



Short Term Daily Parking Provision

TDM MEASURE:

The Development Project shall not include a parking rate or pass beyond one day; in other words, no weekly, monthly, or annual parking passes may be provided. The daily and hourly parking rates shall not be less than the average daily and hourly parking rates among all publicly accessible parking lots and garages within a quarter-mile of the subject property (e.g. public lots/garages and those accessory to specific uses). If there are fewer than 3 such parking facilities within a quarter-mile of the property, then the daily and hourly parking rates shall be based on the 3 nearest parking facilities within the City.

The daily parking rate of nearby facilities shall be calculated as the cost to park from exactly 7:00am to 7:00pm or the lowest daily rate offered by the facility, whichever is lower. The hourly parking rate of nearby facilities shall be calculated as 75 percent of the cost to park from exactly 7:00am to 7:00pm, divided by 12.

APPLICABILITY:

This measure is applicable to any non-residential Development Project (land use categories A, B, and D) that charges a price greater than \$0 for Accessory Parking.

POINTS:

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DEVELOPMENT REVIEW: The measure must be included in the Development Project's TDM Plan.

PRE-OCCUPANCY MONITORING AND REPORTING: The property owner shall provide Planning staff with an analysis of daily parking rates for all publicly accessible parking garages and lots within a quarter-mile of the subject property, as described above. The property owner shall provide Planning staff with the proposed hourly and/or daily parking rates for the Development Project's accessory parking and confirm that no parking pass shall be offered beyond one day.

ONGOING MONITORING AND REPORTING: The property owner shall submit copies of parking rate sheets from its submittal to the San Francisco Tax Collector's office and photos of signs documenting the parking rates for the facility. The property owner must also send evidence of parking revenues that reflect daily or shorter (i.e., hourly) payments for parking. If parking is sold to the building tenant (i.e., employer/store) rather than directly to the consumers of parking, the property owner must send evidence that the lease (or deed) of parking includes a provision that the tenant cannot offer parking passes of a duration greater than one day and must be either sold each day to the employee or have a structure where employees only pay for parking when they use the spaces. The property owner must provide evidence of compliance with the requirements of parking provision as stated in the lease or deed. Revenues must reflect daily payments from users of garage.

The property owner shall provide Planning staff with an analysis of daily parking rates for all parking publicly accessible garages and lots within a quarter-mile of the subject property, as described above, at the time of each Ongoing Monitoring and Reporting submittal in order to verify parking rates are aligned with recent parking rates in the vicinity.

RELEVANT MUNICIPAL CODE(S): San Francisco Planning Code 155(g)