

City of Culver City, California
City Council Agenda Item Report

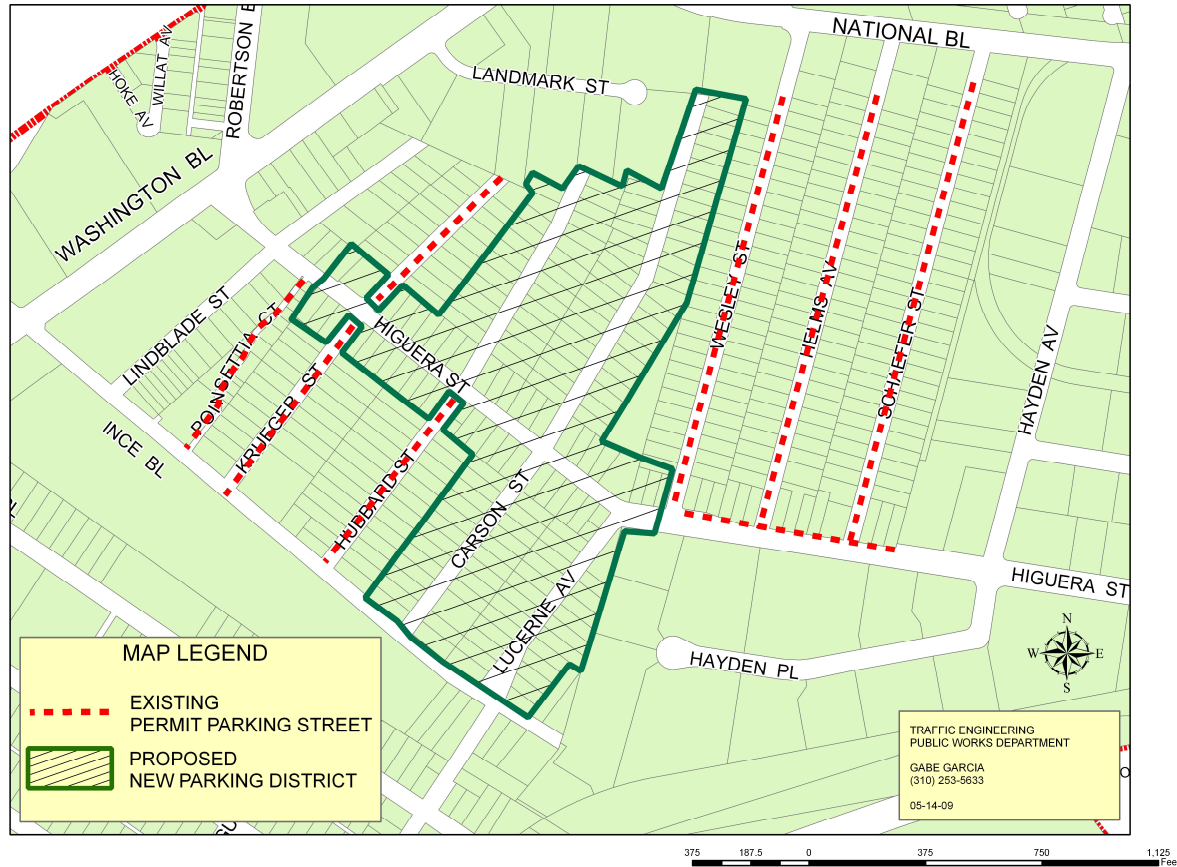
Meeting Date: 05/26/08		Item Number: <u>A-3</u>	
AGENDA ITEM: Adoption of a Resolution (1) Establishing a Preferential Parking District (Lucerne Avenue Residential Parking District) Encompassing the Residential Frontages of Lucerne Avenue, from Ince Boulevard to Higuera Street, Hubbard Street from Higuera Street East to the Cul-de-sac, Carson Street from Ince Boulevard to Higuera Street and from Higuera Street to the Cul-de-sac, and Higuera Street from Poinsettia Court to Wesley Street, with a Two-hour Parking Limit Except with Permit from Monday, 8 AM to Saturday, 6 PM (2) Modifying the Procedures and Regulations for Preferential Parking Zones to Allow Program Applicants to Delegate a Representative to Act on their Behalf; and (3) Rescinding Resolution No. 2008-R081.			
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: Master E-Mail Notification List (05/20/09). All residents, property owners, and businesses of the subject areas, and all businesses on Higuera Street between Lucerne Avenue and Hayden Avenue/Place, and all the businesses on Hayden Place from the cul-de-sac to Higuera Street, via letter on (May 15, 2009).			
Department Approval: Charles D. Herbertson (05/15/09)		City Attorney Approval: Carol Schwab (by H. Baker) (05/20/09)	
Chief Financial Officer Approval: Jeff Muir (M. Noller) (05/20/09)		City Manager Approval: Jerry B. Fulwood (05/20/09)	

