



CITY OF SAN MATEO

City Hall
330 W. 20th Avenue
San Mateo CA 94403
www.cityofsanmateo.org

Agenda Report

Agenda Number: 24

Section Name: {{section.name}}

File ID: {{item.tracking_number}}

TO: City Council
FROM: Drew Corbett, City Manager
PREPARED BY: Public Works
MEETING DATE: July 15, 2019
SUBJECT:
Parking In-Lieu Fee - Update

RECOMMENDATION:

Adopt a Resolution to increase the parking in-lieu fee and update the City's 2019-20 fee schedule.

BACKGROUND:

The City imposes a parking in-lieu fee against new development within the Central Parking Improvement District (CPID) that does not provide sufficient on-site parking per codified parking space requirements. The parking in-lieu fee funds are intended for use to support availability of public parking in the CPID. The City's parking in-lieu fee is codified in Municipal Code Chapter 11.62.

Per the City's Municipal Code Section 11.62.02, the amount of the parking in-lieu fee shall be set by City Council resolution. The fee is calculated per parking space. In 2015, the City Council approved the following cost structure for the parking in-lieu fee to increase over a period of 3 years:

- July 1, 2015: \$12,000 per space
- July 1, 2016: \$18,000 per space
- July 1, 2017: \$25,000 per space
- July 1, 2018: Amount plus CPI

The 2015 Council action approved an automatic escalator to increase the fee by the SF Bay Area Consumer Price Index in 2018 and subsequent years thereafter. The parking in-lieu fee is generally based on the estimated cost of construction of a single parking space. Given the basis of the fee is construction costs, staff proposes that future fee adjustments in the parking in-lieu fee be based off the Engineering News Record's construction cost index (CCI).

The percentage increase in the Engineering News Record last year was 2.49%. In the adopted 2018-19 Comprehensive Fee Schedule, the CPID parking in-lieu fee was \$25,672 per space. As a result, the parking in-lieu fee for the 2019-20 Comprehensive Fee Schedule will be \$26,311 per space.

BUDGET IMPACT:

Adoption of this Resolution will assist the City in providing adequate parking supply necessitated by new development.

ENVIRONMENTAL DETERMINATION:

Adoption of the attached Resolution is not a project subject to CEQA, because it is a government fiscal activity which does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. (CEQA Guidelines Section 15378(b)(4).)

NOTICE PROVIDED

As required by Government Code Section 66016, notice of this public hearing was published in the City's newspaper of general circulation twice at least ten days prior to the public hearing. Also in accordance with Government Code Section 66016, mailed notice was provided 14 days prior to the public hearing to those with written requests on file with the City Clerk. In addition, the applicable ordinances, resolutions, and fee studies were available for public review in the City Clerk's office and on the City's website 10 days prior to the public hearing.

ATTACHMENTS

Att 1 - Proposed Resolution

STAFF CONTACT

Sue-Ellen Atkinson, Parking Manager
seatkinson@cityofsanmateo.org
(650) 522-7288