

ATTACHMENT 1 - DRAFT MEMORANDUM TO CITY COUNCIL

DATE: July 22, 2008
SUBJECT: Paid Parking Programs
TO: City Council
FROM: Planning & Zoning Commission

The Planning and Zoning Commission would like to extend its appreciation for the opportunity to provide recommendations and comments regarding the question of paid parking program(s) within the City of Albany. The Commission initially reviewed this topic at its July 8, 2008 meeting and provided feedback to staff. This memorandum was discussed and finalized at the Commission's July 22, 2008 meeting.

In general, the Planning and Zoning Commission is in support of the establishment of a paid parking program along Solano Avenue, but only if this were one part of a comprehensive parking program that also included the implementation of a residential permit parking zone for residential side streets adjacent to Solano Avenue. The installation of parking meters along our commercial corridors could have many positive and negative impacts, which the City of Albany should try to identify prior to any project implementation.

Following is a generalization of the Commission's responses in regard to the paid parking question, as well as the topics of "Residential Permit Parking Zones" and "Parking Space Requirement Adjustment", which the Commission believes are directly related to the discussion of paid parking. For a more in-depth review, a complete inventory of each Commissioner's responses to the specific questions contained in the July 8th Planning and Zoning Commission staff report is attached to this memo.

PAID PARKING IN COMMERCIAL DISTRICTS

The Planning and Zoning Commission is in favor of paid parking along Solano Avenue, with the following considerations:

- Meters should continue to allow parking for a long time-period (90 minutes or more)
- Meter hours should be expanded to include evenings and Sundays, as evenings are typically the busiest parking hours along Solano Ave.
- Specific parking spaces should be reserved for city car share and low emission vehicles.
- Meter funds should go into General Fund, but with priority that money be used for commercial district improvements.

RESIDENTIAL PARKING PERMIT PROGRAM

The Commission is of the belief that the introduction of parking meters along Solano Ave would result in drivers looking for free parking in residential areas adjacent to Solano and San Pablo Aves. In order for this impact to be mitigated, residential permit parking zones could be required to be implemented in the adjacent residential neighborhoods. This is an important consideration, as there are a total of 31 blocks immediately adjacent to Solano Ave between San Pablo Ave and Tulare Ave.

RESIDENTIAL PARKING SPACE REQUIREMENT (MEASURE B)

Measure D was passed in 1978, and one of its most important aspects was that all new housing units are required to provide 2 off-street parking spaces. The Commission believes that the impacts of Measure D should be assessed, with the potential to request an initiative that would adjust the requirements so that studio- and 1-bedroom units are required to provide 1 off-street parking space and 2+ bedroom units are required to provide 2 off-street parking spaces.

Attachments

1. Planning and Zoning Commission Responses
2. Commissioner Maass Comments
3. June 24, 2008 Staff Report to the Planning and Zoning Commission