RECOMMENDATION:

Staff recommends the City Council adopt a Resolution (1) establishing a Preferential Parking District (Lucerne Avenue Residential Parking District) encompassing the residential frontages of Lucerne Avenue, from Ince Boulevard to Higuera Street, Hubbard Street from Higuera Street east to the cul-de-sac, Carson Street from Ince Boulevard to Higuera Street and from Higuera Street to the cul-de-sac, and Higuera Street from Poinsettia Court to Wesley Street, with a two-hour parking restriction except with permit from Monday, 8 AM to Saturday, 6 PM; (2) modifying the procedures and regulations for Preferential Parking Zones to allow Program Applicants to delegate a representative to act on their behalf and, (3) Rescind Resolution No. 2008-R081.

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FIGURE 1, NEIGHBORHOOD MAP



BACKGROUND:

The residents of the 9000 block of Lucerne Avenue, between Higuera Street and Ince Boulevard, submitted a petition to the City on July 30, 2008, for participation in the Permit Parking Program (PPP). The petition was reviewed and contained signatures of 80% of the residents of the 9000 block of Lucerne Avenue. The City Council-adopted regulations require a minimum 75% consensus. The petition requests "2-hour parking, Monday through Saturday, from 8:00 a.m. to 6:00 p.m., except by permit." Lucerne Avenue is lined with residential development on both sides of the street and has 30 dwelling units. The aerial below shows the subject block and adjacent business development.

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FIGURE 2, AERIAL VIEW OF THE 9000 BLOCK OF LUCERNE AVENUE



DISCUSSION:

The Rules and Procedures for Preferential Parking Districts include the following:

“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.”

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A parking survey was conducted in the Fall of 2008 to determine the available parking supply. In January 2009, a parking occupancy study and a parking intrusion study were conducted by staff to determine the level of utilization of the available street parking supply and to establish if the level of parking intrusion by non-resident vehicles met the program criteria.

Existing Parking Restrictions

Figure 1 on page two of this staff report identifies the streets in the Rancho Higuera neighborhood that presently have permit parking. Those streets are shown with a red dashed line. Their boundaries and hours of permit parking restrictions are as follows:

EXISTING PERMIT PARKING RESTRICTIONS

ON STREET	FROM	TO	PARKING RESTRICTION
Poinsettia Court	Ince Boulevard	Higuera Street	2-hour parking, Mon-Sat 8 am – 6 pm
Krueger Street	Ince Boulevard	Higuera Street	2-hour parking, Mon-Sat 8 am – 6 pm
Krueger Street	Higuera Street	Cul-de-sac	2-hour parking, Mon-Sat 8 am – 6 pm
Hubbard Street	Ince Boulevard	Higuera Street	2-hour parking, Mon-Sat 8 am – 6 pm
Wesley Street	Higuera Street	Residential development south of National Boulevard	2-hour parking, Mon-Sat 8 am – 6 pm
Helms Avenue	Higuera Street	Residential development south of National Boulevard	2-hour parking, Mon-Sat 8 am – 6 pm
Schaefer Street	Higuera Street	Residential development south of National Boulevard	2-hour parking, Mon-Sat 8 am – 6 pm
Higuera Street (north)	Residential development	Schaefer Street	1-hour parking, Mon-Sat 8 am – 6 pm

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side)	east of Schaefer Street		
Higuera Street (north side)	Schaefer Street	Helms Avenue	1-hour parking, Mon- Sat 8 am – 6 pm
Higuera Street (north side)	Helms Avenue	Wesley Street	1-hour parking, Mon- Sat 8 am – 6 pm

The restrictions for these streets were approved through independent petitions over the last three decades. These restrictions were imposed due to the redevelopment of the Hayden Tract and the success of businesses there, combined with an apparent insufficiency of neighborhood parking availability. Further, a large number of employees and visitors parked their vehicles in the adjacent residential streets that did not have permit parking.

Parking Restrictions

The PPP is designed to protect residential neighborhoods from long-term parking demands from non-residents, while at the same time, balancing the need for short-term parking of the adjacent non-residential needs. To this end, staff has determined that the restrictions requested in the petition are supported by the field findings, as established in the City Council-adopted regulating document: Procedures and Regulations for Preferential Parking Zones. That is, the 9000 block of Lucerne Avenue has been found to qualify for the requested 2-hour time-limited parking, except with a permit, from Monday through Saturday, from 8:00 a.m. to 6:00 p.m.

