

ANALYSIS

BACKGROUND

**Zoning Code
Amendments**

RECOMMENDATION

CD-4 Parking Requirements

GOALS

Implement General Plan policies
on parking availability

**EXISTING
RULES**

APPROACH

**RELATED
FACTORS**

GOALS

Implement General Plan policies on parking availability

- Policy 19.1 (Parking Standards)
- Policy 19.2 (Parking Limits)
- Policy 19.3 (Parking Management)
- Policy 19.4 (Park Once)
- Policy 19.6 (Unbundled Parking)

**EXISTING
RULES**

APPROACH

**RELATED
FACTORS**

GOALS

Implement General Plan policies on parking availability

**EXISTING
RULES**

APPROACH

**RELATED
FACTORS**

GOALS

Implement General Plan policies on parking availability

Achieve vision of CD-4 (Playhouse) Zoning District as a vibrant mixed-use environment

**EXISTING
RULES**

APPROACH

**RELATED
FACTORS**

GOALS

Implement General Plan policies on parking availability

Achieve vision of CD-4 (Playhouse) Zoning District as a vibrant mixed-use environment

Leverage underutilized parking resources

**EXISTING
RULES**

APPROACH

**RELATED
FACTORS**

EXISTING REQUIREMENTS

EXISTING REQUIREMENTS

Retail

3 spaces per 1,000 SF

Office

3 spaces per 1,000 SF

Restaurant

10 spaces per 1,000 SF

Bars/Taverns

10 spaces per 1,000 SF

Live Performance

28 spaces per 1,000 SF

1 per 5 fixed seats

EXISTING REQUIREMENTS

Changes in use or expansion must provide parking for net difference

Retail

3 spaces per 1,000 SF

Office

3 spaces per 1,000 SF

Restaurant

10 spaces per 1,000 SF

Bars/Taverns

10 spaces per 1,000 SF

Live Performance

28 spaces per 1,000 SF

1 per 5 fixed seats

EXISTING REQUIREMENTS

Changes in use or expansion must provide parking for net difference

5,500 sf

Retail

3/1,000 sf

Total parking requirement:

17 spaces

Retail

3 spaces per 1,000 SF

Office

3 spaces per 1,000 SF

Restaurant

10 spaces per 1,000 SF

Bars/Taverns

10 spaces per 1,000 SF

Live Performance

28 spaces per 1,000 SF

1 per 5 fixed seats

EXISTING REQUIREMENTS

Changes in use or expansion must provide parking for net difference

5,500 sf	<u>Retail</u>	<u>Office</u>
	3/1,000 sf	3/1,000 sf
Total parking requirement:	17 spaces	17 spaces

Retail

3 spaces per 1,000 SF

Office

3 spaces per 1,000 SF

Restaurant

10 spaces per 1,000 SF

Bars/Taverns

10 spaces per 1,000 SF

Live Performance

28 spaces per 1,000 SF
1 per 5 fixed seats

EXISTING REQUIREMENTS

Changes in use or expansion must provide parking for net difference

5,500 sf	<u>Retail</u>	<u>Office</u>	<u>Restaurant</u>
	3/1,000 sf	3/1,000 sf	10/1,000 sf
Total parking requirement:	17 spaces	17 spaces	55 spaces

Retail

3 spaces per 1,000 SF

Office

3 spaces per 1,000 SF

Restaurant

10 spaces per 1,000 SF

Bars/Taverns

10 spaces per 1,000 SF

Live Performance

28 spaces per 1,000 SF
1 per 5 fixed seats

EXISTING REQUIREMENTS

Changes in use or expansion must provide parking for net difference

5,500 sf	<u>Retail</u>	<u>Office</u>	<u>Restaurant</u>
	3/1,000 sf	3/1,000 sf	10/1,000 sf
Total parking requirement:	17 spaces	17 spaces	55 spaces

