

**City of Culver City, California
City Council Agenda Item Report**

Meeting Date: 04/09/07		Item Number: <u>A-1</u>	
AGENDA ITEM: Adoption of a Resolution 1) Extending Preferential Parking Hours on Motor Avenue between the Alley South of Culver Boulevard and Braddock Drive; 2) Establishing a Preferential Parking District Encompassing Vinton Avenue, Motor Avenue, and Le Bourget Avenue Between the Alley South of Culver Boulevard and Braddock Drive; and 3) Rescinding Resolution No. 2006-R018.			
Contact Person/Dept.: Gabe Garcia/PW		Phone Number: (310) 253-5633	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☒ No ☐	
Public Hearing: ☐		Action Item: ☒	Attachments: ☒
Public Notification: All residents, property owners, and businesses on Vinton Avenue, Motor Avenue, and Le Bourget Avenue, between the Alley south of Culver Boulevard and Braddock Drive, and one block all around. Notifications were hand-delivered or mailed by post card notification on March 29, 2007 and Master Notification List on April 4, 2007.			
Department Approval: Charles D. Herbertson (03/22/2007)		City Attorney Approval: Carol Schwab (by H. Iker) (04/02/07)	
City Controller Approval: Marlee Chang (04/04/2007)		City Manager Approval: Jerry B. Fulwood (04/04/2007)	

RECOMMENDATION:

Staff recommends the City Council adopt a resolution: 1) approving the extension of preferential parking hours on Motor Avenue, between the alley south of Culver Boulevard and Braddock Drive; 2) approving the establishment of a preferential parking district encompassing Vinton Avenue, Motor Avenue, and Le Bourget Avenue, between the alley south of Culver Boulevard and Braddock Drive; and 3) rescinding Resolution No. 2006-R018.



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BACKGROUND:

In February 2006, the City received a petition from the residents of the 4100 block of Motor Avenue, between the alley south of Culver Boulevard and Braddock Drive. The petition was inadvertently misplaced and staff was unaware of the petition until the resident representative, Eileen O'Sullivan, called in November, 2006, to inquire as to the status. A copy of the petition was resubmitted to staff in January 2007. During the months of January and February 2007, a community meeting, parking study and Traffic Committee meeting were conducted.

Presently, the 4100 block of Motor Avenue has time-limited parking, except by permit, Monday through Saturday, from 8:00 a.m. to 6:00 p.m. The petition requested resident-only parking during the existing hours as well as additional hours beyond the present restrictions, from 6:00 p.m. to 6:00 a.m., to be in effect seven-days-per-week. Current preferential parking guidelines state that in order for a street to be considered for preferential parking, a petition must be signed by at least 75% of the affected households on the street. The petition in this case was signed by 81% of the affected households.

DISCUSSION:

Informal Public Meeting

In compliance with the City Council adopted Procedures and Regulations for Preferential Parking Zones, on Monday, February 19th, 2007, an informal meeting was held with the residents and businesses adjacent to the 4100 block of Motor Avenue, (between the alley south of Culver Boulevard and Braddock Drive). Notified in writing and invited to the meeting were Ms. O'Sullivan, author of the petition, the residents of the 4100 block of Motor Avenue, as well as all the businesses and residents in the immediately adjacent streets. See the adjacent graphic for an illustration of the area notified of the informal public meeting.



There were 16 residents in attendance, representing each of the blocks notified. Also present was Mr. Ben Myron, owner of the Backstage Bar, located at 10400 Culver Boulevard, the southwest corner of Culver Boulevard and Motor Avenue. During the meeting, staff presented the Preferential Parking Program, informed attendees regarding the procedures and criteria for program participation, and discussed the existing parking usage.

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The residential community unanimously agreed that the source of their concerns is the patrons of Backstage Bar. The owner, Mr. Myron, spoke in support of the residents' statements and further presented to the residents his desire to help in alleviating their concerns due to his business. He offered to pay for the initial costs for permits and signs if the City granted the residents' request. The residents expressed their gratitude for Mr. Myron's amicable disposition and generous gesture.

In this spirit of community and like-mindedness, the residents expressed their desire for the continued success of the Backstage Bar and supported Mr. Myron in requesting that Traffic Engineering staff work with him to explore possible options to accommodate the parking demand on Culver Boulevard and possible valet parking in the late afternoon in privately-owned parking lots in the vicinity. Staff has been working with Mr. Myron since then to explore opportunities to increase parking availability in the nearby area.

In order to assess the degree of parking impacts on this street, visual inspections were done at different times and days by staff, in accordance with the Council-adopted criteria. The inspections revealed that the program criteria were met six out of 20 times. During the six times criteria were met, parking utilization was between 80% and 100%.

Traffic Committee Meeting

The petition was brought before the Traffic Committee at its February 21, 2007 meeting. The Committee, after hearing from the residents and Mr. Ben Myron, discussed the petition.

The adopted Rules and Procedures for Preferential Parking Districts, state as follows:

"The primary purpose of a preferential parking district shall be to limit excessive intrusion of non-residential parking into residential neighborhoods, where such parking practices have negatively impacted the residential area. In addition, to support the primary purpose of the preferential parking zone, restrictions may be implemented that help to enhance the quality of life in residential neighborhoods by reducing noise, traffic hazards and litter; and to encourage carpooling and use of transit."

