

AB 2097

Accessibility and Disability Commission

March 28, 2023





AB 2097

Planning & Community Development

- **Parking Requirements in Transit Areas**

- > What it does

- Cities cannot require parking minimums for development projects within ½ mile of public transit
 - Public transit is defined as:
 - » a rail or BRT station,
 - » ferry terminal served by bus or rail, or
 - » an intersection of two or more bus routes with 15 minute headways during am and pm peak periods



AB 2097 – Project Based Exception

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- Exception if City can present evidence (within 30 days of submittal) that to find that not imposing a requirement on an individual project would have a substantially negative impact on:
 - > The city's ability to meet its share of the RHNA for low- and very low income households.
 - > The city's ability to meet any special housing needs for the elderly or persons with disabilities identified in the analysis required pursuant to paragraph (7) of subdivision (a) of Section 65583.
 - > Existing residential or commercial parking within one-half mile of the housing development project.
- Exception cannot apply if:
 - > The development dedicates a minimum of 20% of the total number of housing units to very low, low, or moderate-income households, students, the elderly, or persons with disabilities.
 - > The development contains fewer than 20 housing units.
 - > The development is subject to parking reductions based on the provisions of any other applicable law.



AB 2097 – Other Exceptions

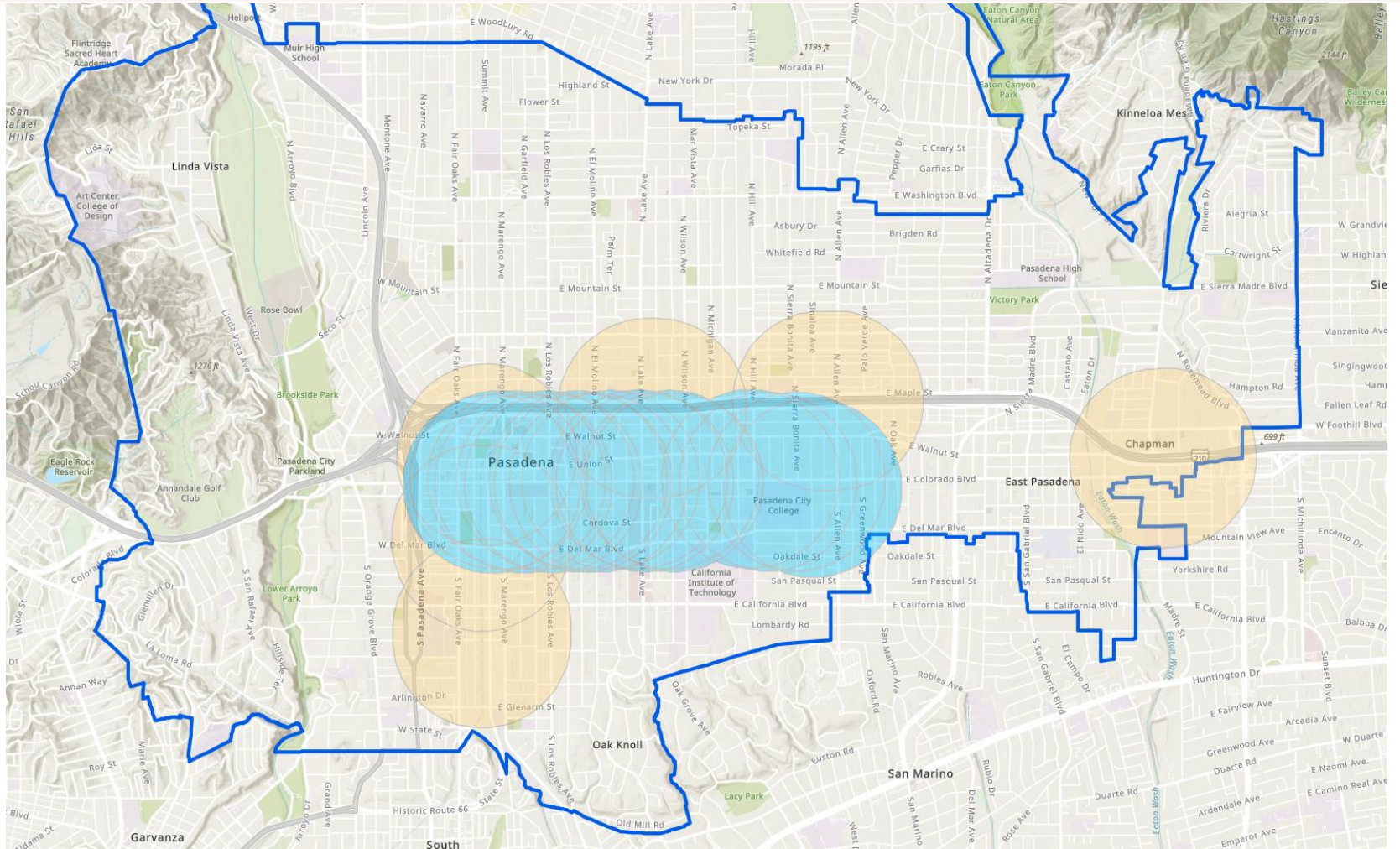
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- Exception: shall not apply to commercial parking requirements if it conflicts with an existing contractual agreement of the public agency
- Exception “Project” does not include a project where any portion is designated for use as a *hotel, motel, bed and breakfast inn, or other transient lodging*, except where a portion of a housing development project is designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code.



AB 2097 – Areas in Pasadena

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AB 2097 – Implementation

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- New development projects (in the mapped area) are not required to provide off-street parking
 - Hotels and motels are not eligible
 - Development projects must require an entitlement
 - Any provided parking must still comply with ADA and EV requirements

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