Change of use to Restaurant requires 38 new spaces

Retail

3 spaces per 1,000 SF

Office

3 spaces per 1,000 SF

Restaurant

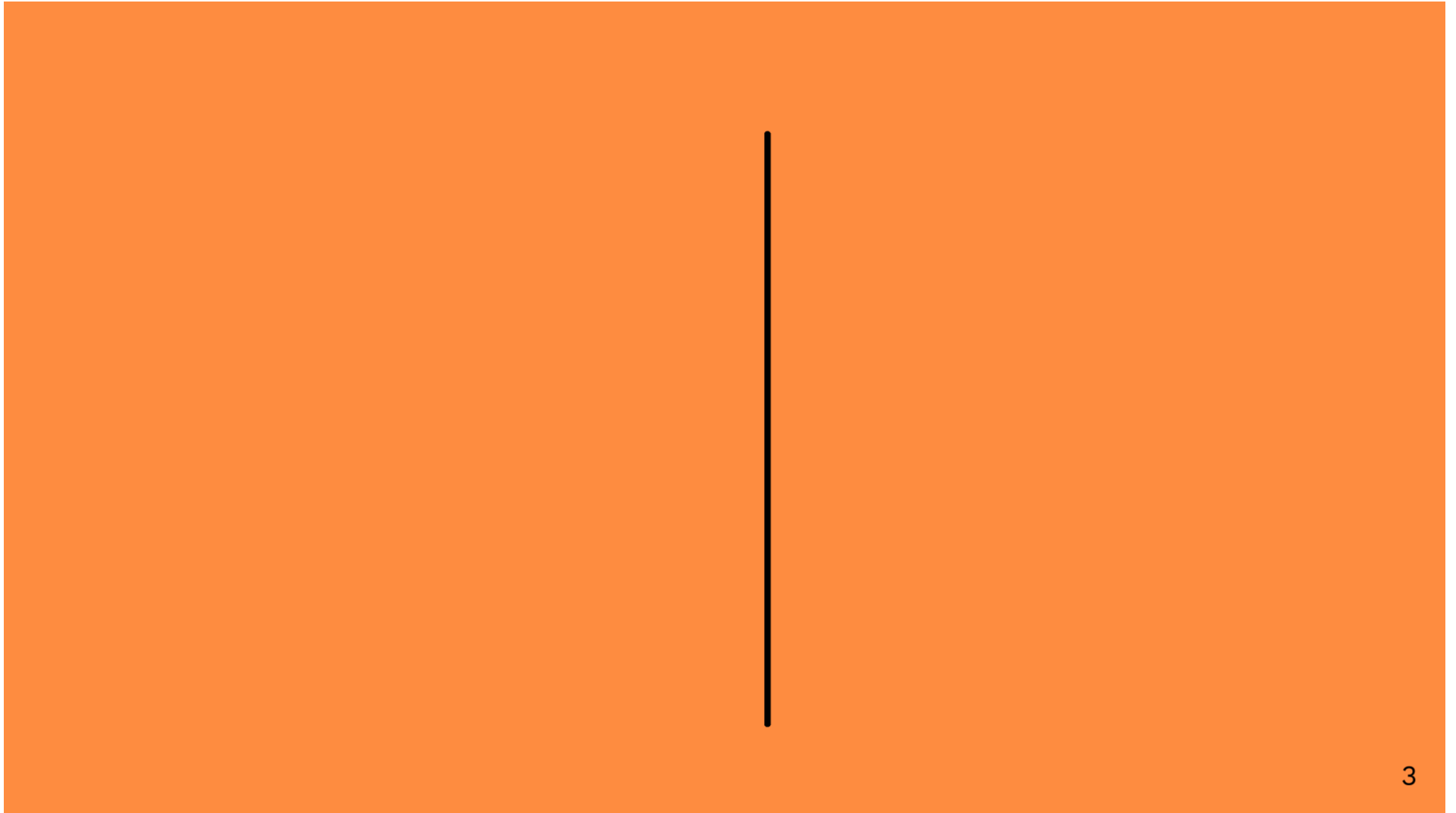
10 spaces per 1,000 SF

Bars/Taverns

10 spaces per 1,000 SF

Live Performance

28 spaces per 1,000 SF
1 per 5 fixed seats



Options to comply:

Options to comply:

On-site parking

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On-site parking

Off-site parking

Maximum distance

Recorded lease agreement

Excess parking only

Options to comply:

On-site parking

Off-site parking

Maximum distance

Recorded lease agreement

Excess parking only

Shared parking reduction

Minor CUP required

Maximum distance

Contract

Operating hours

Parking study

Options to comply:

On-site parking

Off-site parking

Maximum distance

Recorded lease agreement

Excess parking only

Shared parking reduction

Minor CUP required

Maximum distance

Contract

Operating hours

Parking study

TOD Reduction

Minor CUP required

Parking study

SHIFTING APPROACH

Valet program

- Continue to require more parking
- City review/approval required
- Time and cost for applicants

Options to comply:

On-site parking

Off-site parking

Maximum distance
Recorded lease agreement
Excess parking only

Shared parking reduction

Minor CUP required
Maximum distance
Contract
Operating hours
Parking study

TOD Reduction

Minor CUP required
Parking study

SHIFTING APPROACH

~~Valet program~~

- Continue to require more parking
- City review/approval required
- Time and cost for applicants



Adjust parking requirement

- Right-sized parking
- Arrangements based on need
- Reduce barriers

Options to comply:

On-site parking

Off-site parking

- Maximum distance
- Recorded lease agreement
- Excess parking only

Shared parking reduction

- Minor CUP required
- Maximum distance
- Contract
- Operating hours
- Parking study

TOD Reduction

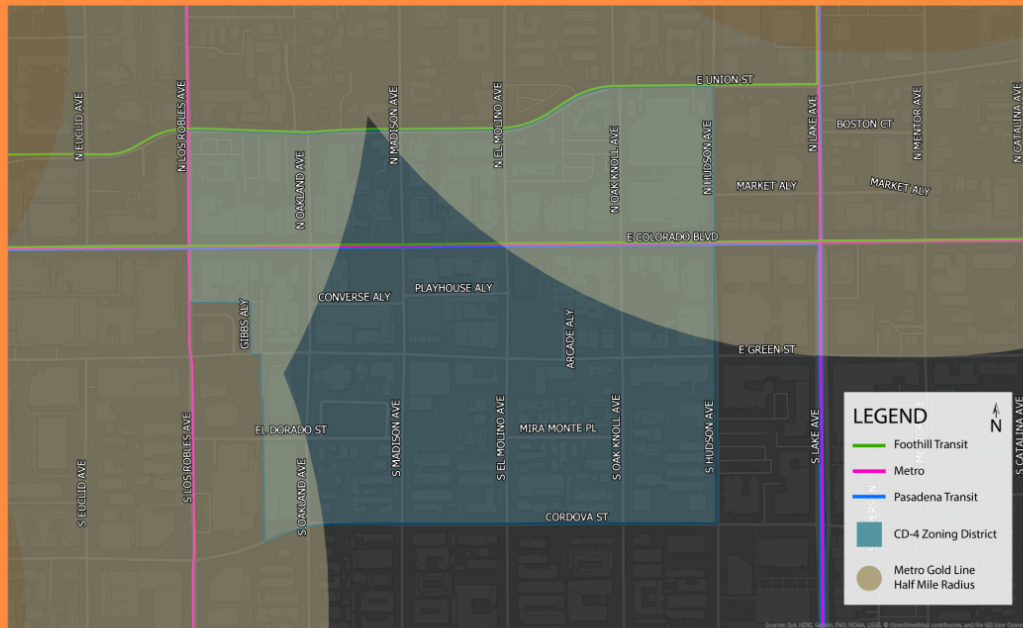
- Minor CUP required
- Parking study

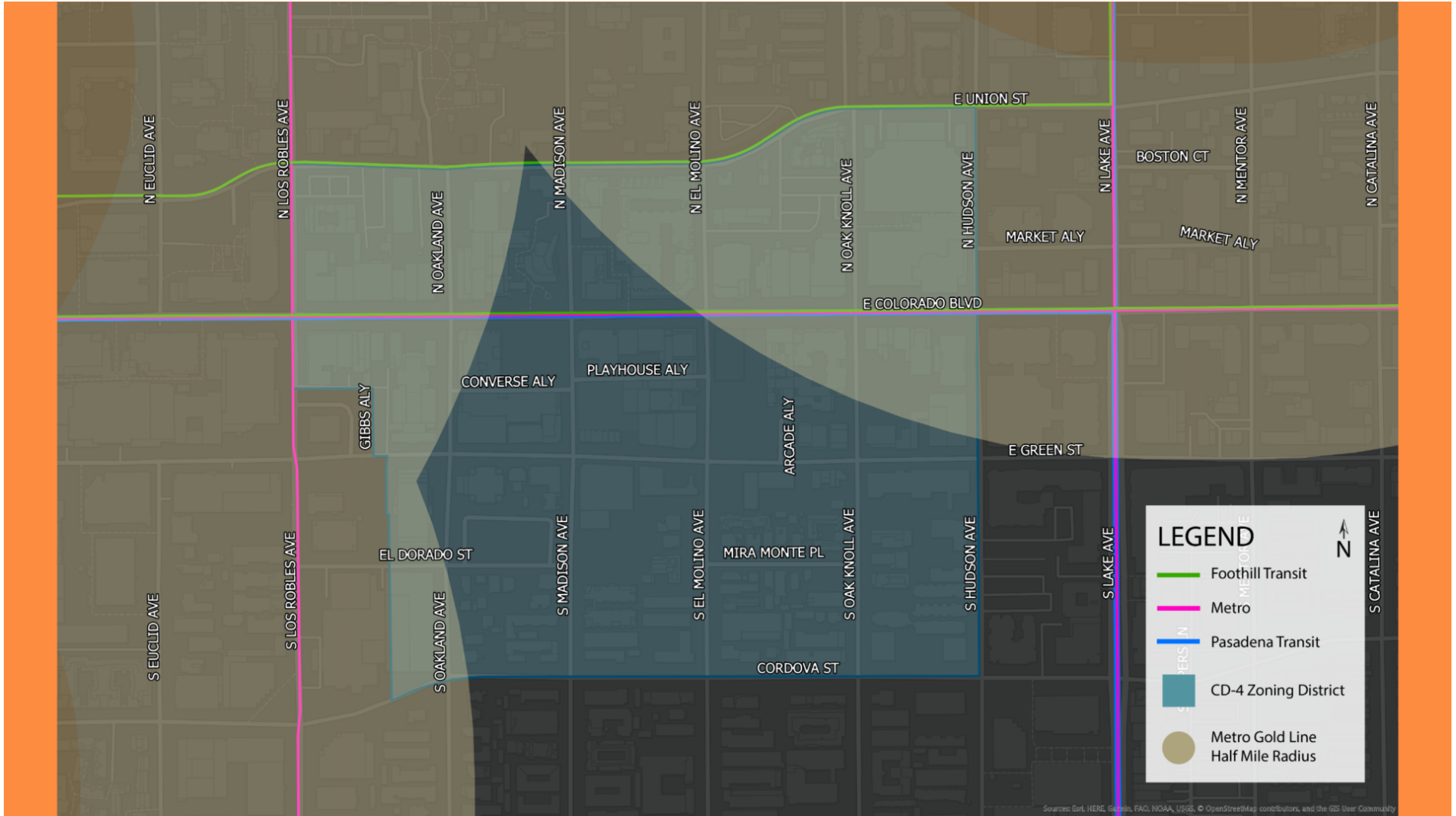
RELATED FACTORS

Transit Access

RELATED FACTORS

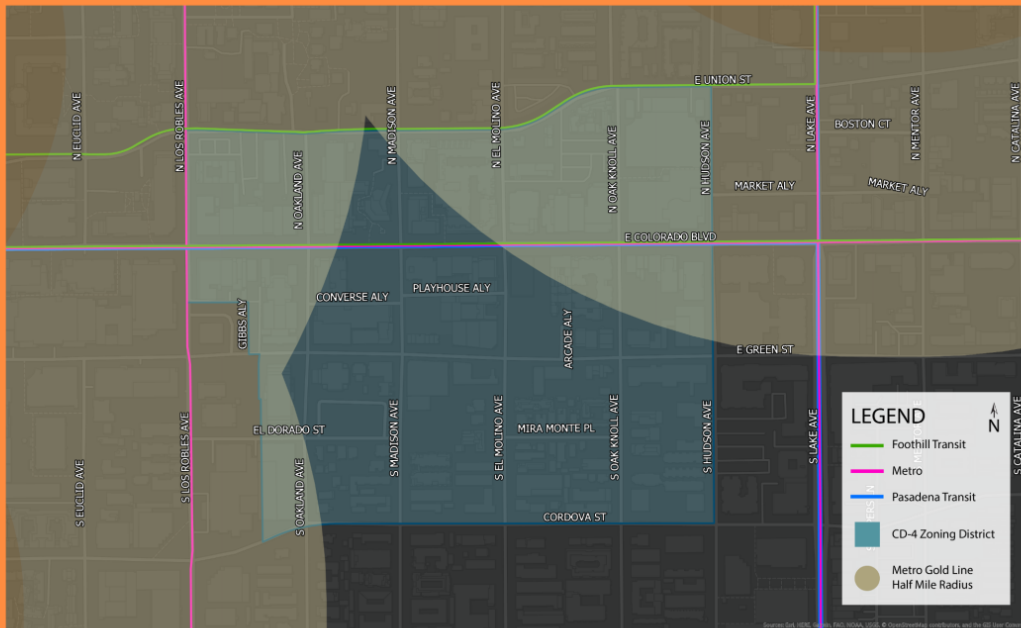
Transit Access





