

BRENTWOOD RESIDENTS COALITION

Proposed Modified Parking Requirement District

CPC-2007-2216-CA/ ENV-2011-308-ND

City Planning Commission Hearing Date: April 28, 2011

My name is Wendy-Sue Rosen and I am here today to testify on behalf of Brentwood Residents Coalition. We, as community members, look to the City's Codes to protect our quality of life. The City's Planning and Zoning Codes are designed to balance the rights of the developer and the interests of the community. The general parking requirements in the Code do that by approximating the number of parking spaces necessary to protect against adverse traffic and parking impacts. In unusual circumstances, where it can be demonstrated that the general parking requirements are too stringent, the existing code already provides for a Parking Reduction District. But to qualify for reduced parking under that code provision, specific mandated findings are required to demonstrate that the parking reduction will not unduly burden those who reside and do business in the area. Planning Staff, however, is proposing that these findings and the existing process, under Municipal Code Section 12.32 L, be completely eliminated. In its place Staff recommends a single general finding that the parking reduction is "appropriate" – a standard that is far too vague to protect the community against adverse impacts from insufficient parking. The proposed Ordinance is a poor substitute that fails to achieve the Code's intended balance. We ask the Planning Commission to send the proposed Ordinance back to Planning Staff with direction to maintain the Section 12.32 L findings and work its recommended parking tools into the existing Code Section to ensure these tools are only implemented when studies clearly demonstrate that they will not burden the surrounding neighborhood. Thank you for your consideration.