

DATE ISSUED: November 8, 2000

REPORT NO. 00-237

ATTENTION: Honorable Mayor and City Council  
Docket of November 14, 2000

SUBJECT: Formation of a Non-Residential Parking District and approval of an Operating Agreement with the San Diego Community College District for the Mid City Continuing Education Center in the City Heights Urban Village Project

REFERENCE: Manager's Reports No. RA-94-36 & 37; RA-95-9 & 20; RA 96-1 & 11

### SUMMARY

Issue- Should the City Council establish a Non-Residential Parking District for the Mid City Continuing Education Center in the Urban Village in City Heights and enter into an Operating Agreement with the San Diego Community College District?

Manager's Recommendation - Approve the formation of a Non-Residential Parking District and Operating Agreement for the Mid City Continuing Education Center in the City Height Urban Village.

Other Recommendations - The City Heights Redevelopment Project Area Committee discussed this item at their August meeting. They did not make recommendation, rather they requested to form a subcommittee to discuss the concerns in more detail. The subcommittee met on September 19 and agreed to continue to meet to discuss their concerns (see attached memo from Steve Russell dated September 19, 2000.) The subcommittee's recommendations will be presented to the Council orally.

Environmental- This activity is exempt pursuant to CEQA Guidelines, Section 15061 (b) (3).

Fiscal Impact - None.

### BACKGROUND

In June 1994 the City Council and Redevelopment Agency entered into a Memorandum of Understanding (MOU) with CityLink Investment Corporation to prepare a Master Plan for a 7 block area in the City Heights community. The Council agreed in October of 1995 that the remnant parcel resulting from the Mid City Police Substation project would be sold to the San Diego Community College District (District) for the development of a Continuing Education

Center. In October of 1996, the City sold the District the parcel with the understanding that the City would form a Non-Residential Parking District on the portion of the Wightman Street promenade between 43<sup>rd</sup> Street and Fairmount Avenue and along Fairmount, Landis, and 43<sup>rd</sup> adjacent to the block providing a total of approximately 110 parking spaces for student parking. The College District is nearing completion of the 55,000 square foot, three story building and anticipates classes will begin in the fall.

## DISCUSSION

The proposed Non-Residential Parking District would provide approximately 110 spaces located on Wightman Street between Fairmount Avenue and 43<sup>rd</sup> Street, the east side of 43<sup>rd</sup> Street between Wightman and Landis Streets, on the west Side of Fairmount between Wightman and Landis Streets, and the north side of Landis between Fairmount Avenue and 43<sup>rd</sup> Street. The parking would be restricted to students, who purchase a parking sticker from the District, during the hours of 7:30 am to 7:30 pm Monday through Thursday, and 7:30 am to 4:30 on Fridays. During all other times the parking spaces would be available to the general public.

The Non-Residential Parking District would be formed under the California Vehicle Code Section 22507(b), which authorizes the local jurisdiction to establish preferential parking permits for “members of organization, professions, or other designated groups.” This Non-Residential Parking District will not adversely affect parking conditions for residents or merchants in the area because the affected fronting property is institutional (City or College District) and not residential or retail.

Under the Operating Agreement the College District would be responsible for issuing the parking stickers, enforcing the parking restrictions, maintaining the area free of litter, and indemnifying the City for any damages which may arise from the formation or operation of the parking district. The District may only charge a fee commensurate with providing these services and not use the spaces as a profit center.

If after the Non-Residential Parking District is established and classes are in operation it becomes apparent that the students are not using the parking spaces and are instead using the surrounding parking intended for use of Library and Park patrons, or the shopping center, or arriving by public transit and therefore not needing the full number of spaces provided, the Council may revisit the question of maintaining the Non-Residential Parking District or reducing its size.

## ALTERNATIVE

Do not form the Non-Residential Parking District. This alternative would be renegeing on a commitment made to the College District and potentially force students into parking in areas intended for other users.

Respectfully submitted,

---

D. Cruz Gonzalez  
Director Transportation

---

Approved: Frank Belock  
Acting Deputy City Manager

---

Hank Cunningham  
Director  
Economic Development and Community Services

GONZALEZ/CUNNINGHAM/PKH

Attachment(s): Operating Agreement