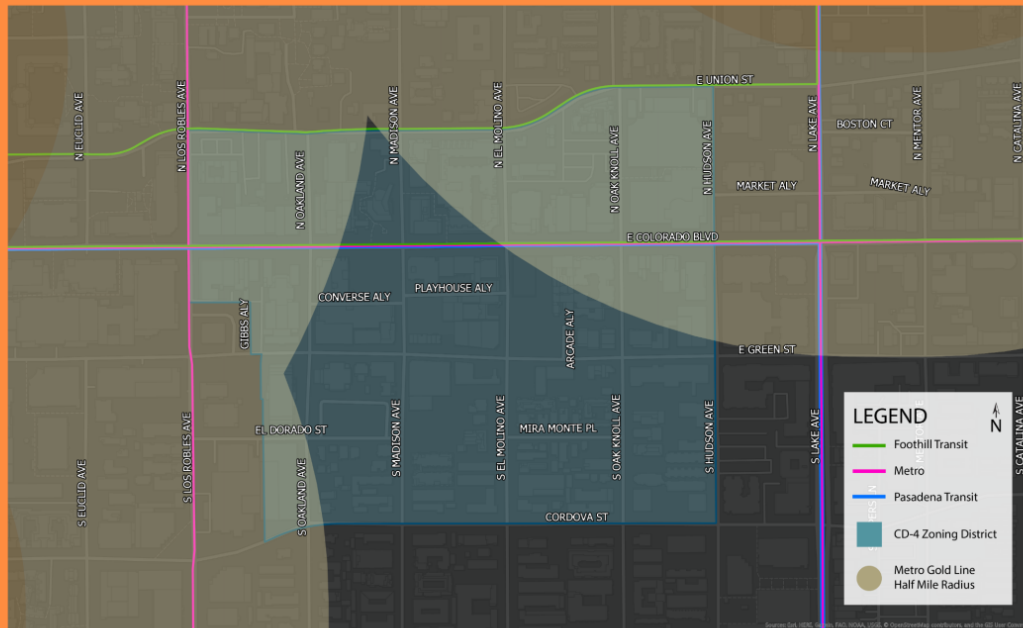
RELATED FACTORS

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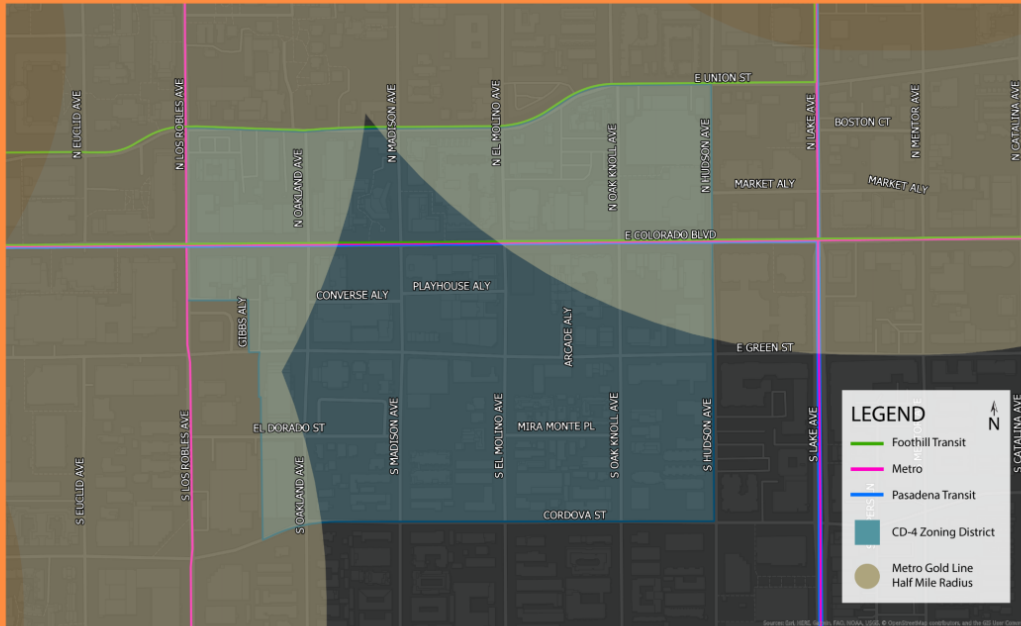


Transportation Network Companies (TNCs)



RELATED FACTORS

Transit Access



Transportation Network Companies (TNCs)



