



AGENDA FOR THE LA MESA COMMUNITY PARKING COMMISSION

Tuesday, July 19, 2016

City Administration Building, City Council Chambers
8130 Allison Avenue, La Mesa

1. Call Meeting to Order at 5:30 p.m.
2. Roll Call
3. Approval of Minutes for June 21, 2016
4. Written Communications
5. Public Comment (non-agenda items)
6. Informational Items
7. OLD BUSINESS
 - a. May 2016 Annual Parking Study
8. NEW BUSINESS
 - a. Consideration of a Policy Regarding Credit for Creation of Public Parking for Properties in the Downtown Commercial (CD) Zone.
9. Additions to the Next Agenda
10. Adjournment

Materials related to an item on this agenda submitted to the La Mesa Community Parking Commission after distribution of the agenda packet are available for public inspection in the Community Development Department located at La Mesa City Hall, 8130 Allison Avenue, La Mesa, California, during normal business hours.

The City of La Mesa encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities, who require reasonable accommodation in order to participate in the Parking Commission meetings, should contact the City's Americans with Disabilities Act (ADA) Coordinator, Rida Freeman, Human Resources Manager, 48 hours prior to the meeting at 619-667-1175, fax 619-667-1163, or rffreeman@ci.la-mesa.ca.us.



MINUTES

LA MESA COMMUNITY PARKING COMMISSION

Tuesday, June 21, 2016

1. CALL TO ORDER

The meeting of the La Mesa Community Parking Commission was called to order by Commissioner Wieboldt at 5:33 p.m. in the City Council Chambers located at 8130 Allison Avenue, La Mesa, California, 91942.

2. ATTENDANCE

Members Attending: Commissioners Baron, Franklin, Hewitt, Wieboldt

Members Absent: None

Staff Attending: Chris Gonzales, Carol Dick

3. APPROVAL OF THE MINUTES OF MAY 17, 2016

Commissioner Baron made a motion to approve the minutes. Commissioner Hewitt seconded the motion. The motion carried, 3-0, with Commissioners Baron, Franklin and Hewitt voting in favor and none voting against. Commissioner Wieboldt abstained.

4. WRITTEN COMMUNICATIONS

None

5. PUBLIC COMMENT (NON-AGENDA ITEMS)

None

6. INFORMATIONAL ITEMS

Mr. Gonzales reported that staff is in the process of preparing a work plan and cost estimate for repair and maintenance of the four municipal parking lots, including some significant repair to the Allison Avenue lot. There is approximately \$23,000 budgeted for this purpose. He also reported that Council is considering changes to parameters for membership on a number of City Commissions, including the Parking Commission. The exact language of the related ordinance amendments has not yet been finalized and Council will need to adopt the ordinance amendments.

7. OLD BUSINESS

a. Prioritization of Goals and Objectives

This item was trailed for future consideration.

8. NEW BUSINESS

a. 2016-17 Mid-Biennium Budget Update

Mr. Gonzales presented an update on the Downtown Parking Fund following the Mid-Biennium Budget Update and discussed changes to revenues and expenses resulting from the budget update process. Commissioner Wieboldt expressed his view that there should be better interaction between the Commission and the Council on funding matters. Commissioner Franklin concurred and questioned the purpose of the Commission if the Council prefers to act unilaterally.

b. Parking Meter and Parking Permit Rate Review

Mr. Gonzales presented a report on the history of parking meter and parking permit rates. Commissioner Wieboldt made a motion to delay further consideration of parking rates until the Commission has five appointed members. Commissioner Baron seconded the motion. The motion carried, 4-0, with Commissioners Baron, Franklin Hewitt and Wieboldt voting in favor and none voting against.

9. ADDITIONS TO NEXT AGENDA

- Parking policy crediting projects that create on-street parking with meeting parking obligations.

10. ADJOURNMENT

The meeting was adjourned at 6:10 p.m. until July 19, 2016.



