

Temporary Surface Parking Public meeting

January 29, 2007

Q&A Notes

Disclaimer: *The following notes were taken to paraphrase questions and comments from the public audience, as well as the responses given by City staff. These notes are not intended to be a word-for-word recounting of the Q&A session - but rather a capturing of main issues and concerns.*

“Q” = question from audience

“C” = comment from audience

“A” = answer or response from staff

C: The grading and drainage plan requirement¹ for lots over 6000 square feet is too onerous. The city needs to develop a pro forma, more cost estimates are necessary. Amortization of improvements is not feasible over a 1 or 2 year permit timeframe.

C: Price of asphalt per square foot is too high to make improvements reasonable. [repeated comment] This will not work for a 1 year permit.

Q: What is the administrative process for addressing issues/problems once the ordinance is adopted? Since this is a new policy there are bound to be several problems- how do we get heard?

A: [Howard] There is a process for a ZA special permit relative to maneuvering and other planning issues.

[Sally]: *Described the ZA hearing process.*

Q: How does the existing and planned inventory relate to growing needs? What will happen 5, 10, 15 years out?

A: [Howard] We have sufficient parking for 10 years out. The problem is that it isn't always in the right location. Example: East Sac/Midtown and the Capitol area after hours – possible strategies involve working with state facilities to open parking after hours.

Q: Is the city differential in their treatment of prime corner lots vs. less valuable interior lots? Will they be treated differently?

A: [Howard] No, the ordinance does not take into account these differences.

Q: Why not?

A: [Howard] As we move forward we will include those comments in future reports to council. Could be considered if so directed by council.

Q: Doesn't the city manager exemption differentiate between prime and bad lots?

¹ From the information handout distributed at the meeting: “If the project contains a new paved area exceeding 6000 square feet, an on-site drainage system is required. The drainage system shall be designed to the standard for private storm drain systems (per section 11.12 of the Design and Procedures Manual) and shall be connected to the street drainage system by means of a storm drain service tap.”

A: [Howard] Sort of. The site can be used on an interim basis if the site is in the development process.

Q: We lease a lot - we don't own it. What if the owner does not apply for a permit?

A: [Howard] It will be shut down.

Q: What is the rationale behind a planter or fence for a 25 or fewer spaced lot? – Safety?

A: [Howard] Yes, as well as headlight shielding and to create a physical barrier.

Q: But planters become trash basins, that doesn't add much to the aesthetic.

A: [Howard] Owner's are required to maintain their lot.

Q: What is the rationale for no landscaping requirements on 25 or fewer spaced lots?

A: [Howard] We wanted to avoid being too onerous.

Q/C: If there are evening venues, you have to provide parking. Midtown is booming and this is necessary. I could only do the \$205K improvements because of a 10 year lease on the lot. That won't happen for a 1 to 2 year permit. Parking lots tied to evening/special event venues should have a different process.

A: [Howard] You're referring to different requirements for after hour valet parking?

C: Yes.

Q: In 6 months, will the dirt parking (behind Victorians) be enforced in midtown?

A: [Howard] If they are standalone, yes it will apply. If they do not support the use of the parcel then this [ordinance] will apply.

Q: What will the city do to leverage late night (10pm-2am) parking. Residential parking is an issue, will there be teeth to force venues to provide parking and prevent residential space from being taken?

A: [Howard] This is not particularly relevant to this issue – but enforcement is working on getting those cars off the street.

Q: What is the enforcement for this new ordinance?

A: [Sally] Like all special permits, code enforcement would follow up on complaints.