



Parking Management Program PLN18-0046

1388 Bancroft Apartments



July 21, 2021

Project Timeline To Date

- ▶ 11/16/17 - 73 units initially considered by Planning Commission
- ▶ 12/20/18 - 45 unit proposal recommended by Planning Commission to City Council
- ▶ 2/4/19 - City Council reduced to 42 units & removal of rooftop patio
- ▶ 9/21/20 – City Council approved entitlements for 42 unit proposal
 - ▶ *Council directed staff and developer to conduct a community meeting and present the final parking program to Council in 2021*
 - ▶ *Noticed neighborhood Zoom meeting held on 5/26/21*

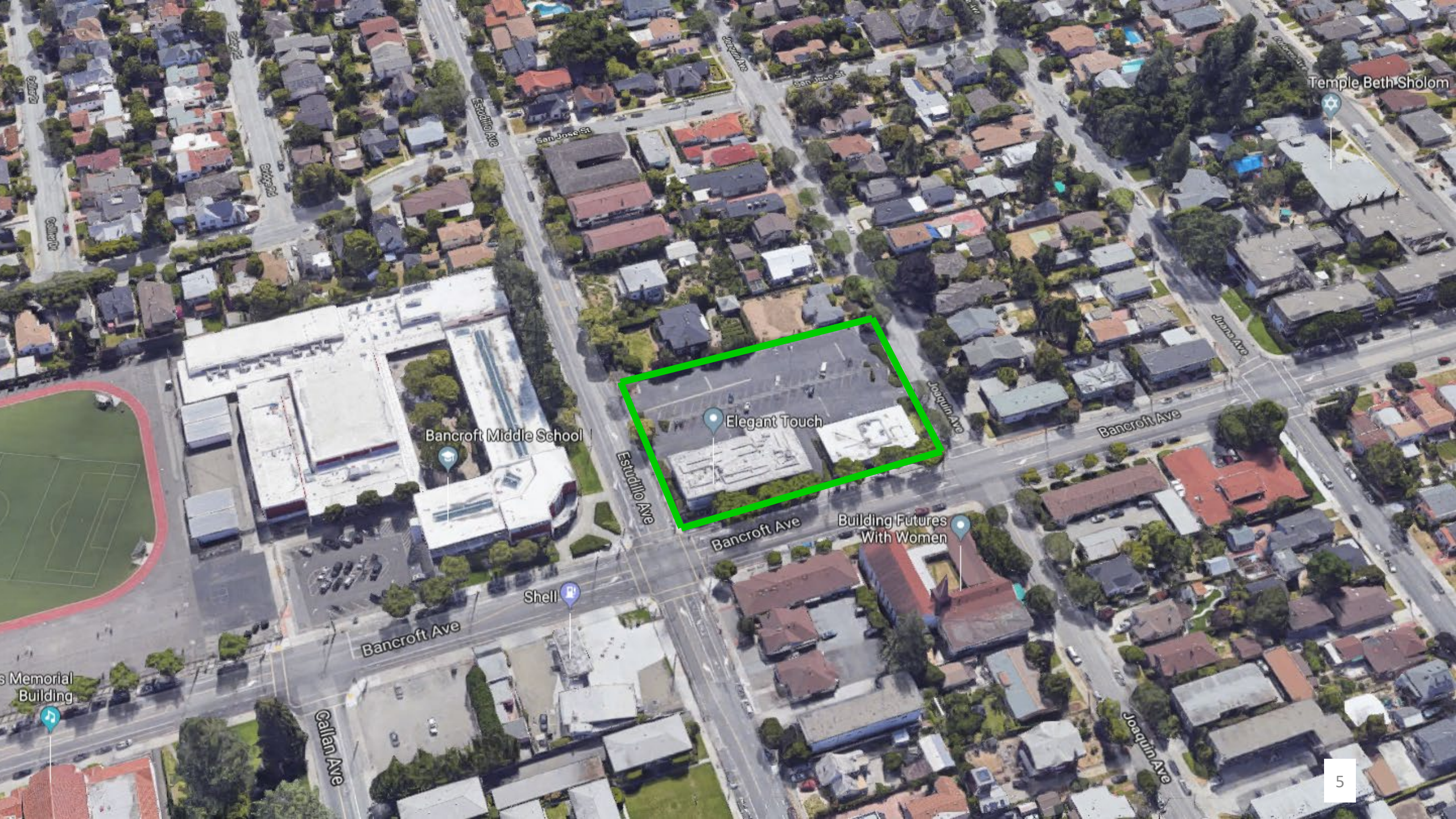
1388 Bancroft Apartments

PLN18-0046

- Planned Development and Site Plan Review to construct a 42 unit multi-family residential rental apartments
