

**MOORPARK CITY COUNCIL  
AGENDA REPORT****TO: Honorable City Council****FROM: David A Bobardt, Planning Director****DATE: May 8, 2009 (CC Meeting of 5/20/2009)****SUBJECT: Consider Resolution Directing the Planning Commission to Study, Hold a Public Hearing and Provide a Recommendation on an Amendment to Section 17.32.025 High Street Area Parking Requirements, of Title 17, Zoning, of the Moorpark Municipal Code****BACKGROUND / DISCUSSION**

The City Council comprehensively amended the City's parking standards in the Zoning Ordinance in 2007. As part of that amendment, the parking standards for High Street were also amended. The purpose of Section 17.32.025 was to adjust the parking standards for High Street to a rate lower than the normal parking required in other parts of the City in order to attract businesses to locate in the downtown area. The standard for High Street is now 75% of the parking required for similar uses in other parts of the City when reciprocal access and parking is provided. This could be further reduced to 50% with payment of an in-lieu fee based on the cost for the City to provide parking off-site. What the City has found is that the parking "buy-down" is an expensive part of the development on High Street and as a consequence, it has not been used. There is still a need to attract new businesses to downtown and to provide an incentive for existing businesses to expand. Additionally, the current parking standard for restaurants, when applied to High Street is viewed as a potential impediment to bringing new restaurants to High Street and to encouraging existing restaurants to expand. In order to provide a potential incentive to existing and new businesses to locate in downtown and to encourage new restaurants and existing restaurants to expand in downtown the parking standards for High Street need to be evaluated for potential adjustment. A draft resolution to initiate consideration of amendments to the parking standards for High Street is attached for Council consideration.

**STAFF RECOMMENDATION**

Adopt Resolution 2009-\_\_\_\_\_.

ATTACHMENT: Draft Resolution

RESOLUTION NO. 2009-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOORPARK, CALIFORNIA, DIRECTING THE PLANNING COMMISSION TO STUDY, HOLD A PUBLIC HEARING AND PROVIDE A RECOMMENDATION TO THE CITY COUNCIL ON AN AMENDMENT TO SECTION 17.32.025 HIGH STREET AREA PARKING REQUIREMENTS, OF TITLE 17, ZONING, OF THE MOORPARK MUNICIPAL CODE

WHEREAS, Section 17.44.050 of the Municipal Code provides that the City Council may initiate proceedings to consider amendments to the Zoning Ordinance by the adoption of a resolution of intent; and

WHEREAS, the City Council wishes to initiate proceedings to consider an amendment to Section 17.32.025 High Street Area Parking Requirements, of Title 17, Zoning, of the Moorpark Municipal Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOORPARK DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. INITIATION OF PROCEEDINGS: The City Council hereby authorizes the initiation of proceedings to consider an amendment to Section 17.32.025 High Street Area Parking Requirements, of Title 17, Zoning, of the Moorpark Municipal Code.

SECTION 2. DIRECTION TO PLANNING COMMISSION: The Planning Commission is hereby directed to study, hold a public hearing, and provide a recommendation to the City Council on this matter.

SECTION 3. CITY CLERK CERTIFICATION AND FILING: The City Clerk shall certify to the adoption of this resolution and shall cause a certified resolution to be filed in the book of original resolutions.

PASSED AND ADOPTED this 20th day of May, 2009.

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Janice S. Parvin, Mayor

ATTEST:

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Deborah S. Traffenstedt, City Clerk