

From: [REDACTED]
To: [PLANNING & ZONING COMMISSION](#)
Subject: public comment for item 7-1 Study Session on Implementation of Assembly Bill 2097 Regarding Off Street Parking Requirements
Date: Tuesday, March 7, 2023 3:43:44 PM

Warning: This email originated from outside the City of Albany. Think before you click!

I am writing in favor of option #2* eliminating minimum parking requirements citywide.

It was shocking for me to see that the city charges homeowners thousands of dollars to have the planning review regarding parking and yet in 10+ years no request for an exemption to the parking requirement has ever been rejected! Talk about needless government bureaucracy! That does direct harm to the public.

From the staff report:

AMC Section 20.80.040 specifies procedures to allow exceptions to required parking for both residential and commercial uses. For smaller parking waiver requests, applicants are required to pay a fee of \$1,454 for administrative review. Where the Zoning Ordinance requires City staff to conduct a parking survey, a larger fee of \$2,284 is required. Generally, the City processes approximately 20 waivers per year and therefore collects roughly \$20,000. These revenues go into the General Fund and are used to cover City staff time to process the parking exception requests. The parking exceptions are consistently granted; none have been denied in the past 10+ years.

As an equity matter, I routinely see P&Z Commission meetings spend 30 mins discussing for a R-1 remodel the location of 1 window, the raising of a home 1 story, the elimination of 1 parking space or waiver of a requirement to create 1 additional parking space, sight lines, etc. while in my neighborhood along SPA property owners can build by right up to 9 stories almost straight up with zero parking spaces with 100s of bedroom windows facing off, the sun blackened out for half the day, etc.

I have been pointing out the inequity of how the city reviews in depth R-1 remodels vs. by-right development on SPA and the parking exception data presented above is eye-opening and I think requires the P&Z Commission to agendize soon the elimination of other planning reviews that never get rejected - eg. 2nd story additions, roof line changes, etc., etc.

Elimination of parking requirements is often based on proximity to transit. As the well-written staff report and the well-written and thorough memo show, nearly every resident in Albany is a very short walk to shops and transit.

Taken together, I hope the commission will vote to approve option #2, the removal all minimum parking requirements.

Bryan Marten
Resident, 600 block Adams St

P.S. Option #2 in the staff report is this:

2. Remove all minimum parking requirements, citywide. (Except for Waterfront zoning district, where amendments require voter approval.) This approach would simplify parking regulations, eliminate the existing waiver process and payment (which is currently in use) and remove the in-lieu fee payment option (which is not being used).