

DATE ISSUED: March 19, 2003

REPORT NO. 03-032

ATTENTION: Honorable Mayor and City Council
Docket of

SUBJECT: Establishment of Residential Permit Parking Area D – San Diego
Mesa College

SUMMARY

Issues

1. Should the City Council create Residential Permit Parking Area D, to include the following streets:
 - a. 3400-block of Aldford Drive (between Aldford Place and Chasewood Drive).
 - b. 6200-block of Aldford Place (between Rollsreach Drive and Aldford Drive).
 - c. 3500-block and 3600-block of Auburndale Street (between Marlesta Drive and Thornwood Street).
 - d. 3500-block of Bacontree Place (between beginning and Bacontree Way).
 - e. 6900-block of Bacontree Way (between Auburndale Street and end).
 - f. 3400-block of Beagle Place (between Beagle Street and end).
 - g. 6900-block and 7000-block of Beagle Street (between Marlesta Drive and Atoll Street).
 - h. 3500-block and 3600-block of Brookshire Street (between beginning and Thornwood Street).
 - i. 3400-hundred and 3550-block of Chasewood Drive (between Marlesta Drive and Auburndale Street).
 - j. 6700-block, 6750-block, and 6800-block of Erith Street (between Chasewood Drive and end).

- k. 3400-block, 3500-block, and 3600-block of Fireway Drive (entire street).
 - l. 7000-block of Hilton Place (between Marlesta Drive and end).
 - m. 3400-block of Keston Court (between Beagle Street and end).
 - n. 6800-block of Lanewood Court (between Auburndale Street and end).
 - o. 3200-block, 3500-block, and 3600-block of Marlesta Drive (between Genesee Avenue and end).
 - p. 3300-block and 3400-block of Rollsreach Drive (between beginning and Chasewood Drive).
 - q. 6400-block of Shirehall Drive (between beginning and Brookshire Street).
2. Should the City Council authorize the City Manager to conduct a survey of the residents of Permit Parking Area D three years after its effective date to determine the desire to keep, modify, or eliminate the parking district, and conduct a public hearing in the community to discuss the survey?
 3. Should the City Council amend Sections 86.2003 and 86.2006 of Division 20 of the San Diego Municipal Code, regarding the establishment of Residential Permit Parking Districts to expand the definition of “legal resident” and to streamline the process for adding to or subtracting from an existing parking district?

Manager’s Recommendations

1. Establish Residential Permit Parking Area D as defined above.
2. Authorize the City Manager to conduct a follow-up study of Area D three years after its inception, and to conduct a public hearing in the community.
3. Amend Sections 86.2003 and 86.2006 of Division 20 of the San Diego Municipal Code as described below.

Other Recommendation – None

Fiscal Impact – Revenues from permit sales is estimated to be \$10,000 and additional expenses of approximately \$5,000. Net revenue is estimated at \$5,000. The signage already budgeted in Street Division’s operating budget and enforcement will be provided by existing staff reimbursed from parking fine revenues.

BACKGROUND

In December 1977, the Council amended the Municipal Code to include Division 20, “Residential Permit Parking Program”. Subsequently, three Residential Permit Parking Districts were established, one in the vicinity of University Hospital (Area A), one in the vicinity of San Diego State University (Area B), and one in the vicinity of Barrio Logan (Area C). Petitions have been received from residents on Aldford Drive, Aldford Place, Auburndale Street, Bacontree Place, Bacontree Way, Beagle Place, Beagle Street, Brookshire Street, Chasewood Drive, Erith Street, Fireway Drive, Hilton Place, Keston Court, Lanewood Court, Marlesta Drive, Rollsreach Drive, and Shirehall Drive in the vicinity of Mesa College requesting the creation of Residential Permit Parking Area D.

DISCUSSION

Sections 86.2006 and 86.2007 allow for the designation of Residential Permit Parking Districts.

Parking usage, license plate, and occupancy studies were conducted on the petitioning blocks. The studies were conducted between 0800 and 1800 hours on Tuesday, April 2, 2002 and Wednesday, April 3, 2002. The results of these studies, and the designation criteria met, are summarized in Table 1, below:

TABLE 1

STREET	ADDRESSES	PETITIONERS	OCCUPANCY	NON-RESIDENTS	CRITERIA MET ⁽¹⁾
Aldford Drive	21	18 (86%)	61%	54 (87%)	(1)(2)(3)
Aldford Place	3	2 (67%)	64%	14 (70%)	(1)(2)(3)
Auburndale Street	21	21 (100%)	52%	103 (79%)	(1)(2)(3)
Bacontree Place	4	4 (100%)	16%	5 (71%)	(1)(3)
Bacontree Way	12	12 (100%)	58%	14 (52%)	(1)(2)(3)
Beagle Place	8	8 (100%)	4%	0 (0%)	(1)
Beagle Street	36	19 (53%)	59%	103 (77%)	(1)(2)(3)
Brookshire Street	23	19 (83%)	23%	7 (28%)	(1)
Chasewood Drive	33	25 (76%)	67%	153 (86%)	(1)(2)(3)
Erith Street	7	5 (71%)	39%	42 (91%)	(1)(2)(3)
Fireway Drive	41	27 (66%)	35%	43 (62%)	(1)(2)(3)
Hilton Place	13	9 (70%)	22%	14 (74%)	(1)(2)(3)
Keston Court	5	4 (80%)	88%	8 (53%)	(1)(2)(3)
Lanewood Court	15	9 (60%)	72%	15 (63%)	(1)(2)(3)
Marlesta Drive	72	53 (74%)	73%	282 (85%)	(1)(2)(3)(4)
Rollsreach Drive	19	12 (63%)	84%	68 (77%)	(1)(2)(3)
Shirehall Drive	21	17 (81%)	45%	15 (65%)	(1)(2)(3)

