

SARATOGA VILLAGE PARKING DISTRICTS: A BRIEF HISTORY

Parking Districts Established

In the 1960s, the City considered establishing a single parking district but that effort was not successful. The current Village Parking Districts (VPD) were created as follows:

District	Year
VPD #1	1974
VPD #2	1979
VPD #3	1988
VPD #4	1979

To create each district, bonds were sold to pay for land acquisition and improvements. Property owners paid the bond costs and in exchange received development rights. Village parking lots are owned by the City.

Other Village Districts

Two other relevant Districts were also formed:

- Village Assessment District #24 – funds are collected via property tax bill for maintenance and cleaning of the parking areas
- Village Lighting District #7 – funds collected are via property tax bill for street lights and other lighting; covers an area larger than the assessment district or the parking districts.

“Extra” Spaces in District 3

Only one district has “extra” spaces—District #3 has 31.2 spaces available. The City owns these spaces as well.

In October 1988, these 31.2 extra spaces were converted to 312 development rights (DR) and made available to the property owners in that district at a cost of \$1,360 per DR (\$13,600 per space) until January 30, 1989. After that time, the price increased to \$1,450 per DR (or \$14,500 per space). After September 1989 the price was indexed to increase according to a calculation used by Caltrans. The price in January 2001 was calculated at \$19,546 per space (in response to a request). Today’s price has not been calculated.

Any property owner could potentially purchase or lease the extra spaces in VPD #3 and depending on which property owner took advantage of the remaining 31.2 spaces with which uses, the following new development could occur:

	Square feet of new space in each District with use of 31.2 spaces				
	Parking District #1	Parking District #2	Parking District #3	Parking District #4	Properties in area outside Parking Districts
Retail/Office/Other	14,773	11,856	10,920	11,856	6,240
Restaurant	14,773	11,856	10,920	11,856	2,340

However, the purchase cost of the 312 development rights using the current Caltrans calculation would likely exceed \$600,000.