



THE CITY OF SAN DIEGO  
**REPORT TO THE CITY COUNCIL**

DATE ISSUED: June 21, 2006 REPORT NO.: 06-075

ATTENTION: Council President and City Council  
Docket of June 27, 2006

SUBJECT: Expansion of Residential Permit Parking Area "E"

REFERENCE: None

REQUESTED ACTION:

Add the east side of the 3400 block of Apollo Street, between Mesa College Lot 2 and Beagle Street, to Residential Permit Parking Area "E" (see Attachment 1).

STAFF RECOMMENDATION:

Add the east side of the 3400 block of Apollo Street, between Mesa College Lot 2 and Beagle Street, to Residential Permit Parking Area "E".

SUMMARY:

In December 1977, the Council amended the Municipal Code to include Division 20, "Residential Permit Parking Program". The purpose of the program is to mitigate the impact of long-term commuter parking on residential neighborhoods. This is achieved by restricting on-street parking during the effective days and hours of the Permit Parking District to only those vehicles displaying a valid Residential Permit Parking permit issued by the City. Residential Permit Parking Area "E", in the San Diego Mesa College area, was established in 2002. This would be the first expansion of Area "E" since it was established.

In accordance with Municipal Code Section 86.2005, Council is to take into account, at a minimum, four primary factors when determining whether an area should be designated as, or removed from, a residential permit parking district. Other factors may be considered as well. The four primary factors are listed below, with a synopsis of the applicability as it relates to this request.

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;

A petition was received from the 3400-block of Apollo Street, requesting inclusion in Residential Permit Parking Area "E".

The petition was signed by 80% of the residences (4 of 5 residences). Subsequent to a parking study conducted on April 27, 2005, residents were notified of a public hearing to present the results of the study (see Attachment 2), and to gather input from the residents and others in the community.

Favorable input was received from those residents of Apollo Street present at the meeting (see Attachment 4), which was held in conjunction with the Clairemont Mesa Planning Committee meeting on February 21, 2006. No one attending the Planning Committee meeting spoke in opposition to adding Apollo Street to the district.

Inasmuch as there is support for inclusion in the district, this location would qualify for being added to Residential Permit Parking Area "E", under this first criterion.

2. The extent to which legal on-street parking spaces are occupied by motor vehicles during the period proposed for parking restriction;

The average weekday use of available parking was 137 percent on the 3400 block of Apollo Street. A usage in excess of 100 percent indicates the presence of vehicles parked illegally close to driveways, red zones, etc. This usage represents a significant parking impact on this location. Based upon practices in other cities nationwide, the threshold usage level for establishing a residential permit parking district is about 75 percent. Under this criterion, this location would qualify for inclusion in Residential Permit Parking Area "E".

3. The extent to which vehicles parking in the area during the period proposed for parking restriction are commuter vehicles rather than resident vehicles;

85% of the 20 vehicles parked on the 3400 block of Apollo Street were determined to be commuter vehicles. Based upon practices in other cities nationwide, the threshold non-resident parking level for establishing a residential permit parking district is between 35 percent and 40 percent. Under this criterion, this location would qualify for inclusion in Residential Permit Parking Area "E".

It should be noted that the student/commuter parking is not generated by the Mesa College entrance at Chasewood Drive and Marlesta Drive. Rather, it is generated by students parking on Apollo Street and accessing the Mesa College campus through a loosely-chained gate into Mesa College Parking Lot 2 (see Attachment 3). It was noted that there were few if any vehicles actually parking in Lot 2. Requests from City staff to Mesa College administration to have the gate secured against pedestrian traffic were denied.

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.

The houses on Apollo Street all have garages, with a minimum capacity of 2 vehicles. Additionally, there appears to be adequate driveway space at each residence to accommodate a visitor or service vehicle.

It would seem that existing off-street parking is adequate for the needs of the residents. Under this criterion, this location would not qualify for inclusion in Residential Permit Parking Area "E".

The Clairemont Mesa Planning Committee voted in favor of adding Apollo Street to Residential Permit Parking Area "E", on a 10-1 voice vote, with one committee member voting against (the opposing member gave no reason for his opposition). Based on the parking study and community support, Apollo Street meets three of the four of the criteria listed above to qualify for inclusion in Residential Permit Parking Area "E".

FISCAL CONSIDERATIONS:

The current fee for annual permits in Area "E" is \$14, as established by the City Council. Average permit sales in Area "E" are 2.5 permits per address. The maximum number of permits allowed per address is 5. The area to be added on Apollo Street contains 5 addresses. Accordingly, it is estimated that the probable annual revenue from permit sales on Apollo Street would be about \$175. The permit cost is intended, under Division 20, Chapter 8, Article 6, Section 86.2013 of the Municipal Code, to cover the administrative and enforcement costs of the district. According to a recent Parking Management review, the actual cost to the City, on a per permit basis, is \$45. Consequently, the addition of Apollo Street to Area "E" would result in an annual deficit of about \$388. Additionally, there would be an initial start-up expense for the installation of 3 regulatory signs, at a cost of \$150 per sign, for a total of \$450; this cost is neither budgeted by, nor recoverable from, the revenues generated by permit sales, and would be covered by monies from the General Fund.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

None of which we are aware.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

In accordance with the requirements of Section 86.2006 of the Municipal Code, a public hearing was held in conjunction with the monthly meeting of the Clairemont Mesa Planning Committee on February 21, 2006. The results of the study, (see Attachment 2), were presented, and public comment was available to residents of Apollo Street and any other interested members of the public. Favorable input was received from those residents of Apollo Street present at the meeting (see Attachment 4), after which the Committee approved the request to add Apollo Street to Residential Permit Parking Area "E" by a 10-1 voice vote, with one vote against, (the opposing member gave no reason for his opposition). No member of the public spoke in opposition to the action.

Groups supporting the inclusion of Apollo Street in Area "E": Clairemont Mesa Planning Committee.

Groups opposing the inclusion of Apollo Street in Area "E": None of which we are aware.

KEY STAKEHOLDERS & PROJECTED IMPACTS:

The proposed action would relieve the residents of the 3400 block of Apollo Street of the impact of long-term commuter parking on their street.

There is also the probability of an increase in commuter parking on adjacent streets, as well as an increase in traffic volume, as students at San Diego Mesa College search for free on-street parking. There are no businesses in the area to experience an impact on employees or customers.

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Originating Department

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Deputy Chief/Chief Operating Officer

Boekamp/Van Wanseele

- Attachments:
1. [Map of Existing Residential Permit Parking Area "E"](#).
  2. [Parking Study Summary](#)
  3. [Map of Apollo Street](#).
  4. [Apollo Street residents present at February 21, 2006 Clairemont Mesa Planning Board Meeting](#).