



08/10/2020 **7**

Zoning Amendment Amending PAMC 18.52 & 18.54 for EVSE Installation, ADA Compliance, and Restriping

August 10, 2020

www.cityofpaloalto.org

Presentation Overview

- Review proposed code updates
- Timeline
- Summary of each of the seven code changes
- Recommendation

Code Update Items 1-3

1. Reduces standard vehicle parking stall dimensions to allow installation of Electric Vehicle Supply Equipment (EVSE)
2. Re-establishes and updates a prior code to allow extra bike parking to replace required vehicle parking spaces
3. Establishes language governing motorcycle parking

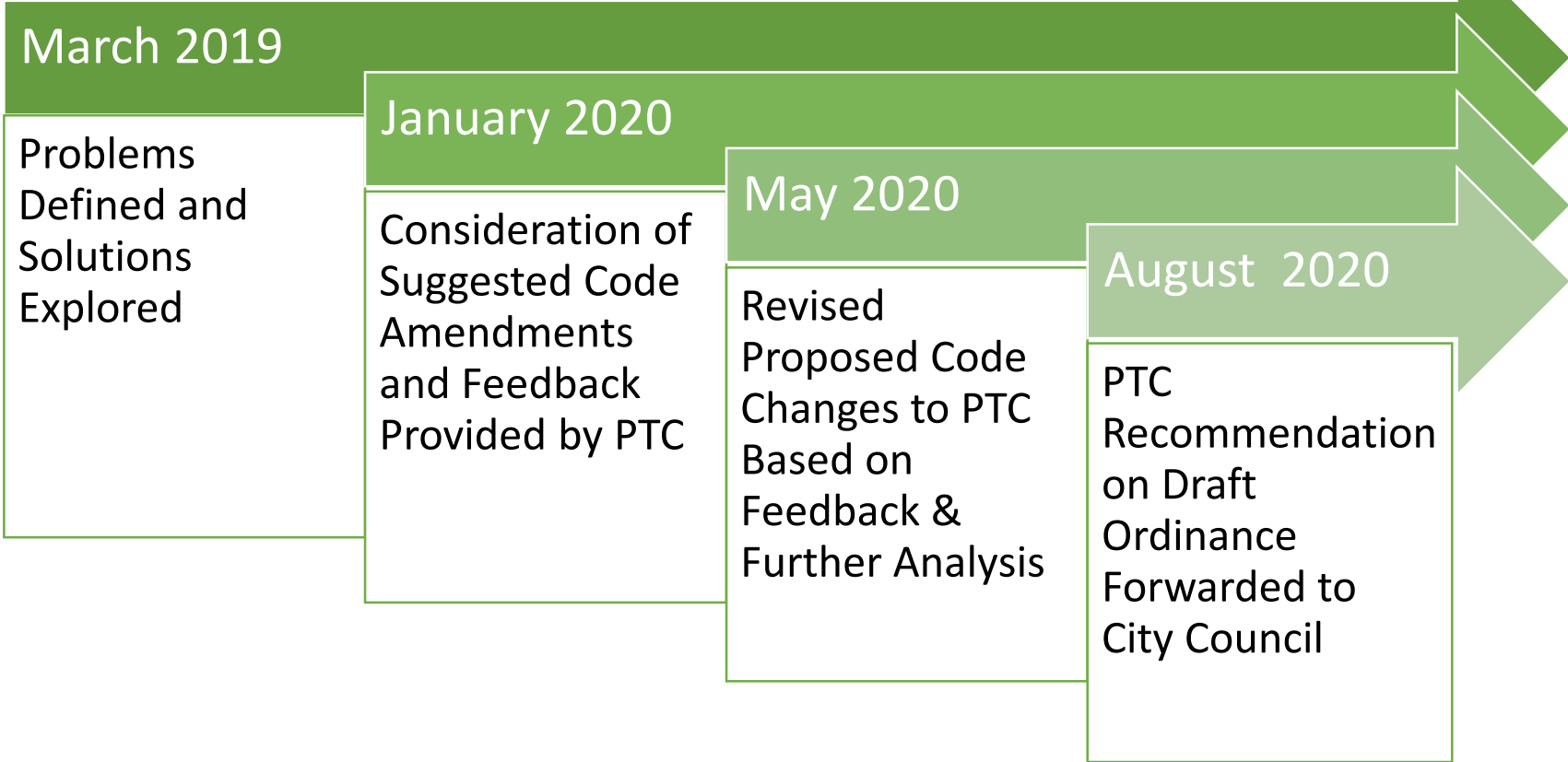
Code Update Items 4-7

4. Provides local standards for lot re-stripping & maintenance
5. Brings local code language in compliance with State requirements and the Americans with Disability Act (ADA)
6. Enables parking lot retrofits for accessible parking and EVSE utility equipment
7. Adjusts codes associated with the proposed changes and to provide internal consistency and clarity

Timeline

Required Code Updates

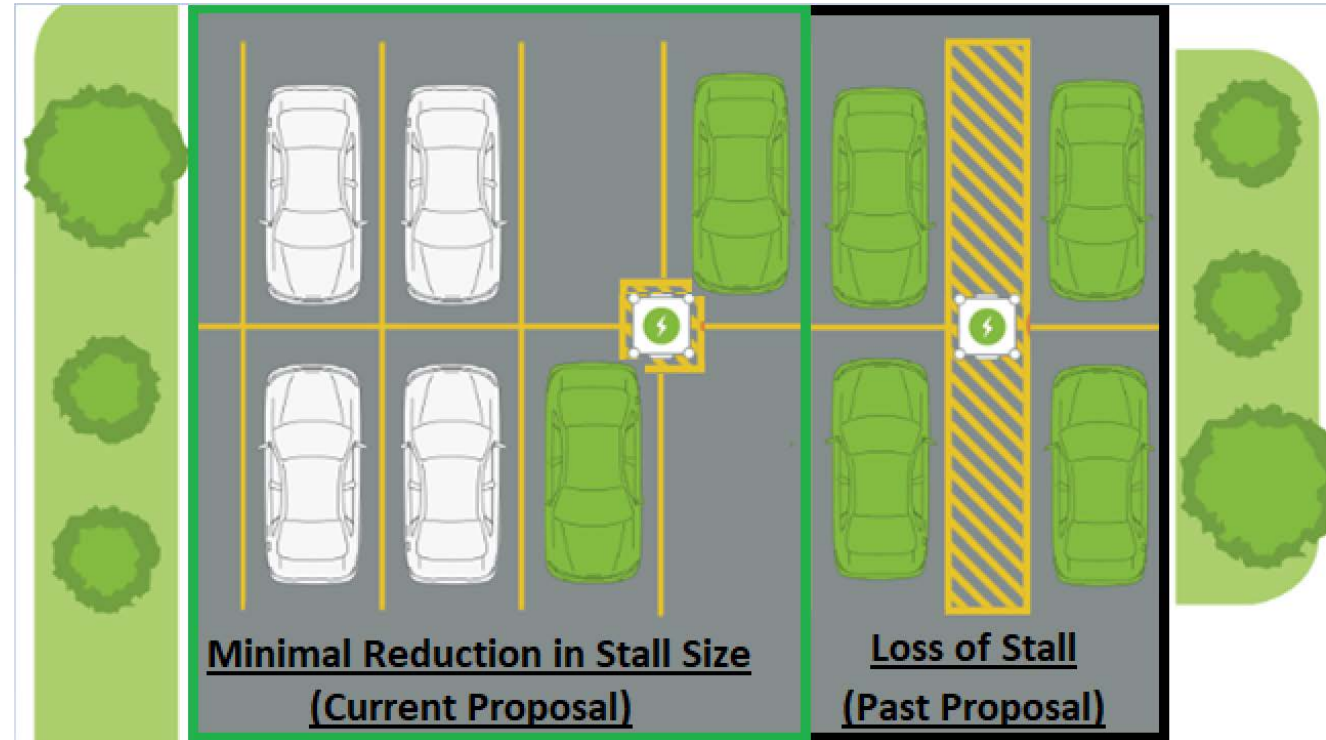
- Compliance with State Law for Electric Vehicle Supply Equipment (EVSE)
- Compliance w/Americans with Disabilities Act



