



CITY COUNCIL AGENDA REPORT

MEETING DATE: JANUARY 6, 2009

ITEM NUMBER: _____

SUBJECT: REQUEST FOR “RESIDENT ONLY” PARKING RESTRICTION ON BABB STREET

DATE: DECEMBER 24, 2008

FROM: DEPARTMENT OF PUBLIC SERVICES – TRANSPORTATION SERVICES DIVISION

PRESENTATION BY: PETER NAGHAVI, DIRECTOR, DEPARTMENT OF PUBLIC SERVICES

FOR FURTHER INFORMATION CONTACT: RAJA SETHURAMAN, MANAGER,
TRANSPORTATION SERVICES (714) 754-5032

RECOMMENDATION:

1. Approve the implementation of a “**Resident Only**” parking restriction on Babb Street, between Baker Street and Denver Drive, with the exception of the easterly segment immediately adjacent to the Summerset Citihomes development.
2. Authorize the Transportation Services Manager to extend the “**resident only**” parking restriction within a maximum of 1000’ of Babb Street as needed, with a qualifying petition.
3. Adopt the attached resolution (Attachment 1).

BACKGROUND:

In October 2008, a petition was received from the residents of Babb Street, north of Baker Street, requesting the implementation of a “**resident only**” parking restriction on their street (Attachment 2). The petition represents eight out of ten households (80 percent) directly affected by the requested parking restriction. These residents expressed concern with the lack of on-street parking availability on their street due to parking intrusion by residents of the multi-family Summerset Citihomes condominium development. The attached map (Attachment 3) depicts the subject streets and the surrounding area.

ANALYSIS:

According to guidelines adopted by the City Council (Attachment 4), neighborhood parking intrusions are considered “significant” if 50 percent or more of the on-street parking spaces are utilized by vehicles unrelated to the neighborhood at any time, and/or 40 percent or more is utilized for more than a 24-hour period.

In an effort to determine the level of parking intrusion on Babb Street, the Transportation Services Division staff has conducted a series of license plate surveys as part of the overall parking analysis. The results of these surveys reveal that during the most congested periods (evenings and on weekends) non-resident vehicles consistently occupied over 50

percent of the available parking spaces on Babb Street, thereby meeting the minimum requirements set by the guidelines for consideration of establishing “**resident only**” permit parking.

It should be noted that the Summerset Citihomes development was in compliance with City parking requirements when it was constructed in 1979. A total of 278 spaces were required and 279 were provided for 111 residential units. Each unit has an enclosed two-car garage, leaving 57 open parking spaces. Current parking standards would require a total of 357 parking spaces on-site, 317 tenant spaces, and 40 guest spaces. Other than the on-street parking on Babb Street immediately adjacent to the Summerset Citihomes development, approximately seven parking spaces, no other on-street parking is conveniently available for the Summerset Citihomes residents.

Since a portion of the easterly segment of Babb Street is immediately adjacent to Summerset Citihomes, the on-street parking in this segment was not included in the license plate surveys. Should City Council approve the request for “**resident only**” permit parking on Babb Street, on-street parking on this easterly portion would remain unrestricted and available for parking by Summerset Citihomes residents.

Upon approval of this restriction by the City Council, signs will be posted allowing parking only for those 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 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. Residents of Summerset Citihomes will not be eligible to receive permits.

It is possible that the effect of this “**resident only**” permit parking 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 distance from Babb Street 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 submission of a qualifying petition.

Notice of City Council consideration of this item has been sent to all affected residents of Babb Street, as well as the property manager and residents of the multi-family Sommerset Citihomes development.

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 concerned residents and, therefore, will likely not be supported by them. This type of parking restriction also places increased demands on the City’s Police services.

Another alternative would be to not approve “**resident only**” permit parking. This alternative would leave the street without any parking control restriction and will result in continued resident concern 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:

A petition was received from residents of Babb Street, between Baker Street and Denver Drive, requesting the implementation of a “**resident only**” parking restriction on this street segment. Staff has conducted a series of parking surveys and has confirmed that the parking of vehicles on Babb Street unrelated to the neighborhood exceeds the minimum thresholds established in the Council approved guidelines for consideration of “**resident only**” permit parking.

The petition and parking conditions on Babb Street are in conformance with guidelines adopted by City Council. Therefore, after considering all alternatives, staff recommends the implementation of a “**resident only**” parking restriction on Babb Street and that the Transportation Services Manager be authorized to extend the parking restriction for a maximum of 1,000 feet beyond Babb Street as needed, providing a qualifying petition is received from affected residents.

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ATTACHMENTS: 1 - [Resolution](#)
2 - [Petition](#)
3 - [Area Map](#)
4 - [Guidelines](#)