



*City of Arts & Innovation*

# Transportation Board

**TO: TRANSPORTATION BOARD**

**DATE: MAY 1, 2024**

**FROM: PUBLIC WORKS DEPARTMENT**

**WARD: 1**

**SUBJECT: REQUEST BY THE COMMONS PROJECT TO ESTABLISH AN ON-STREET TIME LIMITED 30-MINUTE PARKING ZONE(S) ON 2ND STREET TO ACCOMMODATE UNITED STATES POSTAL SERVICE (USPS) PARKING**

## **ISSUE:**

Consideration of a request for establishment of a timed “30-Minute Parking” zone on the north side of Second Street from 20 feet east of Main Street for a length of 30 feet along the frontage of the Commons Project which encompasses the properties at 3102 and 3158-3240 Main Street for use by the United States Postal Service (USPS) for mail delivery to the Commons Project in lieu of traditional on-site USPS designated parking space.

## **RECOMMENDATION:**

That the Transportation Board recommend to City Council the approval for an on-street time-limited “30-Minute Parking Between the Hours of 8:00 a.m. and 5:00 p.m. Monday through Saturday” zone on the north side of Second Street 20 feet east of Main Street for a length of 30 feet.

## **BACKGROUND:**

The City approved the Commons Multi-Family Residential Project located at 3102 Main Street and 3158-3250 Main Street on May 18, 2022. The project will construct a total of 85 multi-family units (48 units will be located north of Second Street in Building A and 37 units will be located south of Second Street in Building B) and 1,500 square feet of the Cafe and Brewery. The residential units will have access via three driveways located along both sides of Second Street and a retail driveway located on First Street will provide access to the Café and Brewery (Attachment 3). The project will provide 68 parking spaces for Building A and 56 parking spaces for Building B. As per the City of Riverside Municipal Code, the project requires 64 parking spaces for Building A and 49 parking spaces for Building B. In comparison of the parking spaces provided with the parking spaces required (124 and 113, respectively), the project has a total of eleven (11) surplus on-site parking spaces and has the capacity to designate one (1) or two (2) off-street parking spaces requested by the United States Postal Service (USPS). The existing residential neighborhood community has expressed concerns regarding on-street parking demands that are anticipated to increase based on the future tenants of the Commons Multi-Family Residential Project.

**Table 1**

**The Commons Project (On-Site Parking Space Summary)**

<b>Off-Street Parking Space Inventory Summary</b>	<b>Building A</b>	<b>Building B</b>
Number of Proposed Parking Spaces to be Constructed	68	56
Number of Parking Spaces REQUIRED per Riverside Municipal Code	64	49
<b>Surplus Off-Street Parking Spaces</b>	<b>4</b>	<b>7</b>

A request for designated on-street parking of vehicles, which is included in the duties and functions of the Board, is being brought forward to the Transportation Board for review and advisement.

**DISCUSSION:**

The Public Works Department received a request from the Commons Project developer to establish a “30-Minute Parking” zone in effect between 8:00 a.m. and 5:00 p.m. Monday through Saturday except Holidays on either the north or south side of Second Street just east of Main Street or on Main Street north or south of Second Street along their project frontage (Attachment 6). The requested timed 30-Minute Parking zone which would be denoted by green curb paint and posted parking signage reflecting the restriction is intended to provide a designated on-street parking space for United USPS to deliver mail to the Commons Project tenants.

City Staff originally denied the on-street USPS designated parking zone request and suggested that the developer provide standard on-site USPS designated parking spaces due to available surplus on-site parking spaces, that on-street parking zones are not reserved for specific vehicles, including USPS vehicles, and recognizing on-street parking concerns from the existing neighborhood community.

The Commons Project team communicated with USPS staff regarding the City’s recommendation to use on-site USPS designated parking spaces. USPS’s preference is to construct one or two designated parking spaces on-site to ensure a parking space for the mail truck to deliver mail to the Commons Project residents. As an exception to the original request, USPS is willing to consider utilizing an on-street timed green loading parking zone with a prominent signage with the following: “USPS Parking Only.” There are currently no USPS designated on-street parking zones in the city.

If the Transportation Board recommends construction of the designated on-street parking space, the proposed timed 30-Minute Parking zone will be available to all legally parked motorists on a first-come first-served basis and not designated as a USPS zone. Additionally, on-street parking is also subject to street sweeping restrictions which supersede other posted

timed parking regulations.

Based on a request from the Commons Project staff, the developer is seeking input from the Transportation Board for the USPS requested on-street timed 30-Minute Parking zone for mail delivery to the Commons Project in lieu of the standard on-site designated USPS parking spaces. Three potential on-street designated parking alternatives are shown on Attachment 6 with two potential locations on 2<sup>nd</sup> Street just east of Main Street and one location on Main Street just south of 2<sup>nd</sup> Street. The proposed alternative locations are strategically located within proximity of the mail delivery locations for Building A and Building B.

As a compromise, city staff is proposing the establishment of a time limited parking zone during normal working hours (8AM to 5PM) during Monday through Saturday except Holidays to preserve overnight parking availability and to allow the parking space to be utilized for general loading and unloading activities for USPS, passengers, and Uber and Lyft ride share entities, etc.

Existing 20-minute time limited parking zone currently existing on Mission Inn Ave east of Fairmount Blvd near the new residential community on the northeast corner and an existing 90-minute time limited parking zone on 10<sup>th</sup> St east of Chestnut St abutting the Mount Rubidoux Manor residential community.

### **STRATEGIC PLAN ALIGNMENT:**

This proposal aligns with Strategic Plan Goal 5.3, to “Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making.”

1. **Community Trust:** The request for a designated on-street timed parking zone originated from the development community and illustrates transparent government process.
2. **Equity:** The availability of on-street parking spaces is preserved for all existing adjacent homeowners, prospective tenants, guests, and visitors to the Downtown area on a first come first served basis while maintaining current restrictions for street sweeping.
3. **Fiscal Responsibility:** If the proposed time limited parking zone is established, then all associated costs will be the responsibility of the Commons Project and there would be no fiscal impact to the Public Works Department for the capital improvement. Maintenance of the signage and striping would be the responsibility of the city.
4. **Innovation:** This project is neutral towards this cross-cutting thread
5. **Sustainability & Resiliency:** This project is neutral towards this cross-cutting thread.

### **FISCAL IMPACT:**

If the requested timed 30-Minute Parking zone is recommended by the Transportation Board, the Commons Project will be responsible for initial construction of the required signage and green curb paint improvements and City crews will be responsible for maintenance thereafter. There is no impact to the Public Works Department budget if the request for on-street parking

is denied.

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Approved by: Gilbert Hernandez, Public Works Director

Attachments:

1. Site Map
2. Aerial Map
3. Site Plan
4. USPS Parking Exception Letter
5. The Commons Response Memo
6. Alternate Locations Exhibit