

## **MEMORANDUM**

TO: Ordinance Revisions Committee  
FROM: Jeff Kahan, City Planner  
DATE: July 27, 2021 Meeting  
SUBJECT: Proposed Amendments to Off-street Parking Requirements

### **Background**

The last major amendments to Off-street parking requirements took place more than 20 years ago. Planning Commission members have expressed an interest in revisiting the current parking requirements to evaluate the feasibility of amending sections to promote a more efficient and sustainable use of land.

Amendments could include:

- Reducing the amount of required parking for Office uses.
- Reducing the amount of required parking for Retail uses.
- Reducing the minimum amount of required parking for Multi-family uses.
- Reducing the amount of required parking for other uses such as Lending Institutions, Dental/Medical uses, and Hotels.
- Eliminating parking minimums for some uses.
- Requiring parking spaces for delivery or ride-share vehicles on larger development projects.
- Changing how required parking is calculated for Multi-family uses from the number of proposed units to the number of proposed bedrooms.

### **Geographic Area**

City-wide.

### **Project Plan**

#### **Phase 1: CPC Direction and Data Collection**

*August-September 2021*

Obtain CPC direction and research what other communities require; update the Ordinance Revisions Committee.

#### **Phase 2: Information Sharing, Engagement, Public Notice**

*September-October 2021*

Create a Technical Advisory Committee of stakeholders who can provide feedback on proposed amendments. Provide public notice of proposed amendments. Create new page on the Planning & Development Services webpage.

Information and topics or areas of focus to cover will include:

- Existing standards vs. proposed standards
- Justification for proposing the amendments
- Addressing existing nonconforming issues and impacts
- Potential for creating new development opportunities on existing sites

### **Phase 3: Amendments to City Council**

*November 2021 - February 2022*

Prepare a staff report with proposed amendments. After establishing the draft amendments with the Ordinance Revisions Committee, schedule a public hearing and recommendation by the Planning Commission (November-December 2021) and first reading, second reading, public hearing and action by the City Council (January and February 2022).

### **Ordinance Revisions Committee Tasks**

#### July 27, 2021 Meeting

- Verify Work Plan – any specific changes, recommendations or requests?
- Discuss Potential Amendments
- Finalize information sharing and engagement component – any changes or specific recommendations or requests?

#### August 24, 2021 Meeting

- Review preliminary data collection results
- Review suggestions for Technical Advisory Committee membership
- Review preliminary information and engagement materials

#### September 28, 2021, October 26, 2021, November 23, 2021 Meetings

- Standby for Emerging Issues