



Information Item

Date: November 4, 2014

To: Mayor and City Council

From: David Martin, Planning and Community Development Director

Subject: Preferential Parking Request from residents of Yale Street between Washington Avenue and Wilshire Boulevard

Introduction

In March 2013, residents of Yale Street between Washington Avenue and Wilshire Boulevard petitioned to change the preferential parking regulations from “One hour parking 9 a.m. to 6 p.m. Monday through Friday, except by permit” to “No parking, except by permit.” A parking occupancy study was completed in June 2013 that included the 1000/1100 block of Yale Street, which observed peak parking occupancies of just over half full. A neighborhood meeting was held in May 2014. After consideration of the parking occupancy study, feedback from the community meeting, and the inability to make required findings that nonresident vehicles regularly interfere with the use of the majority of available on-street parking spaces, this petition is not being brought forward for Council consideration. Staff only makes recommendations for Council consideration when petition requests are supported by the Santa Monica Municipal Code findings.

Background

Preferential parking is a tool the City uses to manage non-resident parking on residential streets, as authorized by [Santa Monica Municipal Code Chapter 3.08](#) and the California Vehicle Code. Preferential parking regulations manage the use of on-street parking to assist residents in finding parking near their home. Only residents who live on a block with preferential parking restrictions are eligible to purchase a permit to park on blocks within their district. Permits may be used within two block faces of the permit owner’s address.

Residents may petition to modify the regulations in a preferential parking zone at any time. Upon receipt of a petition representing two-thirds of the residential units on a block, a parking occupancy study of the neighborhood is conducted and a community meeting is held. The Council evaluates the preferential parking request and Municipal Code requirements when considering the amendment of a preferential parking zone. If Council amends preferential parking regulations, the changes are implemented within eight weeks.

Discussion

Yale Street between Washington Avenue and Wilshire Boulevard is primarily lined with single-family residences, with multifamily and commercial developments located near Wilshire Boulevard. This is the only block within preferential parking Zone BB, which was established on June 1, 1993 with the following regulations: “One hour parking 9 a.m. to 6 p.m. Monday through Friday, except by permit.” Residents communicate that customers and employees of Wilshire Boulevard businesses park on this block.

Currently, five preferential parking zones are located adjacent to Zone BB from 26th Street and the eastern City limits, including Zones D, X, LL, QQ, and YY. Within these zones, all of the blocks immediately north and south of Wilshire Boulevard allow non-residents to park for up to two hours during the daytime on weekdays without a permit. The current regulations on Yale Street only allow one hour parking on weekdays. See Attachment A for a vicinity map.

Study Results

The June 2013 parking occupancy study included Harvard, Yale, and Stanford Streets between Washington Avenue and Wilshire Boulevard, and Washington Avenue between Princeton and Stanford Streets. The study showed that Yale Street had the lowest weekday peak occupancy in the study area at 56 percent occurring in the noon hour. Occupancies then decline to 37% between 5pm-7pm, before ranging between 45 and 54% the remainder of the night until observations concluded in the 10pm hour. Weekend peak occupancy on the petitioning block was similar at 55 percent. Occupancies over 85 percent cause residents to experience greater difficulty when seeking on-street parking on the block where they live. Land

Use and Circulation Element policy T22.1 recommends that staff manage parking in residential areas so that 15 percent of the spaces are available at all times of day. The occupancies on Yale Street are well below 85 percent.

Yale Street between Washington Avenue and Wilshire Boulevard is the equivalent of two typical City blocks. The study indicated that the southern portion of this block had higher parking occupancies than the northern half of the block. This is consistent with Harvard and Stanford Streets between Washington Avenue and Wilshire Boulevard.

The occupancy results of the other blocks in the study area are included in Attachment B. Generally, the peak occupancies in the study area are well below 85 percent, except for the weekday occupancy of 93 percent on Washington Avenue between Princeton and Harvard Streets. At the time of the study, this block did not have preferential parking regulations, resulting in the high occupancy. However, preferential parking regulations were implemented on this block in October 2013.