As with the installation of any preferential parking zone, there always exists the possibility of non-residential parking spill-over to other neighboring streets. Currently, Vinton Avenue and Le Bourget Avenue have 2-hour permit parking,

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Monday through Saturday, from 8:00 a.m. to 6:00 p.m. Therefore, with the potential extension of time and change from time-limited parking to resident-only parking of Motor Avenue, non-permitted vehicles that would normally park on Motor Avenue may park on either adjacent streets, Vinton Avenue or Le Bourget Avenue.

Expansion of Parking District

The Council-adopted criteria, as specified in Rules and Procedures for Preferential Parking Districts, item number 5.d, states that the Engineering Division may adjust the boundaries of a parking district to include other areas that may be impacted by intrusion parking.

“Whether the boundaries of the proposed preferential parking zone should include not only those areas that experience the greatest parking congestion, but also those areas that would likely experience congestion due to future relocation of the existing parking demand. If the City Engineer determines that the zone should be expanded, the Engineering Division shall be responsible for coordinating with the areas outside of the originally requested Preferential Parking Zone.”

In implementing the above criteria and to avoid the residential blocks on either side of Motor Avenue from experiencing the impacts of spill-over intrusion parking, as well as to effect a more integrated approach in addressing anticipated parking impacts, staff believes it necessary that Vinton Avenue and Le Bourget Avenue, from the alley south of Culver Boulevard to Braddock Drive be made part of the preferential parking district under this consideration for approval. However, these additional streets would have permit parking signs installed only after a duly executed petition has been submitted to the City, as per the adopted procedures.

Therefore, if City Council approves the motion to create a district each of the two adjacent blocks would be required to submit a petition requesting preferential parking. If approved, each block would be responsible for the cost of signs and permits, as per the adopted procedures.

After discussion, the Traffic Committee made the following motions:

1. That the 4100 block of Motor Avenue be recommended for resident-only parking; additionally, that a district composed of the 4100 blocks of Vinton Avenue, Motor Avenue, and Le Bourget Avenue be created;
2. That the restrictions recommended for this district be resident-only parking from 8:00 a.m. to 6:00 a.m., seven days a week;
3. That signs be installed indicating that night-time restrictions are in effect;

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4. That the City Engineer explore the possibility of altering the effective hours of operation of the parking meters on Culver Boulevard, between Madison Avenue and Overland Avenue, from the present 8:00 a.m. to 6:00 p.m., Monday through Saturday, to 8:00 a.m. to 4:00 p.m., Monday through Saturday to facilitate free parking for patrons of the Backstage; and
5. That the City Engineer explore the possibility of re-striping Culver Boulevard to accommodate a 20-foot parking and number two westbound lane so that parking may be accommodated where there is red curb in the vicinity of the Backstage Bar.

The motions were unanimously passed on a 4-0-1 vote (four in favor, none against, and one excused absence), in consensus with the residents and Mr. Myron present at the meeting. The approved motions were recommended to the Public Works Director/City Engineer.

The Public Works Director/City Engineer modified the recommendation made by the Traffic Committee, from resident-only parking from 8:00 a.m. to 6:00 a.m., seven days per week, to 24 hours per day, seven days per week, thereby eliminating a 2-hour gap between 6:00 a.m. and 8:00 a.m., when no restrictions would be in place. This is the recommended motion to the City Council. The other motions recommended by the Traffic Committee are currently being explored by staff with the assistance of our traffic engineering consultant on retainer.

PUBLIC NOTIFICATION

On March 29, 2007, public notices of this meeting were mailed or hand-delivered: to residents, to property owners, and to business in the subject area.

FISCAL ANALYSIS:

The current permit parking fee is \$16.00 for each permit issued at the beginning of each calendar year. The fee is prorated quarterly as per adopted guidelines. The fees received will be deposited to the General Fund.

In the petition submitted, Ms. O'Sullivan and the petitioning residents understand and have accepted the responsibility for the cost of the signs posted in the public right-of-way in order to implement the permit parking on their block as recommended in this City Council report. Nevertheless, Mr. Ben Myron, owner of Backstage Bar, has offered to pay for the costs of implementation. Eight signs, at a cost of approximately \$55 each will be necessary between the alley south of Culver Boulevard and Braddock Drive. The total amount is \$440 which the residents of the

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subject segment of Motor Avenue or Mr. Myron, owner of Backstage Bar, will need to pay prior to installation of signs indicating the new parking restrictions.

Currently, there is no policy for the City to recoup any staff time costs associated with this study, the City is operating under a tight budget; therefore, these types of service costs will be analyzed and included in the City's Comprehensive Fees and Charges Study. The purpose is to recoup some of the costs in the future in order for the City to maintain current service levels. The Fees and Charges Study report is scheduled to be presented to the City Council in early May.

ATTACHMENTS:

1. Petition, dated February, 2006;
2. Agenda for informal public meeting of Monday, February 19, 2006;
3. Draft Minutes for the Traffic Committee Meeting of February 21, 2007;
4. Proposed Resolution No. 2007-R___ Establishing a preferential parking district encompassing Vinton Avenue, Motor Avenue, and Le Bourget Avenue between the alley south of Culver Boulevard and Braddock Drive; and
5. Copy of Notification Postcard for this City Council meeting

MOTIONS:

That the City Council:

Adopt the Resolution 1) extending preferential parking hours on Motor Avenue between the alley south of Culver Boulevard and Braddock Drive; 2) establishing a Preferential Parking District encompassing Vinton Avenue, Motor Avenue, and Le Bourget Avenue between the alley south of Culver Boulevard and Braddock Drive; and 3) rescinding Resolution No. 2006-R018.