



DISCLAIMER: This document is intended solely as a technical overview of AB 894 (2023) regarding Shared Parking Agreements. It is not intended to serve as legal advice regarding any jurisdiction's specific policies or any proposed housing development project. Local staff should consult with their city attorney or county counsel before taking any action to implement these changes.

AB 894 Shared Parking Agreements

AB 894 (2023), Government Code 65863.1, allows sites to share parking spaces if the site providing the shared parking spaces (“provider site”) has excess parking. If the site receiving parking (“receiving site”) uses the shared parking spaces to satisfy the local parking requirements, both sites and the agreement must meet certain requirements, as described below.

Criteria and Requirements

- At least 20 percent of the provider site’s parking spaces are not occupied during the period in which shared parking is proposed.
- Sites sharing parking are on the same/contiguous parcels, within 2,000 feet by the shortest walking route, or there is a plan to move people between the sites.
- Either the shared parking agreement must include a parking analysis using peer-reviewed methodologies or, if the agreement is approved, the local agency must decide the number of parking spaces that can be reasonably shared between uses to fulfill parking requirements.
- For certain publicly funded projects, the public agency providing the most funding must examine the feasibility of shared parking before funding is granted for parking lots or garages.

Public Notice

If the sites entering into the shared parking agreement include developments of at least 10 residential units or at least 18,000 square feet, the local agency must notify all property owners within 300 feet of the provider site and receiving site and, if a request for a meeting is received within 14 days, hold a public meeting.

Local Ordinance

A city or county may adopt a “shared parking agreement” ordinance. Adopting this ordinance allows the public agency to avoid the noticing and meeting requirements under the statute. If the local agency adopts an ordinance, it should include requirements for recording the agreements and requirements for the content of the agreements.

