

February 28, 2023

The Honorable Laura Friedman
Member of the California State Assembly
California State Capitol
Sacramento, CA 95814

Re: AB 894 (Friedman) – SPUR Sponsorship & Support

Dear Assemblymember Friedman:

I am writing to state SPUR’s enthusiastic sponsorship and support of AB 894 (Friedman). This bill supports better use of underutilized parking in order to reduce the cost burdens on new housing and businesses associated with excessive parking requirements. The bill requires that public agencies allow underutilized parking spaces to be shared with other land uses and the public, and to count shared parking toward meeting parking requirements in specified circumstances. The bill also requires that shared parking arrangements be considered when public funds are used for new development or new parking lots.

AB 894 responds to recent research on parking supply. Recent assessments have found a surprising abundance of parking in the most populous California regions, even where there are perceptions that parking is inadequate. A 2015 study of Los Angeles County parking found that there are more than 1.5 parking spaces for every resident in the County, including children. SPUR coordinated a 2022 Bay Area Parking Census which found 15 million parking spaces in the 9-county area - 2.4 spaces for every car. What is often lacking is not parking, but rather tools and regulations that allow existing parking to be shared more effectively.

AB 894 comes at a time when new tools are making it more practical for existing parking resources to be shared efficiently. For example, applications such as Parkade and ParqEx allow parking owners or managers to easily share spaces at specific times of day or days of the week. Meanwhile professional, peer-reviewed guidance based on hundreds of development examples makes it easy to estimate, in each specific circumstance, how shared parking can help meet parking demand.¹

Without action, some public agencies will continue to exacerbate transportation and land use challenges by requiring new parking spaces where existing parking can be shared more effectively. Unnecessary parking consumes land and resources that could be better used to support more housing, jobs, services, and open space. It also encourages more single-occupant vehicle use which directly contradicts the legislature's climate and equity goals.

¹ Smith, Mary, S., *Shared Parking, Third Edition* (published jointly by ICSC, ULI and NPA)., 2020.

By requiring jurisdictions to allow excess parking to be shared and counted toward parking requirements, AB 894 will reduce circumstances where costly and space-intensive new parking construction is mandated, particularly when nearby existing parking is readily available for use. For these reasons, SPUR is honored to sponsor and support AB 894. Please contact me at jkass@spur.org for any questions about our position.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathon Kass". The signature is written in a cursive, flowing style.

Jonathon Kass
Transportation Policy Manager, SPUR