Criteria for Designation of Preferential Parking Zone

[Santa Monica Municipal Code 3.08.040](#) establishes the criteria used to designate or change a preferential parking zone, including criterion a, “that nonresident vehicles...do or may substantially and regularly interfere with the use of the majority of available on-street...parking spaces” and criterion d, “that no unreasonable displacement of nonresident vehicles will result in surrounding residential areas outside the proposed zone.” Given the results of the parking occupancy study as described previously, it is clear that even with occupancies over 50 percent, nonresident vehicles do not occupy a majority of the on-street parking spaces on Yale Street. This block of Yale Street already has more restrictive regulations than the rest of the blocks in the neighborhood, which allow two hour parking without a permit during the daytime on weekdays.

Many Wilshire Boulevard businesses occupy older structures and/or smaller parcels with non-conforming on-site parking and their viability relies on the ability for customers to find short-

term parking in the neighborhood. Because the requested regulations are more restrictive than typical for the area, they are anticipated to divert additional parkers to adjacent residential streets, contrary to the designation criteria. If the requested regulations were to be applied to all streets in the vicinity, the economic viability of the Wilshire Boulevard commercial district would be impacted. Therefore, staff is unable to find sufficient evidence that the request meets the designation criteria of the Municipal Code.

Neighborhood Meeting

Attendees at the meeting in May 2014 consisted of area residents and Wilshire Boulevard businesses. Yale Street residents in attendance were in support of changing the regulations, while businesses located at the intersection of Yale Street and Wilshire Boulevard expressed concern that the change would put them out of business. Comments from the meeting are attached as Attachment C.

Summary

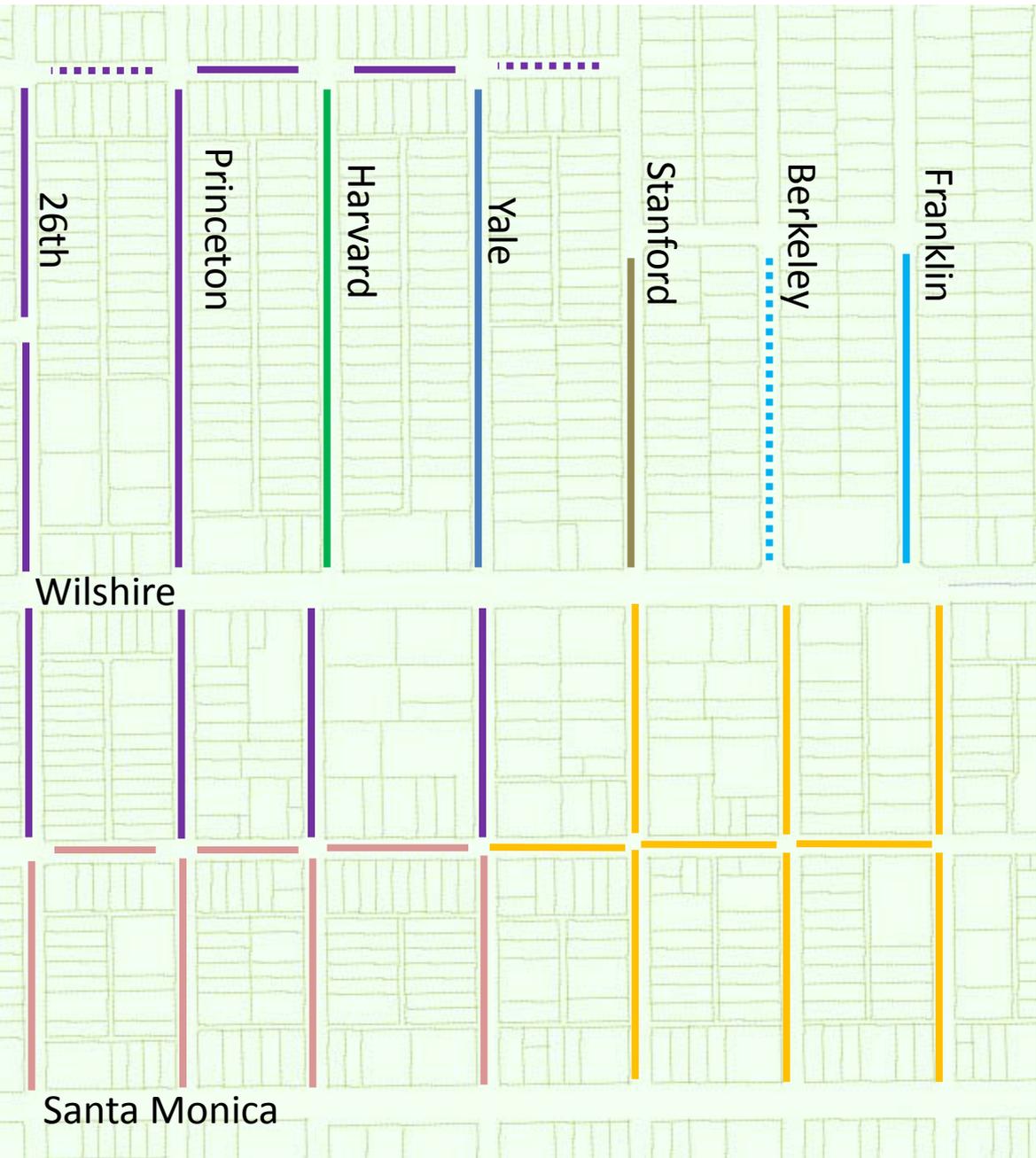
Parking occupancies on Yale Street are considered to be at an acceptable level, with observed occupancies in the mid-50 percent range. Staff is unable to make the findings that the majority of on-street spaces are used by non-residents, or that the requested regulations would not negatively affect parking availability on adjacent blocks.

