

CITY OF SAN MATEO
RESOLUTION NO. ____ (2020)

UPDATING THE PARKING IN-LIEU FEE AND AMENDING THE 2019-2020 and 2020-21 FEE SCHEDULES

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 wishes to provide that development projects with approved planning application will be subject to the parking in lieu fee amount in effect at the time of planning application approval; 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 San Francisco Bay Area Consumer Price Index; and

WHEREAS, the San Francisco Bay Area 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 San Francisco Bay Area Engineering News Record Construction Cost Index; and

WHEREAS, a noticed public hearing was held by the City Council on March 2, 2020; and

WHEREAS, written notice of the public hearing was provided to requesting parties at least fourteen days prior to the public hearing, newspaper notice was published twice at least ten days prior to the public hearing, and information regarding the fee increase was made available to the public at least ten days prior to the public hearing;

NOW, THEREFORE, IN ACCORDANCE WITH GOVERNMENT CODE SECTION 66001(a), THE CITY COUNCIL OF THE CITY OF SAN MATEO, CALIFORNIA, MAKES THE FOLLOWING FINDINGS:

- a. The purpose of the City's parking in-lieu fee is to fund public parking improvements.
- b. The parking in-lieu fee funds will be used to construct public parking improvements identified in the City's capital improvement plan and budget.

c. There is a reasonable relationship between the use of the parking in-lieu fee and development projects on which the parking in-lieu fee is imposed in that those projects generate a need for parking.

d. There is a reasonable relationship between the need for public parking facilities and the development projects on which the parking in-lieu fee is imposed in that the parking need generated by those projects will be served by public parking facilities.

NOW, THEREFORE, IN ACCORDANCE WITH GOVERNMENT CODE SECTION 66001(b), THE CITY COUNCIL OF THE CITY OF SAN MATEO, CALIFORNIA, MAKES THE FOLLOWING FINDING: The City's parking in-lieu fee is reasonably related to the legitimate governmental purpose of providing parking improvements within the Central Parking Improvement District to serve development, because the fee is based upon the cost of constructing parking spaces and the fee will provide the City with funding to construct parking improvements described in the City's capital improvement program and that will serve developments without on-site parking.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN MATEO, CALIFORNIA, RESOLVES AS FOLLOWS:

- a. The parking in-lieu fee adjustment set forth below is approved and the City's Fiscal Year 2019-2020 and 2020-2021 Comprehensive Fee Schedules are amended as follows:
 - 1) The parking in-lieu fee for new development without an approved planning application in the Central Parking Improvement District is increased to \$50,000 per space.
 - 2) Development projects with approved planning applications will pay the parking in lieu fee amount in effect at the time of planning application approval.
 - 3) The parking in-lieu fee will increase annually on July 1 of each year by the percentage increase in the Engineering News Record Construction Cost Index.
 - 4) Pursuant to section 15378(b)(4) of the California Environmental Quality Control Act (CEQA) Guidelines, the adoption of the resolution to adjust the fee is not a project subject to CEQA in that it is a fiscal activity which does not involve a commitment to a specific project with a potentially significant physical impact on the environment.
 - 5) This Resolution will take effect 60 days after adoption.