



[Laura Pena](#)

Neutral

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09:06 am

Dear Planning Commissioners,

I am providing feedback for our Zoning Text Amendments that pertain to our Housing Element. It is essential that we review potential barriers by streamlining our municipal code to ensure opportunities for housing have the capacity to be realized. Since a substantial amount of RHNA numbers now include sites in our commercial areas it would be disingenuous to submit known issues without clarifying further. According to the staff report, the recommendations for eliminating guest parking ONLY for “multiple dwellings (three or more units)” creates an unnecessary barrier with parking requirements for mixed-use single or two residential units. Since requiring guest parking for these smaller lot projects with existing businesses whose hours of operations are later in the evening do not allow for shared parking arrangements, the updates to eliminate guest parking requirements should be consistent and include less than three units as well.

Further complicating the parking requirement issues are the constraints around tandem parking in non-residential zones. Section 14.44.110 Tandem Parking and Entry-Way Standards does not explicitly allow tandem parking for mixed-use residential. Section A of the code states tandem parking is permissible in residential zones and section B states it’s allowable for non-residential uses. However, the municipal code does not allow tandem parking in non-residential zones, for residential uses. After speaking with Director Tai on this issue it was noted that certain terminology in our code needs to be updated for consistency. I believe we have the opportunity to clarify and streamline our tandem parking code before we submit to HCD so there is no further confusion.

As always, I appreciate your thoughtful consideration.

Laura Pena