Prepared By: Beth Rolandson, AICP, Principal Transportation Planner

Attachments:

- A. Vicinity Map
- B. Parking Occupancy Study Results
- C. Neighborhood Meeting Comments

Preferential Parking Regulations (Attachment A)



Legend

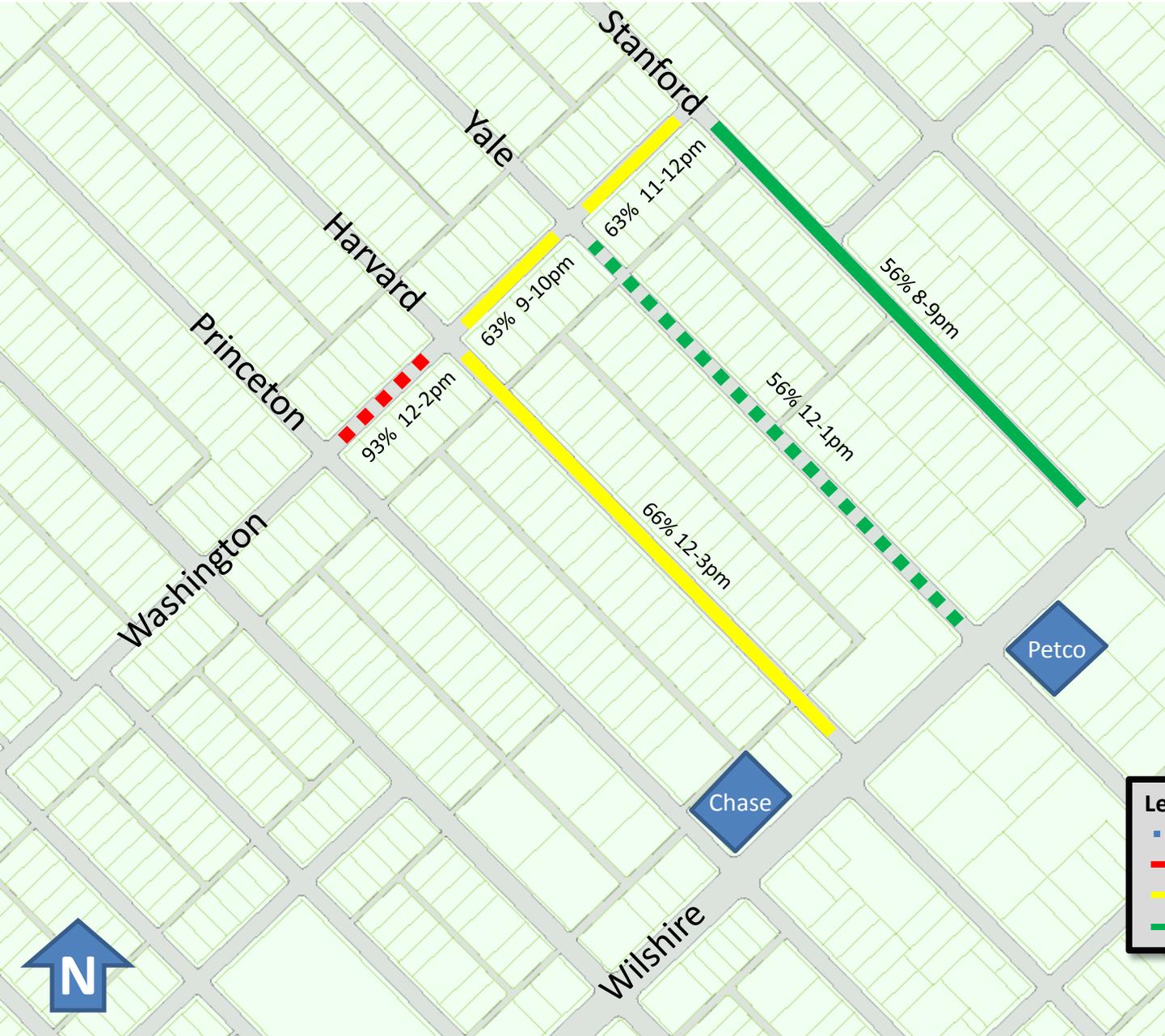
- 2hr parking 9am to 10pm, except by permit
- 2hr parking 9am to 6pm Mon-Fri, except by permit
- 2hr parking 9am to 6pm Mon-Sat, except by permit
- 2hr parking 9am to 6pm and
No parking 6pm to 9am, except by permit
- No parking 9am to 10pm, except by permit
- 2hr parking 9am to 6pm Mon-Fri, No parking 9pm to
2am Mon-Fri & all day Sat and Sun, except by permit
- 1hr parking 9am to 6pm Mon-Fri, except by permit
- ⋯ Pre-approved
- Implemented

