



AGENCY: City Council
MEETING DATE: February 9, 2015
DEPARTMENT: Community Dev.
PRESENTED BY: Marie Jones

AGENDA ITEM SUMMARY

TITLE:

RECEIVE REPORT AND CONSIDER ADOPTION OF A RESOLUTION EXTENDING THE TEMPORARY WAIVER OF THE PARKING IN-LIEU FEES FOR CHANGES OF USE IN THE CENTRAL BUSINESS DISTRICT

ISSUE:

In 2011, two business owners approached the City about expanding hours of operation for downtown restaurants. Both restaurants were limited to operation to the evening hours (after 5:00 p.m.) unless and until the owners provide either required on-site parking or pay a Parking In-Lieu Fee. On July 25, 2011, City Council adopted Resolution No. 3467-2011 reducing the fee by 50% (to \$4,212 per space for new construction and to \$2,105 per space for changes in use). On August 23, 2012, the Community Development Committee (CDC) recommended that the City establish a temporary waiver for Parking In-Lieu Fees through December 31, 2014 for changes of use in the Central Business District (CBD). The CDC recommended that the City continue to charge Parking In-Lieu Fees for new construction projects or remodels that result in a larger building.

On October 22, 2012, the City Council adopted Resolution No. 3576-2012 establishing a temporary waiver of the Parking In Lieu Fees for two years (i.e., until December 31, 2014).

The implementation of the in-lieu waiver allowed some restaurants in downtown to serve lunch and breakfast without paying the parking in-lieu fee. While the Fort Bragg economy continues to recover from the economic downturn, the City's recently adopted Economic Development Strategy includes strategies to increase the business-friendly atmosphere in Fort Bragg and an extension of the waiver of the in-lieu parking fee may be appropriate to continue encouraging business growth in the downtown.

RECOMMENDED ACTION:

Motion to adopt City Council resolution extending a temporary waiver of the Parking In-Lieu Fees for changes of use in the Central Business District through December 31, 2016.

ALTERNATIVE ACTION(S):

1. No Action, would result in the sunset of the temporary waiver and thereby the re-imposition of the Parking In Lieu Fees.
2. Continue action and provide further direction to staff regarding the Parking In-Lieu Fee.

ANALYSIS:

In the Central Business District (CBD), the City's zoning regulations establish the following special parking requirements:

1. Projects are required to provide only half the number of off-street parking spaces that are required for similar uses outside of the CBD.
2. Projects (new construction, remodel, addition, change of use) may opt to pay a Parking In-

Lieu Fee of \$2,105/space for an existing building and \$4,212/space for a new project instead of constructing the required parking.

3. Projects or changes of use that are open only between the hours of 5:00 pm and 8:00 am are not required to provide parking or pay the Parking In-Lieu Fee.

The Parking In-Lieu Fee was established to provide flexibility for property owners in the CBD. Property owners can pay the fee instead of developing on-site parking which would otherwise use a significant amount of land and are expensive to build. The Parking In-Lieu Fees allow for shared parking, better urban design, more flexible and effective land use, historic building reuse and economic development. However, at the present time, the Parking In-Lieu Fee may make the reuse of historic buildings more difficult because the margin on the successful reuse of such buildings is very slim in this slow economy.

In order to address parking issues in the downtown the City of Fort Bragg has:

- Converted its permit-parking program to free public parking;
- Established the City Hall parking lot as an unrestricted public lot;
- Created a pedestrian friendly downtown with new streetscape improvements;
- Installed bicycle racks throughout the community;
- Leased the Skunk Train parking lot so that it is available for public parking in the CBD;
- Set a two-hour parking time limit in the CBD to encourage more turn-over of parking spaces and to dissuade downtown employees and residents from parking in the downtown;
- Provided parking enforcement during the summer months when parking is more difficult to find in order to discourage employees from parking in the downtown; and
- Reduced parking requirements for downtown businesses.

City Council action to adopt a temporary waiver for the Parking In-Lieu Fee is exempt from CEQA per Section 15273(a)4 because the waiver involves a fee modification to “obtain funds for capital projects, necessary to maintain service within existing service area.” The Fee is a voluntary fee in-lieu of providing on-site parking spaces and the City collects it to undertake capital improvement projects which include construction of new parking facilities, maintenance of existing parking facilities, and improvements to existing parking facilities in order to maintain service (provision of public parking) in the CBD.

FISCAL IMPACT:

An extension of the Parking In-Lieu Fee waiver may result in lower revenues to cover the cost of providing public parking in the CBD. These reduced revenues may be partially offset by additional sales tax from businesses that can operate as a result of the fee reduction.

CONSISTENCY:

The proposal is consistent with the City’s Economic Development Strategy to support business success of the downtown.

IMPLEMENTATION/TIMEFRAMES:

The temporary waiver of Parking In-Lieu Fees for changes of use would take effect upon adoption of the resolution.

ATTACHMENTS:

1. Resolution

NOTIFICATION:

1. The Company Bar
2. Figueiredo

City Clerk's Office Use Only

Agency Action	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Approved as Amended
Resolution No.:	_____	Ordinance No.:	_____
Moved by:	_____	Seconded by:	_____
Vote:	_____		
<input type="checkbox"/> Deferred/Continued to meeting of:	_____		
<input type="checkbox"/> Referred to:	_____		