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In-Lieu Parking Fee

A. Applicability. In the Downtown Specific Plan (DSP) zone only, off-street parking requirements defined in Section 30.32.050 may be satisfied by paying a fee in lieu of each parking space not provided on-site, according to the following restrictions:

1. New construction and building expansion projects shall pay a one-time fee.
2. Change of use projects shall pay an annual fee.
3. New construction and building expansion projects may pay an in-lieu parking fee in order to satisfy any portion up to 50% of required parking.
4. Change of use projects may pay an in-lieu parking fee in order to satisfy any portion up to 100% of required parking.
5. The in-lieu parking fee may be used in conjunction with other methods for satisfying the minimum parking requirements.

B. Procedure.

1. So long as the above restrictions are met, no public hearing is required.
2. The fees shall be collected by the Glendale Redevelopment Agency.
3. Either the full amount of the one-time fee or the first payment of the annual fee shall be paid prior to issuance of a building permit for the structure or occupancy for which the parking is required or prior to the issuance of a city business license for the activity for which the parking is required, if no building permit is required.
4. Fees shall be placed in the Downtown Transportation Fund, once this fund is created. Prior to the creation of this fund, fees may be placed in the Parking Fund, which is defined in Section 4.64.030.

C. Calculation Method of Parking In-Lieu Fee. In-Lieu Fee rates shall be assessed in the amount established by the city council by resolution. The resolution shall include a fee schedule for both change of use projects and new construction. These fees shall be reviewed on July 1st of each year and may be adjusted according to the change in the Consumer Price Index (CPI) from the previous year.

D. Change in Ownership. A change of ownership or the dividing or merging of properties shall not affect an obligation for in-lieu parking fees or a determination that parking requirements have been met according to fees paid for a particular use.

E. Other Charges. Payment of an in-lieu parking fee shall not relieve any owner, developer, lessee or sublessee from any ad valorem tax or special district assessment or from any charge

which may be imposed for the use of parking spaces within any established City off-street parking facility.