



*City of Arts & Innovation*

# Transportation Board

---

**TO: TRANSPORTATION BOARD** **DATE: SEPTEMBER 4, 2019**

**FROM: PUBLIC WORKS DEPARTMENT** **WARD: 1**

**SUBJECT: LOCUST STREET – ESTABLISHMENT OF PREFERENTIAL PARKING ZONES (PPZ’S)**

## **ISSUES:**

Consideration of establishment of Preferential Parking Zones (PPZ's) on the following segments of Locust Street: 1) on the east side from University Avenue to 135 feet south of Mission Inn Avenue; and 2) on the west side from University Avenue to Mission Inn Avenue.

## **RECOMMENDATIONS:**

That the Transportation Board recommend that the City Council approve:

1. Establishment of a “No Parking Any Time, with Preferential Permit Parking for residents” zone on the east side of Locust Street from University Avenue to 135 feet south of Mission Inn Avenue; and
2. Establishment of a “No Parking Any Time, with Preferential Permit Parking for residents” zone on the west side of Locust Street from University Avenue to Mission Inn Avenue.

## **BACKGROUND:**

The City's Preferential Parking Program is a neighborhood-driven program which enables eligible residential neighborhoods continually impacted by outside parking sources to pursue establishment of Preferential Parking Zones (PPZs). PPZs limit the impacts of outside source parking and increase availability of on-street parking for residents by providing permits to residents and their guests and requiring that a valid permit be displayed in vehicles parked on street within the PPZ during restricted days and times.

Establishment of a PPZ requires submission of a petition from immediately impacted residents showing support from a minimum of 75% of residents for the proposed PPZ. Once petition criteria has been met, the proposal is scheduled for consideration by the Transportation Board which makes a recommendation to the City Council regarding the matter.

## **DISCUSSION:**

The Public Works Department received a new petition from 78% of residents on the easterly side of Locust Street from University Avenue to 135 feet south of Mission Inn Avenue and on the westerly side of Locust Street from University Avenue to Mission Inn Avenue requesting establishment of No Parking Anytime PPZ's within both street segments. Residents indicate that overflow parking from nearby businesses and apartment complexes are impacting availability of on-street parking for residents and their guests within the above segments of Locust Street. Five of the nine properties located within the proposed PPZ rely heavily on the use of on-street parking due to four properties located at 3701, 3742, 3756 and 3759 Locust Street lacking driveways and the single property at 3770 Locust Street being equipped with a very narrow driveway which only accesses a gated unimproved grass area on the property insufficient in width to accommodate parking for a standard size vehicle. The proposed PPZ on the east side of the street does not include the Locust Street side of the multi-unit apartment complex located at 4192 Mission Inn Avenue (at the southeast corner of Locust Street and Mission Inn Avenue) which exceeds 4 units and is ineligible for PPZ inclusion.

Residents within the same segments of Locust Street previously petitioned the City to establish PPZ's and the proposal as well as communications and a petition received from various residents on nearby University Avenue and Mission Inn Avenue (both of which experience heavy on-street parking) declaring opposition to the proposed PPZ's on Locust Street were reviewed by the Transportation Board on March 4, 2015. Additionally, the Board considered opposition to the proposals raised by the owner and tenants of a four-unit property located at 3759 Locust Street as a result of the PPZ Program permit issuance policies for eligible multiple-unit properties with 4 units or less which only allow one permit per unit. Public Works Department staff examination of daytime parking occupancy on three occasions at that time showed sufficient on-street parking availability. On March 4, 2015, the Board unanimously denied the prior request to establish the proposed PPZ's.

As residents have again petitioned requesting establishment of PPZ's due to ongoing on-street parking availability issues, the proposal is being scheduled for reconsideration and a signature showing support from the property at 3759 Locust Street was included. Establishing the proposed PPZ's would restrict outside parking sources and provide Locust Street residents within the PPZ's reasonable access to on-street parking near their residences. The proposal does, however, involve areas with historic designations including the Evergreen Quarter and Seventh Street Historic Districts. In these areas, the General Plan 2025 encourages consideration of shared parking arrangements where parking shortfalls exist.

## **FISCAL IMPACT:**

The cost of sign installation is estimated to be \$580. Funding is available in the existing Public Works Department budget, Signing Supplies account number 4110100-424143, to cover this cost.

Prepared by: Nathan Mustafa, P.E., T.E. AICP, City Traffic Engineer  
Approved by: Kris Martinez, Public Works Director

Attachments:

1. Site Map
2. Aerial Map