- 3 story building
- 40 Two-Bedroom Units, 2 Three-Bedroom Units
- 55 parking on-site spaces provided, 3 new street parking spaces (on Joaquin Ave)
- Project approval conditioned Parking Management Plan to return to City Council for review

1388 Bancroft Project Amenities

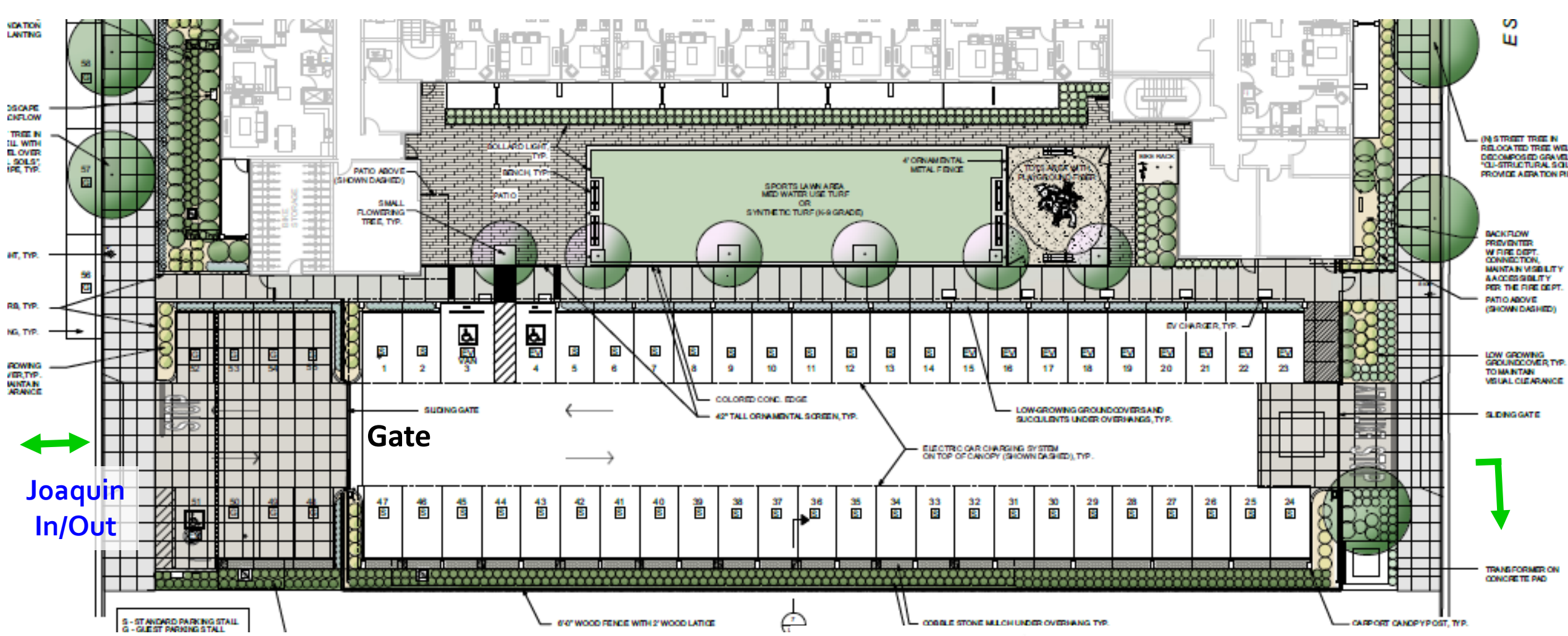
- Sustainability features include EV charging, solar energy for electric and hot water
- Project will be all-electric
- Large bicycle locker room
- Individual balconies, turf court, children's play area
- Community room, play area, common patio
- Contemporary architectural design
- Lit San Leandro internet access
- Proposed car share service, refrigerated lockers for grocery delivery
- GreenTRIP Certification



