

# ATTACHMENT A

## City-wide Parking Ad Hoc Committee Wednesday, March 18, 2015 MEETING MINUTES

### Call to Order

Co-chair Mordo opened the meeting at 9:17 a.m.

### Roll Call ( ✓ = Committee members in attendance)

✓	Ronit Bodner (arrived at 9:22)	✓	Jean Mordo
✓	Jeannie Bruins	✓	Mark Rogge
✓	Kim Cranston	✓	David Rock
✓	Gary Hedden		Jason Strubing
✓	Jack Kelly	✓	Marcia Somers, CM
✓	Bill Maston (arrived at 9:26)	✓	James Walgren, CDD
✓	Mike McTighe		

### Meeting Schedule

Reviewed meeting schedule.

### Approval of March 11, 2015 meeting minutes

Motion to approve the minutes M/S: Jack Kelly/David Rock. Motion approved with David Rock and Mike McTighe abstaining.

### Review City-wide zoning maps and current codes

Discussed material distributed. Several questions and comments were generated.

- Is there separate consideration for shared parking (parking plazas) vs. onsite parking?
- Are there ways to accommodate changes in use of existing buildings?
- Need clarification on how credits are given in parking district
- Concern regarding properties immediately adjacent to plazas will result in bleed over due to the business' customer lack of awareness of where to park
- Need to understand intent and guiding principles
- Member of the public suggested the 2009 Fehr & Peers report and the 2007 DMJM Harris report be distributed to committee members
- Do we have consistent documentation and definitions regarding the parking district?
- Would signage directing clients/customers/patients to onsite parking help?

### Review parking calculations

Discussed parking at 400 Main, 145 First and 288 First. Two of the three properties changed from a retail use to a restaurant. The third project was a new development and parking requirement was set at 3/1000 for office use on second story and 5/1000 for retail use on first story. After development, a restaurant is going into a portion of the ground floor. Restaurant parking requirements are calculated based on seating and employees. Using the restaurant parking requirements would show the projects

are under-parked. This raised questions regarding “use by right” and what assumptions should be made regarding use(s) of a project during the planning of the development improvements. Other discussion points to explore are captured in an attachment to these minutes. Conclusion reached was that all three developments are under-parked and that while all three are outside the Downtown Parking District, they have an impact on parking within the District.

**Public comments**

Comments were received from Ted Sorensen, Bart Nelson, Rebecca Maguire, King Lear.

**Next meeting**

April 1, 2015, 9:15 a.m.-10:45 a.m. at Hillview Community Center, Room 2, 97 Hillview Avenue. Agenda and minutes will be posted in advance.

Suggested projects for review: Hotel, Safeway, Los Altos Grill, 240 Third Street, Forest at First. Co-chairs Mordo and Bruins will consider these inputs in setting the next agenda.

**Adjournment**

Meeting was adjourned at 10:47 a.m.

## Attachment

### ADDITIONAL TOPICS

- Some uses are “by right” – new tenant going in and property is zoned for that use
- Not all uses have the same parking requirement therefore a “Use by Right” may result in a parking shortfall (e.g., retail vs. restaurant)
- Look at what other cities do that have parking districts
- Review parking ratios in other cities
- Develop scenarios
  - Use by right (existing bldg.), new development
  - Types of use – mixed, long-term, short-term
  - Properties in the parking district, abutting a parking plaza
  - Use by time of day – peak time, complementary uses
  - Shared parking concepts
- Understand mix – today vs. future
- Discuss “shopping center” model; the City does not have control over the mix of tenants