Note

South of Wilshire Boulevard is District 4
North of Wilshire Boulevard is District 5

Peak Parking Occupancy - Wednesday, June 12, 2013

Attachment B (1 of 2)

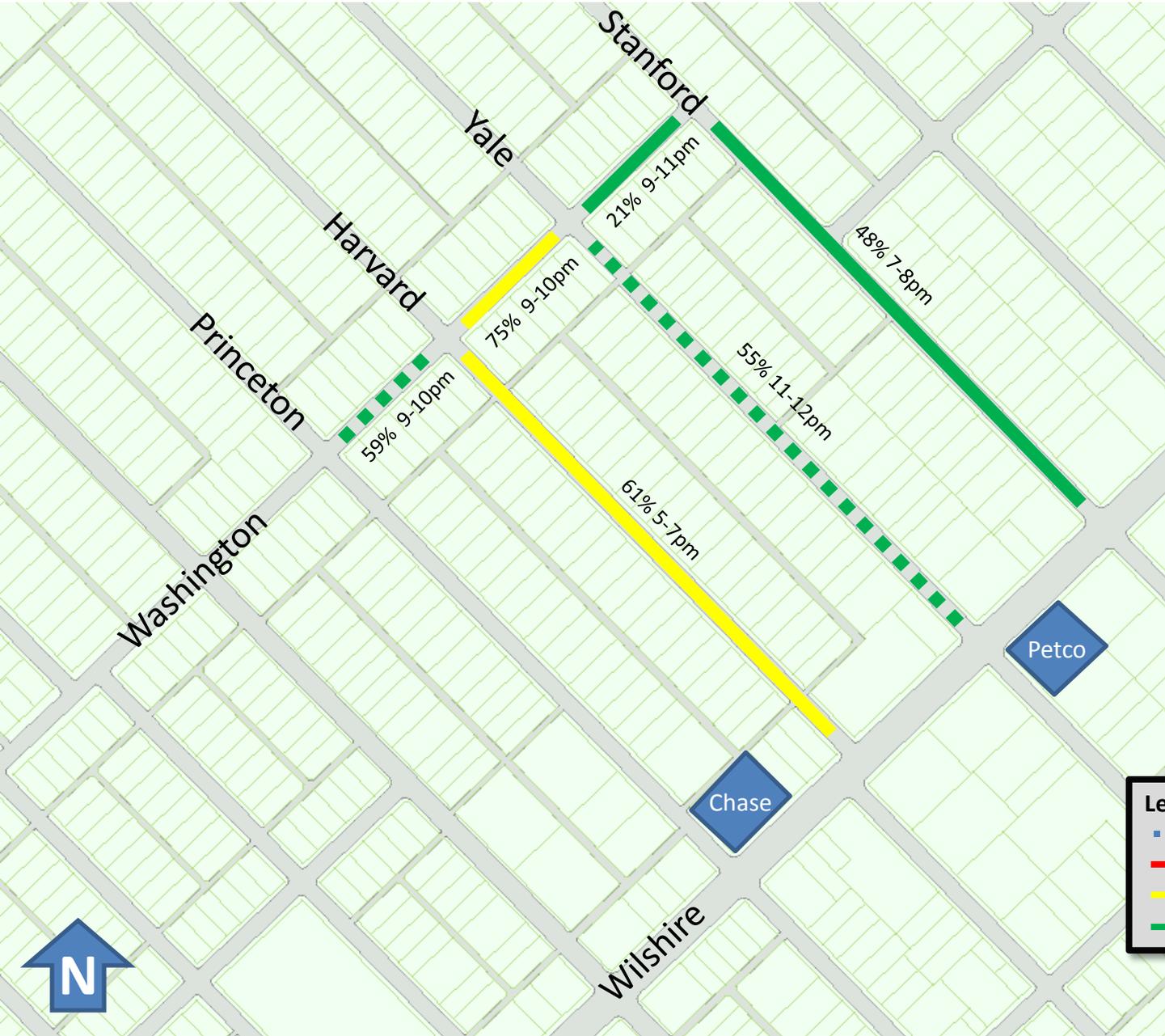


Legend

- Petitioning Block
- 86-100% occupancy
- 60-85% occupancy
- 0-59% occupancy

Peak Parking Occupancy - Saturday, June 15, 2013

Attachment B (2 of 2)



Legend

- Petitioning Block
- 86-100% occupancy
- 60-85% occupancy
- 0-59% occupancy



Attachment C

Preferential Parking Community Meeting

May 21, 2014, Ken Edwards Center

- Pricing of parking on Wilshire Boulevard
- Yale is narrow leading to incidents
- 2700 WA doesn't want anything after 6PM or anything on week-ends
 - Print @ home 1 day in advance req't is a burden, inconvenient
- Preferential Parking (PP) is wonderful, helpful, but process is cumbersome. Why not an administrative process?
- Love PP on Stanford St., but sees a lack of enforcement
- What about fines for people abusing permits? Not being able to purchase new permits?
- Therapists & others have customers coming for an hour for appointments
 - These people need parking spaces
 - Threat of parking loss affecting ability to lease comm. Space
- 1150 Yale has 8 on-site spaces for customers
- 40 min meters on Yale St. are too short for businesses' needs
- All homes on Yale St have garages & driveways
- Yale was changed to 1-hr from 2-hr about 10 years ago
- Can we create a small business permit?
- Business: 1 hour regulations on Yale are overly restrictive
- Resident: But we received signatures from over 67% of the block