BUILDING AREA / UNIT COUNT			
	TOTAL BUILDING AREA	UNIT AREA	UNIT COUNT
1ST FLOOR			
INTERIOR	18832	11846	12
2ND FLOOR			
INTERIOR	18832	14260	15
3RD FLOOR			
INTERIOR	18832	14260	15
TOTAL	56496	40366	42



PERSPECTIVE VIEW FROM NORTHWEST AT BANCROFT AVE.
SCALE: NONE



**55 Parking Spaces (47 gated)
 Provided
 1.3 spaces per unit**



**Estudillo
 Right Turn
 Exit Only**

PARKING

- Parking requirements at 1.3 per unit in between multi-family parking requirements for downtown projects (1 per unit) and other areas (about 2.5 per unit).
- Project was conditioned to prepare a Parking Management Plan and return to Council
- Project is conditioned to optimize parking and be responsive to parking issues should they arise.

PROJECT PARKING PLAN

- Proposes unbundled parking
 - Set at market rate
 - Unbundled parking separates the cost of parking from rent
- Features bicycle lockers, car sharing enabled and access to transit
- The Project has been conditioned to allow the City to re-evaluate parking effectiveness if problems arise in the future
- Project is GreenTRIP conditionally certified
 - GreenTRIP certification requires 1.5 spaces per unit or less
 - Project has 1.3 spaces per unit

Recent & Proposed State Laws

Housing Accountability Act

Limits cities' ability to deny or reduce density for housing projects that meet objective standards

SB 35 Streamlining

Streamlines review and approval of eligible affordable housing projects through a ministerial approval process; no parking required near qualified transit

