

**CITY OF SAN MATEO
RESOLUTION NO. ____ (2019)**

**UPDATING THE PARKING IN-LIEU FEE AND AMENDING THE 2019-2020 FEE SCHEDULE TO INCLUDE
THE UPDATED FEE**

WHEREAS, the City of San Mateo has adopted a parking in lieu fee, which allows developers in the Central Parking Improvement District to pay a fee instead of providing required parking on site; and

WHEREAS, the parking in-lieu fee funds are used to support availability of public parking in the Central Parking Improvement District; and

WHEREAS, the amount of the City's parking in-lieu fee is established by resolution of the City Council; and

WHEREAS, the City's parking in-lieu fee is set in an amount based on the estimated cost of construction for a single parking space; and

WHEREAS, the City's existing parking in-lieu fee has an automatic escalator to increase the fee by the same percentage of any annual increase in the SF Bay Area Consumer Price Index; and

WHEREAS, the Engineering News Record Construction Cost Index is based on the cost of construction in the region and is therefore a more accurate measure of the cost to provide parking facilities in the City; and

WHEREAS, the City wishes to change the index it uses for fee adjustments to be the Engineering News Record Construction Cost Index; and

WHEREAS, the Engineering News Record Construction Cost Index increased by 2.49 percent last year; and

WHEREAS, a noticed public hearing was held by the City Council on July 15, 2019;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN MATEO, CALIFORNIA, HEREBY FINDS AND RESOLVES that:

1. With regard to the parking in-lieu fee:
 - a. The purpose of the fee is to provide developers with an alternative to providing required parking on-site the City with a method of constructing parking improvements to serve new development within the Central Parking Improvement District.
 - b. The parking-in-lieu fee is used to construct public parking improvements described in the City's capital improvement program.
 - c. There is a reasonable relationship between the fee's use and development in the Central Parking Improvement District, because public parking facilities serve the users resulting from new development in the area.

- d. There is a reasonable relationship between the need for additional public parking facilities or improved utilization of public parking and development, because the fee is calculated based upon the cost associated with constructing additional parking spaces.
2. Pursuant to section 15378(b)(4) of the California Environmental Quality Control Act (CEQA) Guidelines, the adoption of the resolution to approve the fee is not a project subject to CEQA in that it is a government fiscal activity which does not involve any commitment to any specific project which may result in a significant impact on the environment.
3. The fee increase set forth below is approved and the City's Fiscal Year 2019-2020 Comprehensive Fee Schedule is amended as follows:
 - a) The parking in-lieu fee is increased from \$25,672 to \$26,311 per space.
4. This Resolution will take effect immediately.