



City of Camarillo

Planning Commission AGENDA REPORT COVER

DATE: October 3, 2023

TO: Planning Commission

FROM: David Moe, Interim Community Development Director

SUBMITTED BY: James Fowler, Senior Planner

SUBJECT: Assembly Bill 2097 Parking Informational Update

PROJECT INFORMATION SUMMARY

Assembly Bill (AB) 2097 went into effect January 1, 2023. AB 2097 includes Government Code § 65863.2 which prohibits a public agency from imposing or enforcing any minimum parking requirements on a residential, commercial, or other development project located within one-half mile from a qualified public transit stop. The Metrolink station is currently the only qualified public transit stop within the City. AB 2097 allows the City to impose parking requirements on event centers, hotels, motels, bed and breakfast inns, other transient lodgings, and require parking spots for electric vehicle charging and parking spots for persons with disabilities that would have otherwise been required by the Camarillo Municipal Code.

A project is considered to be outside the one-half mile radius of the Metrolink if the parcels within the project have more than 25 percent of their area outside the one-half mile radius and more than 10 percent of the residential units in the project or 100 units, whichever is less, are farther than one-half mile from the Metrolink. Staff has developed the half-mile radius map (attachment 1) from the Metrolink station in consultation with the City Attorney's office. The one-half mile radius is measured from the entire parcel, including the parking lots, and not just the actual train/transit platform.

The City may impose or enforce minimum parking requirements if it demonstrates, by a preponderance of evidence in the record, that not imposing parking requirements will have a substantially negative impact, on any of the following:

- a. The City's ability to meet its share of the regional housing need for low- and very low-income households.

- b. The City's ability to meet any special housing needs for the elderly or persons with disabilities, as specified.
- c. Existing residential or commercial parking within one-half mile of the housing development project.

This exception may not be used for a housing development project that satisfies any of the following:

- a. The development dedicates a minimum of 20 percent of the total number of housing units to very low-, low-, or moderate-income households, students, the elderly, or persons with disabilities.
- b. The development contains fewer than 20 housing units.
- c. The development is subject to parking reductions based on the provisions of any other applicable law.

The City Attorney's office has explained that "a substantially negative impact, supported by a preponderance of the evidence in the record," is a high standard to satisfy. It is important to note that AB 2097 is a new bill that has not yet been tested in the courts and, consequently, how it is interpreted may change in the future.

AB 2097 preempts the Camarillo Municipal Code parking requirements when the provisions of Government Code § 65863.2 are satisfied and, consequently, imposes a significant restraint on the City's ability to regulate parking.

SUGGESTED ACTION

Receive and file the Assembly Bill 2097 Parking Informational Update.

ATTACHMENTS

- 1. AB 2097 Affected Area Map
- 2. AB 2097 Text
- 3. Public Notice