AB 1100 Parking Credit

Requires ADA parking with electric vehicle charging to be credited as two spaces

Parking Requirements Reform (AB 1401) - PENDING

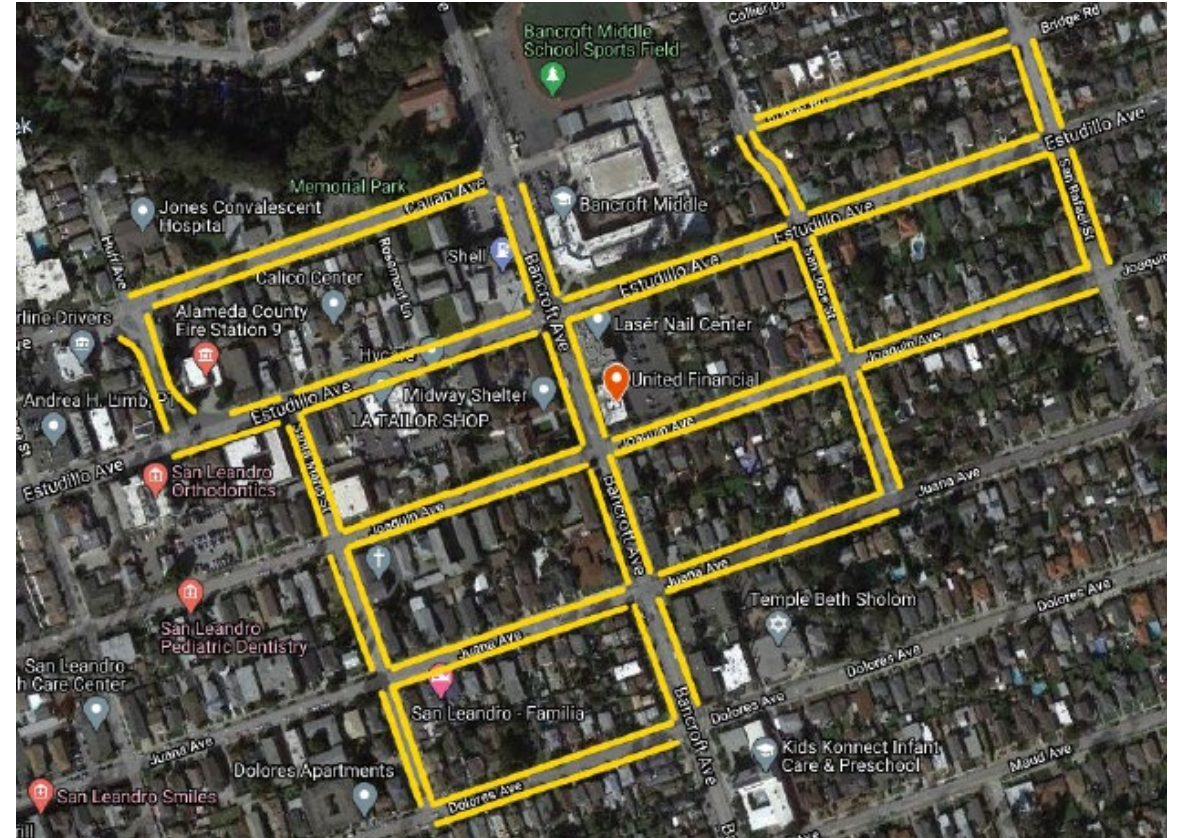
Would prohibit the City from imposing or enforcing a minimum parking requirement on any development located within one-half mile walking distance of qualified public transit, as defined in Sections 21064.3 and 21155 of the Public Resources Code.

AB 744 Parking Requirements

Eligible affordable & mixed income housing within 1/2 mile of qualified transit service must be counted at .5 spaces per unit

Parking Study Methodology

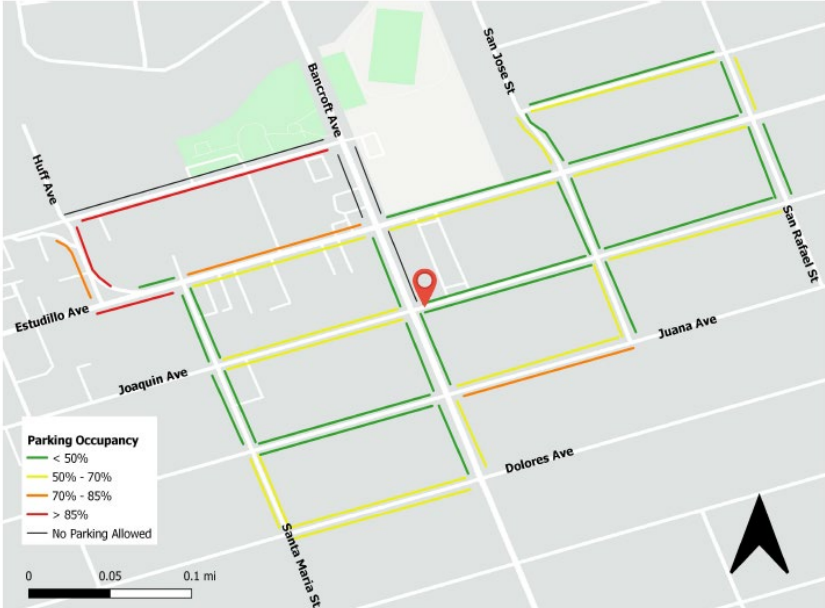
- 50 block faces around the 1388 Bancroft project
 - Reasonable walking distance considered 800 feet (1-2 blocks)
- 6 data collection days in March with 3 sweeps per collection day
 - 2 of each: Wednesday, Thursday, Saturdays
- Occupancy + turnover data
- 85% target occupancy



