

LEGISLATIVE DIGEST

[Planning Code - Car-Share and Shared Limited Range Vehicle Parking Requirements]

Ordinance amending the Planning Code to allow Shared Limited Range Vehicle (scooter) off-street parking in certain designated spaces and amending the Car-Share Program provisions; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings under Planning Code, Section 302.

Existing Law

Planning Code Section 166 provides requirements for car-share parking spaces in new residential development projects. Section 166 also sets forth criteria for qualifying a car-share organization to use the car-share parking spaces, and includes a requirement that a car-share organization provide an independent report documenting achievement of certain performance goals.

Amendments to Current Law

The proposed amendments include findings demonstrating the need for Car-Share parking spaces. The amendments would also change the criteria for qualifying a car-share organization to eliminate the requirement to submit an annual report documenting whether it has met specified performance goals. A car-share organization may ask the Zoning Administrator to make a written determination that the car-share organization meets the definitions of Planning Code Section 166. Once that written determination is made, a car-share organization is eligible to use available car-share parking spaces in a residential building.

The proposed amendments would define a car-share vehicle as either an automobile or as a limited range vehicle ("LRV"), which is defined as a two, three, or four-wheeled self-propelled vehicle capable of attaining a speed of at least 20 miles per hour and no greater than 40 miles per hour, which can seat no more than two passengers. LRVs may be gas or electric powered. Golf carts and electric bicycles are not considered LRVs.

The amendments provide that if it is demonstrated to the satisfaction of the Planning Department that no certified car-share organization can make use of the dedicated Automobile Car-Share parking spaces for Automobile use, the spaces may be occupied by shared LRVs.

The amendments would allow any existing accessory parking space to be voluntarily converted to any type of car-share space without the need for a site or building permit,

except for the conversion of required non-residential accessory parking spaces. Such required non-residential spaces may only be converted upon obtaining a variance or other exception to the property's parking requirements. In addition, the amendments would allow a building owner to convert any space within a principal or accessory garage to a shared LRV space if that space is not being converted from tenant amenities, including but not limited to tenant storage, laundry facilities, or bicycle parking, under the following conditions:

(A) The owner obtains a building permit to convert unused principal or accessory garage space to shared LRV parking; and

(B) In order to preserve space that may be used for future tenant amenities, no owner shall convert any unused accessory garage space of a contiguous area measuring greater than 112.5 square feet for shared LRV parking.

n:\legana\as2017\1700324\01195875.docx