



Los Alamos County
Community Development Department
PLANNING & ZONING COMMISSION STAFF REPORT

Public Hearing Date: March 8, 2023

Subject: Case No. ZCA-2023-0014, A request for recommendation to County Council to amend Chapter 16, with revisions related to alternative parking regulations and reduction allowances in Downtown Los Alamos (DTLA) and White Rock Town Center (WRTC) Zone Districts through Ordinance 02-343, "County of Los Alamos Development Code".

Applicant: Los Alamos County, Community Development Department

Case Manager: Sobia Sayeda, Planning Manager

Case No. ZCA-2023-0014: An application and request for recommendation to County Council to amend Chapter 16, with revisions related to alternative parking regulations and reduction allowances in Downtown Los Alamos (DTLA) and White Rock Town Center (WRTC) Zone Districts through Ordinance 02-343, "County of Los Alamos Development Code". *See EXHIBIT 1.* If approved, the proposed text amendment would be implemented through the adoption of an ordinance, Ordinance 02-343, "County of Los Alamos Development Code". *See EXHIBIT 2.*

INTRODUCTION

The Regulations Described in Chapter 16, Article II Division 1. Section 16-6(b)(3)c 1., Section 16-6(c)(3)d 1., Article IV Division 3. Section 16-28(c) Table 27, Section 16-30(a)(1) Table 29 to revise the required amount of off-street parking in Downtown Los Alamos (DTLA) and White Rock town center (WRTC) Zone Districts; and Section 16-30(b) to clarify additional parking reductions in all Zone Districts.

of County of Los Alamos Development Code ("Development Code") provide parking and associated development standards in Downtown Los Alamos (DTLA) Zone District. Such parking and associated standards serve as the regulatory tool by which the Community Development Department staff and the community can direct the type and intensity of desired growth within the County. Chapter 16 was amended and adopted via an ordinance, Ordinance 02-333, by County Council on December 13, 2022, and became effective on January 23, 2023. Furthermore, on December 13, 2022, the County Council requested the County Staff bring recommendation to County Council to further review revisions related to alternative parking regulations and reduction allowances in Downtown Los Alamos (DTLA) Zone District. Meanwhile, the County has identified its vision and goals for the future through the Los Alamos County 2016 Comprehensive Plan.

Revising the Article II Division 1. Section 16-6(b)(3)c 1., Section 16-6(c)(3)d 1., Article IV Division 3. Section 16-28(c) Table 27, Section 16-30(a)(1) Table 29 to revise the required amount of off-street parking in Downtown Los Alamos (DTLA) and White Rock town center (WRTC) Zone Districts; and Section 16-30(b) to clarify additional parking reductions in all Zone Districts will allow the County to align its zoning and associated development standards with the changing economic and social realities of the County. This revision will enable the County to more effectively implement the vision and goals related to Housing needs and Mixed-use Development identified in the Comprehensive Plan and provide the tools to guide the County's growth in Los Alamos County over time.

BACKGROUND

The revisions to text of Article II Division 1. Section 16-6(b)(3)c 1., Section 16-6(c)(3)d 1., Article IV Division 3. Section 16-28(c) Table 27, Section 16-30(a)(1) Table 29 to revise the required amount of off-street parking in Downtown Los Alamos (DTLA) and White Rock town center (WRTC) Zone Districts; and Section 16-30(b) to clarify additional parking reductions in all Zone Districts in the Development Code has involved County staff input in partnership with Los Alamos County consultants Dekker Perich Sabatini (“DPS”) since December 13, 2022. County staff has conducted meetings and numerous coordination calls and obtained comments and recommendations from DPS.

SUMMARY

Downtown Los Alamos (DTLA) and White Rock Town Center (WRTC) have an area of 150 acres each, the majority of which is privately owned, and consists of over 300 individual properties that are currently occupied by commercial development. Currently Los Alamos County lacks Mixed-use developments with a variety of housing options. While population growth in Los Alamos County has experienced only marginal increases over time, the Los Alamos National Laboratory (“LANL”) has expanded significantly and now employs over 14,000 people. In addition, LANL management seeks to hire 2,000 new employees annually over the next three to five years, which is almost a 50 percent increase in its workforce, who are primarily located within the County. Many LANL employees commute from neighboring areas, in part because there are limited residential and commercial opportunities for prospective residents.

Opportunities for growth in DTLA and WRTC are somewhat constrained by geography and topography: DTLA north of Trinity Drive is adjacent to residential areas and south of Trinity Drive sits along Los Alamos Canyon that places limits on development; WRTC is adjacent to Federal Land along the north and adjacent to residential areas along the south. The County faces a widely recognized housing shortage and struggles to support diverse retail and commercial businesses, even as it remains a desirable place to live. While the County updated the Development Code recently, the shared parking reductions as approved in the Development Code does not allow the community to effectively implement its current vision and goals, as described in the Los Alamos County 2016 Comprehensive Plan. Further alternative parking regulations and reduction allowances are imperative in effective development in Downtown Los Alamos (DTLA) Zone District and White Rock Town Center (WRTC) Zone Districts.

The proposed text amendment proposes increasing the alternative parking regulations and reduction allowances as regulated by the Development Code. These reductions can generally be considered at aiming to implement a Development Code with standards that reflect national best practices adjusted to reflect unique needs of the County.

The text amendment reflects the shared parking allowance in DTLA and WRTC along with other clarification of additional parking reductions in all Zone Districts.

PUBLIC NOTICE

Notice was provided at least 14 days prior to the public hearing pursuant to Section 16-72(c)(4) of the Development Code, *see EXHIBIT 3*, which includes:

- (1) Publication within the Los Alamos Daily Post, the County's official newspaper of record, published February 16th 2023.

TEXT AMENDMENT REVIEW CRITERIA

Sec. 16-75(d)(3). - Amendment to text. During the course of the review of any request for amendment to the text of this chapter, including determination of uses and addition, deletion or change in the Use Index, the County staff shall utilize the following criteria in formulating a recommendation to the planning and zoning commission; and the planning and zoning commission shall utilize the following criteria in making its recommendation to the county council. The county council shall utilize the following criteria in making its determination of approval or denial:

- 1. The request substantially conforms to the intent and policies of the Comprehensive Plan and other adopted County policies and plans.***

Staff Response: In staff's expert opinion this request substantially conforms with the Comprehensive Plan ("Plan") because the intent of the proposed text amendment is to align the Development Code with the goals of the Plan. The amendment provides updated Development Code regulations that would better assist the county with accomplishing its vision and support the core themes within the Plan, particularly those concerning Mixed-use Housing, Neighborhoods and Growth, and Development, Redevelopment in Downtown. Some illustrative goals described in the Plan supported by this proposed amendment include:

- Provide a variety of housing types, sizes and densities;
- Promote the creation of a variety of housing options for all segments of the Los Alamos Community;
- Diversify the economic base; and significantly improve the quantity and quality of retail businesses;
- Promote growth in the downtown; and
- Focus increased residential densities on new development in and near downtown.

The proposed text amendment will address these goals by providing updated development standards in downtown zone districts. For example, shared parking reductions in the Downtown Los Alamos (DTLA) and White Rock Town Center (WRTC) Zone Districts are increased to allow for more opportunity for mixed use developments that encourage business growth and higher residential density in the downtown area.

The proposed text amendment will also clarify existing language in the Development Code regarding additional parking reductions in all Zone Districts.

- 2. The proposed change will not result in land use inconsistent with the purpose of the district or incompatible with a use allowed in the underlying zone district.***

Staff Response: In staff's expert opinion this criterion has been met because the proposed text amendment will amend Article II Division 1. Section 16-6(b)(3)C 1., Section 16-6(c)(3)d 1., Article IV Division 3. Section 16-28(c) Table 27, Section 16-30(a)(1) Table 29, and Section 16-30(b) of County of Los Alamos Development Code, in so doing, the proposed text amendment will provide consistent updates to Los Alamos Downtown zone district. The intent of the proposed text amendment is to align existing land development regulations with adopted County goals and policies described in the Plan and protect the health, safety, and general welfare of those people and property that may be located near new or existing uses within Los Alamos Downtown zone district. The proposed changes to shared parking reductions in

DTLA and WRTC are broad and do not target specific parcels. The proposed text amendment generally does not significantly change the levels of impact within the DTLA zone district.

3. *The proposed change will clarify existing language, remove redundant or inconsistent language, or simplify the understanding and implementation of the Code.*

Staff Response: In staff's expert opinion this criterion has been met because the proposed text amendment enhances the clarity of the Code and resolves discrepancies between areas within Downtown zone district; consolidating and streamlining parking requirements in the County. The text amendment improves applicability of the shared parking reductions and standards in the Development Code – allowing the standards and procedures to be consistent.

4. *The proposed amendment promotes public health, safety, and welfare.*

Staff Response: In staff's expert opinion this criterion has been met because the proposed text amendment is aimed to encourage the right development, within appropriate locations and suitable design to enhance the public health, safety, general welfare, and overall quality of living within Los Alamos County. The text amendment provides clarifying language regarding the shared parking reductions and standards in the Development Code.

DRAFT FINDINGS

1. The application ZCA-2023-0014 is a request for a text amendment to repeal and replace the text of Chapter 16, Article II Division 1. Section 16-6(b)(3)C 1., Section 16-6(c)(3)d 1., Article IV Division 3. Section 16-28(c) Table 27, Section 16-30(a)(1) Table 29, and Section 16-30(b) of the Los Alamos County Code of Ordinances through the adoption of Ordinance No. 02-343, "County of Los Alamos Development Code".
2. The text amendment is in response to the County Council requested the County Staff bring recommendation to County Council to further review revisions related to alternative parking regulations and reduction allowances in Downtown Los Alamos (DTLA) and White Rock Town Center (WRTC) Zone Districts and to bring these revisions to align with changing economic and social realities such as the acute need for housing and diversified economic development.
3. The text amendment will encourage the right development, within DTLA and WRTC zone districts and provide suitable design to enhance the public health, safety, welfare, and overall quality of living within Los Alamos County pursuant to those goals described in the Comprehensive Plan.
4. The application does not currently request an amendment to the County's Comprehensive Plan, although the Community Development Department will apply to amend the Comprehensive Plan's Future Land Use Map in the future if necessary.
5. The text amendment implements a cohesive update to DTLA and WRTC zone districts and uses that result in consistent land uses within zoning districts.
6. The text amendment simplifies and clarifies requirements in the Development Code and will improve understanding and implementation of the Code in DTLA and WRTC zone districts.
7. Notice of this public hearing, setting forth the nature of the request, and the date, time and place of the public hearing, was provided in a mailed notice to real property owners within Los Alamos County; announced and published in the Los Alamos Daily Post, the official newspaper of record; and posted at the municipal building and library in accordance with the requirements of Section 16-72 of the Development Code.
8. The proposed application, ZCA-2023-0014, including attached draft Ordinance No. 02-343, was presented to the Planning and Zoning Commission at a public hearing on March 8, 2023, for consideration of recommending approval of the application to the County Council.

9. In addition to considering the proposed application, the Planning and Zoning Commission also received public comment at the public hearing, in accordance with Section 16-72(f).

RECOMMENDATION

The Planning and Zoning Commission has utilized the criteria described in Section 16-75(d) of the Los Alamos County Development Code to consider the application for the proposed text amendment. After full hearing and consideration, the Planning and Zoning Commission determines that the application is in conformity with the criteria described in Section 16-75(d) and is not materially detrimental to public welfare. Therefore, the Planning and Zoning Commission, acting pursuant to Section 16-72(f)(5)(a), recommends that Council approves the application and proposed text amendment.