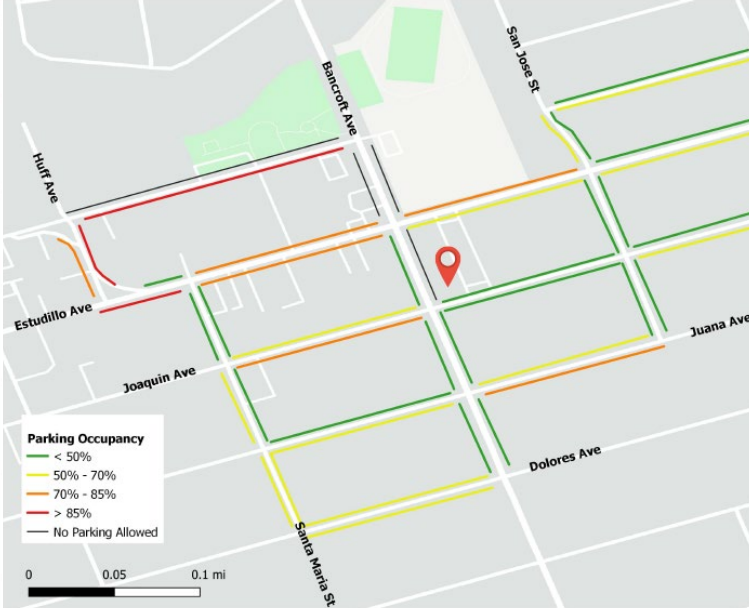
Occupancy

- Below 65% in most cases
 - Many block faces consistently demonstrated less than 65% occupancy
- Some block faces occasionally exceeded 85%

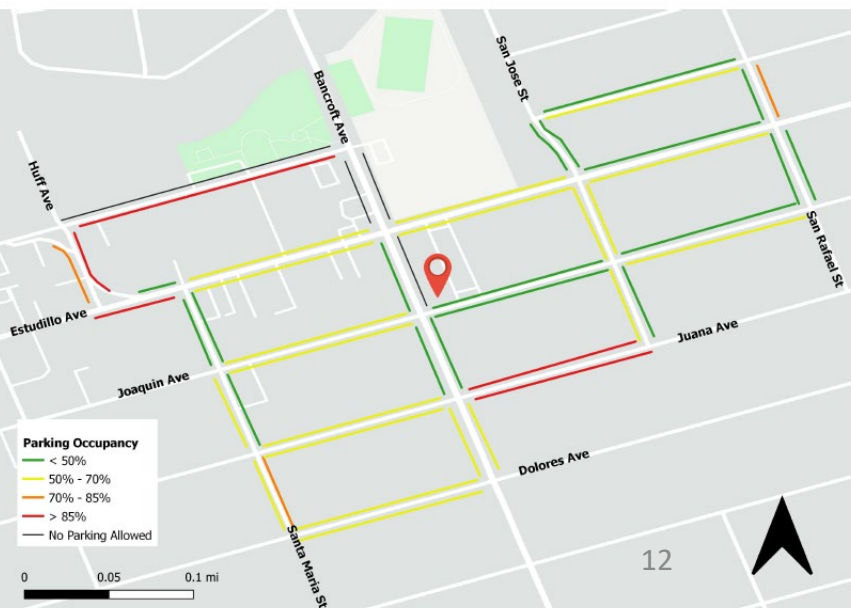
Map 1.1 Wednesday Average % Occupancy



Map 2.1 Thursday Average % Occupancy



Map 3.1 Saturday Average % Occupancy



Turnover

- More than 1/3 of all vehicles stayed parked all day
 - Longer stays on Saturdays
 - Shorter stays on weekdays

