

City-wide Parking Ad Hoc Committee
Wednesday, May 6, 2015
MEETING MINUTES

DRAFT**Call to Order**

Co-chair Mordo opened the meeting at 9:16 a.m.

Roll Call (✓ = Committee members in attendance)

✓	Ronit Bodner	✓	Jean Mordo
✓	Jeannie Bruins	✓	Mark Rogge
✓	Kim Cranston		David Rock
✓	Gary Hedden	✓	Lou Becker
	Jack Kelly	✓	Marcia Somers, CM
✓	Bill Maston	✓	James Walgren, CDD
✓	Mike McTighe		

Approve April 15, 2015 meeting minutes

Motion: Maston/Rogge: Approve the April 15, 2015 meeting minutes. Passed 8-0-3, with Bodner, Kelly and Rock absent

Review draft Parking Issues and Potential Solutions and sub-committee assignments

Co-chair Mordo presented the revised Parking Issues and Potential Solutions. Bill Maston suggested the inclusion of mobile parking apps for item G (consideration of parking meters), which will be added.

Review Project*4700 El Camino Real, BevMo Retail Project*

Community Development Director Walgren presented an overview of the development. Discussion centered around the definition of intensive retail use vs. extensive retail use.

Comments were heard from Ted Sorensen and Abby Ahrens.

Conclusion: Consensus among members of the Committee was that the City needs to address the risk of a change in use from extensive to intensive for developments, possibly through the requirement of Conditional Use Permits (CUP). Staff will look at requiring CUPs and whether they would alleviate the risk of a change in use.

Subcommittee reports*Parking ratios (D. Rock/M. Rogge)*

Mark Rogge presented the findings of the subcommittee with regards to the 2009 Fehr and Peers Parking Study and distributed a handout of recommended corrections to the Fehr and Peers report.

Comments were heard from Jerry Sorensen and Ted Sorensen.

Conclusion: Consensus among members of the Committee was that the subcommittee should consider possible differences between 2007 numbers and 2015. Also, the subcommittee should consider if there is another location within the City or in Mountain View or Palo Alto that is stand-alone retail and not mixed-use that could be an example for Los Altos and if there is a source for determining seasonal adjustment.

Parking in-lieu program (R. Bodner/M. Rogge/K. Cranston)

Kim Cranston presented the efforts of the subcommittee thus far and posed questions for the Committee as a whole to consider.

Conclusion: Consensus among members of the Committee was that the subcommittee would develop recommendations regarding the matter and bring them back to the Committee for consideration.

Comments were heard from Abby Ahrens.

Measuring square footage (M. McTighe/B. Maston)

Mike McTighe and Bill Maston presented the efforts of the subcommittee thus far and distributed a draft handout of Building Square Foot Calculations for Determining Parking Requirements.

Parking stall standards (D. Rock/B. Maston)

Bill Maston presented the efforts of the subcommittee thus far and distributed a draft handout of Parking Lot Layout and Restriping Recommendations.

Comments were heard from Ron Packard.

Action: A subcommittee of Gary Hedden and Mike McTighe was created to study alternative transportation options.

Adjournment

Meeting was adjourned at 10:45 a.m.

PARKING ISSUES AND POTENTIAL SOLUTIONS**Version 2.1**

Identified Problems:

1. Development is restricted by the difficulty of providing onsite parking. There is currently no alternative other than granting waivers to the parking requirements for most properties throughout the City but particularly within the Parking District.
2. There is currently no mechanism to fund additional parking solutions other than use of the General Fund.
3. Properties bordering the Parking District (PD) unfairly benefit when the City grants waivers to the parking ordinances.
4. There is no systematic and consistent way to value “public benefits”.
5. Our parking ratios may reflect real demand, particularly in the shared environment of the PD.
6. Measurement of square footage, a key item to apply parking ratios, is not well defined and consistent.
7. After a building is built, the use may change as allowed by code, but there is no way to adjust the number of parking spaces.
8. The Employee Parking Program and free (albeit time limited) parking on Main and State may result in a poor allocation of a scarce resource.
9. Empty parking spaces in private lots are wasted

Elements of Potential Solutions and problem addressed:

- | | |
|---|-------|
| A. Create a Parking-in lieu program | 1,2,7 |
| B. Expand the size of the PD | 3 |
| C. Adjust our parking ratios | 5 |
| D. Establish a system to value Public Benefits | 4 |
| E. Establish clear rules for measuring building areas | 6 |
| F. Review the Employee Parking program | 8 |
| G. Consider parking meters in DT Triangle and mobile parking apps | 2,8 |
| H. Restriping with smaller stall sizes | All |
| I. Provide alternatives to parking/reduce demand | All |
| J. Develop ways to mobilize private parking | 9 |
| K. Strengthen enforcement | All |

Subcommittees to investigate Solutions:

- **Parking Ratios SC:**
 - **Members:** Mark Rogge & David Rock
 - **Mission:**
 - **Correct the Fehr & Peers report**
 - **Update 240 Third analysis**
 - **Bring to full Committee recommendations, including, if deemed necessary, supplemental counts**
 - **Due date: April 29**
- **Building Area Measurement SC:**
 - **Members:** Mike McTighe & Bill Maston
 - **Mission:**
 - **Analyze issues in measuring areas**
 - **Bring recommendations to Committee by: April 29**
- **In Lieu SC:**
 - **Members:** Ronit Bodner, Kim Cranston & Mark Rogge
 - **Mission:**
 - **Analyze issues in setting up an in lieu program**
 - **Review examples in other similar communities**
 - **Bring recommendations to full committee**
 - **Due Date: May 13?**
- **Stall Size SC:**
 - **Members:** Bill Maston & David Rock
 - **Mission:**
 - **Study stall sizes compared to standards and other communities**
 - **Bring to full Committee recommendations by May 13**