



Agenda Report

18-500

Agenda Date: 7/10/2018

REPORT TO COUNCIL

SUBJECT

Action on an Ordinance amending Title 18 of "The Code of the City of Santa Clara, California" to add parking ratios for data centers and self-storage facilities to Chapter 18.74, Parking Regulations

BACKGROUND

The City allows privately initiated and funded Zoning Code Amendment requests. The applicant, Extra Space Storage, submitted a request to amend the City's Zoning Code to create a new codified parking ratio for self-storage facilities to recognize that such facilities may generate parking demand levels different than that of other industrial/commercial uses. City staff expanded the proposed amendment to include a City-initiated Zoning Code Amendment to create a codified parking ratio for data centers. Neither land use currently has a parking ratio specifically identified in the parking standards chapter of the Zoning Code (Chapter 18.74). The existing Zoning Code does not identify specific parking standards for these uses and the City's practice has been to apply the parking standard for general warehousing use. However, analysis shows that both self-storage and data center uses generate lower parking demand than that what is required for general warehousing.

DISCUSSION

At the May 9, 2018 Planning Commission meeting, staff provided a presentation of the proposed zoning code amendment and explained the staff recommendation to create parking standards for both self-storage facilities and data center uses.

The Planning Commission had a short discussion around the idea of adding bicycle parking and Electric Vehicle (EV) charging standards for those two uses. Ray Hashimoto, the applicant for the self-storage portion of the amendment requested that the Planning Commission not delay the proposed Code Amendment, but rather take an action that evening. There were no other public speakers. Staff recommended addressing EV charging and bicycle parking standards holistically for all enumerated uses in the Zoning Code through the Zoning Code Update, which is currently underway and scheduled for completion in the summer of 2019. As a result of their discussion, the Planning Commission decided that standards for bicycle parking and EV charging would be better addressed comprehensively for all enumerated uses as part of the Zoning Code update process.

Commissioner Chahal made the motion to recommend approval of the code amendments to the City Council as recommended by staff. The motion passed unanimously (6-0-0) The Planning Commission then voted unanimously to direct staff to study parking ratios for bicycle parking and EV chargers as a part of the Zoning Code Update and Climate Action Plan.

COORDINATION

This report has been coordinated with the Finance Department and City Attorney's Office.

FISCAL IMPACT

This proposed ordinance amendment would create standards for two industrial uses that are not currently enumerated, and would not have a direct fiscal impact on the City. Facilitating more intensive use of industrial lands can have a positive long-term fiscal benefit.

ENVIRONMENTAL REVIEW

The potential environmental impacts of the project were addressed in the Environmental Impact Report prepared for the General Plan Update, adopted November 16, 2010.

PUBLIC CONTACT

A City-wide notice was published in the Santa Clara Weekly on June 27, 2018.

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Approve the introduction of an Ordinance amending Title 18 of "The Code of the City of Santa Clara, California" to add parking ratios for data centers and self-storage facilities to Chapter 18.74, Parking Regulations.

Reviewed by: Andrew Crabtree, Director of Community Development

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Planning Commission Report for May 9, 2018
2. Planning Commission Draft Excerpt Meeting Minutes of May 9, 2018
3. Parking study for self-storage and data center uses
4. Ordinance