DATE: July 19, 2016
TO: Parking Commission
FROM: Carol Dick, Community Development Director
SUBJECT: **Consideration of a Policy regarding Credit for Creation of Public Parking for Properties in the Downtown Commercial (CD) Zone.**

The purpose of this Memorandum is to obtain opinions and feedback from the Parking Commission regarding a proposed policy. The proposed policy would provide the opportunity for a "credit" for the creation of permanent on-street public parking for properties in the Downtown Commercial (CD) Zone as the result of new development that eliminates driveway access across sidewalks.

The La Mesa Municipal Code (LMMC 24.04.020.D 2) contains zoning requirements for the Downtown Commercial Zone, which states:

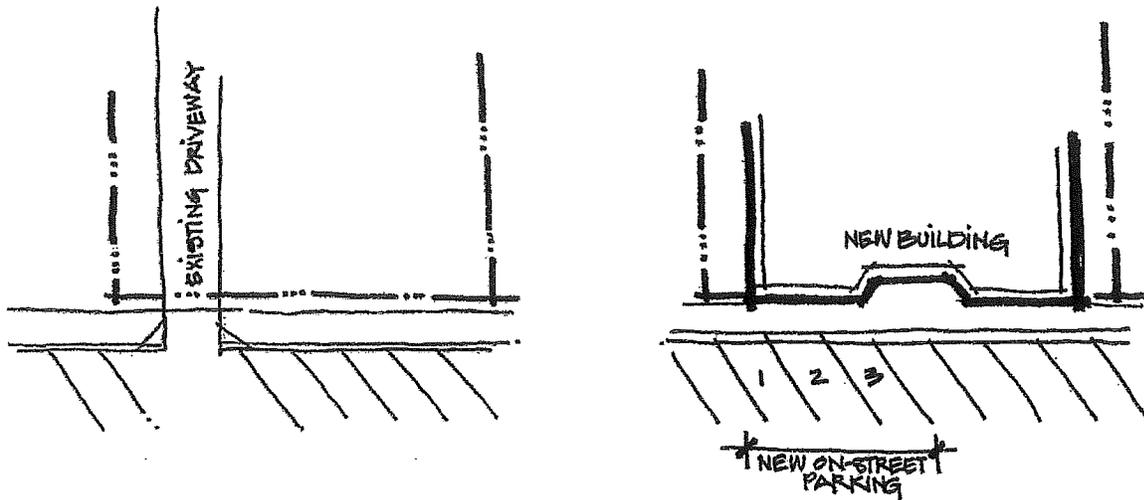
"No additional [on-site] parking shall be required for an increase in occupant load for an existing building. Additional [on-site] parking shall be required only for an increase in floor area of existing buildings. (This exception shall not apply to newly constructed buildings)".

Current policies for La Mesa also recognize the values of pedestrian-friendly improvements, walkability, sidewalk cafes, alternative transportation, etc. The recent adoption of the 2012 Centennial General Plan Circulation Element, Health & Wellness Element, the Bicycle Facilities and Alternate Transportation Plan, and the Urban Trails Mobility Action Plan serve to forward these concepts into reality.

Given the policy objectives outlined in the documents listed above, there are specific properties in the Downtown Village that may redevelop in a manner that could voluntarily eliminate existing driveways across the public sidewalk with a new development project. When this is proposed, the new development would be responsible for installing the new sidewalk sections and thereby permanently relinquish vehicle access rights along that particular street frontage.

The result of this change in vehicle access and subsequent sidewalk improvements can create an opportunity for new, permanent on-street public parking spaces (see diagram example next page).

It is proposed that when new permanent on-street parking spaces are created by the elimination of existing driveways as part of a new development project, the project with the affected street frontage receive a "credit" equal to the number of new permanent on-street public parking spaces created. These "credited" spaces may be applied toward the on-site parking spaces for that specific new development project that would otherwise be required to meet the parking standards prescribed by the Zoning Ordinance for the new development.



