



MEETING DATE: May 8, 2023
PRESENTED BY: Susana De Luna, Planning Director
AGENDA ITEM: Discussion and Action to Amend the Off-Street Parking Requirements for Commercial Developments, and Adoption of Ordinance # _____ - De Luna

NATURE OF REQUEST:

A concern has been voiced to the Planning Department staff regarding the minimum standard requirements for commercial buildings. Most of the existing commercial buildings have outgrown their parking. When most of these commercial establishments were originally presented to staff they were considered shell buildings for the majority of the time. The parking for a commercial building is based on square footage. It's not until the owner sells or rents the unit that staff has an idea of the proposed use. Off-street parking is calculated based on the use and if the use is unknown then it is calculated based on square footage. The off-street parking requirements for commercial developments inside and outside the Central Business District has not been amended since September 14, 1981.

Staff proposes to upgrade the parking requirements for commercial developments outside the Central Business District to be amended as follows have 1 parking space for every 200 sq.ft. (after the 1st 200 s. ft. equates to 4). During a workshop held on April 3, 2023 with the City Council the off-street parking concern was discussed. Staff and the City Council considered different locations and saw the need for additional parking but at the same time don't want to discourage future developments from coming into our City. So, in a matter to compromise the City Council opted to reduce the square footage from 400 sq.ft. to 300 sq.ft. and work from there.

There was no public opposition during the P&Z Meeting. The Board unanimously recommended approval.

STAFF RECOMMENDATION:

Staff recommends approval.

Departmental Approval: None

Advisory Board Recommendation: P&Z Approval

City Manager's Recommendation: Approval *RP*

RECORD OF VOTE:	APPROVED:	_____
	DISAPPROVED:	_____
	TABLED:	_____

_____ AYES

_____ NAYS

_____ DISSENTING _____