

DEPARTMENT OF PUBLIC WORKS

Quality, Excellence, Innovation

December 18, 2018

Raul M. Rojas
DIRECTOR

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

Administration
PO Box 4186
San Rafael, CA 94913-4186
415 473 6528 T
415 473 3799 F
415 473 3232 TTY
CRS Dial 711
www.marincounty.org/pw

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 merit hearing and adopt proposed ordinance.

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Staff is proposing that the entire Chapter 24.04 Division III, Parking and Loading, be repealed and replaced with the new proposed parking standards (Exhibit A).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 Elements 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 are a joint effort by Public Works and the 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).

- Accounting
- Airport
- Building Maintenance
- Capital Projects
- Certified Unified Program Agency (CUPA)
- Communications Maintenance
- County Garage
- Disability Access
- Engineering & Survey
- Flood Control & Water Resources
- Land Development
- Purchasing
- Real Estate
- Reprographic Services
- Road Maintenance
- Stormwater Program
- Transportation & Traffic Operations
- Waste Management

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 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.

December 4, 2018, Board Comment

At the December 4, 2018, first reading, your Board brought up three issues relating to 1) compact spaces, 2) parking requirement for a two-bedroom accessory dwelling unit and, 3) the requirement for wheel stops. Staff proposes no changes to the proposed ordinance based on the following rationale:

1. Compact spaces. We historically relied on the Architectural Graphic Standards for design vehicle dimensions for the composite passenger vehicle which measures 16'9"L by 6'4"W, the small car measures 15'L by 5'7"W. We have observed that when compact spaces are provided to accommodate small cars, large vehicles will use the compact sizes making parking difficult. In the past, staff has made use of *Title 24.15 Exceptions* and has recommend a reduction in total number of parking spaces required rather than reduce parking space dimensions; although, there has been an instance where an exception was granted that reduced parking dimensions. Staff recommends not changing the proposed ordinance and continue to use *Title 24.15 Exceptions* when appropriate.
2. Two-bedroom accessory dwelling units. The proposed ordinance is consistent with Title 22.32.120 - Residential Accessory Dwelling Units and with recent State legislation. The proposed ordinance also has added tandem parking as being allowed. Staff recommends not changing the proposed ordinance and to continue to use *Title 24.15 Exceptions* when appropriate.
3. Wheel stops. The California Building Code requires the use of wheel stops when a parking space is fronting the designated accessible path of travel. Wheel stops are typically used to prevent cars from damaging walls, utilities or other structures. Lastly, wheel stops are needed in parking lots that employ stormwater Best Management Practices (BMPs) if there are no curbs. Staff have made use of *Title 24.15 Exceptions* and have approved alternatives, such as bollards, planter areas, trellises, where appropriate. Staff recommends not changing the proposed ordinance and continue to use Title 24.15 Exceptions when appropriate.

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, 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 Elements 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.

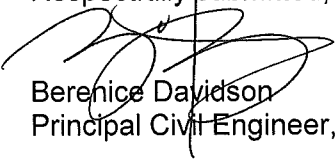
A news release was advertised on November 28, 2018, and first hearing of proposed ordinance took place at the December 4, 2018, meeting of your Board.

Code changes are in full force and effect 30 days from and after the date of passage. 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 Board of Supervisors 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.

REVIEWED BY:	<input type="checkbox"/>	County Administrator	<input checked="" type="checkbox"/>	N/A
	<input type="checkbox"/>	Department of Finance	<input checked="" type="checkbox"/>	N/A
	<input checked="" type="checkbox"/>	County Counsel	<input type="checkbox"/>	N/A
	<input type="checkbox"/>	Human Resources	<input checked="" type="checkbox"/>	N/A

Respectfully submitted,

BD

Berenice Davidson
Principal Civil Engineer, P.E.

Attachments: Ordinance
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, Community Development Agency
Leelee Thomas, Planning Manager, Community Development Agency

