



Agenda Report

TO: CITY COUNCIL

DATE: December 9, 2002

FROM: CITY MANAGER

SUBJECT: Zoning Parking Credit Program Modifications

RECOMMENDATION:

1. Adopt a resolution approving the revised boundaries for the Old Pasadena Development Subfund.
2. Approve the revised Old Pasadena Zoning Credit Parking Program Guidelines

BACKGROUND:

The Zoning Parking Credit Program allows buildings to utilize public parking spaces in lieu of constructing or acquiring parking spaces to meet zoning code requirements. This program was developed and implemented in the 1980's and was a key element in the restoration of Old Pasadena. At that time, many property owners, particularly those restoring historic structures, needed an incentive to restore their properties. With the success of the program, on September 9, 2002, the City Council adopted several recommendations for changes to the Zoning Parking Credit Program. Those changes included the following:

1. Change boundary of Old Pasadena Parking District to include Walnut to the north, Holly Street to the south, Fair Oaks Avenue to the west, and Raymond Avenue to the east;
2. Amend the Zoning Code to allow 50% over subscription of credits in the Marriott facility;
3. Allow staff to assign 210 zoning credits to the Marriott Parking Structure;
4. Assign future zoning credits to contributing buildings in the Old Pasadena National Register Historic District and existing buildings that will require additional parking;
5. Modify guidelines and regulations for assignment of future zoning credits to property owners;

6. Direct City Attorney to prepare an ordinance amending the Zoning Code and prepare a resolution amending the Old Pasadena Fund boundary and Zoning Parking Credit guidelines.

Approval of the proposed resolution would amend the Old Pasadena Fund Boundary (Attachment C) and establish the revised procedures for application, contracts, and program administration. The program will take effect on January 21, 2003.

Property owners may begin submitting their applications for consideration on December 31, 2002. Any applications submitted by January 16, 2003 will be given priority consideration.

FISCAL IMPACT:

The current cost of zoning parking credits is \$119.63 annually and the cost is adjusted annually by the Consumer Price Index. The addition of 210 credits at the Marriott facility will generate approximately \$25,122 (210 credits x \$119.63) in Fiscal Year 2003.

Respectfully submitted,

for Cynthia J. Kurtz
CYNTHIA J. KURTZ
City Manager

Prepared by:

Vit Vittatoe

VIT VITTATOE, Interim Parking Manager
Department of Transportation

Approved by:

Joyce Y. Amerson

JOYCE Y. AMERSON, Director
Department of Transportation

- Attachments:
- A. Zoning Parking Credit Program Resolution
 - B. Old Pasadena Zoning Parking Credit Program Guidelines and Application Procedure
 - C. Old Pasadena Parking Development Fund Boundary Map