MOTIONS

Motion Option 1:

I move to **recommend approval** of Case No. ZCA-2023-0014 to County Council to amend Chapter 16, with a text amendment update through Ordinance 02-343, an Ordinance amending Article II Division 1. Section 16-6(b)(3)C 1., Section 16-6(c)(3)d 1., Article IV Division 3. Section 16-28(c) Table 27, Section 16-30(a)(1) Table 29, and Section 16-30(b) of Chapter 16, "County of Los Alamos Development Code" as presented in the application. This recommendation is based on the conclusion that the application is in conformity with the applicable review criteria contained in Section 16-75(d) of the Los Alamos County Development Code and is not materially detrimental to public welfare, pursuant to Section 16-72(f)(5)(a) of the Development Code.

I further move to authorize the Chair to sign a Recommendation to be forwarded to Council, approving the application for this case, based on this decision and to be subsequently prepared by County staff.

Motion Option 2:

I move to **recommend approval with modifications** of Case No. ZCA-2023-0014 to County Council to amend Chapter 16, with a comprehensive update through Ordinance 02-343, an Ordinance amending Article II Division 1. Section 16-6(b)(3)C 1., Section 16-6(c)(3)d 1., Article IV Division 3. Section 16-28(c) Table 27, Section 16-30(a)(1) Table 29, and Section 16-30(b) of Chapter 16, "County of Los Alamos Development Code" as presented in the application with the modifications described below. This recommendation is based on the conclusion that the application is in conformity with the applicable review criteria contained in Section 16-75(d) of the Los Alamos County Development Code but requires limited changes and is not materially detrimental to public welfare, pursuant Section 16-72(f)(5)(a) of the Development Code.

I further move to authorize the Chair to sign a Recommendation to be forwarded to Council, approving the application for this case with the proposed modifications, based on this decision and to be subsequently prepared by County staff.

Motion Option 3:

I move to **recommend denial** of Case No. ZCA-2023-0014 to County Council to amend Chapter 16, with a text amendment update through Ordinance 02-343, an Ordinance amending the Text of Chapter 16, Article II Division 1. Section 16-6(b)(3)C 1., Section 16-6(c)(3)d 1., Article IV Division 3. Section 16-28(c)

Table 27, Section 16-30(a)(1) Table 29, and Section 16-30(b) of the Los Alamos Development Code as presented in the application, pursuant Section 16-72(f)(5)(a) of the Development Code. The proposed text amendments do not conform to the review criteria within Section 16-75(d) of the Los Alamos County Development Code.

I further move to authorize the Chair to sign a Recommendation to be forwarded to Council, denying the application for this case based on this decision and to be subsequently prepared by County staff.

EXHIBITS

Exhibit 1: Text Amendment Application (ZCA-2023-0014)

Exhibit 2: Draft Ordinance No. 02-343

Exhibit 3: Legal Notices

Exhibit 4: Text Amendment Presentation



DEVELOPMENT APPLICATION

PROJECT INFORMATION

Title: Chapter 16 Code Clean-up

Project Address: 1000 Central Ave.

Description:

On December 13, 2022, Councilor Scott moved that the County Manager direct staff to evaluate the alternative potential parking mandates initially presented at the November 30, 2022, County Council public hearing within thirty days staff will submit an application of proposed chapter 16 amendments to the Planning and Zoning Commission for review and recommendation any recommended amendments will then be considered by the County Council for adoption.

Check all application types, if applicable:

- | | |
|--|---|
| <input type="checkbox"/> Administrative Deviation ... \$25 | <input type="checkbox"/> Site Plan* ... \$500 plus
\$75 per/Million \$ estimated construction cost |
| <input type="checkbox"/> Temporary Use Permit ... \$25 | Estimated Construction Cost: _____ |
| <input type="checkbox"/> Comprehensive Plan Adoption & Amendment* | <input type="checkbox"/> Major Site Plan Amendment* ... \$500 |
| <input type="checkbox"/> Conditional Use Permit* ... \$300 | <input type="checkbox"/> Minor Site Plan Amendment ... \$250 |
| <input type="checkbox"/> County Landmark or Historic District
Adoption/Amendment* ... \$250 | <input type="checkbox"/> Major Zone Map Amendment* ... \$150
<i>No fee if initiated by County Council
or County Manager</i> |
| <input type="checkbox"/> Development Plan* ... \$500 | <input type="checkbox"/> Minor Zone Map Amendment* ... \$150
<i>No fee if initiated by County Council
or County Manager</i> |
| <input type="checkbox"/> Major Development Plan Amendment* ... \$500 | <input type="checkbox"/> Master Plans* (Major, Minor) |
| <input type="checkbox"/> Minor Development Plan Amendment ... \$250 | <input checked="" type="checkbox"/> Text Amendment* ... \$150
<i>No fee if initiated by County Council
or County Manager</i> |
| <input type="checkbox"/> Summary Plat... \$125 plus \$10 / acre for non-
residential | <input type="checkbox"/> Variance ... \$250
<i>No fee if application is a part of a Site Plan review</i> |
| <input type="checkbox"/> Sketch Plat, Subdivision*... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | <input type="checkbox"/> Administrative Wireless Telecommunication
Facility ... \$250 |
| <input type="checkbox"/> Preliminary Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | <input type="checkbox"/> Discretionary Wireless Telecommunication
Facility* ... \$500 |
| <input type="checkbox"/> Final Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | <input type="checkbox"/> Small Wireless Telecommunication Facility |
| <input type="checkbox"/> Landscaping Plan ... \$500 | <input type="checkbox"/> Major Historic Demolition* ... \$250 |
| <input type="checkbox"/> Lighting Plan ... \$500 | <input type="checkbox"/> Major Historic Property Alteration
Certification* ... \$250 |
| | <input type="checkbox"/> Minor Historic Property Alteration Certificate |

*** Application reviews require a pre-application meeting.**

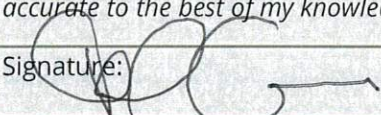
PROPERTY & OWNER INFORMATION

Property Address:	Los Alamos <small>Address</small>	Los Alamos <small>City</small>	NM <small>State</small>	87544 <small>ZIP</small>
Zoning District: DTLA		Lot Size - Acres / Sq. Ft.: NA		
Existing Structure(s) Sq. Ft.: NA		Lot Coverage:		
Property Owner(s) Name: NA				
Owner(s) Email: paul.andrus@lacnm.us				
Owner(s) Phone(s)#: 505-663-8120				
<input checked="" type="checkbox"/> Owner's Address same as Property Address				
Owner(s) Address:	<small>Address</small>	<small>City</small>	<small>State</small>	<small>ZIP</small>

APPLICANT / OWNER'S AGENT INFORMATION

<input checked="" type="checkbox"/> Applicant is same as Owner				
Applicant Name:				
Applicant Address:	<small>Address</small>	<small>City</small>	<small>State</small>	<small>ZIP</small>
Applicant Email:				
Applicant Phone(s)#:				

ASSOCIATED APPLICATIONS

Application Type: Text Amendment	
Case Number:	
<i>I hereby certify and affirm, under penalty of perjury, that the information I have provide in this application is true and accurate to the best of my knowledge, information, and belief. [NMSA 1978, §30-25-1]</i>	
Signature: 	Date: 01/13/2023

STAFF USE ONLY

Date Received: 01/13/2023	Staff: Sobia Sayeda
Case No.#: ZCA-20230014	Meeting Date: March 8 2023

SUBMITTALS

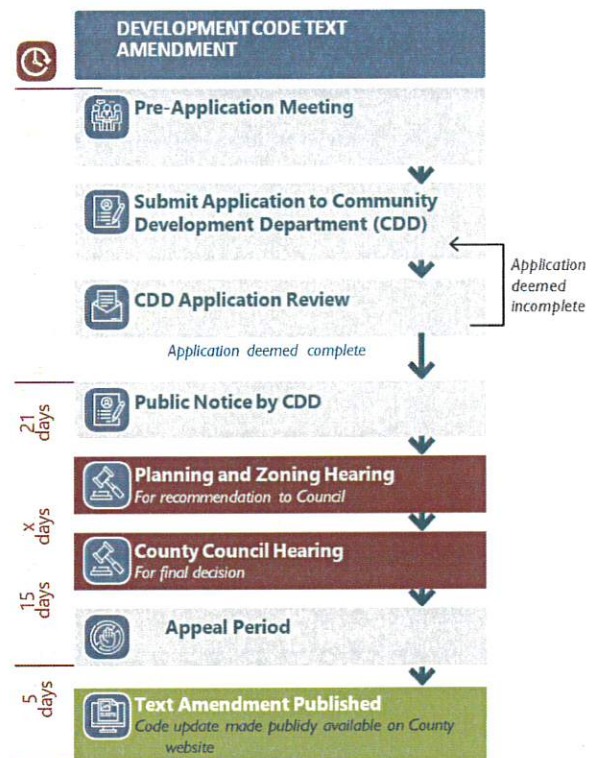
<input type="checkbox"/> Proof of Ownership or Letter of Authorization from Owner	<input checked="" type="checkbox"/> Complete Application - Date: 01/13/2023
<input checked="" type="checkbox"/> Items from associated Application Checklist	<input checked="" type="checkbox"/> Payment - Accepted upon verification of a complete application - Date: 01/13/2023

TEXT AMENDMENT CHECKLIST

Applicants for all development application reviews must complete this checklist and submit it with the Development Application. Refer to the referenced code sections for additional information. Contact the Planning Division with questions regarding these requirements: planning@lacnm.us.

PRE-APPLICATION MEETING
Date Held: _____
DEVELOPMENT TEXT
<input checked="" type="checkbox"/> Copy of the existing code to be amended – using strikeouts to show text to be removed and underline for new language proposed.
COMPREHENSIVE PLAN UPDATE
Will the text amendment require changes to the Comprehensive Plan?
<input type="checkbox"/> No
<input type="checkbox"/> Yes
Please specify: _____

ADDITIONAL SUBMITTALS
Based on staff's review and Interdepartmental Review Committee's recommendation – additional submittals may be required and will be communicated to the applicant by the assigned Case Manager.



See Reverse.

DECISION CRITERIA 16-75-(d)(3)

- a. The request substantially conforms to the intent and policies of the Comprehensive Plan and other adopted County policies and plans.

On December 13, 2022, Councilor Scott moved that the County Manager direct staff to evaluate the alternative potential parking mandates initially presented at the November 30, 2022, County Council public hearing within thirty days staff will submit an application of proposed chapter 16 amendments to the Planning and Zoning Commission for review and recommendation, any recommended amendments will then be considered by the County Council for adoption.

The amendment substantially conforms with the Comprehensive Plan ("Plan") because its intent is to align the code with the goals of the Plan. It is aimed to encourage the right development, within appropriate locations and suitable design to enhance the public health, safety, welfare, and overall quality of living within Los Alamos County. The proposed Development Code Update provides regulations that would better assist the county with accomplishing their vision and support the core themes within the Strategic Plan, particularly those concerning Housing, Neighborhoods and Growth, and Development, Redevelopment in Downtown south of Trinity.

☒ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met - more information is needed

- b. The proposed change will not result in land use inconsistent with the purpose of the district or incompatible with a use allowed in the underlying zone district.

The Development Code is the county's zoning code, which defines how a property in specific geographic zones can be used and developed.

☒ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met - more information is needed

- c. The proposed change will clarify existing language, remove redundant or inconsistent language, or simplify the understanding and implementation of the Code.

The proposed change will replace language concerning parking reduction allowances in Los Alamos.

☒ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

- d. The proposed amendment promotes public health, safety, and welfare.

The text amendment is proposed to align existing land development regulations with adopted County goals and policies, and promotes public, safety, and welfare. Furthermore, proposed updates correlate with the Land Use strategies outlined in the Plan to achieve county goals.

☒ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

Attach additional sheets, if needed.

