December 4, 2018

Board of Supervisors
Marin County Civic Center
San Rafael, CA 94903

SUBJECT: Ordinance Revising Title 24, Chapter 24.04, Parking and Loading Standards to Align with Countywide Plan Housing Element Goals

Dear Board Members:

RECOMMENDATION: Conduct first reading of proposed ordinance and schedule a merit hearing for December 18, 2018, at 10:30 AM.

SUMMARY: The Community Development and Housing Element of the Marin Countywide Plan established goals to analyze the parking requirements and needs of infill, transit-oriented, mixed-use, Accessory Dwelling Units, and other affordable housing developments. On December 9, 2014, your Board adopted the Housing Element Update, which included several programs to consider reduction in parking requirements, and to develop standards to allow parking requirement flexibility for Accessory Dwelling Units and other affordable dwelling units.

Dyett & Bhatia, Urban and Regional Planners, were retained following a request for proposals and submittals to:

- Review parking standards of comparable jurisdictions;
- Review the County's Housing Element of the Countywide Plan;
- Review affordable housing policies, including transit-rich areas and transit-oriented areas; and
- Make policy recommendations and draft changes to the existing County of Marin Municipal Code Parking and Loading Standards, found in Chapter 24.04.

Staff is proposing that the entire Chapter 24.04 Division III, Parking and Loading, be repealed and replaced with the new proposed parking standards (Exhibit A).

DISCUSSION: In order to encourage a variety of housing types and to implement programs in the Community Development and Housing Element of the Countywide Plan, the County has committed to analyzing the parking needs of the following types of development in order to facilitate these housing types and to reduce vehicle dependence: Infill, transit-oriented, mixed-use, special needs, group homes, convalescent homes, multi-family, senior citizen housing, Accessory Dwelling Units (ADU's), and other affordable housing developments.

The proposed code changes before your Board is a joint effort by Public Works and Community Development Agency to consider all of the developments and
revise County parking development standards. Dyett & Bhatia (D&B) was retained to assist in this process. In the course of their work, D&B compared parking standards between Marin County and related jurisdictions (memo attached). D&B reviewed ten city and four County standards. D&B found that compared to the jurisdictions analyzed, Marin County requires generally a similar or greater amount of parking.

Since the adoption of the Countywide Plan and subsequent associated plans, State laws and regulations concerning affordable housing and electric vehicle parking have also changed. The County Municipal Code Title 22, Development Code, has also changed, aligning with these plans and new regulations.

D&B also provided recommendations for specific code changes summarized in the attached memorandum dated August 1, 2017. D&B recommended that additional parking standards be created, acknowledged, or changed for affordable housing, transit-rich areas, housing overlay areas, residential Accessory Dwelling Units and Junior Accessory Dwelling Units, and bicycle parking. In addition, after consulting with the County Sustainability Team, electric vehicle parking was also addressed in the proposed update. The section below provides a summary of the more salient proposed code changes.

**Housing Overlay Designation**
This section was added and provides up to a 50% reduction from the base standards.

**Affordable Housing Near Transit**
This section was added and reflects new State regulations that provide for reduced parking requirements.

**Transit-Rich Areas**
This section was added and reflects new State regulations that provide for reduced parking requirements of up to 50%.

**Bicycle Parking**
Bicycle parking requirements were added for developments larger than single family homes or duplexes and with direct access to an existing or planned Class I bike lane, Class II bike path, or Class III bike route.

**Electric Vehicle Parking**
This section was added which references the Green Building Standards. Electric vehicle parking stalls contribute to the overall parking count.

**Tandem Parking**
Although tandem parking was allowed in certain cases in the existing code language, the proposed changes specifically address tandem parking for residential uses.

**Miscellaneous**
Additional standards were added to mitigate heat island effects of large parking lots, lighting glare from parking lots, and to encourage low-impact development for parking lots.

**Environmental Review**
The proposed action has been reviewed with the County's Environmental Coordinator and found to comply with Section 21108 or 21152 of the Public Resources Code. On November 7,
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2007, the Board of Supervisors adopted the Countywide Plan, which included programs directing staff to amend the County Development Code to codify certain affordable housing incentives; and, at that time, made all necessary findings needed pursuant to CEQA.

Consistent with those programs adopted in the Community Development and Housing Element of the Countywide Plan, the County has committed to analyzing the parking needs of infill, transit-oriented, mixed-use, special needs, group homes, convalescent homes, multi-family, senior citizen, Accessory Dwelling Units, and other affordable housing developments in order to facilitate these housing types and to reduce vehicular dependence. The proposed code changes are consistent with those programs. A filing of notice of determination will be made following final action by your Board.

Ordinance Action and Effective Date
The proposed changes to the existing code involve numerous edits to a narrow section of Title 24. Staff is proposing that the entire Division on Parking and Loading in Chapter 24.04 be repealed and replaced with the new proposed language. Attached are the existing and proposed code sections.

Code changes are in full force and effect 30 days from and after the date of adoption. Consistent with past practices that allow projects already in development with the County to continue under existing codes, staff proposes as part of the ordinance that all discretionary Planning permit applications that have been deemed ‘complete’ (under Permit Streamlining regulations) prior to the effective date and all Building Permit applications submitted prior to the effective date be reviewed and approved under the existing codes.

FISCAL IMPACT: There is no impact to the General Fund by this action.

REVIEWS BY:  
[ ] County Administrator [ X ] N/A  
[ ] Department of Finance [ X ] N/A  
[ X ] County Counsel [ ] N/A  
[ ] Human Resources [ X ] N/A

Respectfully submitted,

Berenice Davidson  
Principal Civil Engineer, P.E.

Attachment: Existing Chapter 24.04 Code Section
Proposed Chapter 24.04 Code Section, Exhibit A
Dyett & Bhatia, Urban and Regional Planners Memos, December 6, 2016, and August 1, 2017

c: Brian Crawford, Director  
Leelee Thomas, Planning Manager  

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