Specific Plan Update



ANALYSIS

BACKGROUND

**Zoning Code
Amendments**

RECOMMENDATION

CD-4 Parking Requirements

KEY FINDINGS

Existing supply
exceeds peak demand

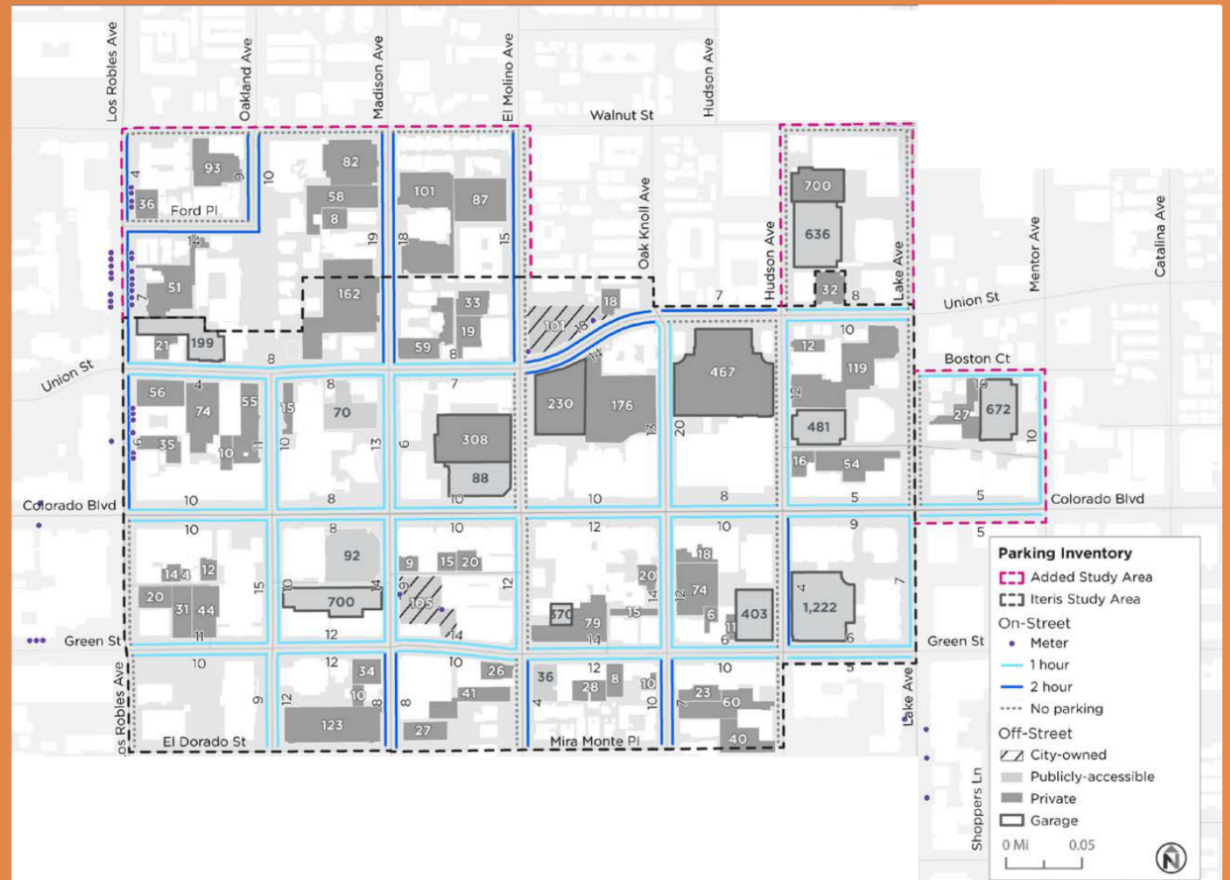
Significant private supply
can be leveraged

SUPPLY

DEMAND

Existing Supply

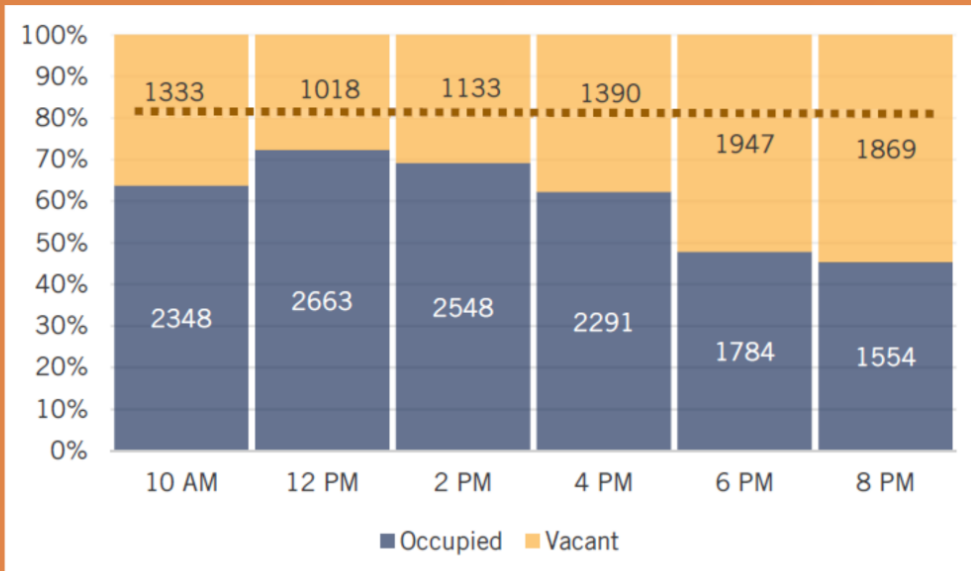
Parking Type	# of Spaces
<i>On-Street</i>	
1 HR	522
2 HR	182
<i>Off-Street</i>	
City-owned	206
Publicly accessible	4,969
Private	4,076
Total	9,955



