



CITY COUNCIL AGENDA REPORT

MEETING DATE: OCTOBER 16, 2007

ITEM NUMBER:

SUBJECT: REQUEST FOR “RESIDENT ONLY” PARKING RESTRICTION ON DRAKE AVENUE & ST. CLAIR STREET

DATE: SEPTEMBER 19, 2007

FROM: PUBLIC SERVICES DEPARTMENT – TRANSPORTATION SERVICES DIVISION

PRESENTATION BY: PETER NAGHAVI, MANAGER, TRANSPORTATION SERVICES

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

RECOMMENDATION:

1. Approve the implementation of a “**Resident Only**” parking restriction on Drake Avenue, between St. Clair Street and Sonora Road, and on St. Clair Street, between Bear Street and Velasco Lane.
2. Authorize the Transportation Services Manager to extend the “**resident only**” parking restriction for a maximum of 1000’ in radius from the above streets based on meeting Council guideline requirements.
3. Adopt the attached resolution (ATTACHMENT 1).

BACKGROUND:

In August 2007, a petition was received from residents of Drake Avenue, between St. Clair Street and Sonora Road, and St. Clair Street, between Bear Street and Velasco Lane, requesting the implementation of a “**resident only**” parking restriction on their streets (ATTACHMENT 2). The petition represents 31 out of 37 households (83%) that would be directly affected by the requested parking restriction. These residents expressed concerns for lack of on–street parking availability in their neighborhood due to parking intrusion by residents of the nearby Bear Creek Villas apartment complex. This is a large residential apartment complex located at 2881 Bear Street between St. Clair Street and Bristol Street.

Subsequent to City sending notification to all residents of the receipt of the petition, a second petition was received from residents of Drake Avenue, between Sonora Road and Portola Drive (ATTACHMENT 3). This petition represents 5 out of 7 additional households (71%) from the adjacent block on Drake Avenue. The attached map (ATTACHMENT 4) depicts the subject streets and surrounding area.

ANALYSIS:

According to the guidelines adopted by the City Council (ATTACHMENT 5), neighborhood parking intrusions are considered “significant” if 50% or more of the on-street parking spaces are utilized by vehicles unrelated to the neighborhood at any time, and/or 40% or more is utilized for more than a 24-hour period.

In an effort to determine the level of parking intrusion on Drake Avenue and St. Clair Street, the Transportation Services Division staff has conducted a series of license plate surveys. The results of these surveys reveal that during the most congested periods (evenings and on weekends) vehicles unrelated to these streets consistently occupied over 50% of the available parking spaces on Drake Avenue, between St. Clair Street and Sonora Road, and on St. Clair Street, between Bear Street and Velasco Lane, thereby meeting the minimum requirements set by the guidelines for establishing “**resident only**” permit parking on these two streets. Staff therefore recommends the implementation of this restriction on above streets as defined.

Results of parking surveys on Drake Avenue, between Sonora Road and Portola Drive, (second petition) however, show that the level of parking of vehicles unrelated to the neighborhood is only 16 % during one survey and considerably less during the remainder of the surveys performed. This segment of Drake Avenue is a greater walking distance within the neighborhood from the apartments on Bear Street, resulting in a lesser degree of parking intrusions. Since this segment of Drake Avenue falls well below the minimum threshold of the guidelines, implementation of “**resident only**” permit parking on this segment of Drake Avenue is not recommended at this time.

Should the City Council approve the implementation of a “**resident only**” permit parking restriction on Drake Avenue and St. Clair Street as recommended by staff, it is possible that the effect of this restriction would shift some parking intrusion onto other nearby streets. Therefore, the attached resolution provides the Transportation Services Manager with the authority to extend the limits of the permit parking area up to 1000’ in radius from these streets, as necessary to address continued resident concerns. This action will be based on each “extended” area meeting the minimum adopted guideline criteria in addition to receiving a qualifying petition, and provides an opportunity to address any future concerns of residents on the segment of Drake Avenue, between Sonora Road and Portola Drive.

