

PLANNING COMMISSION MINUTES OF AUGUST 22, 2011

6. **Report:** **Fair Oaks Avenue/Route 237 Parking Facility Study**
Staff Contact: Jack Witthaus, 408-730-7330
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Notes: *This item is scheduled to be considered by City Council on September 20, 2011.*

Jack Witthaus, Transportation and Traffic Manager, presented the staff report.

Comm. Sulser said this site is two parcels, and asked whether making a parking lot out of one of the parcels would have the same outcome. Mr. Witthaus said the City would probably be looking at the same ratio of use to cost and the City needs about 55% occupancy to turn a profit.

Comm. Chang asked staff about leasing the site to a private operator who may provide some improvements. Mr. Witthaus said in the future, staff may recommend to Council to lease the lot for special situations like 49ers games. Mr. Witthaus said staff hired an independent consultant and they did not see a park and ride as a feasible use for this site. Mr. Witthaus said the lot would require some demolition and therefore upfront costs, before it could be used.

Chair Hendricks asked what the current use of the site is. Mr. Witthaus said the only active use on this property is a light rail substation.

Chair Hendricks opened and closed the public hearing.

Comm. Sulser moved for Alternative 1, to accept the findings of the study issue and take no further action on the establishment of a self-pay, improved parking facility at the City property at Fair Oaks Avenue and Route 237. Comm. Kolchak seconded the motion.

Comm. Sulser said that he had hoped a use would be found for this property; however he thinks it is time to cut our losses on this study issue.

Comm. Kolchak said that he thinks it would be more of a loss than gain to add a parking facility on this site.

Chair Hendricks said it looks like staff has looked at all the options; however a parking facility does not seem to work for this site.

ACTION: Comm. Sulser made a motion to recommend to City Council to accept the findings of the study issue and take no further action on the establishment of a self-pay, improved parking facility at the City property at Fair Oaks Avenue and Route 237. Comm. Kolchak seconded. Motion carried 6-0, with Comm. Dohadwala absent.

APPEAL OPTIONS: This recommendation will be forward to City Council for consideration at the September 20, 2011 City Council meeting.