



Legislation Details (With Text)

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Staff Report for a City of San Leandro Motion to Accept the Parking Management Program for the 42-Unit Multifamily Residential Development Located at 1388 Bancroft Avenue

SUMMARY AND RECOMMENDATIONS

In the City Council's motion to approve the 1388 Bancroft Project on September 21, 2020, the City Council directed the applicant to prepare a parking management program, present the outcome at a community meeting and return to City Council for review. Staff recommends the City Council motion to accept the parking management program, supported by the results and findings identified in the independent parking study prepared by Dixon Resources Unlimited on behalf of the City dated May 3, 2021.

BACKGROUND

The Project site is currently a 1.27 acre parcel developed in 1955 with two medical office buildings located on Bancroft Avenue between Estudillo and Joaquin Avenue. The applicant initially proposed an application consisting of a four-story residential building with 73 units that was reviewed by the Planning Commission on November 16, 2017 (PLN17-0021). The proposal generated significant public comment and the applicant withdrew the 73-unit application.

On June 14, 2018, the applicant resubmitted a new project application (PLN18-0046) reflecting a one-year effort to reduce the scale of the Project and address concerns with the prior application. The City Council considered the 45-unit proposal on February 4, 2019 and recommended the Project be revised further to reduce the unit density. The applicant later returned with a revised Project consisting of 42 residential units and 55 on-site parking spaces (1.2 spaces per unit) that was ultimately approved by the City Council on September 21, 2020. In its motion to approve, the Council directed staff and the developer to conduct a community meeting and present the final parking

program to City Council at a later date.

Analysis

Following the City Council's approval and direction on September 21, 2020, the City enlisted the assistance of Dixon Resources Unlimited, a parking consultant, to conduct a survey of surrounding streets and prepare an independent parking analysis. The purpose of the parking study was to provide occupancy and turnover data to the City Council and the general public to inform them of parking impacts within the area of the development. The parking study concluded that ample parking would be available to residents within the vicinity of the 1388 Bancroft development during all portions of the day, regardless of the day of the week, and the results demonstrated that most, if not all, residents would be able to park on a public street within a reasonable walking distance (up to 800 feet, which is equivalent to approximately 1 or 2 blocks) of their residence. A copy of the parking study is attached to this report along with the developer's parking management program.

Summary of Public Outreach Efforts

On May 26th, Mr. Tom Silva, the Project developer, Staff, and Dixon Resources Unlimited hosted a neighborhood meeting online to discuss the parking management program and the results of the City-initiated independent parking study prepared by Dixon Resources Unlimited. Both documents were posted online for public review in advance of the meeting and a video recording of the meeting was posted on the City website afterwards. Staff also provided a courtesy notice to all residents and businesses located within 500 feet of the subject property, interested parties and homeowner associations in advance of both the May 26th neighborhood meeting and the subsequent City Council meeting.

About eight residents attended the May 26th online neighborhood meeting and three residents submitted written comments and questions in advance. Staff and the parking consultants provided responses to questions at the meeting. The Project developer noted its intent to use unbundled parking to optimize parking. A majority of the comments provided at the neighborhood meeting focused on the methodology and results of the parking study.

Parking Regulations

The City's authority to enforce and regulate parking is increasingly affected by State law. For example, double parking credits are now required to be granted to ADA-accessible parking spaces with electric vehicle charging stations and certain qualified affordable housing projects are now exempt from being required to provide parking.

The City's ability to regulate parking may be further limited by State legislation currently being proposed. Assembly Bill 1401 would prohibit local government 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. Adoption would effectively nullify any minimum parking requirements imposed by the City on projects such as 1388 Bancroft should this legislation be signed into law.

Previous Actions

The 1388 Bancroft Project (PLN18-0046) was approved by the City Council on September 21, 2020

through the following actions:

- Resolution 2020-119, Adoption of a Mitigated Negative Declaration.
- Resolution 2020-120, Approval of a Planned Development and Site Plan Review.
- Ordinance 2020-101, Approval of a Rezoning from Professional Office (P), to Professional Office, Planned Development Overlay District, P(PD).

Environmental Review

The City Council previously adopted a Mitigated Negative Declaration for the 1388 Bancroft Project on September 21, 2020. Parking impacts from residential infill projects are generally exempt from the California Environmental Quality Act (CEQA).

Legal Analysis

The City Attorney has reviewed this item and approved as to form.

ATTACHMENT(S)

Parking Management Program, April 29, 2021

Parking Study prepared by Dixon Resources Unlimited, May 5, 2021

Public Comments Received

PREPARED BY:

Andrew Mogensen, AICP

Planning Manager

Community Development Department