CITY OF HAYWARD
AGENDA REPORT

Planning Commission

Meeting 07/12/01
Agenda Item 1

TO: Planning Commission

FROM: Dyana Anderly, AICP, Planning Manager

SUBJECT: Text Change Application 01-140-02 - Initiated by the Planning Director - Request for an Amendment to the Off-Street Parking Regulations as they Apply to Residential Parking Requirements in the Central City Sub-Districts

RECOMMENDATION:

It is recommended that the Planning Commission recommend to the City Council that they amend the Off-Street Parking Regulations.

DISCUSSION:

In an effort to promote the development of residential units in the Central City, the Off-Street Parking Regulations state,

> *An increase in the number of dwelling units within an existing building or the conversion of a non-residential use to residential within an existing building in the Central Parking District shall not require providing parking spaces.*

This section of the Regulations assumes that there would be some shared parking between the residents, who as a rule have a need for evening and night-time parking spaces, and commercial users, who typically depend on parking during business hours. In the past, this section has been applied to a few second story spaces in the downtown core area that were converted to small apartments. While these regulations have been effective in encouraging some residential units in the downtown, their application to very large structures could have an adverse impact on the downtown's economic vitality. Allowing the conversion of large structures to residential purposes without providing parking for the residents could result in a negative impact on economic vitality when residents' vehicles take up spaces typically devoted to those who support the commercial base and other community activities in the downtown.

So as to continue supporting conversion of space to residential units in the downtown core area without compromising the purpose of the Central City District, staff recommends that the Off-Street Parking Regulations be amended to require on-site parking for residential conversions when more than two floors within an existing structure are converted, unless the developer can demonstrate how to otherwise fulfill the parking requirement.

Prepared by:

Dyana Anderly

Dyana Anderly, AICP
Planning Manager

Attachments:

A. Draft Off-Street Parking Regulations Ordinance
B. Findings for Approval of Amendment

Proposed Ordinance

"SEC. 10-2.411 CENTRAL PARKING DISTRICT NON-RESIDENTIAL PARKING REQUIREMENTS

"1.0 space for each 315 square feet of gross floor area

"An increase in the number of dwelling units within an existing building or the conversion of a non-residential use to residential ***use*** within an existing building in the Central Parking District shall not require providing parking spaces. ***If more than two floors are converted to residential use, the developer must demonstrate how the parking requirement will be fulfilled for the dwelling units on the additional floors.***

ATTACHMENT A

FINDINGS FOR APPROVAL
OF
AMENDMENT TO OFF-STREET PARKING REGULATIONS
TEXT CHANGE NO. 01140-02-140-02

A. Approval of Text Change Application No. 01-140-02 is exempt from environmental review in accordance with Section 15061(3) of the California Environmental Quality Act Guidelines.

B. That substantial proof exists that the proposed text change relative to parking requirements for conversions of buildings in the Central City area will promote the public health, safety, convenience, and general welfare of the residents of Hayward by ensuring adequate parking for its residents and avoiding parking conflicts with commercial establishments;

C. That the proposed text change is in conformance with the purposes of this Ordinance and all applicable, officially adopted policies and plans in that parking will be provided for tenants when existing buildings are converted to residential use;

D. That streets and public facilities existing or proposed are adequate to serve all parking associated with conversion of existing buildings to residential uses in that when more than two floors of an existing building is converted to residential use, the developer must demonstrate that adequate parking will be provided; and

E. That conversions of buildings to residential uses in the Central City District will be compatible with present and potential future uses, and, further, a beneficial effect will be achieved which is not obtainable under existing regulations in that currently large buildings can be converted to residential uses without providing parking for the residents.

ATTACHMENT B