Observed Demand: **Weekdays**

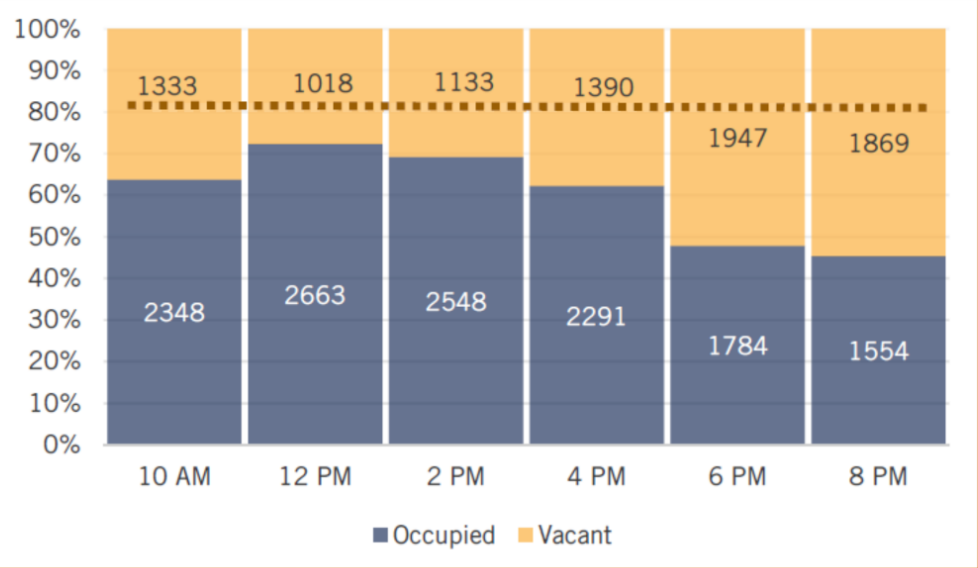
Observed Demand: Weekdays

Overall Utilization

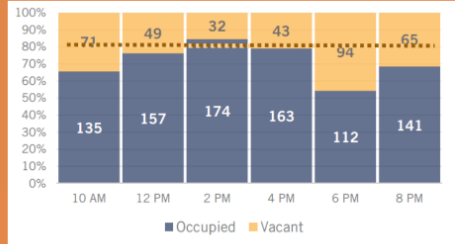


Observed Demand: Weekdays

Overall Utilization

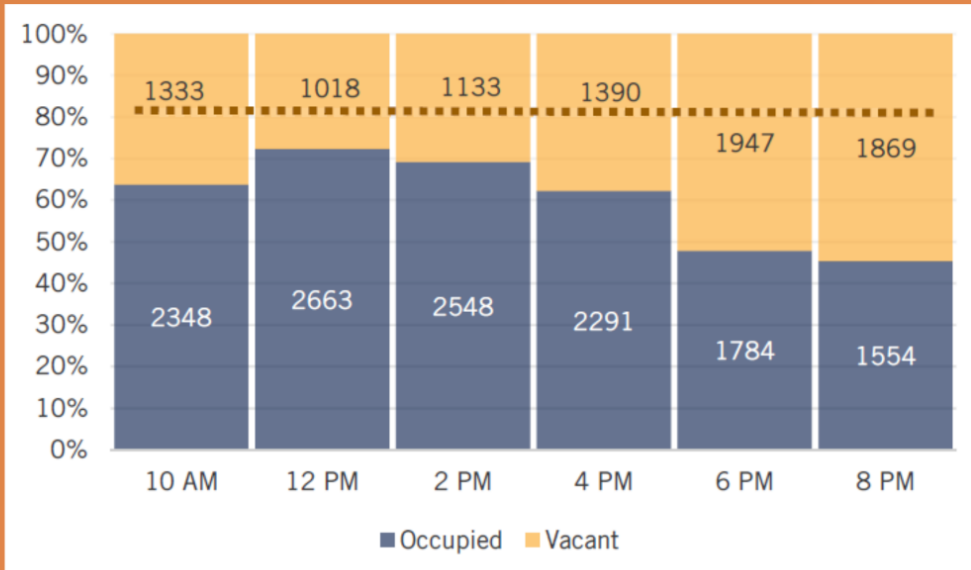


City-Owned Lots

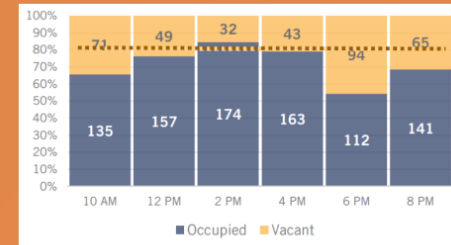


Observed Demand: Weekdays

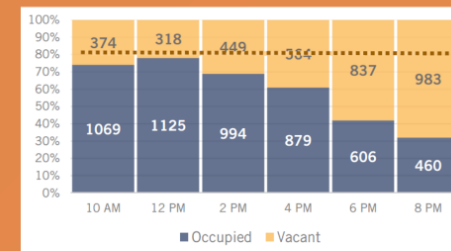
Overall Utilization



City-Owned Lots

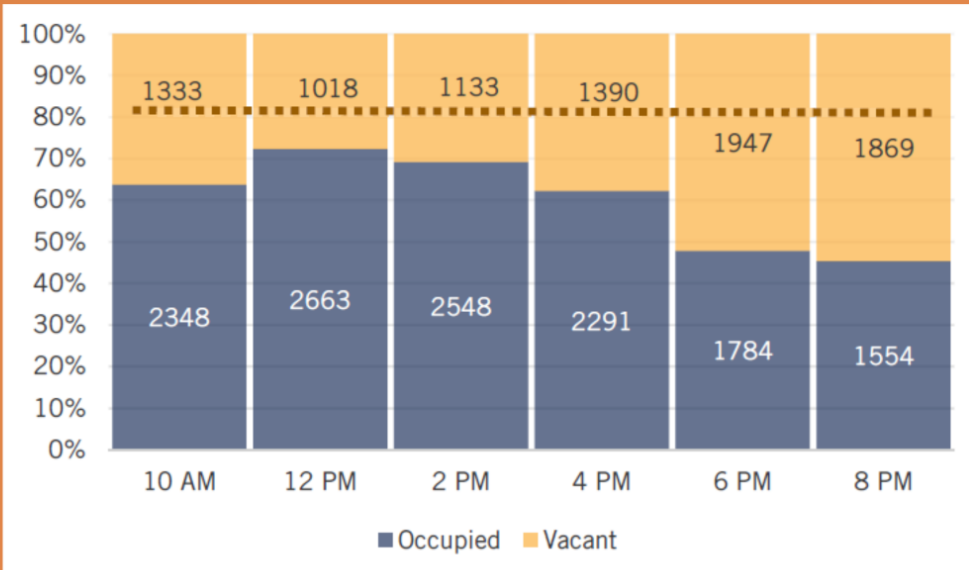


Publicly Accessible

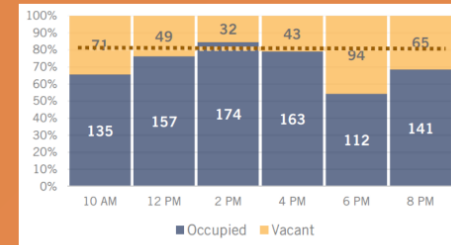


Observed Demand: Weekdays

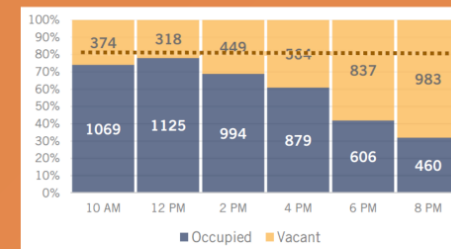
Overall Utilization



