



CITY COUNCIL AGENDA REPORT

MEETING DATE: APRIL 4, 2006

ITEM NUMBER:

SUBJECT: SIX MONTH EVALUATION OF PARKING ON WALNUT STREET BETWEEN ORANGE AVENUE AND WESTMINSTER AVENUE

DATE: MARCH 21, 2006

FROM: PUBLIC SERVICES DEPARTMENT – TRANSPORTATION SERVICES DIVISION

PRESENTATION BY: PETER NAGHAVI, TRANSPORTATION SERVICES MANAGER

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

RECOMMENDATION:

Receive and file staff report with regards to parking conditions on Walnut Street, between Orange Avenue and Westminster Avenue, and within parking lots and overflow parking facilities at St. Joachim Church, 1964 Orange Avenue. A map of the area is attached. (Attachment 1).

BACKGROUND:

At the regular meeting of February 22, 2005, the City Council received a staff report (Attachment 2) and considered a petition submitted by residents of Walnut Street, between Orange Avenue and Westminster Avenue, requesting the implementation of “**resident only**” permit parking. The petition represented 9 out of a total of 13 households that would be directly affected by the parking restriction. The petition cited concerns regarding reduced on-street parking availability during activities at St. Joachim Church.

As a result of considerable testimony regarding the parking restriction, the City Council directed staff to further review the conditions of approval for the current construction at the Church and return to Council with their findings.

Following the February 22, 2005, City Council meeting, staff reviewed the approved Conditional Use Permit (CUP) for the expansion of the St. Joachim Church. Transportation Services Division staff then met with representative of St. Joachim Church to discuss parking conditions on Walnut Street and on the Church property and the requirements of the CUP. In addition, the Transportation Services Manager and Church representative met with residents of Walnut Street to discuss the parking issues.

As a result of these meetings, on March 7, 2005 a second petition (Attachment 3) was received from the residents reversing their original position and strongly **opposed** to the request for “**resident only**” permit parking on Walnut Street. The petition represented 10 out of the total of 13 households on the affected street segment and included 6 of the original 9 who signed the first petition.

At their meeting of April 5, 2005, the City Council received another staff report (Attachment 4) and further considered all parking issues. As a result of receiving the newly submitted petition in opposition to this request, the City Council denied the original request to implement a “**resident only**” permit parking program, and further directed staff to reevaluate the parking situation six months after the completion of construction at St. Joachim Church.

ANALYSIS:

One of the CUP requirements imposed on the Church was to make available the grass playing field for overflow parking during services. No additional extra parking was required as a result of the construction.

Following the initial meetings between Transportation Services staff and Church officials, it was agreed that the Church would undertake the following steps to further reduce impacts on surrounding streets:

- Use the Church's weekly newsletter to encourage parishioners to utilize the on site parking lot and to be good neighbors in the community.
- Mention at each service additional encouragement to use the parking lot.
- Place trash containers near entrances to Church property to minimize trash accumulation in the street, sidewalks, and parkways.
- Set out signs at driveway entrances prior to services stating "Church Parking" with an arrow to encourage parishioners to use all of the various the parking lots.
- Station volunteers at parking lot entrances and within the lot to assist drivers in locating parking spaces.
- Designate special “family” spaces near the main Church building to encourage families with small children to use the parking lot and minimize walking distances.

Construction activity at the Church was completed at the end of September 2005. At that time Transportation Services staff began a series of monthly meetings with Church officials to monitor parking conditions and review the effectiveness of the above parking management strategies. The review of parking conditions included observation of the effective usage of the Church parking lots and grass field as well as vehicles parked on Walnut Street, between Orange Avenue and Westminster Avenue.

Monthly parking surveys were conducted mainly during the 8:00 a.m. Sunday service as this service has the highest attendance of all services. Parking surveys were also conducted on various Sundays during the 9:30 a.m. and 12:30 p.m. services to determine any significant changes in parking conditions.

During the initial surveys following the completion of construction, staff found that the rear grass field was significantly under-utilized. Through the process of monthly meetings with Church officials, and with staff guidance, greater emphasis was placed on encouraging parishioners to park in the grass field. Church officials continued to increase volunteer efforts to direct drivers to use the grass field when the other parking lots become full. Further surveys revealed increased usage of the grass field to near capacity. As shown in Attachment 5, the paved parking lots at Walnut Street, 20th Street, and the interior parking lot are consistently full during most services.

The front grass field area was heavily used by contractors during construction activities; therefore, the field required reseeding before it could be used for school activities or parking purposes. Once the newly planted grass has had sufficient time to become established the field will be opened for parking purposes. Church officials anticipate the front grass field will be suitable for use by May 2006. Once the front grass field is opened, accessibility to the full grass field will become more efficient as there will be direct access through an existing gate connecting to the Walnut street parking lot.

As shown In Attachment 6, the usage of Walnut Street for parking was found to diminish slightly beginning in January, when Church officials began increased efforts to direct parishioners to park in the grass field.

Near the conclusion of the six-month period, and on March 13, 2006, Transportation Services staff conducted a neighborhood meeting with residents of Walnut Street. At the meeting staff presented the observations as outlined in Attachments 5 and 6 and discussed the practices the Church has put into place to encourage parishioners to park onsite, and to maintain clean surroundings.

All residents at the meeting felt the Church was doing a commendable job at managing parking. Residents noted that impacts from both parking and trash on Walnut Street had improved. They also expressed concern that any permit parking arrangement would be an unnecessary burden. There was concern with some vehicles parking too close to fire hydrants, therefore, staff will review and install red curb in those areas and any other appropriate locations on Walnut Street.

The additional efforts that have been taken by the Church seem to address the concerns of residents on Walnut Street, and have positively influenced parking conditions in the neighborhood. As a result, no further requests or petitions have been received to take any further action to restrict parking on Walnut Street.

ALTERNATIVES CONSIDERED:

No alternatives are suggested as the majority of residents do not support any type of parking restriction and no further petition has been received.

FISCAL REVIEW:

There is no fiscal impact related to the recommended action.

LEGAL REVIEW:

No legal review is required for this item.

CONCLUSION:

In response to parking concerns on Walnut Street, between Orange Avenue and Westminster Avenue, the City Council, at their meeting of April 5, 2005, directed Transportation Services staff to meet with officials of St. Joachim Church and residents on Walnut Street to review conditions and to reevaluate the parking situation six months after completion of construction at St. Joachim Church.

Construction at St. Joachim Church was completed in September 2005. Monthly surveys were conducted at all on-site parking areas and on Walnut Street to determine levels of utilization. Church officials have implemented parking management strategies to alleviate residents concerns regarding parking impacts and insuring that the on-site parking areas are used to the full extent. As a result of those changes and following a recent meeting with residents, staff finds the majority of residents have no serious concerns with current parking conditions. Therefore, due to the residents' latest input at a neighborhood meeting, no further action is recommended.

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Director of Public Services

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ATTACHMENTS: 1. [Area Map](#)
2. [February 22, 2005 Staff Report](#)
3. [Petition Opposing Permit Parking](#)
4. [April 5, 2005 Staff Report](#)
5. [Onsite Parking Summary](#)
6. [Walnut Street Parking Summary](#)