

SUBJECT: PARKING REDUCTIONS FOR ON-SITE CAR SHARE VEHICLES

PREPARED BY: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
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STATEMENT ON THE SUBJECT

Car sharing is a short-term car rental service that provides a variety of vehicle types in non-traditional rental locations, such as on-street parking and within private garages. Car sharing can reduce household car ownership and vehicle miles travelled, alleviate parking and traffic congestion, increase transportation options, and reduce use and dependence on fossil fuels through use of alternative fuel vehicles.

On December 18, 2017, the City Council directed staff to develop a zone text amendment to provide a reduction in parking requirements for provision of car share in affordable housing projects. On April 16, 2018, staff recommended and the City Council agreed to expand their directive to allow parking reductions for certain development projects with a residential component that provide car share vehicles on-site. The operator of the building would be required to ensure that a car share organization (CSO) is utilizing the on-site parking space for a car share vehicle, which would be accessible 24 hour access to both residents of the building and outside users.

The purpose of the Long Range Subcommittee meeting is to obtain feedback from subcommittee members on the proposed zone text amendment. Staff has provided alternative language for the subcommittee to consider as well, including requirements that car share vehicles be electric powered, with provision of EV chargers on site. An additional provision would only allow a parking reduction in buildings with 100% affordable housing.

Staff anticipates review by the Planning Commission in June 2018, with City Council review complete by the end of the 3rd quarter in 2018.

DRAFT ZONE TEXT AMENDMENT LANGUAGE

Additional language shown in underline. Deleted language in ~~strikethrough~~.

19.28.060 Reduction of Off-Street Parking Requirements.

This section provides procedures and criteria for the reduction of the off-street parking requirements of this chapter and Chapter 19.36 (Standards for Specific Land Uses).

A. *Allowable Reductions in Parking Space Requirements.* The number of off-street parking spaces required by this chapter or Chapter 19.36 (Standards for Specific Land Uses) may be reduced as provided by Table 3-7, and in subsection (B) below, through the procedure described in subsection (C) below.

TABLE 3-7
ALLOWABLE PARKING REDUCTIONS

[Explanatory Notes Follow at the End of the Table]

| Qualifying Project Feature ¹ | Description and Criteria for Granting Reduction | Maximum Reduction ² | Required Process for Reduction |
|---|--|---------------------------------------|---|
| Compliance with disability requirements | In the event that a change of State regulations regarding disabilities causes a decrease in the number of parking spaces, or if the number of parking spaces is reduced due to an increased number of handicapped accessible spaces in compliance with Title 24 of the California Government Code. | As determined by the Review Authority | Review and decision by applicable Review Authority as part of land use permit approval for project. |
| Emergency shelters | If the shelter is located within 1,000 feet of a public transit stop. | 25% | Review and decision by applicable Review Authority as part of land use permit approval for project. |
| Mixed use projects | A project combining commercial and residential uses. May be granted where the Review Authority determines that a reduction is justified based on hourly parking demand studies published by the Urban Land Institute, or other appropriate source as determined by the Director. | As determined by the Review Authority | Review and decision by applicable Review Authority as part of land use permit approval for project. |

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|---|---|---------------------------------------|---|
| Second uses | A second use within a single project or building (e.g., a restaurant within a hotel) with a greater parking requirement than the primary use. May be granted where the Director determines that a reduction is justified based on a parking demand study. | 50% | Review and decision by Director. |
| Use intensification near public parking | A proposed intensification of use within an existing building that is determined by the Review Authority to be located within a reasonable distance of a City parking facility. May be granted by Review Authority, subject to the fee determined by the Council, based on the type of use and its associated parking characteristics, including: <ul style="list-style-type: none"> a. Peak hours of use and turnover rate; b. The ability of the use to meet parking requirements through other means; c. The availability of spaces in the nearby City parking facility; d. The relative distance to the use from the parking facility; and e. Measures proposed by the applicant to ensure employee and patron use of the City parking facility. | 50% | Review and decision by applicable Review Authority as part of land use permit approval for project. |
| Uses adjacent to transit | A commercial use proposed adjacent to local or regional mass transit lines or routes. May be granted when the Review Authority determines that a study provided by the applicant, prepared by an independent licensed traffic engineer, justifies the reduction based on documented mass transportation use characteristics of the patrons and employees of the use. | As determined by the Review Authority | Review and decision by applicable Review Authority as part of land use permit approval for project. |
| <u>Car share vehicles in</u> | <u>For new construction of buildings with at least 10 dwelling units or hotel rooms, publicly</u> | <u>2 spaces per car</u> | <u>Review and decision by</u> |

