

# Agenda Report

September 19, 2011

**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**FROM:** DEPARTMENT OF TRANSPORTATION  
**SUBJECT:** MODIFICATION TO BOUNDARIES OF THE OLD PASADENA ZONING PARKING CREDIT PROGRAM TO INCLUDE DEL MAR GARAGE

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Find that the modification to the boundaries of the Old Pasadena Zoning Parking Credit Program is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines Section 15301, Existing Facilities;
2. Adopt a resolution to amend the Old Pasadena Parking Development Subfund Boundary to incorporate the Del Mar Garage into the boundary.

## **BACKGROUND:**

The Zoning Parking Credit Program was established to allow buildings within the Old Pasadena CD-1 Zoning District to utilize City-sponsored public parking spaces within designated parking structures in lieu of requiring property owners to construct or acquire parking spaces to meet zoning code requirements. The program was developed and implemented in the 1980s as a mechanism to facilitate the adaptive reuse of existing buildings in the Old Pasadena area. Parking structures were built in the 1980's to accommodate parking in various locations of Old Pasadena. An additional parking facility was constructed and included in the program in 2002.

Below is the chronology of the Council actions related to the Zoning Parking Credit Program:

- In January 1986, the Zoning Parking Credit (ZPC) was established based on the zoning code provision allowing properties to meet their parking requirements through contracts with the nearby parking providers. The initial adoption of the

ZPC was based on the actual number of parking spaces in the City-owned Schoolhouse and De Lacey parking garages.

- In March 1987, a cost/fee structure for the ZPC program was established with \$50 flat fee per credit through December 15, 1992; \$100 per credit through December 16, 1993, with CPI escalation and cap of \$200 per credit thereafter. A \$150 good faith deposit per zoning credit was also established for new developments subject to \$50 credit per space upon the issuance of the certificate of occupancy.
- In April 1998, the Council expanded the ZPC credit pool of parking spaces by allowing 150% oversubscription of spaces in parking garages with more than 500 spaces.
- In April 1994, the Council re-established a uniform level of \$100 per credit per annum with the CPI escalation beginning on December 16, 1994, capped at \$200 per credit per annum.
- In December 2002, the ZPC boundaries were expanded to include the Marriott parking garage and to allow for 150% oversubscription of those spaces.

The ZPC program has performed successfully to the extent that all zoning parking credits currently in the program have been allocated to properties within the program boundaries. As a result, current efforts by businesses to locate or expand in the Old Pasadena area are now being limited as these projects are unable to satisfy the parking requirements of the zoning code. Currently seven projects in the CD-1 Zoning District with a total parking requirement of 133 spaces are being delayed in obtaining building and/or occupancy permits by the lack of ZPC spaces.

In January 2008, the City of Pasadena acquired ownership of the Del Mar Garage (located under the Archstone development at the northeast corner of Del Mar Boulevard and Raymond Avenue) as an additional public parking resource for the Old Pasadena area. Because the Del Mar Garage is outside the boundary of the ZPC program area (see Attachment A), its parking spaces have not been included in the ZPC program. Expanding the ZPC program boundaries to include the Del Mar Garage would allow the spaces in that parking structure to be included in the ZPC program, which would expand the pool of available credits.

Therefore, it is recommended that City Council expand the boundaries of the ZPC program to include the Del Mar Station Subterranean Parking Facility (Garage). This action will enable future rehabilitation of historic and existing buildings wherein construction of code required parking is not feasible within the Old Pasadena Parking Development Fund Boundary.

As indicated in Attachment A, the current Old Pasadena Parking Development Fund Boundary runs along Dayton Avenue and Green Street. This proposal will expand the boundaries of the program to Del Mar Boulevard along De Lacey Avenue and Arroyo Parkway to include the Del Mar Garage. The Del Mar Garage has 600 spaces for public use. This boundary expansion will constitute the addition of 900 zoning parking credits based on 150% oversubscription authorized by Council in 1998 for garages with more than 500 parking spaces. Attachment A shows the proposed boundary lines for the Old Pasadena Parking Development Fund.