INCORPORATED COUNTY OF LOS ALAMOS CODE ORDINANCE 02-343

AN ORDINANCE AMENDING THE TEXT OF CHAPTER 16, ARTICLE II DIVISION 1. SECTION 16-6(b)(3)c 1., SECTION 16-6(c)(3)d 1., ARTICLE IV DIVISION 3. SECTION 16-28(c) TABLE 27, SECTION 16-30(a)(1) TABLE 29 TO REVISE THE REQUIRED AMOUNT OF OFF-STREET PARKING IN DOWNTOWN LOS ALAMOS (DTLA) AND WHITE ROCK TOWN CENTER (WRTC) ZONE DISTRICTS; AND SECTION 16-30(b) TO CLARIFY ADDITIONAL PARKING REDUCTIONS IN ALL ZONE DISTRICTS.

WHEREAS, the Incorporated County of Los Alamos (“County”) is an incorporated county of the State of New Mexico as provided in Section 5, Article 10 of the New Mexico Constitution; and

WHEREAS, County, pursuant to Section 5, Article 10 of the State Constitution, is also granted all powers of a municipality; and

WHEREAS, the New Mexico Legislature, pursuant to Chapters 3, 4, and 5 of the New Mexico Statutes Annotated (*see generally* NMSA 1978, §§ 3-18-1 *et seq.*) has given municipalities and counties the power to regulate land use within their territorial limits; and

WHEREAS, County, in Chapter 16 of the Los Alamos County Code of Ordinances (“Development Code”), has enacted ordinances regulating the zoning, planning, and use of land within its borders; and

WHEREAS, the Development Code was amended with a comprehensive update through Ordinance 02-333, an Ordinance repealing and replacing in its entirety the text of Chapter 16; and

WHEREAS, Ordinance 02-333 was approved by County Council (“Council”) on December 13, 2022; and

WHEREAS, Ordinance 02-333 became effective on January 23, 2023; and

WHEREAS, on December 13, 2022, Council requested that County Staff bring a recommendation back to Council to amend Chapter 16 with revisions to reduce the required parking allowances in the Downtown Los Alamos (“DTLA”) and the White Rock Town Center (“WRTC”) Zone Districts; and to clarify additional parking reductions in all Zone Districts as presented at the November 30, 2022, County Council public hearing; and

WHEREAS, on March 8, 2023, County Staff presented the text amendment to the Planning and Zoning Commission for review and its recommendations to County Council for consideration and adoption; and

WHEREAS, the Planning and Zoning Commission followed a legislative process to recommend approval of the proposed text amendment utilizing the factors described in Section 16-75(d) of the Development Code; and

WHEREAS, Council has considered this text amendment and the Planning and Zoning Commission’s recommendation in a public hearing where members of the public had further opportunity to make public comment; and

EXHIBIT 2

WHEREAS, Council's approval of the text amendment is based on the review criteria contained in Section 16-75(d) of the Development Code; and

WHEREAS, Council finds that the revisions related to alternative parking regulations and reduction allowances within the DTLA and WRTC Zone Districts in the current Development Code hinder the ability of County's residents, business owners, and community members to implement its vision and goals for the future; and

WHEREAS, Council finds that text amendment will allow County and its citizens to more effectively implement the visions and goals for the future described in its Comprehensive Plan and will encourage development within the DTLA and WRTC Zone Districts and suitable design to enhance the public health, safety, welfare, and overall quality of living within Los Alamos County; and

WHEREAS, provide clarifying language for Additional Parking Reductions in all Zone Districts within the County; and

WHEREAS, Council finds that the text amendment affects the area in DTLA and WRTC Zone Districts without singling out particular parcels or uses; and

WHEREAS, Council finds that the comprehensive nature of the text amendment has resulted in parking regulations and reduction allowances in the DTLA and WRTC Zone Districts that are compatible with the District's purpose are consistent with other allowed building heights within the Zone and can be supported by County's infrastructure.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE INCORPORATED COUNTY OF LOS ALAMOS:

SECTION 1. Paragraph 1 of Section 16-6(b)(3)c, Division 1, Article II of Chapter 16 of the Code of the Incorporated County of Los Alamos is hereby amended as follows:

16-6-(b)(3)c. OFF-STREET PARKING

1. Required off-street parking shall be allowed a 25 percent reduction of the amount required in Table 27 Minimum Off-Street Parking Requirements of the Off-Street Parking, Loading and Queuing Section-, with the exception of multi-family dwelling uses which shall be required to provide no less than 1 parking space per dwelling unit.

SECTION 2. Paragraph 1 of Section 16-6(c)(3)d, Division 1, Article II of Chapter 16 of the Code of the Incorporated County of Los Alamos is hereby amended as follows:

16-6-(c)(3)d. OFF-STREET PARKING

1. Required off-street parking shall be provided at 50 percent the amount required in Table 27 Minimum Off-street parking Requirements of the Off-street parking, Loading and Queuing Section-, with the exception of multi-family dwelling uses which shall be required to provide no less than 1 parking space per dwelling unit.

EXHIBIT 2

SECTION 3. Table 27 in Section 16-28(c), Division 3, Article IV, Chapter 16 of the Code of the Incorporated County of Los Alamos is hereby amended as follows:

16-28(c) MINIMUM OFF-STREET PARKING REQUIREMENTS

Unless otherwise noted in this Chapter, minimum off-street parking spaces shall be provided in accordance with *Table 27 Minimum Off-Street Parking Requirements*.

Table 27: MINIMUM OFF-STREET PARKING REQUIREMENTS		
LAND USE		REQUIRED PARKING
	RESIDENTIAL	
Household Living	Dwellings, single-family	2 spaces per unit
	Dwelling, co-housing development	1 space per unit Plus .25 guest space per unit
	Dwelling, cottage development	1 space per up to 2-bedroom unit 2 spaces per 3 or more bedroom unit
	Dwelling, duplex	2 spaces per unit
	Dwelling, townhouse. Dwelling, triplex	2 spaces per unit Developments with 10 or more units shall require 1 additional guest parking space per every 10 units.
	Dwelling, fourplex	2 spaces per unit Developments with 10 or more units shall require 1 additional guest parking space per every 10 units.
	Dwelling, townhouse	1 space per up to 2-bedroom unit 2 spaces per 3 or more bedroom unit
	Dwelling, live/work	1 space per unit plus as required for commercial use
	Dwelling, multiple-family	1 space per up to 1 bedroom units 1.5 spaces per 2-bedroom units or more plus 1 guest space per 10 dwelling units
Congregate Living	Assisted Care Facility	1 space per 3 beds
	Dormitory	1 space per bed, plus 2 spaces per owner or manager
	Group Care Facility	1 space per 3 beds
	Group Residential Facility	1 space per 3 beds
	INSTITUTIONAL	
Public, Institutional, and Civic Uses	Art gallery, museum, or library	2 spaces per 1,000 sf
	Funeral home or mortuary	1 space per 3 seats
	Institutional and civic buildings	4 spaces per 1,000 sf
	Hospital	2 spaces per 3 beds
	Medical or dental clinic	6 5 spaces per 1,000 sf
	Private club or lodge	1 space per 4 persons design capacity
	Religious institution	1 space per 4 persons design capacity
	Schools, private	2 spaces per classroom, plus 1 space per 300 sf administrative space
	Schools, public	2 spaces per classroom, plus 1 space per 300 sf administrative space

EXHIBIT 2

	High school	6 spaces per classroom or 1 seat per 3 seats in main auditorium, whichever is greater, plus 1 per 300 sf administrative space
	Higher education facility	4 spaces per 1000 sf
Table 27: MINIMUM OFF-STREET PARKING REQUIREMENTS		
LAND USE		REQUIRED PARKING
	COMMERCIAL	
	Fish hatchery	1 space per 1,000 sf
	Community garden	No Requirement
	Plant nursery or greenhouse	4 spaces per 1,000 sf
Recreation & Entertainment	Adult entertainment	1 space per 4 persons design capacity
	Golf course or country club	1 space per 4 persons design capacity, plus 5 spaces per hole
	Indoor entertainment facility	1 space per 4 persons design capacity
	Outdoor recreation facility	1 space per 1,000 sf of site area where persons circulate, participate, or watch activities.
	Park or playground	1 space per 3 acres
	Sports field	1 space per 1,000 sf of site area where persons circulate, participate, or watch activities.
Lodging	Bed and breakfast	1 space per room, plus 2 staff spaces
	Campground or RV park.	1 space per RV or campsite
	Hotel or motel	1 space per room
Food and Beverage	Bar, lounge, or tavern	10 6 spaces per 1,000 sf
	Microbrewery, distillery, or winery	7 spaces per 1,000 sf
	Restaurant	10 6 spaces per 1,000 sf
Office, Business, and Professional	Office, business or professional	4 spaces per 1,000 sf
	Laboratory	1 space per 1,000 sf
	Research and development	1 space per 1,000 sf
	Financial institution	5 spaces per 1,000 sf
	Adult retail	4 spaces per 1,000 sf
	Retail sales	5 4 spaces per 1,000 sf
	Cannabis retail	4 spaces per 1,000 sf
	Contractor facility or yard	5 spaces per 1,000 sf of enclosed net usable floor area plus 2 spaces per 1,000 sf of display area
Retail Sales and Service	Daycare center	2.5 spaces per 1,000 sf
	Fitness Center	5 spaces per 1,000 sf
	Liquor retail	4 spaces per 1,000 sf
	Nicotine retail	4 spaces per 1,000 sf
	Meeting, banquet, or event facility	1 space per 4 persons design capacity
	Mobile home sales	1 space per 1,000 sf, plus 1 space per 6,000 sf outdoor display area

EXHIBIT 2

	Personal services	4 spaces per 1,000 sf
	Kennel	2.5 spaces per 1,000 sf
	Self-service storage facility	1 space per 20 units or 1 space per 1,000 sf, whichever is greater
	Veterinary hospital	5 spaces per 1,000 sf

Table 27: MINIMUM OFF-STREET PARKING REQUIREMENTS		
LAND USE		REQUIRED PARKING
Vehicle and Equipment-Related	Ambulance services	5 spaces per 1,000 sf
	Light vehicle and equipment sales, rental, and repair	3 spaces per 1,000 sf office or retail space 3 spaces per service bay
	Heavy vehicle and equipment sales, rental, and repair	3 spaces per 1,000 sf office or retail space 3 spaces per service bay
	Vehicle fuel sales	4 spaces per 1,000 sf
	Vehicle storage	1 space per 1,000 sf office space
	Vehicle wash	3 spaces per 1,000 sf
Transportation	Airport	7 spaces per 1000 sf waiting room area 2 spaces per 1000 sf maintenance floor area 5 spaces per 1000 sf office area
	Heliport	No requirements
	Parking facility	No requirements
	Transit terminal or station	Determined by transportation authority
	Truck terminal	7 spaces per 1000 sf waiting room area 2 spaces per 1000 sf maintenance floor area 5 spaces per 1000 sf office area
	INDUSTRIAL	
Manufacturing & Warehousing	Above-ground storage of fuels	1 space per 1,000 sf
	Artisan manufacturing	3 spaces per 1,000 sf
	Light manufacturing	2 spaces per 1,000 sf
	Heavy manufacturing	1 space per 1,000 sf
	Cannabis cultivation or manufacturing facility	1 space per 1,000 sf
	Distribution, warehouse, or wholesale facility	1 space per 1,000 sf warehouse/wholesale facility 5 spaces for 1,000 sf office
	Natural resource extraction	No Requirement
Utilities & Utilities	Public utilities	No Requirement
	Radio and TV, studio or station	4 spaces per 1,000 sf
Utilities	Recycling station	1 space per 5,000 sf

EXHIBIT 2

	Salvage yard	1 space per 5,000 sf
	Transfer station	1 space per 5,000 sf
	Wireless Telecommunications Facility (WTF)	No Requirement

Table 27: MINIMUM OFF-STREET PARKING REQUIREMENTS		
LAND USE		REQUIRED PARKING
	ACCESSORY USES	
	Accessory dwelling	1 space per unit
	Caretaker unit	1 space per unit
	Daycare home	1 space per employee
	Home business	1 space per employee
	TEMPORARY USES	
	Construction staging area, trailer, or office	4 spaces per 1,000 sf
	Dwelling, temporary	2 spaces per unit
	Fair, carnival, or circus	4 spaces per 1,000 sf
	Open air market	No Requirement
	Special event	As determined by Community Development Director

SECTION 4. Paragraph 1 of Section 16-30(a), Division 3, Article IV, Chapter 16 the Code of the Incorporated County of Los Alamos is hereby amended as follows:

16-30(a) SHARED PARKING REDUCTION

(1) Within all zone districts, two or more listed uses with opposite peak parking demand hours may share parking facilities. Table 29 Shared Parking Reduction indicates the percentage of the total off-street parking requirement that may be reduced by shared parking facilities.