1. Reduction in Stall Size for EVSE

Retrofitting for EVSE

- New code section allows minor size reductions of required dimensions for parking stalls; encroachment into space
- Existing sites may have stall widths reduced up to 18" for EVSE installs
- Max 10% of the total required parking stalls or 2 stalls, whichever is greater
- EVSE utility equipment get reductions



Minimizes Process While Balancing Code Requirements

- Minor encroachments proposed minimally impact overall parking stall size
- Staffs suggestion is considerate of both small and large sites (parking lots)

2. Bike Parking Substitution for Car Space

Allows More Bicycle Parking

- New code section to allow for 8 short-term or 4 long-term bicycle parking to replace one car parking space
- Substitution would be for bike spaces above the required bike parking
- Maximum substitution is two parking spaces, or 10% of existing spaces

Minimizes Process While Balancing Code Requirements

- Minor substitution would allow for greater bicycle parking capacity
- Spaces must be near primary entries or meet best practices for bicycle parking
- New code involves less process for applicants seeking this substitution

3. Motorcycle Parking

Allows Motorcycle Parking

- New code section allows motorcycle parking and notes required stall size
- Motorcycle parking does not count towards the required vehicle parking



New Parking Standard to Maximize Parking Lot Usage

- Establishes code language for motorcycle parking can allow greater parking capacity
- Allows motorcycles to have a designated space and avoids use of standard parking spaces for automobiles

4. Parking Lot Re-stripping & Maintenance

Allows Existing Facilities to Restripe for:

- Improvements to circulation
- Meet current parking design standards
- City Waste management objectives (refuse enclosures)
- City Stormwater policies
- Eliminating potential hazards

Existing Non-compliant Facilities Can Make Improvements

- Intended for existing development and existing parking lots
- Director's Adjustment allows for a case-by-case analysis
- Minor parking stall loss would be allowed



5. State Law Compliance for Accessible Parking & EVSE

Updates for State Law Consistency

- AB 1100
- EVSE/ready parking counts as a standard parking space
- Accessible EVSE/Ready counts twice towards the parking requirements

Updates for Consistent Parking Stall Counting

- Makes standard accessible parking space count with EVSE/Ready count twice
- Accessible parking with accessible path & accessible van parking



6. Local Code Compliance with Accessible Requirements & Retrofitting EVSE

Required Accessible Parking Upgrades

- New code formalizes required accessible parking upgrades
- Minor parking spaces loss is allowed

EVSE Utilities Equipment

- Allows for minor parking stall loss for EVSE utilities equipment

Minimizes Process and Formalizes Current Practices

- Formalizes current staff practice for retro-fitting Accessibility upgrades
- Allows for additional flexibility for the associated EVSE utility equipment



7. Code Clean-Up

Minor Changes: Clarifications, Definitions, and Internal Consistency

- Provides associated language for the proposed code (e.g. new definitions)
- Updates existing language to allow for Downtown to take advantage of the proposed code changes
- Unifies PAMC 18.18 (Downtown Code) & 18.52 with one set of code regulations rather than two
- Ensures consistency between PAMC 18.52 & 18.54
- Updates existing language for ADA parking with current regulations

Recommendation

Staff and PTC recommend City Council take the following action:

Adopt the proposed ordinance (Attachment A) amending Title 18 (Zoning Code) Chapters 18.52 (Parking and Loading Requirements) and 18.54 (Parking Facility Design Standards) of the Palo Alto Municipal Code (PAMC)





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