



5111 Telegraph Ave #304, Oakland, CA 94609
510 545 9970 www.dannan.co info@dannan.co

1435 Webster St, Alameda, CA
Request for waiver from parking requirements

The developer is also requesting a waiver from parking requirements due to the building's location on major transit lines, the provision of transit passes to the building's residents and workers, and other traffic mitigation strategies.

Based on the Alameda Municipal Code's standard parking regulations, the project's nine residential units and 4,700 square feet of retail area have a calculated requirement of 21 spaces:

9 dwelling units located above ground-floor commercial x 1 space/d.u. = 9 spaces
4,700 sq. ft. General Retail in Commercial District x 2.5 spaces/1,000 sq. ft = 11.75 spaces
21 spaces

Our project will provide on site parking for 18 vehicles. The spaces allocated to the residential residents will be unbundled. If residents wish to have them for exclusive use they will need to purchase or rent them separately. We will also be adding one on-street parking space through the elimination of one of the current driveways on the property. That makes for a total of 8 public on-street parallel parking spaces fronting the project site.

The project's onsite parking supply of 18 spaces reflects a deficit of three spaces from the base code requirement. City agencies, including Alameda, allow for a reduction from the base parking requirements for developments with Travel Demand Management programs and/or are located within well-served transit areas. The project site is situated in an urban area where many businesses are within walking distance. Webster Street is a primary transit corridor, with six public transit bus routes directly serving the project site or within one block. The project will also provide transit passes for the residential units, while the unbundling of the parking spaces from the rent or purchase of the apartments will further reduce parking needs.

The Metropolitan Transportation Commission's "Parking Code Guidance" manual provides some direction in applying parking reductions. The MTC recommendations allow a 25 percent reduction in parking requirements and/or exempting retail stores less than 5,000 square feet.

The proposed project's deficit of 3 onsite spaces represents a 14 percent reduction to the base code requirement of onsite spaces. However, the proximity of on-street parking, including 8 spaces fronting the project site, provides up to 26 spaces at the site, which exceeds the parking code requirement.

Given the convenience of the adjacent on-street parking spaces, many retail customers will choose to use these spaces instead of the internal parking area even if those spaces are available. Therefore, it is reasonable to include street spaces in the total supply. Based on the project's transit oriented location and the preferential location of additional street spaces serving the site, the onsite supply of 18 spaces would be expected to adequately serve the project site, according to a study by Omni Means Traffic Engineers.