Table 29: SHARED PARKING REDUCTION					
	MULTI-FAMILY	PUBLIC, CIVIC, AND INSTITUTIONAL	FOOD & BEVERAGE, AND RECREATION & ENTERTAINMENT	RETAIL SALES	OFFICE, BUSINESS, AND PROFESSIONAL SERVICES
Multi-family	N/A	30%	20%	15% 20%	50%
Public, Civic, and Institutional	30%	N/A	30%	15% 20%	20%
Food & Beverage, and Recreation & Entertainment	20%	30%	N/A	N/A	30%
Retail Sales	20%	20%	N/A	N/A	15%

EXHIBIT 2

Office, Business, and Professional Services	50%	20%	30%	15%	N/A
---	-----	-----	-----	-----	-----

For example, if uses when Multi-family, Retail Sales, and Food & Beverage uses can feasibly share parking facilities per Table 29, the total off-street parking requirement for the site may be reduced by a maximum of 50 percent in the DTLA zone district and 25 percent in all other districts. A sample parking requirement calculation is shown below.

Use	Size	Parking Standard	Parking Requirement
Multi-family	40, 2 bedroom dwelling units	1-5 1 spaces per 2-or more BR Dwelling Unit Unit plus 1 guest space per 10 dwelling units	64 40 spaces
Retail	10,000 square feet	5 2 spaces per 1,000 sf	50 20 spaces
Restaurant	5,000 square feet	40 3 spaces per 1,000 sf	50 30 spaces
Total required parking prior to allowed reductions			164 90 spaces
Total allowed reduction			25 20% of 164 90= 41 18 spaces
Total required parking after allowed reduction			164-41 = 123 spaces 90-18 = 72 spaces

SECTION 5. Section 16-30(b), Division 3, Article IV, Chapter 16 of the Code of the Incorporated County of Los Alamos is hereby amended as follows:

16-30(b) ADDITIONAL PARKING REDUCTIONS

- (1) Within all zone districts, Additional parking reductions may be granted for items listed in Table 30 Applicable Off-Street Parking Reductions.

Table 30: APPLICABLE OFF-STREET PARKING REDUCTIONS	
FACTOR	ALLOWED REDUCTION
Proximity to transit	The total number of required parking spaces may be reduced by 20% for developments within 1,320 feet of a public transit stop.
Provisions for bicycle infrastructure	The total number of required parking spaces may be reduced by 10% for developments that provide robust bicycle amenities (i.e., lockers and repair facilities) and additional designated bicycle parking areas in excess of what is required for the project.
Electrical charging stations	1 electrical station may be counted toward 2 required parking spaces.
Solar parking canopies	The total number of required parking spaces may be reduced by 10% for developments that utilize solar parking canopies.

SECTION 6. Effective Date. This Ordinance shall become effective thirty (30) days after notice is published following its adoption.

EXHIBIT 2

SECTION 7. Severability. Should any section, paragraph, clause or provision of this ordinance, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 8. Repealer. All ordinances or resolutions, or parts thereof, inconsistent herewith are hereby repealed only to the extent of such inconsistency. This repealer shall not be construed to revive any ordinance or resolution, or part thereof, heretofore repealed.

ADOPTED this ___ day of _____ 2023.

**COUNCIL OF THE INCORPORATED
COUNTY OF LOS ALAMOS**

**Denise Derkacs,
Council Chair**

ATTEST: (SEAL)

**Naomi D. Maestas,
Los Alamos County Clerk**

LEGALS

STATE OF NEW MEXICO IN THE PROBATE COURT LOS ALAMOS COUNTY

IN THE MATTER OF THE ESTATE OF Gerald T. Morton, DECEASED

No. PB 1005

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that the undersigned has

been appointed personal representative of the estate of the decedent. All persons having claims against the estate of the decedent are required to present their claims within four (4) months after the date of the first publication of any published notice to creditors or sixty (60) days after the date of mailing or other delivery of the notice, whichever is later, or claims will be forever barred. Claims must be presented either to the undersigned personal representative at the address listed below, or filed with the Probate Court of Los Alamos County, New Mexico, located at the following

address:
1000 Central Ave. Suite 240

Tiffany Jaquez
66 D. 3008
Aztec, NM 87410

PUBLISHED IN THE LOS ALAMOS DAILY POST
THURSDAY FEBRUARY 2, FEBRUARY 9 AND
FEBRUARY 16, 2023

NOTICE OF CODE ORDINANCE 02-339 STATE OF NEW MEXICO, COUNTY OF LOS ALAMOS

Notice is hereby given that the Council of the Incorporated County of Los Alamos, State of New Mexico, has directed publication of Los Alamos County Code Ordinance 02-339. This will be considered by the County Council at a public hearing on Tuesday, February 28, 2023, 6:00 p.m., at the County Municipal Building,

located at 1000 Central Avenue, Los Alamos, New Mexico 87544. The full copy is available for inspection or purchase, during regular business hours, in the County Clerk's Office: 1000 Central Avenue, Suite 240.

INCORPORATED COUNTY OF LOS ALAMOS CODE ORDINANCE 02-339 AN ORDINANCE OF THE INCORPORATED COUNTY OF LOS ALAMOS AMENDING ARTICLE II, DIVISION I, OF CHAPTER 22 TO

CODIFY THE FIRE RESTRICTIONS THAT MAY BE IMPOSED BY THE FIRE CHIEF TO LIMIT THE POTENTIAL FOR WILDFIRES.

Council of the Incorporated County of Los Alamos
By: /s/ Denise Derkacs, Council Chair
Attest: /s/ Naomi D. Maestas, County Clerk

PUBLISHED IN THE LOS ALAMOS DAILY POST
THURSDAY FEBRUARY 16, 2023

NOTICE OF CODE ORDINANCE 02-338 STATE OF NEW MEXICO, COUNTY OF LOS ALAMOS

Notice is hereby given that the Council of the Incorporated County of Los Alamos, State of New Mexico, has directed publication of Los Alamos County Code Ordinance 02-338. This will be considered by the County Council at a public hearing on Tuesday, February 28, 2023, 6:00 p.m., at the County Municipal Building,

located at 1000 Central Avenue, Los Alamos, New Mexico 87544. The full copy is available for inspection or purchase, during regular business hours, in the County Clerk's Office: 1000 Central Avenue, Suite 240.

INCORPORATED COUNTY OF LOS ALAMOS CODE ORDINANCE 02-338 AN ORDINANCE AMENDING CHAPTER 38, ARTICLE II, DIVISION 3, SECTION 38-92; ARTICLE VI, SECTION 38-351; ARTICLE VII,

SECTIONS 38-411 AND 38-415, AND ADDING A NEW SECTION 38-292.1 TO ARTICLE V AND NEW SECTION 38-416 TO ARTICLE VII.

Council of the Incorporated County of Los Alamos
By: /s/ Denise Derkacs, Council Chair
Attest: /s/ Naomi D. Maestas, County Clerk

PUBLISHED IN THE LOS ALAMOS DAILY POST
THURSDAY FEBRUARY 16, 2023

LEGAL NOTICE

Community Development
Department

Notice is hereby given that the Planning and Zoning Commission of the Incorporated County of Los Alamos, State of New Mexico, has directed publication of their scheduled meeting to be held on Wednesday, March 8, 2023, beginning at 5:30 PM, within the Council Chambers located at 1000 Central Ave, Los Alamos, NM 87544. Members of the public may, also, join to make public comment by pasting into their browser the following URL: <https://us06web.zoom.us/j/81885706651> Or by phone: US: +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 669 444 9171 Webinar ID: 818 8570 6651

A copy of the complete Agenda is available at least 72-hours prior for public inspection during regular business hours of 8 am-5 pm, within the Community Development Department at 1000 Central Ave, Suite 150, or online at <https://losalamos.legistar.com/>

Calendar.aspx.

1. Case No. SIT-2023-0062. Marcus Hall, on behalf of Secret City Parking, LLC, is requesting Site Plan approval for the construction of a parking lot at 3292 Trinity Drive. The property, Tract RM, within Eastern Area 3, is zoned Professional-Office (PO). Applicant/Agent: Marcus Hall, Develeco General Contractors
Case Manager: Desirae J. Lujan, Associate Planner

2. CASE NO. ZCA-2023-0013 A request for recommendation to County Council to amend Chapter 16, "County of Los Alamos Development Code", with revisions related to the building height south of Trinity Drive in Downtown Los Alamos (DTLA) District, with consideration for potential canyon edge protections. Applicant/Agent: Los Alamos County
Case Manager: Sobia Sayeda, Planning Manager

3. CASE NO. ZCA-2023-0014 A request for recommendation to County Council to amend Chapter 16, "County of Los Alamos Development Code", with

revisions related to alternative parking regulations and reduction allowances as presented at the November 30, 2022, County Council public hearing.
Applicant/Agent: Los Alamos County
Case Manager: Sobia Sayeda, Planning Manager
/S/ Paul Andrus
Community Development Director

"If you are an individual with a disability who needs a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the Human Resources Department at (505) 662-8040 at least one-week prior to the meeting, or as soon as possible. Public documents, including the Agenda and Minutes, can be provided in various accessible formats. Please contact the personnel in the County Administrator's Office at (505) 662-8080 if a summary or other type of accessible format is needed."

PUBLISHED IN THE LOS ALAMOS DAILY POST
THURSDAY, FEBRUARY 16, 2023

COMMUNITY NEWS

LAMS Science Bowl Team Named Regional Champions Advance To National Competition

LAPS News:

Los Alamos Middle School Science Bowl team members Drew Bacrania, Lydia Davis, Rafa Rocha and Julia Zou will be advancing to the National Finals after winning their qualifying regional competition held recently at Albuquerque Academy.

The other LAMS team of Gavin Bent, Amelia Dolejsi, Anna Simakov, Michelle Lo and Maia Warren placed second in the competition.

"The two LAMS teams came in first and second in the NM Regionals," first year Science Bowl Coach Amy Bartlett-Gaunt said. "They were so evenly matched that our runner-up team was winning at halftime. I'm so happy for these students who continue a successful tradition of strong LAMS Science Bowl teams."

"The National Science Bowl® (NSB) is an extraordinary competition that brings together young minds across America through science and technology," Asmeret Assefaw Berhe said, DOE Office of Science Director, "and I would like to congratulate the Los Alamos Middle School team as they advance to the National Finals! Good luck to you – our future scientists, visionaries, and leaders!"

The NSB brings together thousands of middle and high school students from across the country to compete in a fast-

paced question-and-answer format where they solve technical problems and answer questions on a range of science disciplines including biology, chemistry, Earth and space sciences, physics, and math.

"The kids showed so much dedication, sportsmanship and sheer knowledge of math and science that it's impossible not to be blown away by their efforts and their abilities," added Bartlett-Gaunt. "It'll be exciting to see the students represent Los Alamos at the National Science Bowl competition in April."

Launched in 1991, the National Science Bowl® is a competitive science education and academic event among teams of high school and middle school students who compete in a fast-paced verbal forum to solve technical problems and answer questions in all branches of science and math. Each team is composed of four students, one alternate student, and a coach.

