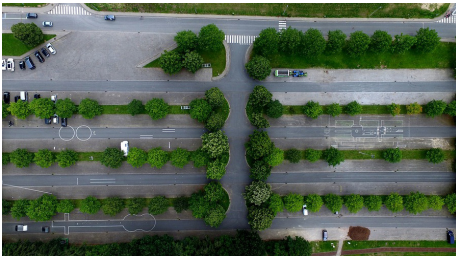


PARKING GOALS FOR NORTH FAIR OAKS REZONING



The North Fair Oaks Community Plan policies call for “safe, secure bicycle parking in commercial areas, along designated bike routes and transit corridors, and at parks and schools... improved efficiency of the existing parking system, sufficient parking to support future development without creating significant excess supply, and reduced overall parking demand by leveraging diverse management strategies... and implement the reduced parking standards presented in this Plan for development within the proposed mixed-use, transit-oriented development areas concentrated along the Middlefield Road and El Camino Real corridors, as well as within the vicinity of the proposed multi-modal transit hub...”



The Parking policies prepared by the staff for inclusion in the CMU-3 zoning chapter attempt to address the Community Plan initiatives addressing parking provision, by requiring a diverse suite of parking types, flexible and innovating parking management approaches, including lifts, tandem spaces, shared parking arrangements and bicycle and electric vehicle parking. The

proposal attempts to provide sufficient parking to avoid adding to the parking problems in the neighborhood, while simultaneously providing for parking that can reduce reliance on automobiles for travel.

PARKING REQUIREMENTS



- Conform to Chapter 3 of the Zoning Regulations, except as provided below:
- A maximum of 25% of the required parking spaces may be compact parking spaces
- Stacking of two or more automobiles via a mechanical car lift or computerized parking structure is permitted within enclosed parking areas.

REQUIRED PARKING

1.

Residential Parking:

Townhouses Dwellings, Multiple
 0-2 bedrooms 1 covered
 3+ bedrooms 2 covered

Affordable Housing Parking:

(Developments eligible for density bonus)
 0-1 bedrooms 0.75 covered or uncovered
 2 bedrooms 1 covered or uncovered
 3+ bedrooms 1.5 covered or uncovered

Bicycle Parking:

Each Dwelling Unit (Private) 0.25
 Public 2
 (Each 35 feet of Street Frontage)

Mixed-Use Development:

0-2 bedrooms 1 covered
 3+ bedrooms 2 covered

Visitor Parking:

Each Dwelling Unit 0.1 covered or uncovered

Electric Vehicle Spaces

Each project 20 or more required spaces Minimum of 1 2 EV Spaces minimum, 5% of total spaces & additional 5% EV-ready

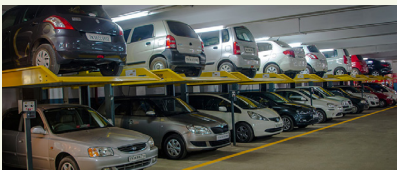


2. Commercial / Office

Use	Parking Generating Factor	Parking Spaces Required
All uses listed under the “Office and Professional Services” in Section 6567.3, Uses Permitted	Up to 500 sq. ft. and each 500 sq. ft. thereafter	1 covered or uncovered
All uses listed under “Specialized Neighborhood Trades and Services” in Section 6567.3, Uses Permitted	Up to 300 sq. ft. and each 300 sq. ft. thereafter	1 covered or uncovered
All uses listed under “Retail Sales, Rental or Repair Establishments,” in Section 6567.3, Uses Permitted	Up to 300 sq. ft. and each 300 sq. ft. thereafter	1 covered or uncovered
All uses listed under “Indoor Recreation Facilities” in Section 6567.3, Uses Permitted	Up to 400 sq. ft. and each 400 sq. ft. thereafter	1 covered or uncovered
All uses listed under “Food Services” in Section 6567.3, Uses Permitted (Restaurants, Bars, Food Establishments Specializing in Take- out Service)	Up to 250 sq. ft. and each 250 sq. ft. thereafter	1 covered or uncovered
Any Commercial, Office and/or Food Service Use in this subsection in a Mixed-Use Development	Up to 850 sq. ft. and each 850 sq. ft. thereafter	1 covered or uncovered
	Bicycle Parking: Each 1,000 sq. ft. (Private) Public: 35 feet of street frontage	1 2
	Electric Vehicles: 10 or more required parking spaces (in addition to required residential spaces) 20 or more required spaces	Minimum of 1 EV space 2 EV spaces minimum, up to 5% of parked vehicles; and additional 5% EV Ready

3. Institutional and Other

Use	Parking Generating Factor	Parking Spaces Required
All uses listed under the “Institutional Use Classification” in Section 6567.3, Uses	Up to 400 sq. ft. and each 400 sq. ft. thereafter	1 covered or uncovered
Any Institutional or Other Use in this subsection in a Mixed-Use Development	Up to 1,000 sq. ft. and each 1,000 sq. ft. thereafter	1 covered or uncovered
	Private Bicycle Parking: Each 1,500 sq. ft. Public Bike Parking: Each 35 feet of street frontage	1 2 (consistent with Design Guidelines)
	Electric Vehicle Spaces: 10 or more required parking spaces (in addition to required residential spaces) For projects required to provide 20 or more parking spaces	A minimum of 1 EV space or charging station 2 EV spaces minimum up to 5% of parked vehicles; and additional 5% EV Ready



ALTERNATIVE PARKING APPROACHES (with requisite agreements, leases etc).

- Shared Parking
- Off-site Parking
- Tandem Parking

4. Light Industrial and Mixed Use Industrial

Use	Parking Generating Factor
Indoor Light Manufacturing	1 space per 1500 sq. ft.
Distillation of Spirits and Wine and Brewing of Beer	1 space per 1,500 sq. ft. 1 space per 200 sq. ft. of tasting area
Research and Development	Up to 750 sq. ft. and each 750 sq. ft. thereafter
Artist Studio	2 per unit, 1 per 500 square feet for shows (can be shared parking)

5. Wholesale, Construction and Maintenance Trades/Services

Use	Parking Generating Factor
Indoor Wholesale Establishments	Up to 750 sq. ft. and each 750 sq. ft. thereafter
Wholesale Cleaning	1 space per 1,500 sq. ft.
Construction or Maintenance Trade or Services Establishments	1 space per 1,500 sq. ft.

6. Motor Vehicle Trades/Services

Use	Parking Generating Factor
Motor Vehicle Fuel Sales or Charging Stations	Up to 400 sq. ft. and each 400 sq. ft. thereafter
Motor Vehicle Service Stations	Up to 250 sq. ft. and each 250 sq. ft. thereafter
Autos Shops and Garages, Motor Vehicle Sales or Rentals, Car Washes	1 space per 500 sq. ft.

7. Indoor Recreation

Use	Parking Generating Factor
Indoor Exercise and Leisure Facilities	Up to 750 sq. ft. and each 750 sq. ft. thereafter
Indoor Theaters	1 per five seats
Night Clubs with Entertainment	1 space per 200 sq. ft.
Electronic Game Amusement Arcades	1 space per 400 sq. ft.

8. Utility/Radio-TV

Use	Parking Generating Factor
Energy Utility Facilities	Up to 750 sq. ft. and each 750 sq. ft. thereafter
Radio and Television Stations Telephone Communication Facilities	Up to 750 sq. ft. and each 750 sq. ft. thereafter

9. Animal-related Services

Use	Parking Generating Factor
Veterinary Hospitals for Small Animals Animal Shelters Indoor Kennels Catteries	Up to 750 sq. ft. and each 750 sq. ft. thereafter