Chart 1.1 Turnover by Date and Block-Face

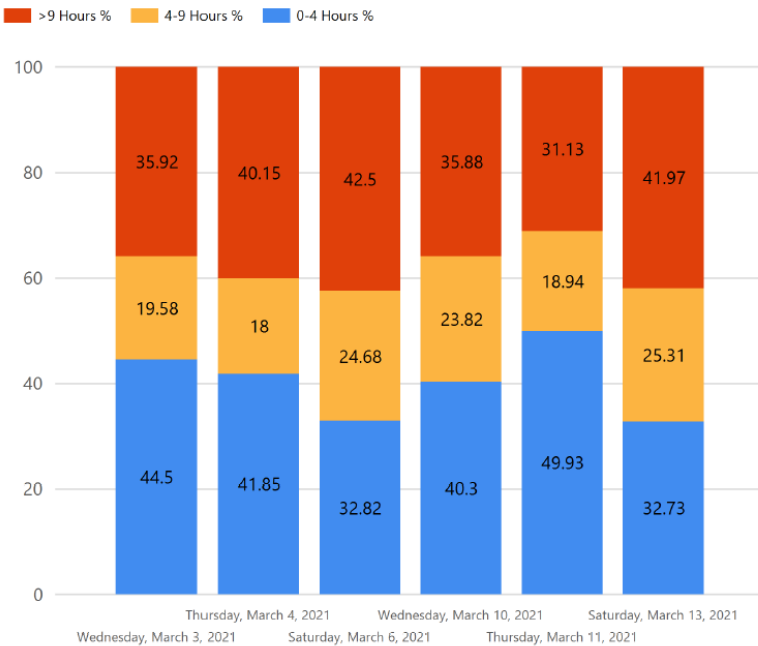
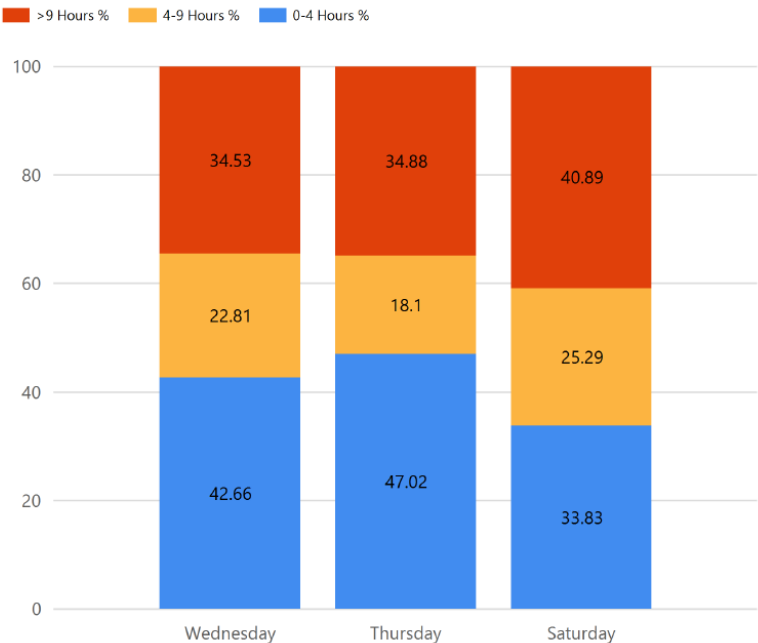


Chart 2.1 Turnover by Day of the Week and Block-Face



- When combined with occupancy data, the area around 1388 Bancroft displayed a predictable pattern of higher occupancy in the morning, lower occupancy in the afternoon, and occupancy levels returning to their higher levels in the evening.

Recommendation

- Staff recommends the City Council motion to accept the applicant's Parking Management Plan based on the information and findings identified in the City's independent parking study prepared by Dixon Resources Unlimited.