The winning team from each qualifying regional competition will be eligible to compete in the National Finals held in Washington, D.C., April 27 to May 1, 2023, with all expenses paid. The national event consists of several days of science activities and sightseeing, along with the competitions.

The top two middle and high school teams will win \$5,000 for their schools' math and science departments. Other



LAMS students with their coach at the NM Regional Science Bowl Competition include, front row, from left, Drew Bacrania, Lydia Davis and Michelle Lo; back row, from left: Amy Bartlett-Gaunt (coach), Rafa Rocha, Julia Zou, Amelia Dolejsi, Gavin Bent, Anna Simakov and Maia Warren. Courtesy/LAPS

schools placing in the top 16 in the National Finals will win \$1,000 for their schools' science departments. But

to many, the ultimate prize is simply the prestige of winning the National Championship.

LAC Chapter 16 Development Code Updates: Parking Reduction Allowances **March 8, 2023 Planning and Zoning Commission**

Priorities

Goals

- Provide adequate parking based on the development context
- Provide adequate parking while creating a walkable downtown district as articulated in the Downtown Master Plan
- Minimize impact to surrounding neighborhoods
- Integrate parking strategies with ongoing regional transit planning

Adopted Policies

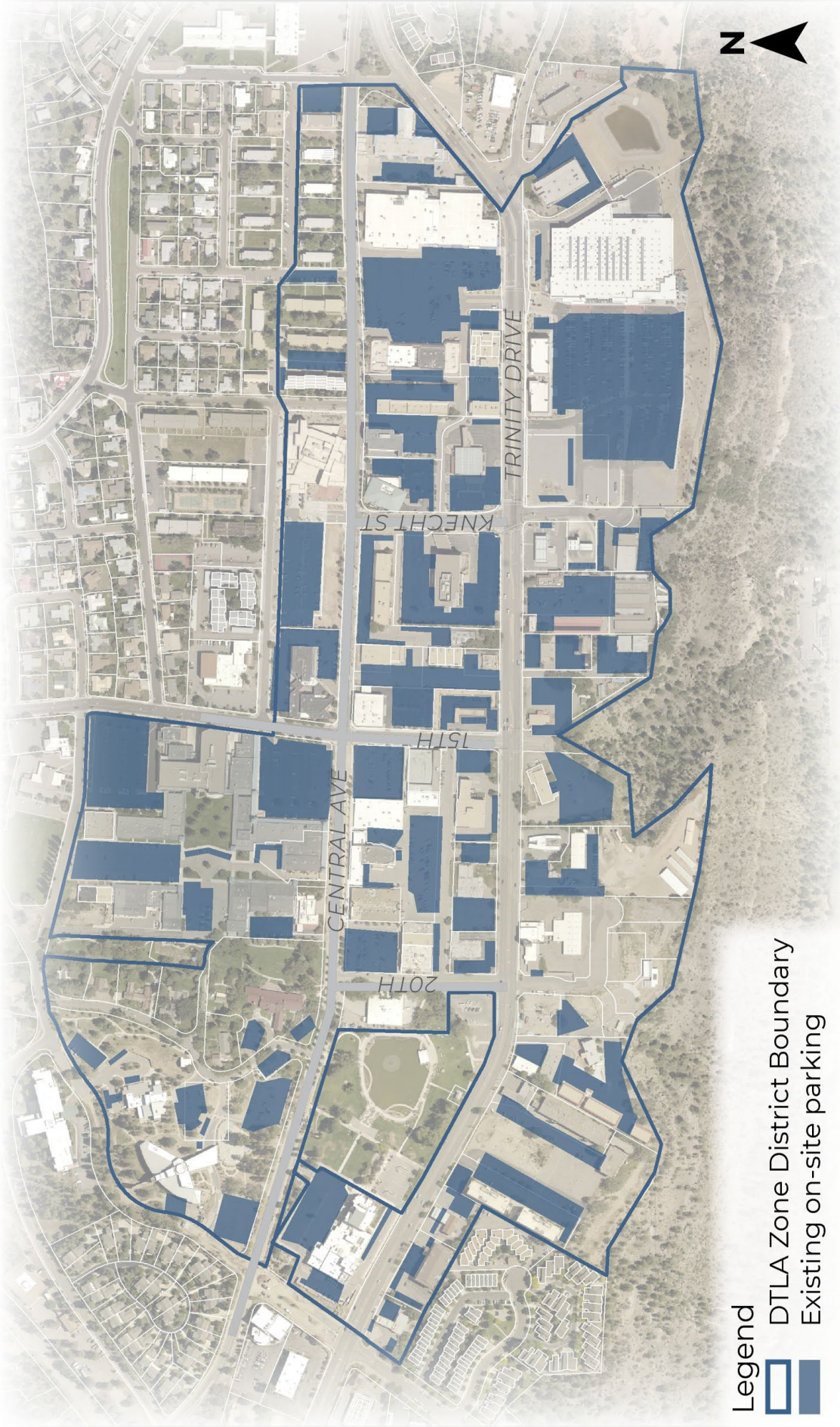
- Reduce off-street parking requirements within Downtown
- Accommodate a “park once and walk” parking management strategy
- Support diverse housing options and higher density housing within Downtown

Discussion Questions

- What percentage of Los Alamos residential land is mandated single-family-detached ?
 - 43.1% of Los Alamos County parcels, excluding federal lands and lands zoned as open spaces, is zoned for single-family detached housing exclusively.
- What are the density restrictions in RM (proposed zoning, Western Area)?
 - Allowable uses include single-family dwellings, cottage developments, duplexes, triplexes, fourplexes, townhouses, and cohousing in the RM.
 - No apartments greater than 4 dwelling units are permitted.
- How much of that parking sits empty most of the time ?
- How many developers walk away from projects due to height and parking ?

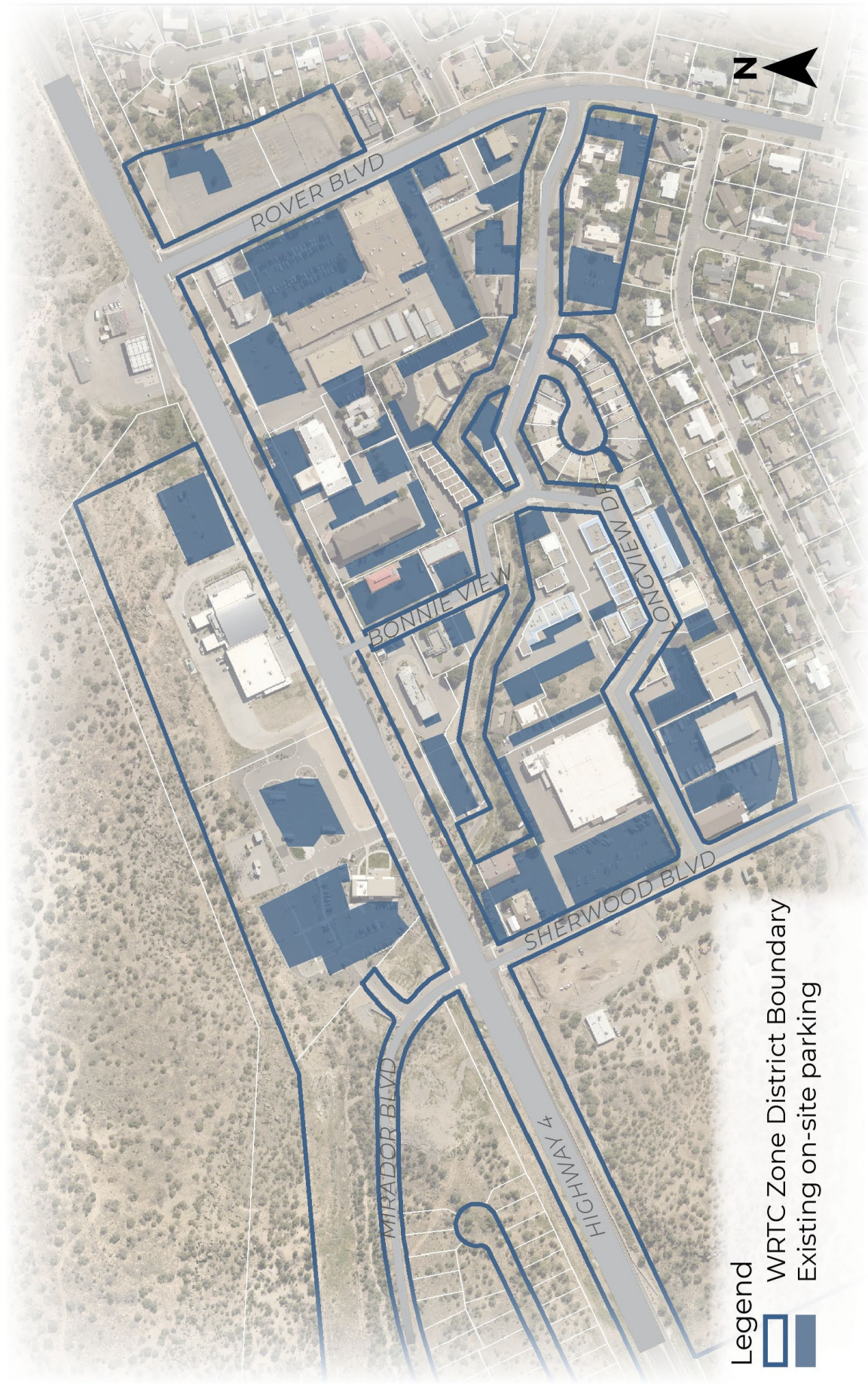
Percentage of Land Dedicated to On-Site Parking

In DTLA, 30% of the developable land is paved on-site surface parking.



Percentage of Land Dedicated to On-Site Parking

In WRTC, 27% of the developable land, excluding single-family lots and Pinon Park, is paved surface parking



Parking Methodology

Previous Code Parking Standards

- Parking standards were in Article IX
- Separate Downtown specific parking standards were in Sec 16-579

ATTACHMENT A

USE	ONE PARKING SPACE IS REQUIRED PER THE SPECIFIED NUMBER OF SQUARE FEET OF NET USABLE FLOOR AREA, UNLESS OTHERWISE STATED	
	Any parking not in the rear, offsite, or in or under the building	All parking in rear, offsite, or in or under the building
Commercial Uses and Personal Services	500 sf	625 sf

<i>Commercial Uses</i>	
Retail uses such as art stores, clothing stores, florists shops, hardware, baker's shop, hobby shops, jewelry stores, photo shops, small markets, variety stores, supermarkets and laundries	1 space per <u>200</u> square feet of net usable floor area
Restaurant, cocktail lounge	1 space for each 100 square feet of net usable floor area
Restaurant, drive-in	1 space for each 100 square feet of net usable floor area plus stacking for <u>10</u> cars

Adopted Parking Standards

- Table 27 Minimum Off-Street Parking Requirements
 - Within the WRTC and DTLA Zone Districts, parking requirements are 50% of the values listed in Table 27.
- Sec. 16-30 Parking Alternatives and Reductions
 - The cumulative total of all applicable reductions to off-street parking requirements shall not exceed 50 percent in the DTLA zone district and 25 percent in the WRTC and MU zone districts.
 - Table 29: Shared Parking Reductions
 - Table 30: Additional Off-street Parking Reductions for proximity to transit, bike infrastructure, electrical charging stations, and solar parking canopies
 - Parking agreement to use a nearby structure

ATTACHMENT A

Automatic Reduction
Necessary to provide parking minimums
appropriate for mixed-use environments

Table 27: MINIMUM OFF-STREET PARKING REQUIREMENTS	
LAND USE	REQUIRED PARKING
Office, business or professional	4 spaces per 1,000 sf
Laboratory	1 space per 1,000 sf
Research and development	1 space per 1,000 sf
Financial institution	5 spaces per 1,000 sf
Adult retail	4 spaces per 1,000 sf
Retail sales	5 spaces per 1,000 sf

On Par with Successful Parking Strategies in Comparable Communities

- Williams, AZ
- Coeur d'Alene, ID
- Flagstaff, AZ
- Whitefish, MT
- Albuquerque, NM
- Salt Lake City, UT
- Holland, MI
- Leadville, CO
- Glenwood Springs, CO
- Golden, CO

Recommended Revisions

- 1. Revise parking ratios in Table 27 Minimum Off-Street Parking Requirements for Medical or dental clinics, retail sales, restaurants, bar, lounge and taverns.