| | | | |
|--|---|--|---|
| <u>dedicated car share parking space</u> | <u>available car share vehicles provided within the building in covered dedicated standard sized parking spaces, located in close proximity to pedestrian access to the garage and accessible to car share program members 24 hours a day. Parking spaces shall have signage identifying the space as car share only. Exterior signage shall be permitted as authorized by Section 19.34.030. Property owner, successors and/or assignees shall provide the City with an agreement between the property owner and a car share organization on an annual basis stating that car share vehicle(s) will be provided on that site. Should the property owner fail to maintain an agreement with a car share organization on an annual basis, the parking spaces shall be replaced through provision of new parking spaces, parking credits, shared parking permits, reduction in parking requirements, provision of car share memberships to tenants in the building, or other similar mechanism as approved by the Director.</u> | <u>share space, maximum reduction of 4 spaces.</u> | <u>applicable Review Authority as part of land use permit approval for project.</u> |
| All others | Any other circumstance where the applicant wishes to request a parking reduction. May be granted where the Commission can make the findings required in Section 19.28.060(C)(3). | As determined by the Commission | Review and decision by the Commission. |

Notes:

1. A parking reduction may be granted in compliance with this section only for projects which incorporate one or more of the features listed.
2. The maximum reduction in the number of parking spaces required by Table 3-6 that may be granted by the applicable Review Authority.

C. Parking Reduction Procedure.

1. Application and Filing. A request for reduction shall be filed with the department as part of the project land use permit application, and shall include:
 - a. The information and materials required by the Director;
 - b. Where required by this section or otherwise determined to be necessary by the Director, a parking demand study which presents justification for the requested modification, prepared by an independent licensed traffic engineer; and
 - c. Any parking reduction fee required by the city's Fee Resolution.

2. Review and Decision. A request for reduction shall be reviewed and decided by the applicable review authority as part of the decision on the project land use permit application.

3. Findings. When approving a parking reduction based on Table 3-7, under “Qualifying Project Feature - All Others,” the Commission shall first find that:

a. The intent of the parking regulations, in compliance with all other applicable provisions of this chapter, is met; and

b. Sufficient parking would be provided to serve the use intended and potential future uses of the subject parcel.

19.34.030 Sign Standards by Zoning District.

All signs shall comply with the standards of the applicable zoning district, in compliance with the provisions in Tables 3-11 and 3-12.

TABLE 3-11: SIGN STANDARDS FOR RESIDENTIAL ZONING DISTRICTS (R1, R2, R3, R4)

| Sign Class | Allowed Sign Types | Maximum Number of Signs | Maximum Sign Area | Maximum Sign Height | Location Requirements | Lighting Allowed? | Additional Requirements |
|------------------------------|--|-------------------------|-------------------|---|--|-------------------|-------------------------|
| 8. Car share Vehicle Parking | Wall and/or window, blade/bracket, free-standing bracket or monument | 1 per street frontage. | 3 square feet | 10 feet above grade. 6 ft. for free-standing signs. | Near vehicular and/or pedestrian access to the building. | Yes. | |

TABLE 3-12: SIGN STANDARDS FOR NON-RESIDENTIAL ZONING DISTRICTS (CN1, CN2, CC1, CC2, CA, CR, SSP, PF)

| Sign Class | Allowed Sign Types | Maximum Number of Signs | Maximum Sign Area | Maximum Sign Height | Location Requirements | Lighting Allowed ? | Additional Requirements |
|-------------------------------|--|-------------------------|-------------------|---|--|--------------------|-------------------------|
| 10. Car share Vehicle Parking | Wall and/or window, blade/bracket, free-standing bracket or monument | 1 per street frontage. | 3 square feet | 10 feet above grade. 6 ft. for free-standing signs. | Near vehicular and/or pedestrian access to the building. | Yes. | |

19.90.020 Definitions of Specialized Terms and Phrases.

Car Share organization: Any public or private entity that provides a membership-based car share service to the public and manages, maintains and insures motor vehicles for shared use by individual and group members, which are available to members 24 hours a day in unstaffed, self-service locations.

Car share vehicle: A motor vehicle available to members of a car share organization.

Alternative/Additional Language to consider be added to Table 3-7:

- Each car share parking space must be equipped with one level 2 or higher EV charger, dedicated to the car share space. Car share vehicles utilized for this parking reduction are required to be Battery Electric Vehicle (BEV) or Plug-in Hybrid Vehicle (PHEV), as defined by California Code of Regulations.
- Affordable Housing projects only: In Table 3-7, instead of “For new construction of buildings with at least 10 dwelling units or hotel rooms” amend to “For new construction of 100% affordable housing projects”