage	7 spaces 5 spaces
<b>Private Open Space:</b>		<u>0 spaces</u>
<b>Total</b>		228 spaces

#### 5. Justifications for Parking Exception (288 required and 228 proposed):

- A. 16-19 employees regularly park on the gravel lot adjacent to the wood and metal recycling canopy. These spaces were not counted as existing or proposed parking.
- B. 1-3 employees regularly park where they work at the dirt processing area. This parking was not counted as existing or proposed parking.
- C. 10-20 employees per day ride bicycles to work.
- D. Employees carpool informally. A recent count put participation at 5 office staff, 10 MRCC laborers, and 3 HHW employees who do not drive to work; but, ride with other employees. MSS is required to participate in the commuter Benefits Program starting Sept. 1, 2014 and will formalize participation and accounting for participation as a part of compliance. There are incentives built into the Commuter Benefits Program which could further boost participation.
- E. Totaling A, B, C, & D above shows a reduction of up to 60 vehicles either parked in alternative locations or eliminated from the parking load by carpooling or bike riding. This bridges the gap between the required and proposed parking totals.

- F. The maximum parking demand does not last all day. The parking calculation uses the greatest overlapping shift for all non-office personnel. The peak employee parking load lasts for 6 hours (from 8:00 to 2:00).
- G. Due to existing policies daytime tours and events have minimal effect on parking. Groups doing tours are informed in advance of the parking policies and encouraged to car and van pool. (4) parking spaces are reserved for tour or event parking. The parking policy for daytime tours and events is attached.
- H. Evening events and weekend events occur in off hours when ample parking is available. The parking policy for evening and weekend events is attached.

(Revised 7-9-14)