#### **COUNCIL POLICY CONSIDERATION:**

The proposed amendment is consistent with the General Plan and in particular the Mobility Element of the General Plan. The proposed amendment furthers the City's goals of encouraging users of automobiles to park once and walk to various businesses. Policy 3.3 says, "Reduce the Level of Vehicular Trips in General, and Specifically the Use of Autos for Drive-Along Trips." The use of the Del Mar Garage and in particular the allocation of parking credits to existing buildings that are contributing to the Old Pasadena National Register Historic District furthers the City's goals of Historic Preservation. Objective 6 of the Land Use Element states, "Historic Preservation: Promote preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas." The amendments implement Policy 6.3 entitled, "Adaptive Reuse: Encourage and promote the adaptive reuse of Pasadena's historic resources."

#### **ENVIRONMENTAL ANALYSIS:**

The proposed change to the Old Pasadena Parking Fund Boundary has been determined to be exempt from CEQA per Section 15301, Existing Facilities. The action will allow existing parking spaces in the Del Mar Garage to be utilized by the Old Pasadena parking credit program. The Del Mar parking structure was built in 2000 and the spaces currently exist. There is no expansion of the parking garage proposed. The utilization of the spaces will allow for tenant improvements in existing tenant spaces in Old Pasadena that require off-street parking. Development projects that utilize the credit program will continue to be reviewed for CEQA compliance as the time they are proposed.

**FISCAL IMPACT:**

The current cost of zoning parking credits is \$151.07 per year and adjusted annually by the Consumer Price Index. Based on this estimate, the City will generate \$135,963 this year and adjusting yearly based on the Consumer Price Index for account number 7142-407-774500 Old Pasadena Parking Structures Fund.

Respectfully submitted,



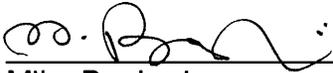
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FREDERICK C. DOCK

Director

Department of Transportation

Prepared by:



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Mike Bagheri

Transportation Developer Manager

Approved by:

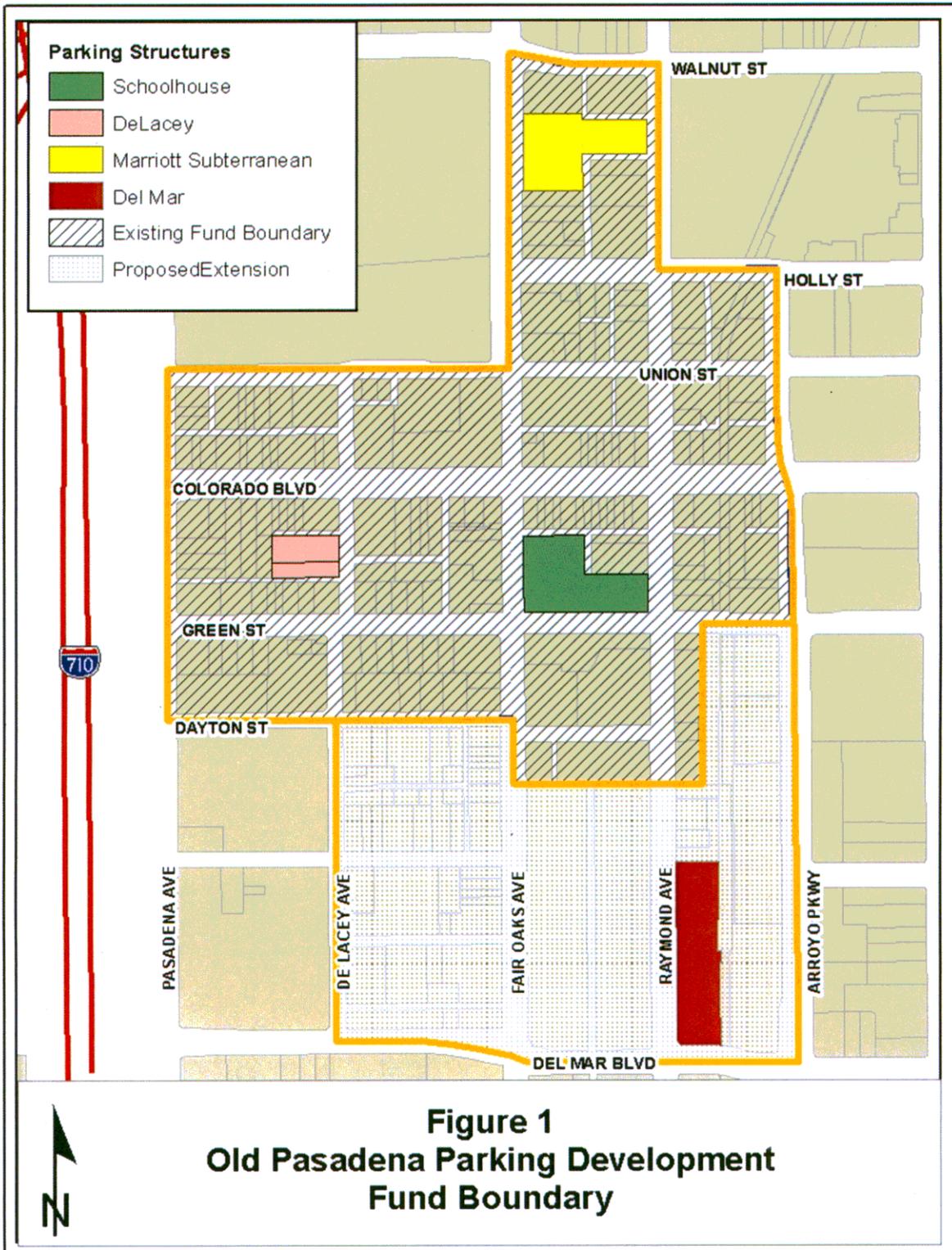


*for* MICHAEL J. BECK  
City Manager

Attachments:

Attachment A – Current/Proposed Fund Boundary Map  
Resolution 8189 with proposed amendments

# Attachment A



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA  
AMENDING RESOLUTION NO. 8189 ADOPTING A REVISED OLD PASADENA  
PARKING DEVELOPMENT  
SUBFUND BOUNDARY

WHEREAS, the Zoning Parking Credit Program allows certain projects to utilize public parking spaces in lieu of constructing or acquiring parking spaces to meet zoning code requirements; and

WHEREAS, this Zoning Credit Parking Program was developed and implemented in the 1980s and was a key element in the restoration of Old Pasadena.

WHEREAS, the City adopted the Old Pasadena Zoning Credit Parking Program Guidelines and Application Procedures on March 23, 1987; and

WHEREAS, the City of Pasadena adopted Resolution 8189, *A Resolution of the City Council of the City of Pasadena Adopting a Revised Old Pasadena Parking Development Subfund Boundary*, on December 9, 2002; and

WHEREAS, there are no parking credits currently available; and

WHEREAS, the Del Mar Garage is located outside the Old Pasadena Parking Development Subfund Boundary, but has additional parking spaces; and

WHEREAS, there are existing buildings in the Old Pasadena CD-1 Zoning District that continue to have a need for Parking Credits; and

WHEREAS, the boundary of the Old Pasadena Parking Development Subfund will be changed to include Green Street/Dayton Street to the north, Del Mar Boulevard to the south, De Lacey Avenue to the west, and Arroyo Parkway to the east.

THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL HEREBY amends resolution number 8189 and adopts the revised boundaries for the Old Pasadena Parking Development Subfund as depicted on Figure 1 in Attachment "A," as attached hereto and incorporated hereat by this reference.

Adopted at the regular meeting of the Council of the City of Pasadena on the \_\_\_\_\_ day of \_\_\_\_\_ 2011, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
MARK JOMSKY  
CITY CLERK

APPROVED AS TO FORM:

 9/15/11

\_\_\_\_\_  
Nicholas G. Rodriguez  
Chief Assistant City Attorney