LAND USE	REQUIRED PARKING
Medical or dental clinic	6-5 spaces per 1,000 sf
Retail sales	5-4 spaces per 1,000 sf
Restaurant	10-6 spaces per 1,000 sf
Bar, lounge, or tavern	10-6 spaces per 1,000 sf

Proposed Changes

2. Revise District Specific Standards within DTLA and WRTC to require multi-family uses to provide 1 space per unit.

Revise Sec. 16-6-(c)(3)d. 1. “Required off-street parking shall be provided at 50 percent the amount required in Table 27 Minimum Off-Street Parking Requirements of the Off-Street Parking, Loading and Queuing Section, with the exception of multi-family uses which shall provide 1 parking space per dwelling unit.”

Revise Sec 16-6-(b)(3)c. 1. “Required off-street parking shall be allowed a 25 percent reduction of the amount required in Table 27 Minimum Off-Street Parking Requirements of the Off-Street Parking, Loading and Queuing Section, with the exception of multi-family uses which shall provide 1 parking space per dwelling unit.”.

Recommended Revisions

3. Clarify shared parking reduction applicability:

Revise Sec 16(30)(A) (1) Within all zone districts, two or more listed uses with opposite peak parking demand hours may share parking facilities. Table 29 Shared Parking Reduction indicates the percentage of the total off-street parking requirement that may be reduced by shared parking facilities.

4. Clarify additional parking reduction applicability:

Revise Sec. 16-30(b)(1) Within all zone districts, additional parking reductions may be granted for items listed in Table 30 Applicable Off-Street Parking Reductions.

Proposed Changes

5. Revise Table 29 Shared Parking Reductions to correct inconsistencies

Table 29: SHARED PARKING REDUCTION					
	MULTI-FAMILY	PUBLIC, CIVIC, AND INSTITUTIONAL	FOOD & BEVERAGE, AND RECREATION & ENTERTAINMENT	RETAIL SALES	OFFICE, BUSINESS, AND PROFESSIONAL SERVICES
Multi-family	N/A	30%	20%	15 20%	50%
Public, Civic, and Institutional	30%	N/A	30%	15 20%	20%
Food & Beverage, and Recreation & Entertainment	20%	30%	N/A	N/A	30%
Retail Sales	20%	20%	N/A	N/A	15%
Office, Business, and Professional Services	50%	20%	30%	15%	N/A

Example Scenario #1: CB Fox

Site Data:

- 15,400 sf residential uses that include 13 1-bedroom units and 6 2-bedroom units
- 12,000 sf commercial uses that include 10,000 retail uses and 2,000 sf restaurant uses
- Within DTLA Zone District
- Proximity to transit reduction

Example Scenario #1: CB Fox

- Adopted standards reduce requirements compared to the previous code

	Required Parking from Previous Code:	Required Parking within DTLA as Currently Adopted:	Required Parking within DTLA Using Alternative 1:
Residential Parking Required	15,400 sf residential uses x (1 space per 750 sf) = 21 spaces Subtotal Residential = 21 spaces	13 1-bedroom units X .5 space = 7 spaces 6 2-bedroom units X .75 spaces = 5 spaces 19 units X (.5 guest spaces per 10 units) = 1 space Subtotal Residential = 13 spaces	19 units x 1 space = 19 spaces Subtotal Residential = 19 spaces
Commercial Parking Required	12,000 sf commercial uses (1 space per 500 sf) = 24 spaces Subtotal Commercial = 24 spaces	10,000 sf retail X (2.5 spaces per 1,000 sf) = 25 spaces 2,000 sf restaurant X (5 spaces per 1,000 sf) = 10 spaces Subtotal Commercial = 35 spaces	10,000 sf retail X (2 spaces per 1,000 sf) = 20 spaces 2,000 sf restaurant X (3 spaces per 1,000 sf) = 6 spaces Subtotal Commercial = 26 spaces
Minimum required parking subtotals	45 spaces	48 spaces	45 spaces
Available Reductions	Shared parking reduction = 24 X .15 = 4	Proximity to transit reduction = 48 x .2 = 9 spaces Shared parking reduction = 48 x .15 = 7 spaces	Proximity to transit reduction = 45 X .2 = 9 spaces Shared parking reduction = 45 X .2 = 9
Total Required	41 spaces	32 spaces	27 spaces

Example Scenario #2: Mixed Use

Site Data:

- 53,361 sf residential with 7 studios, 14 1-bedroom units, 33 2-bedrooms units, and 3 3-bedrooms units
- 8,100 sf commercial
- Eligible for shared parking
- 92 spaces provided on site

Example Scenario #2: Mixed Use Site within DTLA

	Required Parking from Previous Code:	Required Parking within DTLA as Currently Adopted:	Required Parking within DTLA Using Alternative 1:
Residential Parking Required	53,361 sf residential X (1 space per 750 sf) = 72 spaces Residential Subtotal = 72 spaces	21 studios and 1-bedroom units X .5 space = 11 spaces 33 2-3 bedrooms units X .75 spaces = 25 spaces 54 units X (.5 guest space per 10 units) = 3 spaces Residential Subtotal = 39 spaces	54 units X 1 space = 54 spaces Residential Subtotal = 54 spaces
Commercial Parking Required	8,100 sf commercial X (1 space per 500 sf) = 15 spaces Commercial Subtotal = 15 spaces	4,000 sf retail X (2.5 spaces per 1,000sf) = 10 spaces 4,100 sf Office, business or professional x (2 spaces per 1,000) = 8 spaces Commercial Subtotal = 18 spaces	4,000 sf retail X (2 spaces per 1,000sf) = 8 spaces 4,100 sf Office, business or professional x (2 spaces per 1,000) = 8 spaces Commercial Subtotal = 16 spaces
Minimum required parking subtotals	87 spaces	68 spaces	70 spaces
Available Reductions	Shared parking reduction = 15 X .15 = 2	Shared parking reduction 68 X .15 = 10	Shared parking reduction 70 X .15 = 10
Total Required	85 spaces	58 spaces	60 spaces

Example Scenario #2: Mixed Use Site outside DTLA

	Required Parking from Previous Code:	Required Parking outside DTLA as Currently Adopted:	Required Parking outside DTLA Using Alternative 1:
Residential Parking Required	7 units less than 700 sf X 1 space = 7 spaces 14 units 700-1,000sf X 1.75 spaces = 24.5 spaces 33 units 1,000-1,400sf X 2 spaces = 66 spaces 3 units more than 1,400sf X 2.2 spaces = 6.6 Residential Subtotal = 104 spaces	21 studios and 1-bedroom units X 1 space = 21 spaces 33 2-3 bedrooms units X 1.5 spaces = 49.5 spaces 54 units X (1 guest space per 10 units) = 5.5 spaces Residential Subtotal = 76 spaces	21 studios and 1-bedroom units X 1 space = 21 spaces 33 2-3 bedrooms units X 1.5 spaces = 49.5 spaces 54 units X (1 guest space per 10 units) = 5.5 spaces Residential Subtotal = 76 spaces
Commercial Parking Required	4,000 sf retail X (1 space per 200 sf) = 20 spaces 4,100 sf Office, business or professional x (1 space per 250 sf) = 16 spaces Commercial Subtotal = 36 spaces	4,000 sf retail X (5 spaces per 1,000 sf) = 20 spaces 4,100 sf Office, business or professional x (4 spaces per 1,000 sf) = 16 spaces Commercial Subtotal = 36 spaces	4,000 sf retail X (4 spaces per 1,000sf) = 16 spaces 4,100 sf Office, business or professional x (4 spaces per 1,000) = 16 spaces Commercial Subtotal = 32 spaces
Minimum required parking subtotals	140 spaces	112 spaces	102 spaces
Available Reductions			Shared parking reduction= 102 X .15 = 15
Total Required	140 spaces	112 spaces	87 spaces

Example Scenario #4: Mixed Use

Site Data:

- 147,000 sf residential uses including 160 dwelling units
- 6,600 sf commercial uses
- Eligible for shared parking reductions
- 189 spaces provided on site

Example Scenario #2: Mixed Use Site within DTLA

	Required Parking from Previous Code:	Required Parking within DTLA as Currently Adopted:	Required Parking within DTLA Using Alternative 1:
Residential Parking Required	147,160 sf residential uses X (1 space per 750 sf) = 197 spaces Subtotal Residential = 197 spaces	133 < 1 bedroom units X .5 space = 67 spaces 27 > 2 bedroom units X .75spaces = 20 spaces 160 units x (.5 guest spaces per 10 units) = 8 guest spaces Subtotal Residential = 95 spaces	160 units x 1 space = 160 spaces Subtotal Residential = 160 spaces
Commercial Parking Required	6,600 sf commercial uses and personal services X (1 space per 500 sf) = 13 spaces Subtotal Commercial = 13 spaces	6,600 sf retail X (2.5 spaces per 1,000sf) = 17 spaces Subtotal Commercial = 17 spaces	6,600 sf retail X (2 spaces per 1,000sf) = 13 spaces Subtotal Commercial = 13 spaces
Minimum required parking subtotals	210 spaces	112 spaces	173 spaces
Available Reductions	Shared parking reduction = 13 X .15 = 2	Shared parking reduction = 112 X .2 = 22	Shared parking reduction = 173 X .2 = 34
Total Required	207 spaces	90 spaces	139 spaces

Example Scenario #2: Mixed Use Site outside DTLA

	Required Parking from Previous Code:	Required Parking outside DTLA as Currently Adopted:	Required Parking outside DTLA Using Alternative 1:
Residential Parking Required	50 units less than 700 sf X 1 space = 50 spaces 93 units 700-1,000sf X 1.75 spaces = 163 spaces 27 units 1,000-1,400sf X 2 spaces = 54 spaces Residential Subtotal = 267 spaces	133 < 1 bedroom units X 1 space = 133 spaces 27 > 2 bedroom units X 1.5 spaces = 40 spaces 160 units x (1 guest spaces per 10 units) = 16 guest spaces Subtotal Residential = 190 spaces	133 < 1 bedroom units X 1 space = 133 spaces 27 > 2 bedroom units X 1.5 spaces = 40 spaces 160 units x (1 guest spaces per 10 units) = 16 guest spaces Subtotal Residential = 190 spaces
Commercial Parking Required	6,600 sf retail X (1 space per 200 sf) = 33 spaces Commercial Subtotal = 33 spaces	6,600 sf retail X (5 spaces per 1,000sf) = 33 spaces Subtotal Commercial = 33 spaces	6,600 sf retail X (4 spaces per 1,000sf) = 27 spaces Subtotal Commercial = 27 spaces
Minimum required parking subtotals	300 spaces	223 spaces	217 spaces
Available Reductions		Shared parking reduction = 223 X .2 = 44	Shared parking reduction = 217 X .2 = 43
Total Required	300 spaces	179 spaces	174 spaces

Example Scenario #5: Bank

Site Data:

- 2,000 sf restaurant
- 15,000 sf bank
- 20,000 sf offices
- 38 spaces provided on site