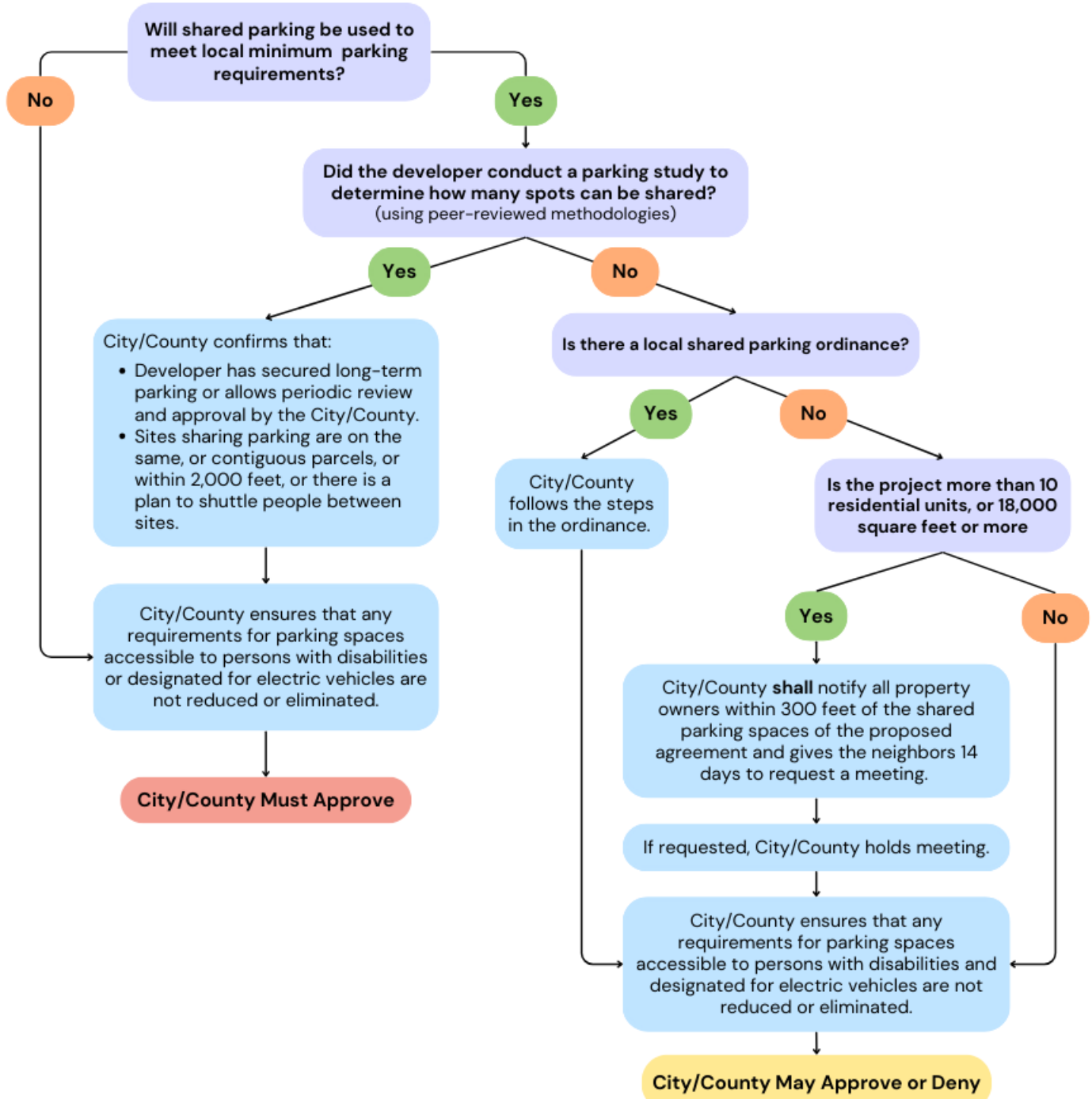


Regional Housing Technical Assistance Program

Processing Shared Parking Agreement Proposals

Developer Proposes a Shared Parking Agreement

- Developer finds a provider site with at least 20 percent of its parking spaces unoccupied during the proposed shared parking period.
- Developer and owner of the provider site submit a shared parking agreement to the City/County.





Regional Housing Technical Assistance Program

Step 1

Developer Proposes a Shared Parking Agreement

- Developer identifies a nearby site with at least 20 percent of the parking spaces unoccupied during the proposed shared parking period.
- Developer and owner of site with excess parking submit a shared parking agreement to the City/County.

Step 2

Will parking be used to meet local minimum parking requirements?

If yes, skip to Step 3.

If no:

- City/County ensures that any requirements for parking spaces accessible to persons with disabilities or designated for electric vehicles are not reduced or eliminated.
- **City/County must approve the shared parking agreement.**

Step 3

Did the developer conduct a parking study to determine how many spots can be shared using peer-reviewed methodologies?

If no, skip to Step 4.

If yes:

- City/County confirms that:
 - Developer has secured long-term parking or allows periodic review and approval by the City/County.
 - Sites sharing parking are on the same, or contiguous parcels, or within 2,000 feet, or there is a plan to shuttle people between sites.
- City/County ensures any requirements for parking spaces accessible to persons with disabilities or designated for electric vehicles are not reduced or eliminated.
- **City/County must approve the shared parking agreement.**

Step 4

Is there a local shared parking ordinance?

If no, skip to Step 5.

If yes:

- City/County follows the steps in the local ordinance.
- City/County ensures that any requirements for parking spaces accessible to persons with disabilities or designated for electric vehicles are not reduced or eliminated.
- **City/County may approve or deny the shared parking agreement.**

Step 5

Do the sites include more than 10 residential units, or 18,000 square feet or more?



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If no:

- City/County ensures that any requirements for parking spaces accessible to persons with disabilities or designated for electric vehicles are not reduced or eliminated.
- **City/County may approve or deny the shared parking agreement.**

If yes:

- City/County **shall** notify all property owners within 300 feet of the shared parking spaces of the proposed agreement and gives the neighbors 14 days to request a hearing.
- If requested, City/County holds a meeting.
- City/County ensures that any requirements for parking spaces accessible to persons with disabilities or designated for electric vehicles are not reduced or eliminated.
- **City/County may approve or deny the shared parking agreement.**