
SENATE COMMITTEE ON APPROPRIATIONS

Senator Anthony Portantino, Chair
2023 - 2024 Regular Session

AB 894 (Friedman) - Parking requirements: shared parking

Version: August 15, 2023

Policy Vote: GOV. & F. 7 - 0, HOUSING 9
- 2

Urgency: No

Mandate: Yes

Hearing Date: September 1, 2023

Consultant: Mark McKenzie

Bill Summary: AB 894 would require public agencies to allow developments to count underutilized and shared parking spaces toward a parking requirement imposed by the agency.

***** ANALYSIS ADDENDUM – SUSPENSE FILE *****

The following information is revised to reflect amendments
adopted by the committee on September 1, 2023

Fiscal Impact:

- The Department of Housing and Community Development (HCD) indicates that any costs associated with this bill would be minor and absorbable. (General Fund)
- Unknown local mandated costs. While the bill could impose new costs on local agencies to revise planning requirements to allow for the use of shared parking agreements to count toward meeting parking requirements, these costs are not state-reimbursable because local agencies have general authority to charge and adjust planning and permitting fees to cover their administrative expenses associated with new planning mandates. (local funds)

Author Amendments:

- Specify that the bill's requirements apply to local agencies, rather than public agencies (thereby excluding the state or any state agency, board, or commission).
- Require a local agency, private landowner, or lessor to examine the feasibility of shared parking agreements to replace new parking construction or limit the number of spaces to be built in the following circumstances:
 - When state funds are used on a new development and the funding availability is announced after June 30, 2024
 - When public funds are being used to develop a parking structure or surface parking and the funding has not been awarded as of June 30, 2024.
- Require the local agency providing the most funding for a proposed new development to examine the feasibility of shared parking agreements, and require the examination to include identification of parking facilities on contiguous properties or nearby properties that would not require users to cross a street, and consideration of availability of those facilities for shared parking.
- Explicitly specify that the bill does not apply to land owned or leased by the state.

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