Example Scenario #5: Bank within DTLA

	Required Parking from Previous Code:	Required Parking within DTLA as Currently Adopted:	Required Parking within DTLA Using Alternative 1:
Commercial Parking Required	2,000 sf commercial uses and personal services X (1 space per 500 sf) = 4 spaces 45,000 sf professional/office uses X (1 space per 350 sf) =128 spaces Subtotal Commercial = 132 spaces	2,000 sf restaurant X (5 spaces per 1,000 sf) = 10 spaces 15,000 sf financial institution X (2.5 space per 1,000 sf) = 38 spaces 30,000 sf office x (2 spaces per 1,000 sf) = 60 spaces Subtotal Commercial = 107 spaces	2,000 sf restaurant X (3 spaces per 1,000 sf) = 6 spaces 15,000 sf financial institution X (2.5 space per 1,000 sf) = 38 spaces 30,000 sf office x (2 spaces per 1,000 sf) = 60 spaces Subtotal Commercial = 104 spaces
Minimum required parking subtotals	132 spaces	107 spaces	104 spaces
Available Reductions	Shared parking reduction = 132 X .15 = 20	Shared parking reduction = 107 X .2 = 21 spaces	Shared parking reduction = 104 X .2 = 20 spaces
Total Required	113 spaces	86 spaces	84 spaces

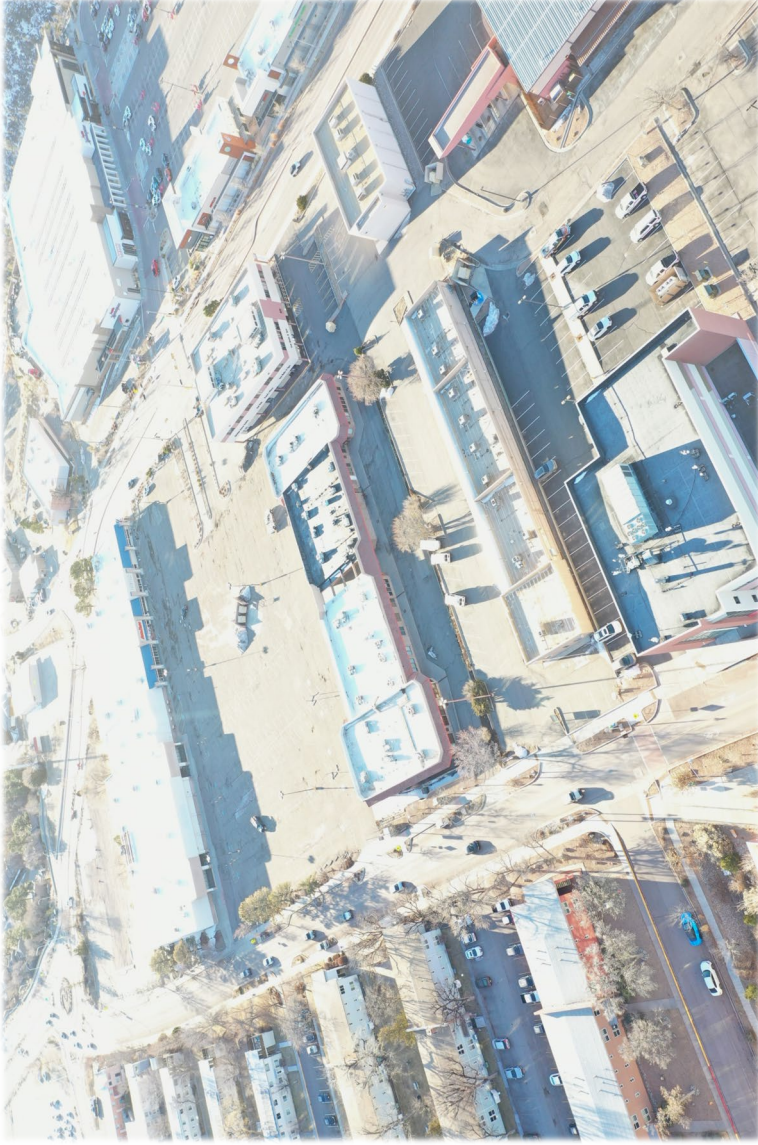
Example Scenario #5: Bank outside DTLA

	Required Parking from Previous Code:	Required Parking outside DTLA as Currently Adopted:	Required Parking outside DTLA Using Alternative 1:
Commercial Parking Required	2,000 sf restaurant X (1 space per 100 sf) = 20 spaces 15,000 sf financial institution X (1 space per 200 sf) = 75 spaces 30,000 sf office x (1 spaces per 250 sf) = 120 spaces Subtotal Commercial = 215 spaces	2,000 sf restaurant X (10 spaces per 1,000 sf) = 20 spaces 15,000 sf financial institution X (5 space per 1,000 sf) = 75 spaces 30,000 sf office x (4 spaces per 1,000 sf) = 120 spaces Subtotal Commercial = 215 spaces	2,000 sf restaurant X (6 spaces per 1,000 sf) = 12 spaces 15,000 sf financial institution X (5 space per 1,000 sf) = 75 spaces 30,000 sf office x (4 spaces per 1,000 sf) = 120 spaces Subtotal Commercial = 207 spaces
Minimum required parking subtotals	215 spaces	215 spaces	207 spaces
Available Reductions			Shared parking reduction = 207 X .2 = 41 spaces
Total Required	215 spaces	215 spaces	166 spaces

Recommended Revisions Summary

1. Revise parking ratios in Table 27 Minimum Off-Street Parking Requirements for Medical or dental clinics, retail sales, restaurants, bar, lounge and taverns.
2. Revise District Specific Standards within DTLA and WRTC for multi-family parking
 - Recommended Alternative: Revise District Specific Standards within DTLA and WRTC to require multi-family uses to provide 1 space per unit.
 - Alt 2: Revise District Specific Standards within DTLA and WRTC to require multi-family uses to provide 1 space per unit plus guest spaces
 - Alt 3: Require multi-family as provided in the table with no reductions
3. Clarify shared parking reduction applicability.
4. Clarify additional parking reduction applicability.
5. Revise Table 29 Shared Parking Reductions to correct inconsistencies

