

## ADDITIONAL BACKGROUND ON DOWNTOWN PARKING ACTIONS

### Regulatory Context and Changes in Parking Demand

Since 2021, there have been two significant changes impacting downtown parking. The first is the passage of Assembly Bill (AB) 2097, which prohibits cities from imposing minimum parking requirements on most development projects located within a one-half-mile radius of a major transit stop. This legislation prohibits the collection of parking in-lieu fees, which are in place for most of the downtown area. These fees help fund new parking supply that results from new development or changes in uses. In addition, there have been changes in office work force patterns resulting from the pandemic which have impacted parking permit income (See Table 1). The change in state legislation, along with changed parking permit sales, have resulted in reduced funding being generated for the Downtown Benefit Assessment District Fund.

**Table 1: Downtown Parking Permit Data**

Calendar Year	2019	2023	2024 (through July)
Permit Income from Sales	\$725,870	\$259,657	\$261,646
Annual Permits Sold	1,989	534	487
Total Permits Sold (all types)	\$ 2,584	\$ 968	\$ 1,032

### Status of Downtown Parking Strategy Recommendations

The following action items are currently under way:

- Improving Wayfinding in Downtown. Ten (10) years ago, the City installed parking wayfinding technology in both parking structures. The parking technology included payment sensors. This equipment uses ground sensors that trigger digital displays (overhead signal markers) informing incoming motorists of the number of vacant available stalls. Over the last few years, many of the ground sensors have been damaged or removed. This has resulted in inaccurate counts of available stalls. In addition, the software and the sensor hardware have reached the end of their useful life. The City is no longer able to purchase replacement sensors and upgrade the software. In 2023, the City turned off the service and removed sections of overhead infrastructure that had been severely damaged by tall vehicles or misuse. The City is exploring new technology and will be working to develop a capital improvement project to replace the technology.
- Developing a Citywide Transportation Demand Management Plan. This work plan item is planned for City Council discussion in Q2 2025.
- Adding Parking Supply. The City has leased space in a private parking lot on View Street. In addition, in April 2023, Council directed staff to explore a new parking garage on the existing Parking Lot No. 5 (Hope Street between Villa and Dana Streets). Public Works staff anticipates releasing a bid to conduct a feasibility analysis for developing a parking garage on Lot No. 5 in early 2025. This would look at all the existing needs and requirements of the current parking lot and inform how a parking structure could be designed to function and operate within the footprint of the current parking lot.