



City of Walnut Creek
Development Review Services
1666 N. Main Street, Walnut Creek, CA 94596
(925) 943-5834 phone (925) 256-3500 fax

Issued March 22, 2016

Policy Bulletin No. PB-065

Loss of Parking Spaces due to ADA Upgrades

Background: The City's parking requirements predate the current standards for disabled parking spaces required under state and federal law, and a significant number of parking facilities within the city do not comply with these current standards. Disabled parking spaces and associated circulation pathways are larger than standard parking spaces, and upgrading a parking facility to comply with the current standards for disabled parking frequently results in a reduction in the total number of parking spaces.

Action: Property owners are not required to replace any parking spaces which are lost due to an upgrade to the current standards for disabled parking. The resultant loss of parking spaces for a use which is or becomes nonconforming to the parking standards contained in the Zoning Ordinance is permitted, consistent with Section 10-2.3.302(A) of the Zoning Ordinance (specifically, for the purpose of this policy bulletin, parking facilities are considered a "structure" and the disabled parking upgrade is assumed to be "required by law"). In the case of a reduction in parking that creates or exacerbates a non-conforming condition, a note shall be placed on the parcel in Permits Plus indicating the date and number of spaces removed. No in-lieu fees shall be required for the loss of a parking space in the PR District, nor shall a use permit for a parking reduction be required.