⁽¹⁾Section 86.2005(b) of Division 20 sets forth the following criteria for designating an area for Residential Permit Parking:

§86.2005 Designation Criteria

- (b) In determining whether a residential area identified as eligible for residential permit parking may be designated as a residential permit parking area, the City Manager and the City Council shall take into account factors which include but are not limited to the following:

- (1) The extent of the desire and need of the residents for residential permit parking and their willingness to bear the administrative costs in connection therewith;
- (2) The extent to which legal on-street parking spaces are occupied by motor vehicles during the period proposed for parking restriction;
- (3) The extent to which vehicles parking in the area during the period proposed for parking restriction are commuter vehicles rather than resident vehicles; and
- (4) The extent to which motor vehicles registered to persons residing in the residential area cannot be accommodated by the number of off-street parking spaces.

As may be seen, Aldford Drive, Aldford Place, Auburndale Street, Bacontree Way, Beagle Street, Chasewood Drive, Erith Street, Fireway Drive, Hilton Place, Keston Court, Lanewood Court, Marlesta Drive, Rollsreach Drive, and Shirehall Drive all met criteria (1) through (3). Additionally, Marlesta Drive also met criterion (4), due to the existing short driveway lengths of the houses along that street. (Beagle Place and Brookshire Street met only criterion (1), and Bacontree Place met criteria (1) and (3); however, it is recommended that these streets be also considered for inclusion within Residential Permit Parking Area D due to their immediate proximity to the more severely impacted streets of the proposed district.)

CONCLUSION

A public hearing was held on September 11, 2002 in the auditorium of Kearny High School. Public input was taken at the meeting and by mail, telephone, and e-mail through the month of January, 2003. The following recommendations are based upon that input:

1. Create Residential Permit Parking Area D, including all streets shown in Table 1, above. Effective times of this district would be 7AM to 7PM, Monday through Friday (except holidays).
2. Allow each address within Area D a total of 5 parking permits *per* year, of which 2 may be Visitor's Permits.
3. Amend Section 86.2003 of Division 20 of the Municipal Code to include the following definition:

(j) "Legal resident" shall mean a full-time resident of a residential property within a residential area, or a person in the employ of a licensed residential care facility occupying a single-family residential dwelling located with a residential area.

This amendment is necessitated by the presence of an Alzheimer's care facility located on Beagle Place. Without this amendment, this facility would be designated as a business, and would be eligible for a total of one permit. This would severely, and adversely, impact the care being given the residents of this facility. The proposed amendment would allow caregivers to acquire permits, and would allow for 2 Visitor's Permits which could be used by visiting family members.

4. Conduct a survey of the residents three years after Residential Permit Parking Area D's effective date, to determine whether residents want to keep, modify, or eliminate the parking district. (This is at the suggestion of residents of the area who were concerned that the proposed construction of a new parking facility at Mesa College may eventually eliminate the need for the district.) The results of the survey will be presented at a public hearing.
5. Amend Section 86.2006(b) of Division 20 of the Municipal Code as follows (new language shown in bold italic):
 - (b) Within thirty days of the completion of surveys and studies to determine whether designation criteria are met, the City Manager or his designee shall notice as herein provided a public hearing or hearings in or as close to the neighborhood as possible on the subject of the eligibility of the residential area under consideration for residential permit parking. Said hearing or hearings shall also be conducted for the purpose of ascertaining boundaries for the proposed residential permit parking area as well as the appropriate time limitation on parking and the period of the day for its application.

The City Clerk shall cause notice of such hearing or hearings to be published twice in a newspaper of general circulation printed and published in this city. The first publication shall not be less than ten days prior to the date of such hearing.

The City Manager or his designee shall direct the Superintendent of Streets to, and such Superintendent shall cause notice of such hearing to be conspicuously posted in the proposed residential permit parking area.

The notice shall clearly state the purpose of the hearing, the location and boundaries tentatively considered for the proposed residential permit parking area and, if applicable, the permit fee to be charged therefore. During such hearing or hearings, any interested person shall be entitled to appear and be heard, subject to appropriate rules of order adopted by the City Manager or his designee.

“However, if an area immediately contiguous or proximate to an existing Residential Permit Parking Area has submitted a petition representing a minimum of 75% of the living units in the contiguous area, and approval has been received from the appropriate Community Planning Group, said area may be added to the existing Residential Permit Parking Area upon completion of surveys and studies determining that designation criteria are met, without conducting said hearing or hearings.”

Based upon experience with Residential Permit Parking Areas A and B, it can be reasonably assumed that some commuter parking displaced by the establishment of Residential Permit Parking Area D will relocate to those streets immediately outside the boundaries of the district. By amending the existing procedure to allow the boundaries of the district to be adjusted upon receipt of petitions by means of a study and Community Planning Group approval, without including a separate public hearing in the process, the foreseen adjustments to the district may be made in a more responsive and expeditious manner than the current language allows.

ALTERNATIVES

1. Do not create Residential Permit Parking Area D. This is not recommended because this area is impacted by commuter parking generated by the Mesa College campus.
2. Install time-limit (2-hour) parking on the above-listed streets. This is not recommended due to the residential nature of this neighborhood, and due to the impact of this type of parking restriction on the residents fronting these streets.

Respectfully submitted,

Approved by,

D. Cruz Gonzalez, Director
Transportation Department

George I. Loveland
Senior Deputy City Manager

LOVELAND/AH