



AB 2381: Clarifying Parking Enforcement Jurisdictions

Summary:

AB 2381 will enable cities and counties to adopt parking ordinances that best facilitates economic activity in their jurisdictions. Specifically, this bill clarifies cities and counties ability to authorize the regulation of private parking facilities by their owners and managers.

Background:

In California, many parking lots are privately owned and operated. In the City of Walnut Creek, 70% of downtown parking spaces are privately owned. Parking lot owners hire private parking lot operators to manage their parking facilities. At the direction of local jurisdictions, professional parking managers analyze traffic flow patterns and parking tendencies to develop parking plans that meet the needs of local businesses.

Parking ordinances are detailed and specify among other things, requirements for signage, dispute resolutions, and penalty amounts. City and county governments review proposals before adopting ordinances authorizing privately owned facilities to be regulated by their operators.

Metered parking is often recommended by parking lot managers and adopted by local governments for private parking lots. Metered parking is used to create turnover and help increase retail sales. Especially in high traffic areas with a prevalence of businesses, adequate parking turnover ensures customers are able to access retail stores and add to the economic activity of a given locale.

Need for legislation:

Some cities and counties have ordinances authorizing private parking lot operators to regulate their lots and enforce parking violations through the use of invoices. However, state law does not prescribe whether or not private companies can enforce meter limits in private parking lots, even when local jurisdictions authorize a company's ability to do so. Clarity is needed to protect all parties and maintain existing parking enforcement policies.

This bill:

Specifically, this bill:

- allows cities and counties to authorize private parking companies the ability to manage private parking lots under the conditions and criteria deemed appropriate by the local jurisdiction

Support:

Walnut Creek Downtown Business Association
(sponsor)

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