

**REVISED LEGISLATIVE DIGEST**

(1/8/2013, Substituted)

[Planning Code - Car Share Parking Spaces]

**Ordinance amending the Planning Code, Section 166, to authorize owners of projects with residential units to elect to provide additional parking spaces for car-share use which will not count against any parking maximums; allow the car-share spaces to be used for other permitted uses other than parking a motorized vehicle if a car-share organization chooses not to use the space; and making environmental findings, Planning Code, Section 302, findings, and findings of consistency with the General Plan and the Priority Policies of Planning Code, Section 101.1.**

Existing Law

Planning Code Section 166 establishes requirements for car-share parking spaces.

Amendments to Current Law

Section 166 is amended to allow a "property owner," defined as the owner of a property at the time of project approval and its successors and assigns, to elect to provide up to two car-share spaces for a project with 10 to 24 residential units, up to three car-share spaces for a project with 25 to 49 residential units, and up to five car-share spaces for a project with 50 residential units or more. For non-residential uses, the property owner may elect to provide up to two car-share spaces for a use that is 5,000 to 9,999 square feet, up to three car-share spaces for a use that is 10,000 to 19,999 square feet, and up to five car-share spaces for a use that is 20,000 or more square feet. These car-share spaces shall not be counted against the maximum number of parking spaces required or permitted by the Planning Code.

Any optional car-share spaces will be subject to the provisions of Section 166, must be deed-restricted and dedicated for car sharing, and must be offered and maintained in perpetuity. Use of the car-share vehicles is not limited to residents of the building. If an additional car-share space is built and a certified car-share organization chooses not to place vehicles in that space, the space may be used for other permitted uses but not for parking of a motorized vehicle, as long as the space is made available to the car-share organization upon 90 days' notice that it is needed. Informational signage is required to be placed on the outside of the building and at the parking space.

Background Information

The intent of this legislation is to further the goals of Section 166 by creating an incentive for smaller projects to provide car-share spaces voluntarily.