Comparison 1: Vicinity of Former Meri-Mac Site



7:30 AM

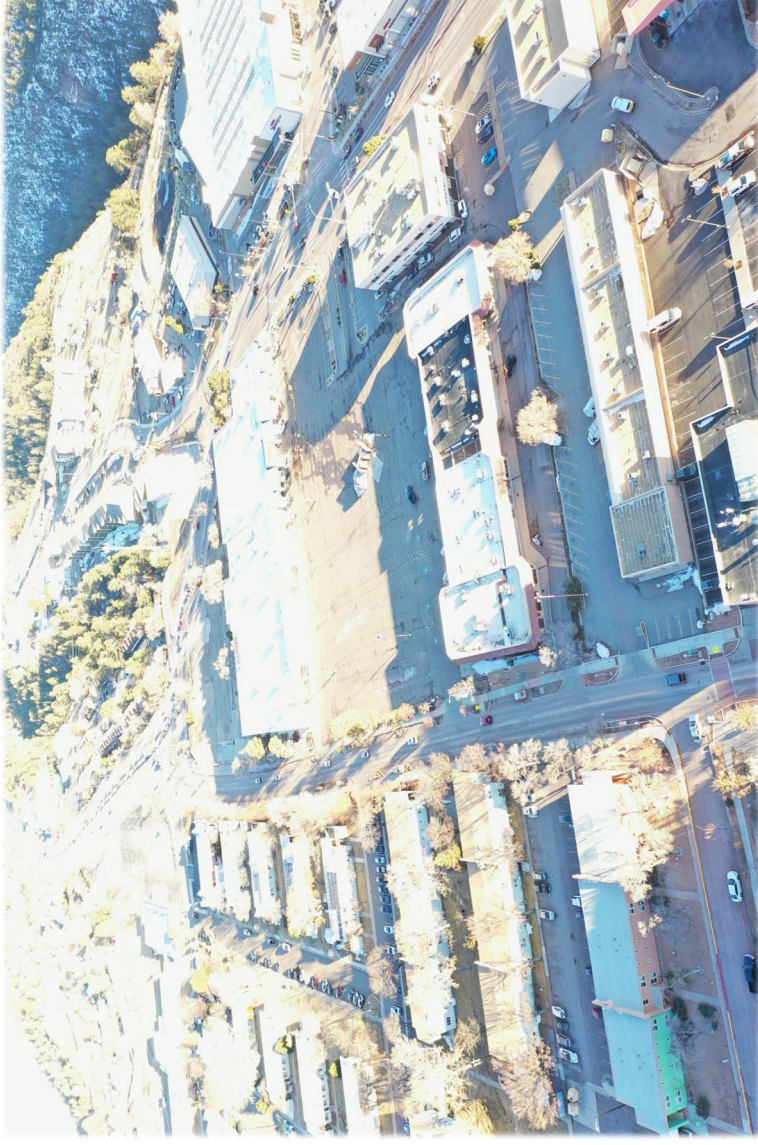


1:30 PM

Comparison 1: Vicinity of Former Meri-Mac Site



3:30 PM



5:15 PM

Comparison 2: Vicinity of Municipal Building



7:30 AM

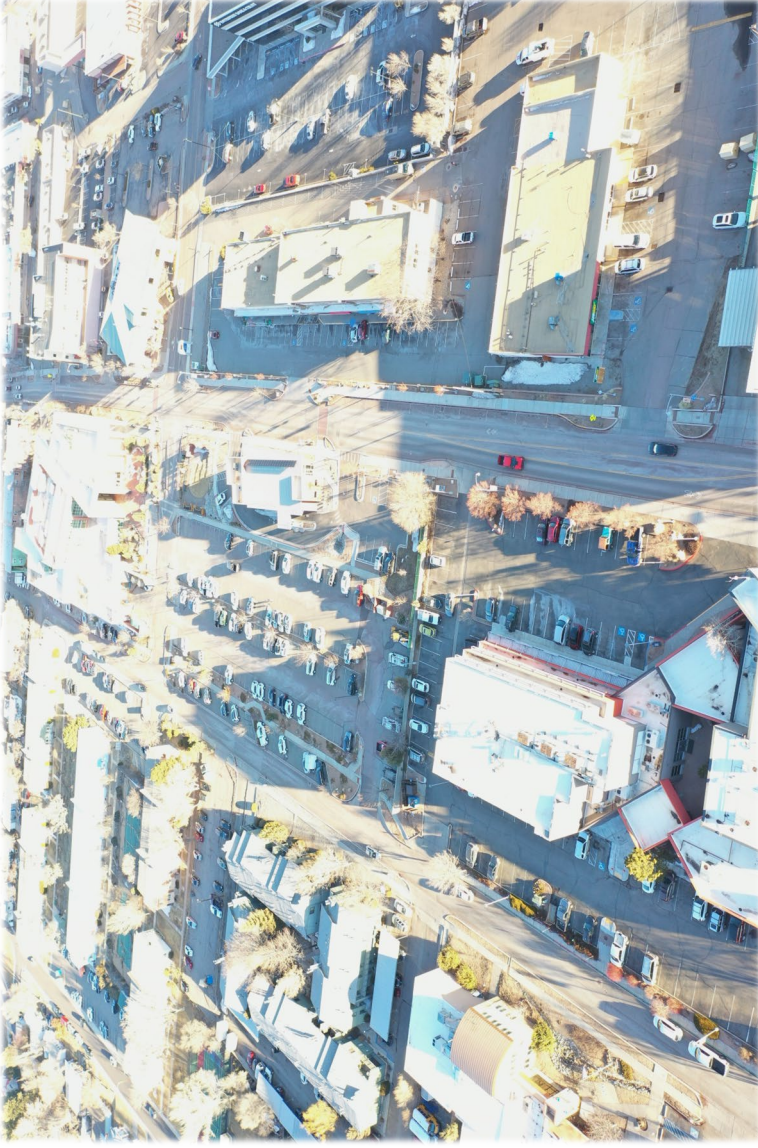


1:30 PM

Comparison 2: Vicinity of Municipal Building



3:30 PM



5:15 PM

Comparison 3: Vicinity of Enterprise Bank



7:30 AM



1:30 PM

Comparison 3: Vicinity of Enterprise Bank



3:30 PM



5:15 PM

Comparison 4: Vicinity of 15th Street & Central Ave



7:30 AM

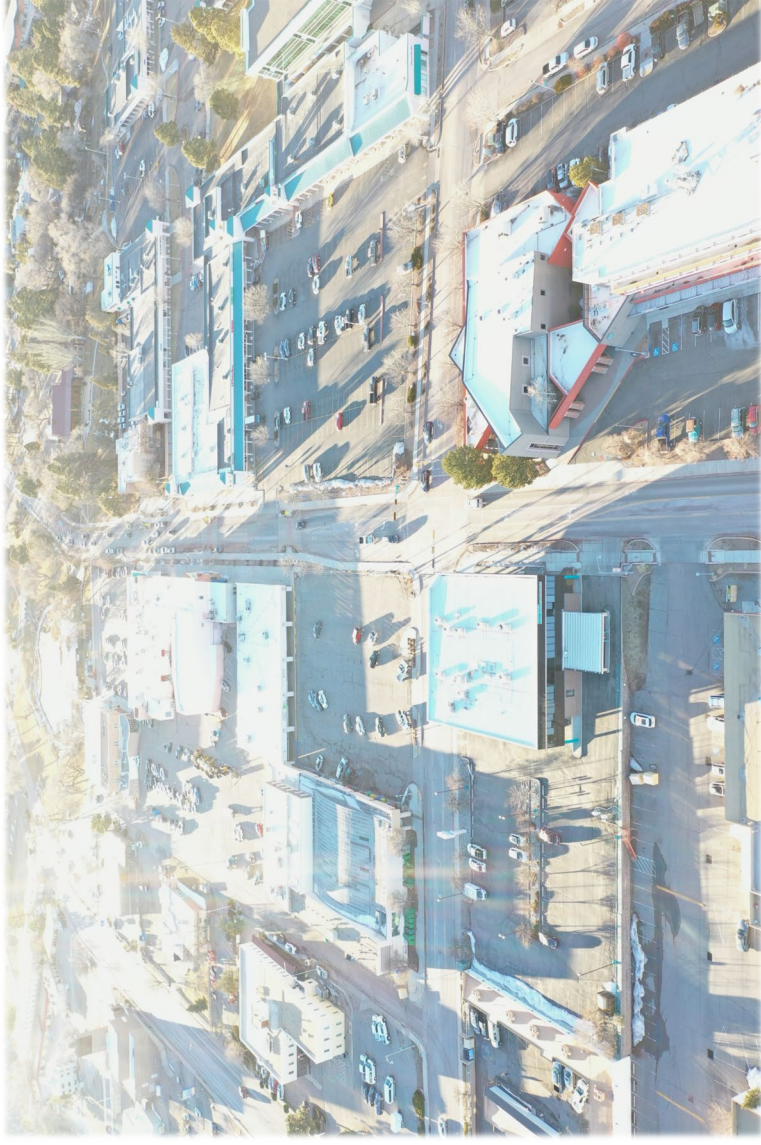


1:30 PM

Comparison 4: Vicinity of 15th Street & Central Ave



3:30 PM

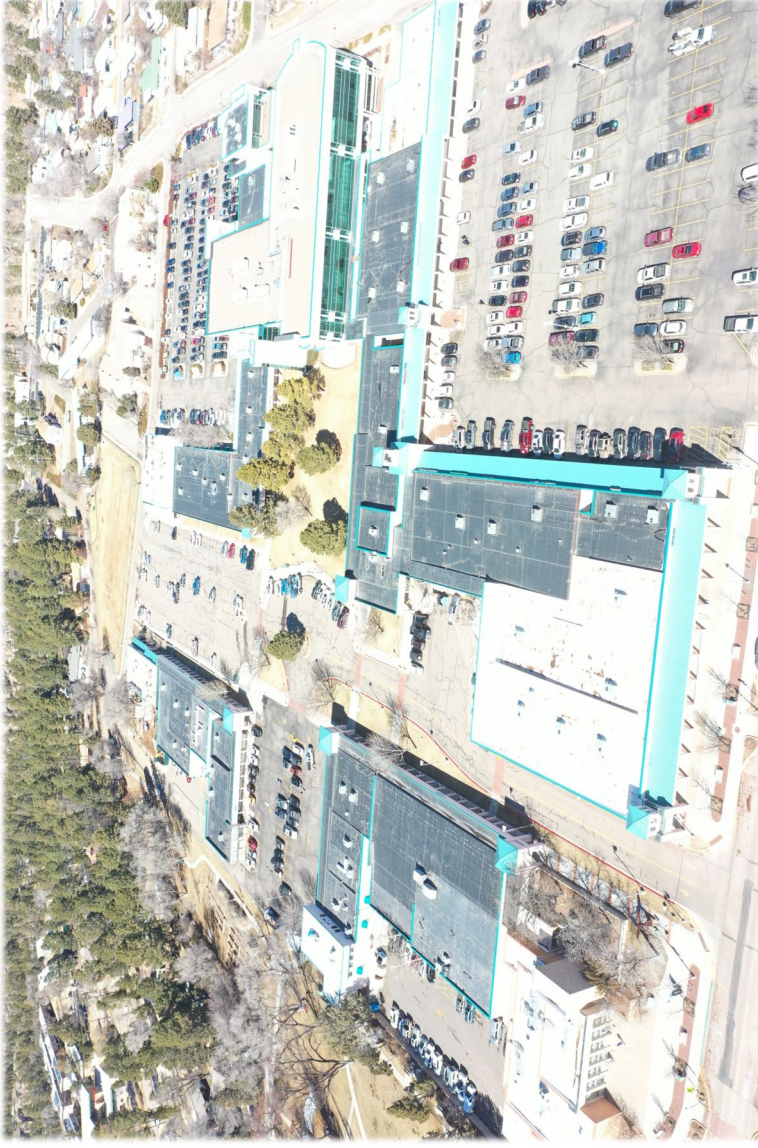


5:15 PM

Comparison 5: Vicinity of Central Park Square



7:30 AM

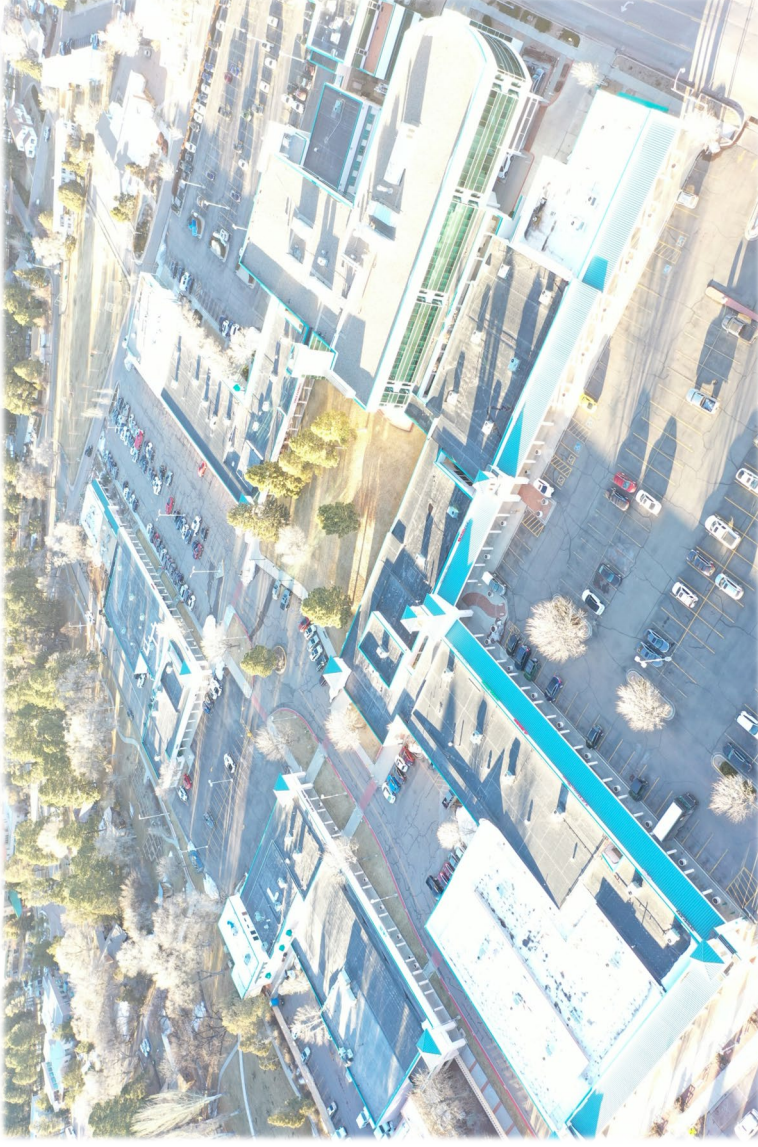


1:30 PM

Comparison 5: Vicinity of Central Park Square

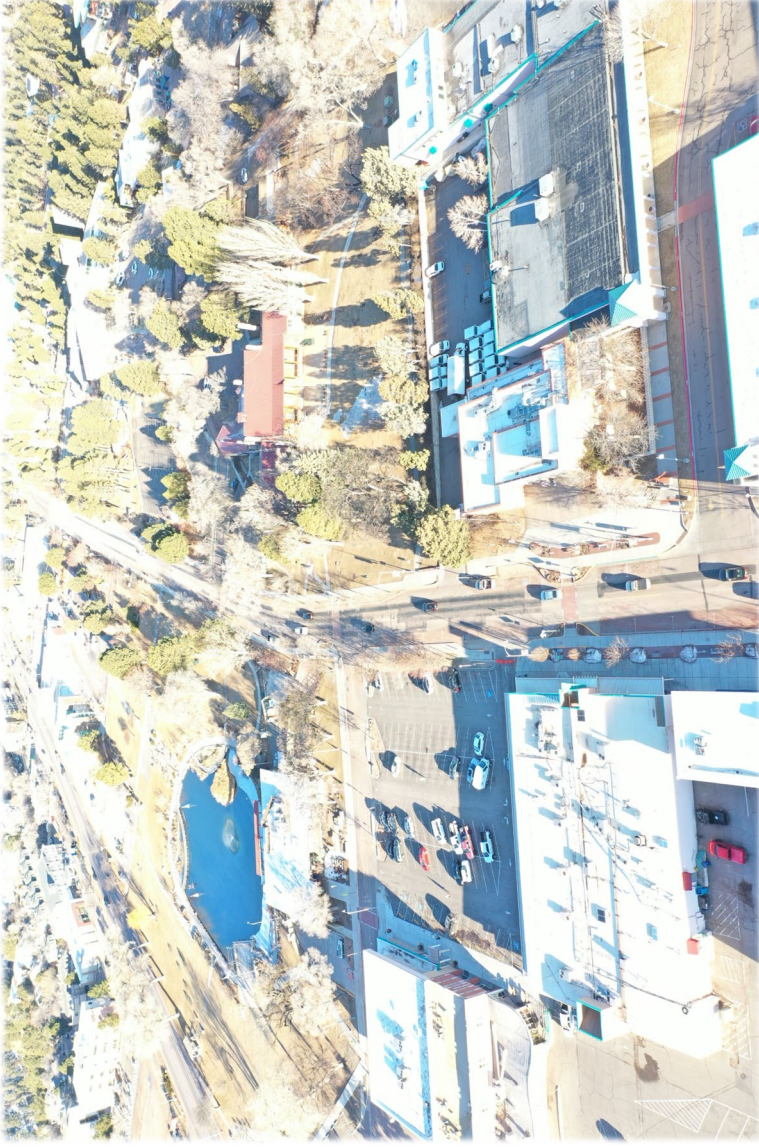


3:30 PM



5:15 PM

Comparison 6: Vicinity of 20th Street & Central Ave



7:30 AM



1:30 PM

Comparison 6: Vicinity of 20th Street & Central Ave



3:30 PM



5:15 PM

Discussion

DEKKER
PERICH
SABATINI
Architecture
in Progress

Planning and Zoning Recommendations