If a “**resident only**” permit parking restriction is authorized, signs will be posted restricting parking on the affected streets to vehicles displaying a valid permit. Affected households may obtain a permit for their legally registered vehicles upon providing proof of residence in the subject street(s) segment. Additionally, guest permits, valid for a 24-hour period, will be provided to residents for their visitors. The City does not charge a fee for these permits.

Staff has also reviewed parking availability for residents of the Bear Creek Villas apartments. This complex consists of 39 units with 82 parking spaces. The amount of parking provided is greater than the minimum code amount of 69 spaces required at the time of construction in 1973. Due to the existing street width, parking is not permitted on Bear Street. Should the City Council approve the request for “**resident only**” permit parking on Drake Avenue and St. Clair Street, it will be necessary for the apartment residents, management, or owner to investigate other options for additional parking. City staff will contact the management to provide assistance as necessary.

Staff has also contacted management of the adjacent Autumn Years Alzheimer's Living facility regarding the request for "**resident only**" permit parking on Drake Avenue and St. Clair Street. Management of this facility states that their on-site parking is sufficient for their operations, including visitors. Therefore, there has been no objection to the requested parking restriction on Drake Avenue and St. Clair Street.

Notice of City Council consideration of this item has been sent to all affected residents of Drake Avenue and St. Clair Street as well as to management of the Bear Creek Villas apartment complex and Autumn Years Alzheimer's Living facility.

ALTERNATIVES CONSIDERED:

An alternative to the requested "**resident only**" parking restriction is to implement time restricted parking or an overnight parking restriction. However, a time restricted parking or overnight parking restriction will also impact the residents of these streets and thus will likely not be supported by residents. This type of parking restriction also places increased demands on the City's Police services for extensive enforcement efforts.

Another alternative would be to not approve "**resident only**" permit parking. This alternative would leave the streets without any parking control restriction and will result in continued resident concerns for parking intrusion by non-residents.

FISCAL REVIEW:

The cost to manufacture and install signs for the implementation of a "**resident only**" parking restriction is approximately \$750.00. 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:

Two petitions were received from residents of Drake Avenue and St. Clair Street, requesting the implementation of a "**resident only**" parking restriction. Staff has conducted a series of parking surveys and has confirmed that the parking of vehicles on Drake Avenue, between St. Clair Street and Sonora Road, and on St. Clair Street, between Bear Street and Velasco Lane, that are unrelated to the neighborhood exceeds the minimum thresholds established in the Council approved guidelines for consideration of "**resident only**" permit parking. As walking distances within the neighborhood are greater to the segment of Drake Avenue, between Sonora Road and Portola Drive, the results of parking survey reveals that this segment of Drake Avenue falls well below the minimum threshold for "**resident only**" permit parking.

The petition and parking conditions on Drake Avenue, between St. Clair Street and Sonora Road, and on St. Clair Street, between Bear Street and Velasco Lane, are in conformance with guidelines adopted by the City Council. Therefore, after considering all alternatives, staff recommends the implementation of a "**resident only**" parking restriction on Drake Avenue, between St. Clair Street and Sonora Road, and on St. Clair Street, between Bear Street and Velasco Lane. Staff also requests that the Transportation

Services Manager be authorized to extend the parking restriction for a maximum of 1,000 feet as needed, providing a qualifying petition is received from affected residents.

PETER NAGHAVI

Transportation Services Manager

WILLIAM J. MORRIS

Director of Public Services

DISTRIBUTION: City Manager
Assistant City Manager
City Attorney
City Clerk
Deputy City Manager-Development Services Director
Director of Public Services
Staff
File
Autumn Years Residential Facility
Management – Bear Creek Villas

ATTACHMENTS: 1 [Resolution](#)
2 [Petition – Drake Avenue & St. Clair Street](#)
3 [Petition – Drake Avenue – Sonora Road to Portola Drive](#)
4 [Area Map](#)
5 [Guidelines](#)