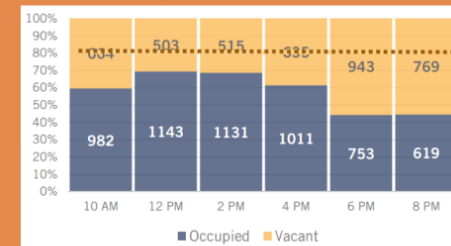
City-Owned Lots



Publicly Accessible



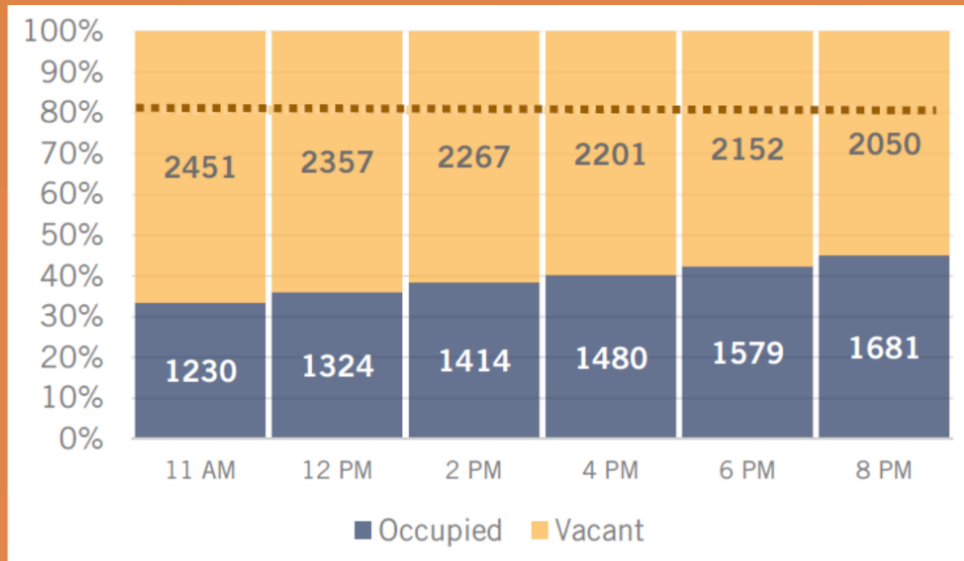
Private



Observed Demand: **Weekends**

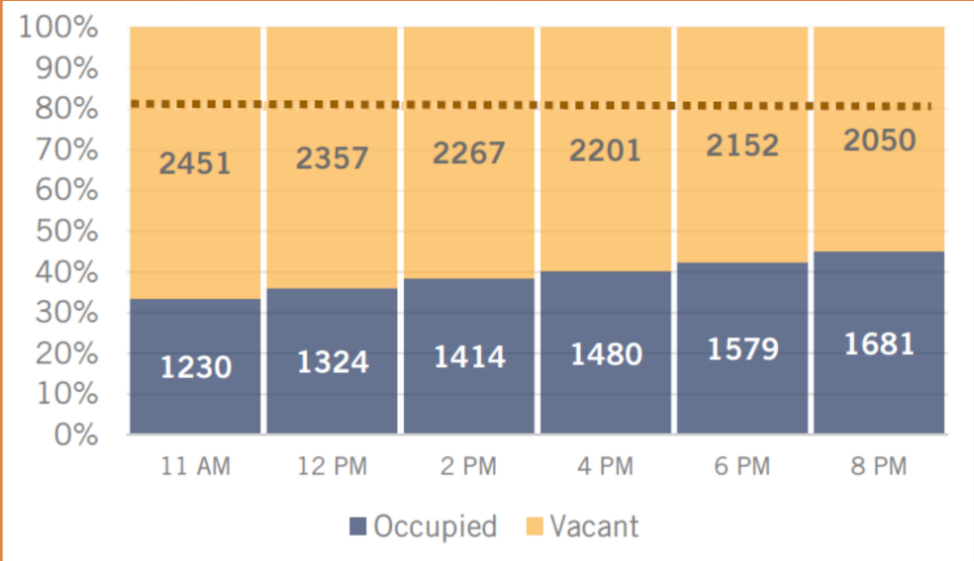
Observed Demand: Weekends

Overall Utilization

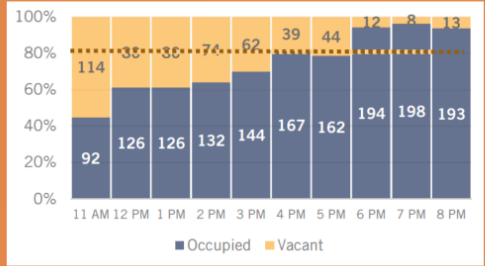


Observed Demand: Weekends

Overall Utilization

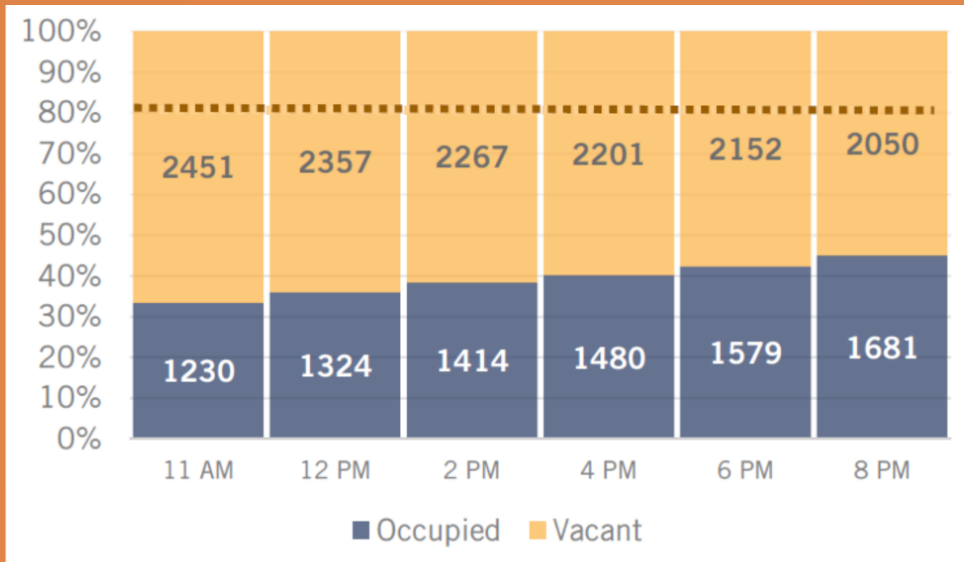


City-Owned Lots

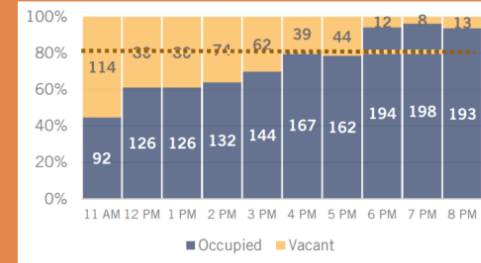


Observed Demand: Weekends

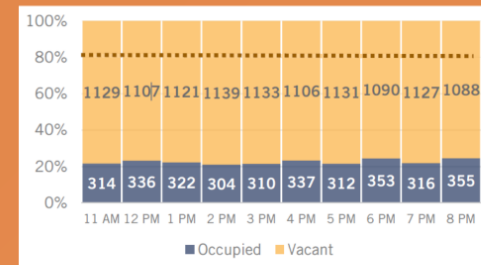
Overall Utilization



City-Owned Lots

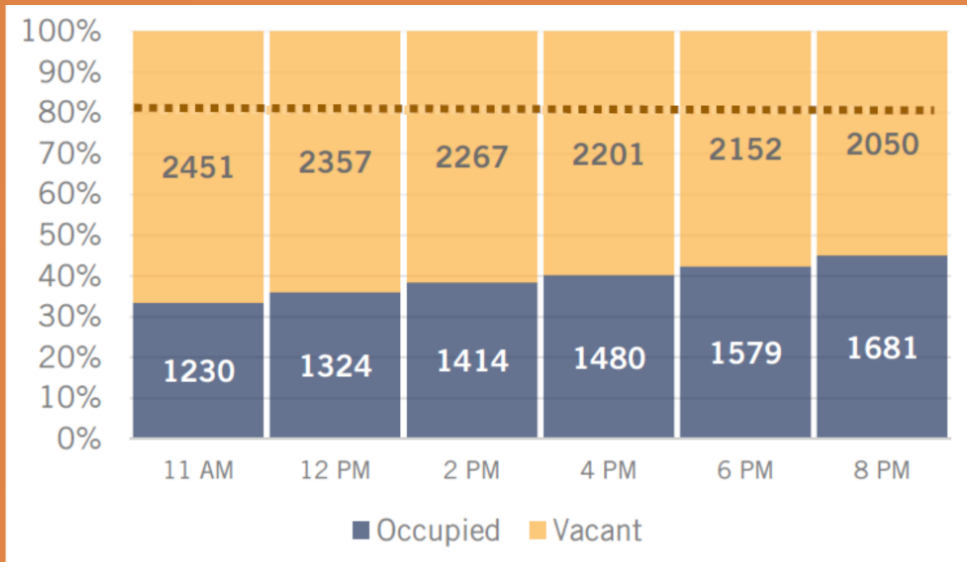


Publicly Accessible

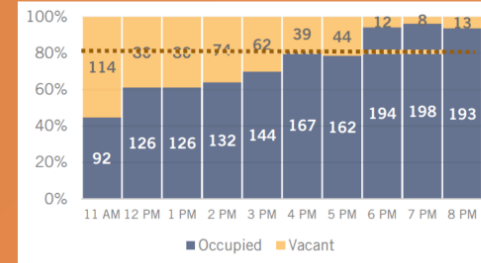


