



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JULY 14, 2026

FROM: PUBLIC WORKS DEPARTMENT WARD: 5

SUBJECT: ESTABLISHMENT OF A TIMED 2-HOUR PREFERENTIAL PARKING ZONE ON LARKIN COURT & IMPLEMENTATION OF A 12-MONTH PILOT PROJECT TO CONVERT A PORTION OF MONROE STREET TO ONE-WAY OPERATIONS AND INSTALL DIAGONAL PARKING STALLS - RESOLUTION

ISSUES:

Establishment of a Timed 2-Hour Preferential Parking Zone (PPZ) on Larkin Court from Monroe Street to the easterly terminus and implementation of a 12-Month Pilot Project to convert the portion of Monroe Street (frontage road) from Ouida Drive to Monroe Street (arterial road) to one-way operations and install diagonal parking stalls along the west side of the street segment to increase on-street parking capacity.

RECOMMENDATIONS:

That the City Council:

1. Adopt a resolution to establish a “2-Hour Parking between the hours of 8:00 p.m. to 6:00 a.m. Daily, except for residents with permits” Preferential Parking Zone (PPZ) on Larkin Court from Monroe Street to the easterly terminus; and
2. Approve implementation of a 12-Month Pilot Project to convert the portion of Monroe Street (frontage road) from Ouida Drive to Monroe Street (arterial road) to one-way northbound only operations and install diagonal parking stalls on the west side of the roadway segment.

BOARD RECOMMENDATION:

On March 4, 2026, the Transportation Board (Board) reviewed this matter; five of eight members were present. The Board voted unanimously to recommend the establishment of the proposed Timed 2-Hour Preferential Parking Zone (PPZ) on Larkin Court from Monroe Street to the easterly terminus and implementation of a 12-month Pilot Project to convert the portion of Monroe Street (frontage road) from Ouida Drive to Monroe Street (arterial road) to one-way northbound only operations and install diagonal parking stalls along the west side of the street segment.

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 seventy-five percent (75%) of residents for the proposed PPZ. Once petition criteria have been met, the proposal is scheduled for consideration by the Transportation Board which makes a recommendation to the City Council regarding the matter.

Pilot projects offer the ability to implement temporary improvements to allow for subsequent assessments of impacts of traffic circulation and on-street parking based on changes to one-way operations and marked diagonal parking stalls prior to the consideration of permanent improvements. The proposed Pilot Project is aimed at increasing on-street parking capacity in proximity to the Lorraine Terrace Apartments located at 4131 Monroe Street due to the recently implemented PPZ on Ouida Drive from Monroe Street to Shelby Drive and the currently proposed PPZ on Larkin Court impacting the availability of on-street parking in the area.

DISCUSSION:

The Public Works Department received a petition showing support by seventy-five percent (75%) of residents (9 of 12) on Larkin Court from Monroe Street to its easterly terminus requesting establishment of a "2-Hour Parking between the hours of 8:00 p.m. to 6:00 a.m., except for residents with permits" Preferential Parking Zone (PPZ). Residents indicate that outside source parking on Larkin Court (predominantly from the nearby Lorraine Terrace Apartments) limits the availability of on-street parking opportunities for residents and their guests, impacts placement of their trash cans, creates difficulties with ingress / egress from their properties due to parking close to or blocking residential driveways, generates noise at late night and early morning hours and litter / trash debris being left by those parking on their block, and results in 72-Hour, red curb, blocking of driveways, and fire hydrant related parking violations. Establishment of the proposed Preferential Parking Zone (PPZ) on Larkin Court would allow for short-term 2-hour parking while restricting longer term outside source parking during peak 8:00 p.m. to 6:00 a.m. hours.

Establishment of the proposed PPZ would provide residents and their guests with reasonable access to on-street parking on Larkin Court during peak on-street parking times. The proposed Timed PPZ would allow for unrestricted parking (with the exceptions of posted street sweeping restrictions, red curb, fire hydrants and all other Riverside Municipal Code (RMC) and California Vehicle Code (CVC) regulations) outside of the posted PPZ restricted time frame.

As a PPZ was recently implemented on Ouida Drive from Monroe Street to Shelby Drive per City Council approval on January 27, 2026, if the currently proposed PPZ on Larkin Court is approved, overflow parking from the Lorraine Terrace Apartments will be displaced further south on Monroe Street (frontage road), south of Ouida Drive and south of Larkin Court. Monroe Street

(frontage road) abutting the Lorraine Terrace Apartments has a No Parking Entire Block restriction on the west side of the street due to existing road width thus on-street parking availability is currently limited to the east side of the street only. To increase on-street parking capacity in proximity to the Lorraine Terrace Apartments a 12-Month Pilot Project on Monroe Street (frontage road) from Ouida Drive to Monroe Street (arterial road) to convert the roadway to one-way northbound only operations and install diagonal parking stalls along the west side of the street segment is also proposed. The 12-Month Pilot Project would result in an increase in on-street parking capacity along the street segment of 50% (5 additional parking spaces) as shown in Attachment 4. The 12-Month Pilot Project would provide additional on-street parking in the immediate area, reducing impacts of the PPZs on apartment tenants parking off-site and allow for subsequent review of overall impacts to traffic circulation and parking prior to consideration of permanent improvements.



Figure 1: Proposed Pilot Roadway Configuration [Monroe Frontage Street]

FISCAL IMPACT:

The total fiscal impact of this action is estimated to be \$3,500. Funds are budgeted and available in the General Fund, Public Works Streets Maintenance, Signing Supplies account number 4110100-424143, to cover the cost of sign fabrication.

Prepared by: Philip Nitollama, City Traffic Engineer
Approved by: Nathan Mustafa, Public Works Director

Certified as to availability of funds: Julie Nemes, Interim Finance Director
Approved by: Kris Martinez, Assistant City Manager
Approved as to form: Rebecca McKee-Reimbold, Interim City Attorney

Attachments:

1. Resolution
2. Site Map
3. Aerial Map
4. Exhibit
5. Preferential Parking Permit Zones (PPZ)
6. Transportation Board Meeting Minutes – March 4, 2026
7. Presentation