



**TOWN OF LOS GATOS
POLICY COMMITTEE REPORT**

MEETING DATE: 5/28/2019

ITEM NO: 5

DATE: MAY 22, 2019

TO: POLICY COMMITTEE

FROM: LAUREL PREVETTI, TOWN MANAGER

SUBJECT: PROVIDE DIRECTION ON POTENTIAL AMENDMENTS TO PARKING
ASSESSMENT DISTRICT REGULATIONS.

RECOMMENDATION:

Provide direction on potential amendments to parking assessment district regulations.

BACKGROUND:

On February 26, 2019, the Policy Committee reviewed an outline of possible streamlining opportunities that relate to the land use process and costs for businesses and residences. Following a brief discussion, the Policy Committee provided direction to bring back parking assessment district regulations for further discussion.

Potential amendments to parking assessment district regulations was one of the topics identified by staff as an opportunity to streamline the land use process and costs. The general question regarding potential amendments to parking assessment district regulations presented in the February 26, 2019 Policy Committee report was:

- Should a reduction in on-site parking spaces for a property in the Parking Assessment District require a Variance application and Planning Commission approval if the resulting use is changed to a residential use?

PREPARED BY: JOEL PAULSON
Community Development Director

Reviewed by: Town Manager

DISCUSSION:

Section 29.10.150 (f) of the Town Code contains regulations regarding properties in the parking assessment district (Attachment 1). Section 29.10.150 (f) (5) states:

Any parking spaces that are credited in the parking assessment district calculation may not be eliminated.

This regulation requires approval of a Variance application when commercial uses on properties in the parking assessment district are converted to a residential use. A couple recent zone change applications have been approved to change the zoning designation from O:LHP to R-1D:LHP for properties that were occupied by commercial uses which will be converted to residential uses. The removal of existing on-site parking spaces (i.e. conversion to landscaping or construction of an attached or detached garage) will require approval of a Variance application.

The Variance application fee is currently \$5,239.98 and requires Planning Commission approval which typically takes between two and four months. The cost and processing time for a Variance application could be eliminated if Section 29.10.150 (f) (5) was amended.

Staff has prepared potential Town Code amendments (Attachment 2) for the Policy Committee's consideration. These amendments would allow for the removal of existing on-site parking spaces when the use is changed to a residential use that does not require all of the existing on-site spaces to remain. The potential amendments, shown in underline font, would make the following changes:

Any parking spaces that are credited in the parking assessment district calculation may not be eliminated, unless the use is changed to a residential use that does not require the amount of on-site parking spaces.

This meeting will allow for a conversation between staff and the Policy Committee. Staff will be prepared to walk through this matter and answer questions.

Staff is interested in the Policy Committee's discussion and direction on the potential parking assessment district regulation modifications.

COORDINATION:

The preparation of this report was coordinated with the Town Manager's Office.

PAGE 3 OF 3

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Attachments:

1. Excerpt from the Town Code regarding properties in the Parking Assessment District
2. Potential Town Code Amendments