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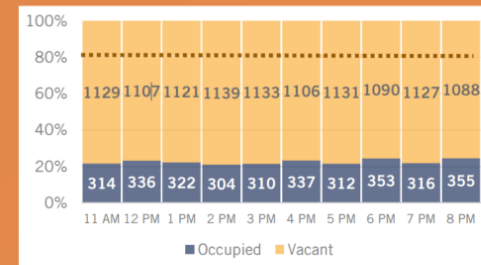
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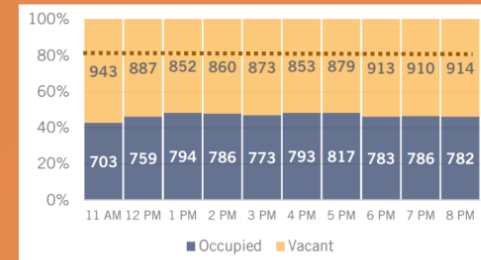
City-Owned Lots



Publicly Accessible



Private



ANALYSIS

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**Zoning Code
Amendments**

RECOMMENDATION

CD-4 Parking Requirements

RECOMMENDATION

Reduce parking requirement for:

- restaurant
- bar/tavern
- nightclub/comedy club
- live performance

to 3 spaces per 1,000 square feet in CD-4 Zoning District

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CD-4 Parking Requirements