Program Criteria

The attached report, Parking Study Report, Traffic Committee, January 27, 2009, contains the detailed findings of the required studies. To summarize, the PPP requires that 75% of all available parking spaces be occupied during a minimum of six visits by staff, by a composite of the residents' and the non-residents' vehicles. This threshold has been met. Parking occupancy was quantified at 81% to 92%. Additionally, the PPP requires that parking by non-residents' vehicles be 25% to qualify for time-limited parking. Parking intrusion by non-residents was quantified to be 73% to 81% of the parked vehicles.

Activated by Petition

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In Figure 1, streets near Lucerne Avenue that presently do not have permit parking are proposed to be encompassed within the proposed new parking district, along with the 9000 block of Lucerne Avenue. Inclusion of these streets in the district would not impose permit parking on such streets. By their inclusion in the district, the residents of the streets are given the opportunity to determine if they collectively desire to participate in the PPP by supporting a required petition that, in compliance with the adopted regulations, contains a minimum of 75% consensus from the residences in the block.

For those street contained within the district, certain savings and efficiencies would be acquired, as follows:

1. An application fee would not need to be paid;
2. A parking survey would not need to be performed;
3. A parking occupancy and intrusion study would not need to be performed;
4. Traffic Committee consideration would not be necessary;
5. City Engineering recommendation to City Council would not be necessary;
6. Further City Council action would not be necessary.

If a qualifying petition is submitted, according to the current fee schedule, the residents of the block, through the residents' representative on the petition, would be required to pay for the parking restriction signs. In addition, a minimum of 66% of the residences on the block must purchase a permit before the parking restriction signs can be installed and enforcement can commence.

Because of workload and staffing levels, the typical processing period from submittal of a new qualifying petition outside of an existing parking district, to the conclusion of the process by City Council consideration is approximately 11 months. While a street within a City Council-adopted district may have a significantly reduced processing time of one or two months.

Program Modification

On December 8, 2008, the City Council expressed a desire to remove one of the conditions in the PPP that presently requires applicants to come to City Hall for certain program transactions and to allow other ways which may be more suitable to the residents' schedules, such as by sending the appropriate form, documents, and fees with a representative of the neighborhood. The Rules and Procedures for Preferential Parking Districts, Section K.1, page 11, attached to the Resolution, contains the removal of this requirement and the addition of language that provides residents the option to delegate others to act on their behalf with written authorization. Section K.1 as proposed to be amended reads:

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“1) Application for Annual and/or Visitor permits, replacement permits and/or transfer of permits and one-day and/or three-day Guest Passes shall be submitted ~~in person at~~ to the Engineering Division office. For purposes of this provision any person who can provide proof of residency in the subject household may apply for Annual or Visitor permits and one-day and/or three-day Guest Passes on behalf of other members of that household. ~~All such applications shall be made, in person, at the Engineering Division Office.~~ Additionally, residents may designate other persons to perform such tasks on their behalf when the person presents written authorization from the resident.”

FISCAL ANALYSIS:

All residences participating in the PPP pay \$16 per calendar year for each permit (with a maximum of two permits). The fee is prorated quarterly, but is not less than \$8. Based on the City Council-adopted fees schedule, the petitioning residents will pay \$55 for each parking restriction sign necessary to advise the motoring public of the parking restrictions in place on the street. The fees received are deposited to the Parking Fund (42165100.371780).

ATTACHMENTS:

1. Proposed Resolution Establishing the Lucerne Avenue Preferential Parking District (including)

- Attachment A: Procedures and Regulations for Preferential Parking Zones
- Attachment B: List of Zones and Corresponding Parking Restrictions

2. Parking Study Report, Traffic Committee, January 27, 2009

MOTIONS:

That the City Council:

Adopt a Resolution (1) establishing a Preferential Parking District (Lucerne Avenue Residential Parking District) encompassing the residential frontages

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of Lucerne Avenue, from Ince Boulevard to Higuera Street, Hubbard Street from Higuera Street east to the cul-de-sac, Carson Street from Ince Boulevard to Higuera Street and from Higuera Street to the cul-de-sac, and Higuera Street from Poinsettia Court to Wesley Street, with two hour time-limited parking except with permit from Monday, 8 AM to Saturday, 6 PM; (2) modifying the procedures and regulations for Preferential Parking Zones to allow Program Applicants to delegate a representative to act on their behalf; and (3) rescind Resolution No. 2008-R081.