



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: April 15, 2008

SUBJECT: Ordinance Regarding Boundaries of
Downtown Parking and In-Lieu Parking Fees

Report in Brief

The proposed Ordinance would provide for maintenance and enhancement of a pedestrian-oriented environment in the Downtown Parking District, would encourage and promote investment and the re-use and renovation of historic buildings, enhance the vitality and encourage mixed use in the Downtown.

Staff recommends that the City Council adopt Ordinance _____ to add Section 25-23-15 to the Code for the purpose of maintenance and enhancement of a Downtown Parking District.

Background

Council has previously received the proposed language at their meeting on February 5, 2008 with extensive background information and detail on the proposed Ordinance advantages. With direction from Council, further information was provided at the April 1, 2008 Council meeting where Council adopted the Initial Study and Negative Declaration, introduced the Ordinance to add Section 25-23-15 to the Code regarding Downtown Parking and adopted Resolution 4905 establishing the Parking District boundaries and in-lieu Parking Fee. Three individual citizens spoke and there were no further concerns by the Council at that time. The Ordinance comes to you now for adoption.

Discussion

The Ordinance would add to the Code the establishment of a Parking District for the Downtown and the requirements of such District, would outline special provisions and shared parking agreements for non-residential uses, establish an in-lieu fee and development of off-site parking for residential use.

Fiscal Impact

Funds were utilized from the General Fund for Community Development salaries and the completion of the Initial Study. Limited Redevelopment funds were utilized on a land cost summary analysis. It is hoped that this Ordinance will facilitate downtown redevelopment, increased investment, and enhanced City revenues through a rejuvenated commercial core.

Public Contact

Noticing has taken the following forms:

- Posting of the City Council agenda.
- Quarter page ad in the Daily Democrat published on January 16, 2008 with a second publishing on January 23, 2008.
- A quarter page ad was published prior to the Planning Commission meeting, held on January 3, 2008.
- The Woodland Chamber of Commerce was notified of the City Council meeting and a copy of this report provided to them.
- Introduction of Ordinance and adoption of Resolution at the February 5, 2008 meeting.

In addition to the above notification efforts, the concept of proposed parking standard changes and an in-lieu fee was brought forward initially to the City Council in March of 2007. At that time the Council expressed general support of the proposed changes. Staff brought the proposed parking amendments before the Planning Commission for a first review on November 7, 2007. At that time, the Commission expressed general support and directed staff to work with the Chamber and stakeholders in the Downtown. Staff met with the Chamber Government Affairs group, on November 20, 2007 and the Chamber Board on December 13, 2007.

The Chamber Government Affairs representatives expressed support, but indicated that they would feel more comfortable if a broader group of board members and downtown business representatives had a chance to discuss the matter. They indicated that the proposed changes were consistent with ideas and proposals previously discussed as part of the Downtown Parking Management Plan. On December 13, 2007, staff gave a presentation on the proposed parking ordinance at the full Woodland Chamber Board.

The Board has 18 members and all received copies of the November 7, 2007 Planning Commission staff report. The Chamber placed a notice of meeting in the newspaper and sent a notice to 600 members that the parking ordinance discussion was on the agenda for that meeting.

Staff has received no comments expressing concern from the Chamber and the Woodland Chamber of Commerce has in the past supported policies and implementation of the Downtown Specific Plan.

Commission Recommendation

The proposed Ordinance and Resolution were heard as a public hearing on January 3, 2008 by the Planning Commission. The Planning Commission recommended 6-0 that the City Council approve the proposed changes.

During review the Planning Commission discussed the in-lieu fees. A question was asked regarding the in-lieu fees and why they should be considered. Discussion ensued wherein it was stated that the intent is to have a density of activity in the downtown with parking located to the periphery, off Main Street. The use of in-lieu fees provides that needed alternative when a project is not able to meet the full extent of its on-site parking. The downtown standards are intended to facilitate a pedestrian environment in which a “park once” strategy is encouraged, that multiple visits may be accomplished with one parking stop.

Environmental Review

An Initial Study and Negative Declaration were prepared to address the proposed code changes. These are included in Attachment F. No significant environmental effects were identified. A Notice of Intent to Adopt a Negative Declaration was published 21 days prior to the meeting date and a copy posted in the County Clerk’s office, January 16, 2008. The Initial Study and Negative Declaration are included as Attachment E.

Recommendation for Action

Staff recommends that the City Council:

1. Adopt Ordinance _____ to add Section 25.23.15 to the Woodland Municipal Code for the purpose of downtown parking.

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Administrative Services and City Clerk

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Attachment: Ordinance