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**ITEM IV-C:    PRESERVES CONDOMINIUM CONVERSION PARKING PLAN (FILE #SUBD 04-20)**

**REQUEST**

On December 16, 2004 the Planning Commission approved a condominium conversion of the Preserves at Antelope Creek Apartments. At the conclusion of the hearing, the Commission asked that a parking plan be drafted and approved before recordation of the Final Map for this subdivision. The requested information is provided in this report for the Commission's consideration.

**SUMMARY RECOMMENDATION**

The Planning Department recommends that the Planning Commission take the following action:

- A. Approve the parking plan as proposed.

**BACKGROUND**

At the December 16, 2004 Planning Commission meeting the Commission approved a Tentative Subdivision Map, Development Agreement Amendment, and Affordable Purchase Housing Development Agreement to convert the existing 336-unit apartment complex to condominiums (Attachment 2). At the meeting there was public testimony and commissioner concerns regarding the lack of covered parking for future buyers in the Preserves complex. A condition was added to the project to require the applicant to examine the existing parking layout and develop a parking plan that provides a minimum of one covered space per unit.

Condition 16(g) required that "A Parking Management Plan shall be developed and approved by the Planning Commission that includes a minimum of one parking space assigned to each unit." Below is an evaluation of the plan, which is provided as Attachment A.

**EVALUATION**

The parking plan provided by the applicant meets the Planning Commission objective to provide one covered space per unit. In addition, the plan provides one covered space and one assigned space for two and three bedroom units. Staff also worked with the applicant to provide guest parking and reserved parking in close proximity to each unit. The longest distance that a resident would have to walk to from their assigned parking space to their home would be 220 feet. The attached plan is difficult to read, but an arrow on the site plan highlights this walking trip. At the southwestern corner of the site it is difficult to provide guest parking given the lack of extra parking spaces in this area. The majority of the guest parking is located at the front of the project adjacent to the office and pool.

The parking plan includes a spreadsheet that lists each unit number, and the spaces assigned to each unit (Exhibit A). Every unit has been assigned either a garage or covered space. In addition, all two bedrooms and three bedroom units have been assigned an additional space. In some instances, this second space would also be covered. Staff feels the parking plan meets the intent of condition #16g and recommends the Commission approve the Parking plan for the Preserves.

**ATTACHMENTS**

1. Vicinity Map

**EXHIBITS**

A. Parking Plan

**Note to Applicant and/or Developer:** Please contact the Planning Department staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing.