

**CITY COUNCIL AGENDA REPORT**

MEETING DATE: FEBRUARY 22, 2005

ITEM NUMBER:

SUBJECT: REQUEST FOR OVERNIGHT PARKING PROHIBITION ON WALNUT AVENUE
BETWEEN ORANGE AVENUE AND WESTMINSTER AVENUE

DATE: JANUARY 26, 2005

FROM: PUBLIC SERVICES DEPARTMENT - TRANSPORTATION SERVICES DIVISION

PRESENTATION BY: WILLIAM J. MORRIS, DIRECTOR OF PUBLIC SERVICES

FOR FURTHER INFORMATION CONTACT: PETER NAGHAVI, TRANSPORTATION SERVICES
MANAGER - (714) 754-5182

RECOMMENDED ACTION:

1. Consider the implementation of "resident only" permit parking on Walnut Avenue, between Orange Avenue and Westminster Avenue.
2. If the request for "resident only" permit parking is approved for the above street, adopt the attached resolution. (ATTACHMENT 1)

BACKGROUND:

A petition has been submitted by residents of Walnut Avenue between Orange Avenue and Westminster Avenue, requesting the implementation of a "resident only" parking restriction. The petition represents 9 out of a total of 13 households that may be directly affected by the parking restriction. The residents have cited concerns regarding reduced on-street parking availability during events at the St. Joachim Catholic Church/School.

ANALYSIS:

The petitioning residents on Walnut Avenue have expressed concerns due to parking intrusion by members and visitors of the St. Joachim Catholic Church/School (ATTACHMENT 2). The residents have requested the implementation of a "resident only" permit parking restriction to ensure sufficient parking is available for their needs.

St. Joachim Catholic Church and School facility is located at 1964 Orange Avenue. The property maintains a frontage on Orange Avenue and Walnut Avenue. The Church, school and their parking facilities border approximately 282 feet along the north side of Walnut Avenue. Furthermore, a review of property records indicate the Catholic Diocese also owns the residential property adjacent to the church at 216 Walnut Avenue for a combined total Walnut Avenue frontage of 342 feet. This total church frontage represents 30% of the total street frontage along Walnut Avenue between Orange Avenue and Westminster Avenue.

There are approximately 33 on-street parking spaces along this segment of Walnut Avenue. Approximately 11 of these spaces are located adjacent to the St. Joachim property with the remaining spaces located in front of the homes. The St. Joachim facility maintains on-site parking with a total capacity of approximately 278 parking spaces; including 16 handicap, 157 marked and 105 overflow spaces in a grass field. Construction activities are currently in progress at the facility that are impacting the amount of available on-site parking. However, parking will be restored to the noted configurations following the conclusion of the construction work.

In an effort to determine the parking usage characteristics on this street segment, parking surveys were conducted during a Sunday when church services were scheduled at the facility. Construction activities at the St. Joachim facility were NOT in progress during the survey. The parking surveys revealed that during an 11:00 am service, of the 33 potential on-street spaces, 24 were occupied. At the end of the 11:00 am service, five vehicles and 1 construction dumpster remained on the street. During the following service that occurred at 12:30 pm all 33 on-street spaces were occupied. At the end of this second service, only the same five vehicles and construction dumpster remained on the street. From this observation, staff was able to conclude that during a typical Sunday, visitors of the church are using the majority of the on-street spaces in front of the single-family dwellings in addition to those spaces adjacent to the church. Additionally, during the observation period, staff noted that sufficient marked parking spaces existed on-site to accommodate the on-street vehicles. Also, while the gate for access to the overflow parking area was also open, no vehicles were observed using this facility. During the survey, parking usage by church visitors was not observed on Walnut Avenue east of Westminster Avenue or on Westminster Avenue. However, it should be noted that these street segments are likely impacted when large events are occurring at the facility.

In 1997, the City Council adopted guidelines (ATTACHMENT 3) for consideration of installation or removal of "resident only" parking. According to these guidelines, neighborhood parking intrusions would be considered "significant" if 50% or more of the on-street parking is utilized by vehicles unrelated to the neighborhood at any time, and/or 40% or more is utilized for more than a 24-hour period. If the church and school is determined to be "unrelated to the neighborhood," the on-street parking usage by the users and visitors to this facility would be considered a parking intrusion and would meet the Council guideline criteria.

The Transportation Services staff has discussed the residents' concerns with the office manager of the church to determine if other alternatives may exist. Staff was informed that the church relies on the on street parking to serve the immediate neighborhood as well as the general community. It was acknowledged that some church services are more popular than others, which can impact the neighborhood streets for limited periods of time. However, it was noted that these services do not occur on a daily basis. The church personnel is concerned that if "resident only" parking is approved along Walnut Avenue, and subsequently extended to other streets, sufficient parking would no longer exist to serve the demonstrated need of the church.

Should a **"resident only"** permit parking restriction be authorized, signs will be posted restricting parking in front of the homes on Walnut Avenue to vehicles displaying a valid permit. Affected households may obtain a permit for their legally registered vehicles upon providing proof of residence in the restricted area. Additionally, guest permits, valid for a 24-hour period, will be provided to residents to issue to their visitors. Residents and their guests with valid permits may park anywhere in the permit zone. The on-street parking fronting the church facility adjacent Diocese home is not proposed to be included in the parking restriction.

It should be noted that the implementation of a **"resident only"** permit parking restriction on this segment of Walnut Avenue might result in shifting parking impacts to the adjacent streets. Should this restriction for Walnut Avenue be approved, staff will monitor the adjacent streets and take necessary action as the resolution authorizes the Transportation Services Manager to extend the permit parking restriction on adjacent streets for a 1-mile radius.

"Resident only" parking restrictions have been implemented on other streets within the City where non-resident parking intrusions have been identified. The majority of the streets are located near the Orange County Fairgrounds to address event parking. However, **"resident only"** parking restrictions have been implemented in other areas, including streets near the Paul Mitchell School, an automobile dealership, and adjacent to multi-family communities.

The Transportation Services staff will return to the City Council in the near future with recommended changes to the **"resident only"** permit parking guidelines. The purpose would be to better define the issues regarding the **"unrelated to the neighborhood"** vehicles and further refined detailed criteria for the establishment of such parking restrictions. Staff expects to bring this item before the Council by May 2005.

ALTERNATIVES CONSIDERED:

An alternative to the requested **"resident only"** parking restriction is to consider the implementation of a time limit parking restriction for this street segment. A time limit restriction will prohibit the parking of all vehicles for a designated time such as 20 minutes, one hour, etc. This restriction is not recommended, as the residents would also be prohibited from utilizing the street.

A second alternative would be to defer the consideration of this request until such time that the Council considers possible changes to the guidelines in the near future. Under this alternative, staff can reassess the conditions and make appropriate recommendations to the Council.

Another alternative would be to not approve **"resident only"** permit parking for these streets. However, this alternative would result in continued parking intrusion by non-residents.

FISCAL REVIEW:

The cost to manufacture and install signs for the implementation of a "resident only" parking restriction on this segment of Walnut Avenue is estimated to be approximately \$500.00. If authorized, funds are available through the existing traffic maintenance account for this purpose.

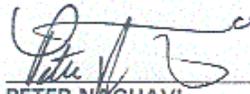
LEGAL REVIEW:

The office of the City Attorney has reviewed and approved the attached resolution as to form and content.

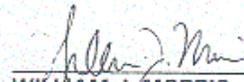
CONCLUSION:

A petition was recently received from residents of Walnut Avenue between Orange Avenue and Westminster Avenue requesting the implementation of a "resident only" parking restriction.

A staff survey has confirmed the continued use of this street segment by the visitors to the St. Joachim Catholic Church, generally on Sundays. If it is determined that the vehicles visiting the church are "unrelated to the neighborhood", then the street segment would meet the Council approved criteria for the implementation of a "resident only" parking restriction.



PETER NAGHAVI
Transportation Services Manager



WILLIAM J. MORRIS
Director of Public Services

- Attachments:
- 1 - Resolution
 - 2 - Petition
 - 3 - Guidelines
 - 4 - Area Map
 - 5 - On Street Parking Summary

- Distribution:
- City Manager
 - City Attorney
 - Deputy City Clerk
 - Director of Finance
 - Deputy City Mgr. -- Dev. Services
 - Director of Public Services
 - Staff
 - File

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, DESIGNATING PERMIT PARKING ON WALNUT AVENUE BETWEEN ORANGE AVENUE AND WESTMINSTER AVENUE.

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, the Costa Mesa City Council has determined that parking is a limited resource on specific streets in Costa Mesa; and

WHEREAS, Section 10-221 of the Costa Mesa Municipal Code provides for the designation of "resident only" parking areas by resolution of the City Council; and

WHEREAS, the City Council finds that "resident only" parking is needed in front of the residential homes on Walnut Avenue between Orange Avenue and Westminster Avenue (the "Designated Street(s)"); and

WHEREAS, the City Council finds that the Transportation Services Division Manager should be authorized to extend and/or modify the limits of said prohibitions within a 1-mile radius of the above Designated Streets to serve the best interests of the neighborhood without further City Council action; and

WHEREAS, Section 10-82 of the Costa Mesa Municipal Code sets forth provisions for enforcement and obedience to Code regulations;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COSTS MESA that parking be, and at the same time is hereby prohibited in front of the residential homes, on the Designated Streets, at all times to vehicles without a resident permit.

BE IT FURTHER RESOLVED that the Transportation Services Division Manager is hereby authorized to extend and/or modify the limits of said parking prohibition within a 1-mile radius of the Designated Streets to serve the best interests of the neighborhood.

BE IT FURTHER RESOLVED that pursuant to Section 10-82 of the Costa Mesa Municipal Code, signs shall be posted to give warnings that vehicles parked in violation of the Costa Mesa Municipal Code shall be cited.

PASSED AND ADOPTED this 22nd day of February, 2005.

ATTEST:

Deputy City Clerk of the City of Costa Mesa

Mayor of the City of Costa Mesa

APPROVED AS TO FORM

City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF COSTA MESA)

I, JULIE FOLCIK, Deputy City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Resolution No. _____ was duly and regularly passed and adopted by the said City Council at a regular meeting thereof held on the 22nd day of February, 2005, by the following roll call vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Costa Mesa this 23rd day of February, 2005.

Deputy City Clerk and ex-officio Clerk of
the City Council of the City of Costa Mesa

Request To:
 City of Costa Mesa
 Transportation Service Division
 Mr. Peter Naghavi, Manager

We, the residents of the 200 block of Walnut Street, request the City of Costa Mesa install Parking by Permit Only on our street. Parking by people attending the church and school in our block is causing lots of problems.

Walnut Street Signature Date
 House number

220 Bill Kelley 5/20/04
 House Number Signature Date

949 499 2256
 Phone Number Daytime Phone Number Evening Cell Phone

227 WALNUT
~~227~~ KEVIN JONES 5/20/04
 House Number Signature Date

949 548 4841 949 548 4841 949 637 1508
 Phone Number Daytime Phone Number Evening Cell Phone

1842 ORANGE AVE
949 650 5423
 House Number Alexandra Longiarelli 5/20/04
 House Number Signature Date

231 Walnut St
(949) 315-7402
 Phone Number Daytime Phone Number Evening Cell Phone

Ortiz Aguirre 5-22-04
 House Number Signature Date

Phone Number Daytime Phone Number Evening Cell Phone

246 Sara Valdez-VALDEZ 5-22-04
 House Number Signature Date

Phone Number Daytime Phone Number Evening Cell Phone

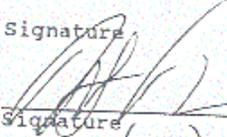
241 Walnut St Rodriguez Hebert 5-22-04
 House Number Signature Date

Phone Number Daytime Phone Number Evening Cell Phone

Request To:
City of Costa Mesa
Transportation Service Division
Mr. Peter Naghavi, Manager

We, the residents of the 200 block of Walnut Street, request the City of Costa Mesa install Parking by Permit Only on our street. Parking by people attending the church and school in our block is causing lots of problems.

SAME OWNER

Walnut Street House number	Signature	Date
217		5/23/04
House Number	Signature	Date
Phone Number Daytime	Phone Number Evening	Cell Phone
211 Walnut	Robert Remington	5/24/04
House Number	Signature	Date
714 309-0303		
Phone Number Daytime	Phone Number Evening	Cell Phone
221 + 223 20th		
House Number	Signature	Date
714 309 0303		
Phone Number Daytime	Phone Number Evening	Cell Phone
House Number	Signature	Date
Phone Number Daytime	Phone Number Evening	Cell Phone
House Number	Signature	Date
Phone Number Daytime	Phone Number Evening	Cell Phone
House Number	Signature	Date
Phone Number Daytime	Phone Number Evening	Cell Phone

**CITY OF COSTA MESA**

CALIFORNIA 92628-1200

P.O. BOX 1200

FROM THE OFFICE OF THE TRANSPORTATION SERVICES MANAGER

**CITY COUNCIL GUIDELINES FOR CONSIDERATION OF
INSTALLATION OR REMOVAL OF RESIDENT ONLY PERMIT PARKING**

Resident only permit parking will be considered in residential areas to address high levels of vehicle parking in a residential area for the specific purpose of access to other residential, business or entertainment activities unrelated to the affected street or neighborhood. The use of resident only permit parking is appropriate in areas where other parking control measures have been considered and failed and a true need has been documented by Transportation Services staff. The use of resident only permit parking should be limited to this type of installation and not as a first level parking control measure.

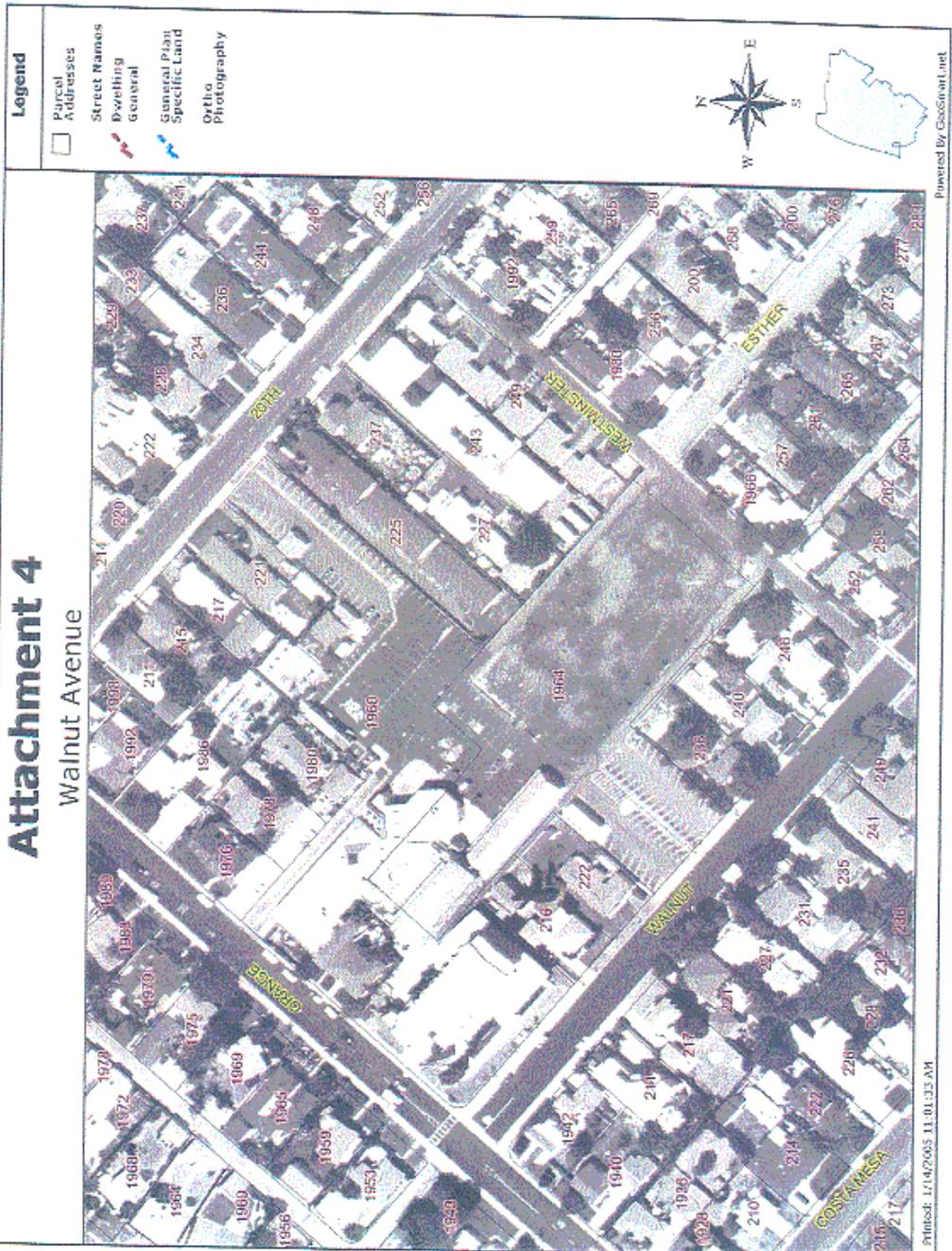
1. Requests for installation or removal of resident only permit parking shall be considered on a street by street basis.
2. Streets or portions of streets to be considered must be contiguous block by block, and consistent with any adjacent parking prohibitions.
3. The creation of an isolated resident only permit parking "island" unrelated to surrounding land use or current parking conditions will not be allowed.
4. When considering requests to implement resident only permit parking, the City will conduct parking surveys to determine the utilization of on-street parking by vehicles unrelated to the neighborhood. Neighborhood parking intrusions will be considered "significant" if 50% or more of available parking is utilized by vehicles unrelated to the neighborhood at any time, and/or 40% or more is utilized for more than a 24 hour period.
5. A petition signed by a majority (51% or greater) of households along the affected subject street must be submitted to install or remove resident only permit parking prohibition.
6. Only one signature per household will be considered.
7. Upon receipt of a valid (majority) petition, the City will send notification of the resident only permit parking installation or removal request to all households on the affected subject street or street segment.

8. Notification will also be made to households on adjacent streets, which may be affected by the requested action. Notification will advise residents of the requested action and afford them the opportunity to voice their opinions to the Transportation Services Manager. Based on input received, the Transportation Services Manager may determine to conduct a neighborhood meeting on the request.
9. If the Transportation Services Manager approves the requested change in parking control, a recommendation will be forwarded to the City Council for final action. If the Transportation Services Manager disapproves of the request, an appeal may be made for City Council review by forwarding a letter of request, along with associated fees, to the City Clerk's Office. Once final action has been taken by the City Council, no further changes or requests for changes in resident only permit parking prohibitions for this street segment will be considered for a minimum period of one year.

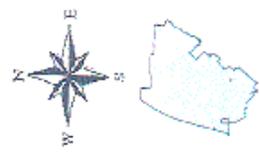
City Council Approved November 17, 1997

Attachment 4

Walnut Avenue



- Legend**
- Parcel Addresses
 - Street Names
 - Dwelling General
 - General Plan Specific Land
 - Ortho Photography



Powered By: Geospatial.net

Printed: 1/14/2005 11:01:33 AM

On-street Parking Summary
Walnut Street b/w Orange and Westminster

On-street Parking Spaces	33
On-street Parking Spaces adjacent to Church	11
On-street Parking adjacent to Residential	22

11:00 AM Service 6/27/04

Occupied Spaces	24
Occupied Spaces adjacent to Church	9
Occupied Spaces adjacent to Residential	15
Occupied Spaces adjacent to Residential after Service	5
Occupied Spaces adjacent to Residential related to Church	10
% Parking Intrusion to Residential	10/22= 45.45%

12:30 PM Service 6/27/04

Occupied Spaces	33
Occupied Spaces adjacent to Church	11
Occupied Spaces adjacent to Residential	22
Occupied Spaces adjacent to Residential after Service	5
Occupied Spaces adjacent to Residential related to Church	17
% Parking Intrusion to Residential	17/22= 77.27%