The current requirement for providing required off-street parking spaces in the Downtown Commercial (CD) zone is:

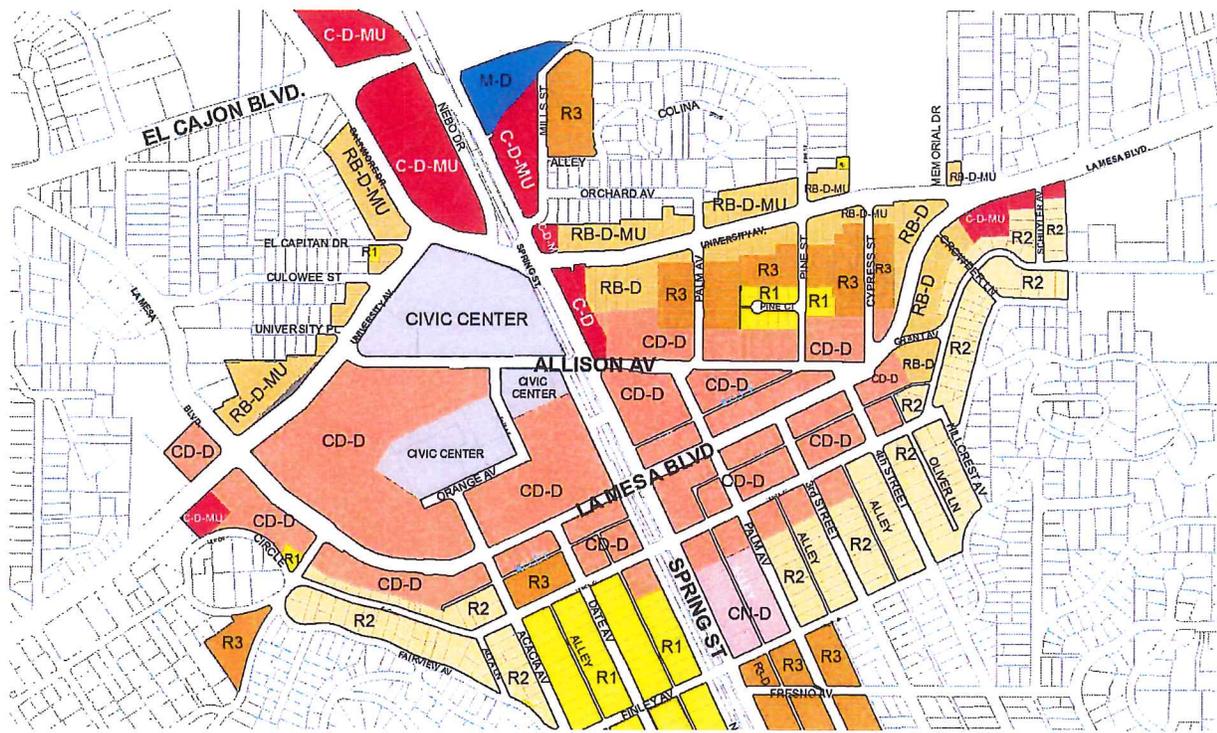
- 3 per each 1,000 square feet of Gross Leasable Area (GLA) of Non-Residential Uses
- 1.5 spaces per unit for Residential Uses

Current policies regarding development in the CD zone encourage new development to fill in the active street edge, thereby eliminating driveways where vehicle access is no longer required.

There are many cases in the Downtown Village where direct vehicle access is no longer required or can be provided by alternate access, such as alley access or access easements.

The City has an interest in increasing the pool of available public parking spaces in the Downtown Village as a means of encouraging an active and successful Downtown Commercial District. The City's policies also support the elimination of mid-block driveways in the Downtown Village as a means of enhancing the uninterrupted sidewalk areas to improve the pedestrian experience. Vehicle parking spaces would be produced by the closure of existing curb cuts along the frontage of the property proposed for redevelopment.

New proposed parking created as a part of this policy would be evaluated and a determination of credits could be given as part of the site development plan approval. This determination would only apply to those redevelopment projects that are located in the Downtown Commercial (CD) zone as illustrated in the zoning map on the next page.



Downtown Village Specific Plan – Zoning Map