- The occupancy of the southern half of the block is higher than the rest of the block of Yale St.
- Some people questioned the data for Yale St.
- Many people use residential driveways to turn around, or block our driveways
- City of LA has more restrictive parking regulations
- These problems are related to traffic signal @ Yale & the narrowing project
- Data is surprising
- Parking is worse during street sweeping
- Large employers / bldgs. On Wilshire cause problems
- Residential streets shouldn't be parking lots
- It's like a fight to find parking
- Remove street light because street is so narrow – DANGEROUS

- Are there shared parking opportunities?
- Owner of 1150 Yale asked many biz on Wilshire & couldn't find parking to rent
- Why did you narrow Yale?
 - Trees
 - Residents requested it
- Business need to provide parking
- There was a bar which created late night noise, but it closed
- Hoping for solution for small biz, but large buildings cause issues everyday
- 9A – 6P M-F request: No parking, except by permit is Yale St desire
- Speed bumps for Yale
- City has done nothing for biz on Yale
- Can City provide parking?
- Proposed zoning for Wilshire is a nightmare
- Would street be empty w/ resident-only?
- Difficult for gardeners, plumbers w/out PP
- Building public transportation first & people will adapt
- Nighttime restrictions exist south of Wilshire & on Stanford
- Look at occupancy of 1100 block of Yale
- Parking @ Wilshire bldgs. is too expensive
- Medical bldgs. are biggest offenders