

# REPORT

To the Honorable Mayor and City Council  
From the City Manager

April 3, 2006

## **Subject**

Downtown parking in-lieu fee

## **Recommendation**

Approve the attached Resolution, which establishes a parking in-lieu fee for development in Downtown.

## **Background**

On February 27<sup>th</sup> the City Council reviewed new parking requirements for Downtown and an in-lieu parking fee program which would allow developers to apply to pay a fee instead of building all or a portion of their required parking spaces. While the related Ordinance introduced in February establishes the in-lieu *program*, it does not set the actual amount of the fee. The Resolution which establishes the fee was made a separate issue to be brought to the Council later so that the date of approval would coincide more closely with the effective date of the program.

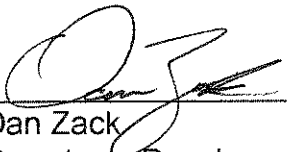
The recommended initial in-lieu fee amount is \$10,000 per parking space. This fee is lower than some other cities (and should be a strong incentive for investment in Downtown), but is more than enough to pay for more efficient configurations of on-street parking, of which there are several opportunities in the Downtown. After these inexpensive opportunities to add new parking spaces are exhausted, or after a year has passed—whichever comes first—staff will return to the Council to discuss the effectiveness of the program and to consider a fee increase.

## **Parking Facilities Agreement Compliance**

This fee has been reviewed by the Parking Advisory Committee pursuant to the Parking Facilities Agreement between the City and the retail-cinema developer. The Parking Advisory Committee recommended by a unanimous vote that the proposal be adopted by the City Council.

## **Planning Commission Recommendation**

On June 7, 2005 the Planning Commission reviewed the proposal and, by a vote of 4 to 1, recommended to the City Council that it be adopted by the City Council.



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Dan Zack  
Downtown Development  
Coordinator



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Joel Patterson  
Community Development  
Director



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Ed Everett  
City Manager

**Attachment**  
Resolution No. \_\_\_\_\_

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION ESTABLISHING PARKING IN-LIEU PARKING FEE  
FOR THE DOWNTOWN PARKING ZONE**

**WHEREAS**, all uses of land which normally terminate or generate vehicle trips are required to provide off-street parking per Article 30 of the Redwood City Zoning Ordinance; and

**WHEREAS**, on or about February 27, 2006, the City Council of the City of Redwood City did introduce an ordinance to establish an In-Lieu Parking Fee program in the Downtown Parking Zone in order to provide an alternative means of satisfying such requirements for approved developments through payment of the In-Lieu Parking Fee. The staff report submitted on February 27, 2006, in support of establishing an In-Lieu Parking Fee program is incorporated hereto by reference as if set forth in full herein; and

**WHEREAS**, Article 30 of the Zoning Ordinance will vest the City Council with the authority and responsibility to set the In-Lieu Parking Fee by Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF  
REDWOOD CITY, AS FOLLOWS:**

1. The In-Lieu Parking fee shall be Ten Thousand Dollars (\$10,000.00) per required parking space.
2. This Resolution shall be effective 30 days from the date of its adoption.

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