

City Council

Mayor Patrick Slayter
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City of Sebastopol Design Review Board Staff Report

Meeting Date: June 17, 2020
Agenda Item: 7A
To: Design Review Board
From: Alan Montes, Associate Planner
Subject: Barlow Parking Study
Recommendation: Receive Report
Address: The Barlow Campus
General Plan: Light Industrial (LI)
Zoning: Commercial Industrial (CM)

Introduction:

Staff has prepared a study session on the Barlow Campus parking, given the recent requests to eliminate parking for the purposes of the installation of patios. The Planning Commission reviewed the Report at their May 26, 2020 meeting.

Recommendation:

Staff recommends that the Board receive the Parking Study report.

Attachments:

1. Planning Commission Barlow Parking Study Report
2. As-built Parking Plan, with parking counts added by staff.
3. Barlow Parking Analysis provided by Barlow Management.

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City of Sebastopol Planning Commission Staff Report

Meeting Date: May 26, 2020
Agenda Item: 7A
To: Planning Commission
From: Alan Montes, Associate Planner
Subject: Barlow Parking Study
Recommendation: Receive Report
Address: The Barlow Campus
General Plan: Light Industrial (LI)
Zoning: Commercial Industrial (CM)

Introduction:

Staff has prepared a study session on the Barlow Campus parking, given the recent requests to eliminate parking for the purposes of the installation of patios.

Background:

The Barlow is comprised of several lots that have reciprocal parking easements running across them, which allows the parking to be shared amongst the lots located in the Barlow. The Barlow was permitted through several Use Permits and Design Review applications beginning in 2009, including a main Use Permit in 2011, which reviewed parking for much of the campus. It was in the Manufacturing Zoning District until recently, when the relatively new Commercial-Industrial (CM) Zoning District, which was adopted in late 2018, along with other Zoning Ordinance Amendments.

As part of the 2018 Zoning Amendments the CM Zoning District was provided with a uniform parking standard that applies to the entire district, with the intent that the mix of uses will be complementary to each other, in that the industrial and commercial uses will have 9-5 business hours and that the more services-based uses such as restaurants and breweries will typically generate their peak demand in evenings and weekends.

The CM district has a parking requirement of 1 parking space per 500 net sq. ft. of net floor area for nonresidential uses. Whereas residential uses apply the applicable rate (which varies based on number of bedrooms), minus 30%. Prior to the 2018 Zoning Ordinance amendments the parking within the Barlow was calculated by each particular use. Such as requiring commercial/office uses to provide 1 parking space per 300 net sq. ft. or requiring warehousing to provide 1 parking space per 1,000 sq. ft. To calculate the net floor area the City takes the exterior gross floor area of the building minus 15% of the total area. The Code also allows on-street spaces located directly adjoining site frontage to be counted towards satisfaction of parking requirements. Between 2017 and 2018 the City created a bike lane on Laguna Parkway, which eliminated approximately 24 street parking spaces from the Barlow's overall parking count. Additionally, any use that requires a Use Permit (such as tasting rooms, etc.)

allow the Planning Commission a certain amount of discretion in reviewing the use and associated parking requirements, and increasing or decreasing the parking requirement based on the specific circumstances of the site or use (such as transit access, Transportation Demand Reduction programs, distribution of parking in different areas of the Barlow, etc.) to ensure appropriate parking is provided. Section 17.110.020(D)(1) of the Sebastopol Municipal Code states:

D. Increase or Decrease in Parking Requirement – Conditional Use Permit. Where an applicant requests or where the Planning Director determines that, due to special circumstances:

1. Any particular use requires a parking capacity significantly greater or less than required, the Planning Director shall refer the matter to the Planning Commission for the imposition of an appropriate parking requirement. The Planning Commission may, by conditional use permit, require a number of parking spaces up to 20 percent more than required. The Planning Commission may, by conditional use permit, require fewer spaces than required if developer demonstrates a reduced parking need through a trip reduction or parking reduction program.

Analysis:

The Barlow has a net square footage of 188,978 sq. ft. and only contains nonresidential uses, which currently requires 1 parking space per 500 net sq. ft. Based on this calculation the Barlow is required to provide a minimum of 378 (377.96) parking spaces.

On May 13, 2020, staff conducted a parking count at the Barlow and determined that there are approximately 449 parking spaces within the Barlow. This means that the Barlow at this time has a surplus of 71 parking spaces, when accounting for the total building net square footage and parking supply, based on this analysis. This analysis has accounted for and removed the 2 parking spaces approved to be removed for the patio at 180 Morris St. (Vineshift).

Staff believes that it is important to note that some parking areas are not treated as part of overall shared parking. For instance, Kosta Browne has a private parking lot with 25 parking spaces that are not accessible to other tenants but is included in the total parking count for the Barlow, provided above. Given that these spaces are inaccessible to Barlow patrons and other tenants, staff believes it would reasonable to subtract these spaces from the overall surplus parking for the purposes of evaluating surplus parking. By subtracting the 25 spaces in the private lot the total surplus parking within the Barlow is reduced to 46 parking spaces.

In addition to the Kosta Browne's private lot, some uses, including the Community Market and Seismic Brewing Co., have marked parking. Community Market has approximately 36 marked parking spaces and Seismic Brewing Co. has approximately 16 marked parking spaces. Under the City's minimum parking requirements, Community Market is required to have a minimum of 17 parking spaces and Seismic Brewing Co. has a minimum parking requirement of 7 parking spaces. These uses have an additional 28 parking spaces allocated to them. However, as they are in lots that are publicly accessed and the uses can be considered part of multi-stop trip, staff would not recommend subtracting the additional 28 spaces from the surplus parking. However, this can and should be taken under consideration in any formal review of uses, especially in terms of distribution of spaces throughout the multi-block development.

The Barlow management has also provided a spreadsheet indicating all the uses, square footage (gross and net), hours of operation, and peak hours which has been provided as Attachment 2.

The Barlow management has proposed additional development or intensification at certain times (such as the open house related to potential housing and the prior hotel application that was withdrawn), as well as smaller projects such as the removal of some parking for the Vineshift tasting room and the proposal on tonight's agenda to do the same at Crooked Goat. These proposals, and any other developments, which would need to balance parking with development.

Conclusion:

The Barlow currently has an overall parking surplus of approximately 71 parking spaces. However, as the parking is currently allocated 25 parking spaces are inaccessible to the public and other tenants, resulting in a decrease of functional parking. The parking of the Barlow should be monitored and updated regularly.

Attachments:

1. As-built Parking Plan, with parking counts added by staff
2. Barlow Parking Analysis provided by Barlow Management.

