



THE CITY OF SAN DIEGO
REPORT TO THE CITY COUNCIL

DATE ISSUED: August 2, 2006 REPORT NO. 06-108

ATTENTION: Honorable Mayor and City Council
Docket of August 8, 2006

SUBJECT: Expansion of Residential Permit Parking Area "B"

REFERENCE:

REQUESTED ACTION:

Expand existing Permit Parking Area "B" (see Attachment 1) to include a portion of the east curblines (between Montezuma Road and the northerly property line of 5075 La Dorna Street) and the west curblines (between Montezuma Road and the northerly property line of 5074 La Dorna Street) of the 5000-block of La Dorna Street north of Montezuma Road, to be in effect 8AM-7PM, Monday through Friday as shown on attached map (see Attachment 2).

STAFF RECOMMENDATION:

Add a portion of the east and west curblines of the 5000-block of La Dorna Street to Residential Permit Parking Area "B", as shown on attached map.

SUMMARY:

In December 1977, the Council amended the Municipal Code to include Division 20, "Residential Permit Parking Program". The Residential Permit Parking Program was established to mitigate the impact on residential areas of long-term commuter parking generated by a facility such as a large college, a hospital, or a major industrial center. 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 "B", in the San Diego State University area, was established in 1984. Since then, the district boundaries have been amended 4 times, in 1988, 1989, 1996, and 2001. This would be the fifth expansion of the district, and represents a continuation of the district north of Montezuma Road.

In accordance with Municipal Code Section 86.2005, Council is to take into account four primary factors when determining whether an area should be designated as residential permit parking. An area should be considered for Residential Permit Parking if it meets or satisfies these objective criteria, based upon the results of surveys and studies conducted by the City. The four primary factors are listed below, with a synopsis of the applicability as it relates to the 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 5000-block of La Dorna Street for addresses between 5004 La Dorna Street and 5075 La Dorna Street. The petition was signed by 71% of the residents (10 of 14 residences). Subsequent to a parking study conducted on March 9, 2006, residents were notified of a public hearing to present the results of the study (see Attachment 3), and to gather input from the residents and others in the community. Favorable input was received from those residents of La Dorna Street present at the meeting (see Attachment 4), which was held in conjunction with the College Area Community Council (CACC) meeting on April 12, 2006. CACC approved the request to add La Dorna Street to Residential Permit Parking Area "B" by a 14-0 vote, with no abstentions. No member of the public spoke in opposition to the action.

Under this criterion, this location would qualify for Residential Permit Parking.

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 71 percent on the 5000 block off La Dorna Street. 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, 71 percent occupancy, while lower than that threshold, would still represent an appreciable parking impact, and Residential Permit Parking should be considered for this location.

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

76% (25 out of 33) of the parked vehicles on the 5000 block of La Dorna Street were determined to be commuter vehicles. This represents a significant non-resident parking presence for this location. 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 Residential Permit Parking.

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 La Dorna Street all have garages, with a minimum capacity of 1 vehicle. Additionally, there appears to be adequate driveway space at most residences to accommodate a visitor or service vehicle.

Under this criterion, this location would not qualify for Residential Permit Parking.

The College Area Community Council unanimously voted in favor of the expansion. Based on the parking study, La Dorna Street did not meet the off-street parking criterion (see factor 4, above), for the establishment of Residential Permit Parking, nor did it fully meet the criteria for determining the existence of adverse parking conditions (see factor 2, above). It did, however, meet factors 1 and 3. It is recommended, therefore, that a portion of the 5000 block of La Dorna Street north of Montezuma Road be added to Residential Permit Parking Area “B”, to include the east curblineline of La Dorna Street between Montezuma Road and the northerly property line of 5075 La Dorna Street, and the west curblineline of La Dorna Street between Montezuma Road and the northerly property line of 5074 La Dorna Street (see Attachment 2).

FISCAL CONSIDERATIONS:

The current fee for annual permits in Area “B” is \$14, as established by the City Council. Average permit sales in Area “B” are 2 permits per address. The maximum number of permits allowed per address is 4. The area to be added on La Dorna Street contains 14 addresses. Accordingly, it is estimated that the probable annual revenue from permit sales on La Dorna Street would be about \$392 (based on 28 permits at \$14 per permit). 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 La Dorna Street to Area “B” would result in an annual deficit of about \$868 (given an annual cost of \$1260 minus \$392 in estimated revenue). Additionally, there would be an initial start-up expense for the installation of 8 regulatory signs, at a cost of \$150 per sign, for a total of \$1200; this cost is neither budgeted by, nor recoverable from, the revenues generated by permit sales, and would be paid for by the General Fund.

PREVIOUS COUNCIL and/or COMMITTEE ACTION:

None of which we are aware.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

Groups supporting the expansion of Area “B”: College Area Community Council.

Groups opposing the expansion of Area “B”: None of which we are aware.

KEY STAKEHOLDERS & PROJECTED IMPACTS:

The proposed action would relieve the residents of the 5000 block of La Dorna Street of the presence of non-resident parkers. There would be an impact on those non-resident parkers currently utilizing La Dorna Street, in that they would have to find another place to park. These non-resident parkers could be expected to continue to park on La Dorna Street, north of the new boundaries of Area B. This could result in an impact on the northerly section of La Dorna Street similar to that recorded within the petitioning area.

There are no businesses in the area to experience an impact on employees or customers.

Originating Department

Deputy Chief/Chief Operating Officer

Boekamp/Van Wanseele/WHH/AJP

Attachments: [1. Map of Existing Residential Permit Parking Area "B".](#)
[2. Map of Proposed La Dorna Street addition.](#)
[3. Parking Study Summary.](#)
[4. La Dorna Street residents present at April 12, 2006 College Area
Community Council meeting.](#)