

# PLANNING COMMISSION SPECIAL WORKSHOP FEBRUARY 28, 2008 MINUTES

Planning Commissioners Present: Donald Brewer, Sam Cannon, Rex Clark, Robert Dugan, Gordon

Hinkle (6:00), Kim Hoskinson (6:15)

Planning Commissioners Absent: Audrey Huisking

Staff Present: Paul Richardson, Director, Planning & Redevelopment

Chris Burrows, Senior Planner Elisa Reynolds, Associate Planner Robert Schmitt, Assistant City Attorney Carmen Bertola, Recording Secretary

## SILENT ROLL CALL

## SPECIAL PRESENTATIONS/REPORTS/WORKSHOPS

II-A. PARKING LOT DESIGN AND SECTION 19.26, OFF-STREET PARKING AND LOADING OF THE CITY'S ZONING ORDINANCE (OA-000013). The Planning Commission has requested a workshop to discuss the following: Parking Lot Design; Parking Ratios; Parking Space; Drive Aisle Dimensions; and whether the City's current standards and guidelines result in good design and adequate parking supply. (Reynolds)

Associate Planner, Elisa Reynolds, presented the staff report and responded to questions.

Chair Clark invited comments from the Commission and/or audience.

There was discussion on the following:

- Elimination of compact stalls;
- Designs of parking lots; and who is mainly responsible;
- Shade canopy in parking lots is 50% in 15 years. Challenges in balancing parking lot grade, soil compaction beneath, and meeting the parking ratios.
- Average parking turn-over ratio at Galleria is approximately every hour to one and a half hours.
- Compliments on Westfield Parking garage.
- *Take-Out* restaurant parking stalls appearing around town; not in keeping with the ordinance, but not enforced. No complaints as of this date. Downside is enforcement. Spots for *Take-Out* cannot be reserved.
- Commission interested in modifying ordinance to allow *Take-Out* spots. Staff cautioned that it would only work in larger parking lots; smaller lots, 25 space types, would be affected in the overall traffic count.
- Standardize all stalls have 9-foot width to keep parking spaces uniform; retain 30% maximum compact stall ratio.
- In the past, very few parking lots hit 30% maximum compact stalls; recently it is hitting 28-30%.
- Possibility of reducing Retail Center allowed percentage of compact spaces; keep Office at 30% maximum ratio.
- Staff recommending that bank ratio be lowered from 1/150 to 1/300; will require a change in the Zoning Ordinance.
- Stand-alone banks are the exception.
- Commission concerned with current Retail Center requirements in relation to restaurant/retail. Banks could locate on ground floor with no additional parking if allowed parking reduction to match office 1/250.
- Crush 29 has had one meeting with tenants, not much progress.
- Commission does not want to rush into future parking lot reductions when there is nowhere else to park.
   Crush 29 (Eureka Ridge) and Diamond Creek are examples.

- Empower Staff to limit number of retail space if there is not enough parking. Change parking requirements to anticipate uses to ensure adequate parking.
- Commission expressed concerns over proposed parking reductions from Applicants. Commissioners said that
  when they are presented requests for Parking Reductions, often they must make decisions without knowing
  who the future tenants of the centers will be.
- Look at how to apply lessons learned to avoid future parking issues.
- Ratios for Unknown space =1/200; restaurant =1/100; and retail = 1/300. Need to balance.
- Commission will withhold comments until staff can further research parking reduction complaints.
- Consider counting subterranean parking as part of ratio; perhaps as incentive for Corporate Centers. Would grant reduction on a case by case basis.
- Commission brought up schools lack of parking. Staff responded that the City has no jurisdiction over public schools and they are exempt from local controls. On school park combo/joint use, City has discretion to review parking for the park side. Limited available parking around the school/park sites is creating unhappy neighbors when parking spills over; not enough parking during activities. Staff responded that the Parks Dept. working to make sure that there is curb parking around parks to minimize use of parkland for parking lots. You don't park a park for maximum use. Commission suggested anticipating a park will be used and make sure streets are wider and parking allowed along streets.
- Issue can be addressed at each school site at parents meetings; working with the school district and local principal to address the specific challenges.
- Gross vs. net parking in office complexes; 10% reduction would be the base and through the Design Review process, up to 15% could be approved. Does not currently apply to medical office 1/150 ratio. Demand is higher than what we require, we need the parking stalls.

#### **Commission Consensus**

- Go to 20% maximum compact spaces in Retail Centers and standardize stall widths to 9 feet.
- Staff will bring back the Zoning Ordinance Update and will bring language.
- Parking reduction analysis.
- Commission asked Staff to present Draft Parking Ordinance Update to the Chamber of Commerce so the business community can comment before it is brought back to the Planning Commission for formal comment.
- PC would like to hear an update prior to any formal action.

Lane Borges, Architect/Owner, Borges Architecture, 1508 Eureka Rd., Suite 150, offered comments on reserved parking; best to plan for it; think in the range of 50 spaces or more; provide 5% or 2.5 spaces and same for ATM bank locations. Consider counting reserved parking stalls; some prorata share might be counted 20-30% towards the total ratio. He doesn't think reduction or elimination of compact spaces would change much of the count, but they do help with the tree wells, making stalls uniform 9 feet but allowing shorter stalls. He reviewed water quality measures in parking lots; utilizing environmental ways to treat water at the surface, grassy swales are an example. Parking lots broken up with tree wells still allow water to drain into the grassy swales.

Lisa Mattos, Engineer, Baker-Williams Engineering Group, 6020 Rutland Dr., Suite 19, Carmichael, agreed with the comments made by Lane Borges. Allowing the 30% maximum parking for compact spaces to remain would allow the landscaping to be put in place; water quality issue from storm/run-off water is very important.

Tamara McCartney, Co-Owner - Attitudes at Home, asked about the number of compact stalls could be clustered together. Not a requirement per Zoning, only in the design guidelines for parking lots with the 30% maximum compact spaces allowed.

## **ADJOURNMENT**

Chair Clark asked for a motion to adjourn the workshop and reconvene at 7:00 pm in the City Council Chambers for the regularly scheduled Planning Commission Meeting.

The meeting was adjourned at 6:35 pm by consensus.