

**CITY OF MANHATTAN BEACH**

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**TO:** Parking and Public Improvements Commission

**FROM:** Erik Zandvliet, T.E., City Traffic Engineer

**DATE:** December 10, 2015

**SUBJECT: Consider a Petition for Resident Permit Parking Restrictions on Valley Drive between 7<sup>th</sup> Street and 9<sup>th</sup> Street**

**BACKGROUND:**

The City has received a resident petition for the installation of “2-HOUR PARKING 7AM-8PM VEHICLES WITH TAGS EXEMPTED” restrictions on the west side of Valley Drive between 7<sup>th</sup> Street and 9<sup>th</sup> Street. (See Exhibit 1) The petition was signed by 10 of the 12 properties with frontage along this street segment, representing an 83% majority in favor of the restrictions. (See Exhibit 2) The petitioners state that residents have great difficulty finding street parking close to their homes due to non-resident and employee parking demand.

On October 21, 2008, the City Council approved the 2008 Downtown Parking Management Plan (Plan). The Plan evaluated the overall parking situation in the downtown area and developed strategies for optimizing usage of the public parking lots and on-street parking spaces. One of the strategies in this Plan is the provision for residents within a particular zone east of Downtown to petition for limited time parking restrictions and obtain permits to override the parking restrictions. This is known as the Downtown Resident Override Parking Program (Program) and is more fully explained in Exhibit 3.

On February 16, 2010, the City Council reviewed a follow-up parking study, approved additional measures, and modified some parts of the Plan. A buffer zone around the original Residential Override Parking Zone was approved to allow for the expansion of residential permit parking restrictions on streets, subject to the verification of Downtown parking impact.

Pursuant to the existing Program, 16 street segments have been posted with limited time parking restrictions and override permit exemptions as shown in Exhibit 4. All areas have “2-HOUR PARKING 7AM TO 8PM RESIDENT TAGS EXEMPTED” restrictions.

**DISCUSSION:**

The proposed permit parking zone is located on Valley Drive between 7<sup>th</sup> Street and 9<sup>th</sup> Street. Valley Drive is a 32 feet wide residential collector street with a 30 mph posted speed limit. The proposed zone is located outside the Coastal Zone approximately three blocks south of Downtown and west of Veterans Parkway. Valley Drive is improved with curbs, and sidewalks along the west side. Curb parking is allowed on the west side of the street, except for street sweeping restrictions. There are approximately 10 parking spaces within the petition street

segment. Curb parking demand is generally heavy in all time periods. The residential streets west of Valley Drive have limited or no street parking.

Field observations were conducted by staff on typical days during peak and non-peak periods between February and November 2015. Heavy parking was observed during most time periods, typically heaviest in mornings, late afternoons and evenings. Parking demand appears to be generated by a combination of residents, guests, home contractors, and Downtown employees. Specific users were generally hard to identify, due to random parking patterns and the inability for staff to conduct long-term observations. However, a significant percentage of non-resident parking was confirmed by staff.

Since public streets are owned by government agencies and maintained with public funds, street parking must remain open and available to all users by law, subject to certain parking restrictions authorized in the California Vehicle Code (CVC). When recurrent and heavy parking demand significantly limits the ability for residents to have an equitable opportunity to park on a public street, the CVC allows a local jurisdiction to limit or restrict parking. CVC Section 22507(a) states:

22507. (a) Local authorities may, by ordinance or resolution, prohibit or restrict the stopping, parking, or standing of vehicles, including, but not limited to, vehicles that are six feet or more in height (including any load thereon) within 100 feet of any intersection, on certain streets or highways, or portions thereof, during all or certain hours of the day. The ordinance or resolution may include a designation of certain streets upon which preferential parking privileges are given to residents and merchants adjacent to the streets for their use and the use of their guests, under which the residents and merchants may be issued a permit or permits that exempt them from the prohibition or restriction of the ordinance or resolution. With the exception of alleys, the ordinance or resolution shall not apply until signs or markings giving adequate notice thereof have been placed. A local ordinance or resolution adopted pursuant to this section may contain provisions that are reasonable and necessary to ensure the effectiveness of a preferential parking program.

The petitioners on Valley Drive are requesting a resident override parking zone immediately west of the existing Buffer Zone, similar to the previous expansion of the buffer zone on the 500 block of 17<sup>th</sup> Street east of Ardmore Avenue. If the petition area had been within the existing Buffer Zone, the Traffic Engineer would have administratively approved the request, but since it is located outside the previously approved Zone, it is being reviewed by this Commission to solicit public comments and to consider an expansion of the Buffer Zone. It should be noted that the Valley Drive petition was submitted prior to the program to allow residents living west of Valley Drive to obtain resident permits to park on posted streets located east of Valley Drive/Ardmore Avenue.

There are several advantages and disadvantages if permit parking restrictions are posted on the proposed street segment. These are summarized below and will be more fully discussed at the meeting:

**Advantages:**

1. Residents with permits would have greater opportunity to find parking close to their homes.
2. Parking demand east of Ardmore Avenue would be reduced in proportion to the number of new permit parking spaces posted along Valley Drive.
3. The 2-Hour parking restrictions would discourage Downtown employees from parking adjacent to residences along Valley Drive.

**Disadvantages:**

1. The number of unrestricted public spaces would be significantly reduced due to the limited overall number of street spaces in the neighborhood.
2. Residents, contractors and guests without permits would have more difficulty finding convenient parking.
3. Vehicles without permits would increase parking demand on surrounding unposted streets.
4. Demand for resident parking permits would increase disproportionately to the number of new permit spaces provided due to the limited parking supply.
5. The proposed parking zone is not contiguous to other resident permit parking zones, and is located three blocks south of Downtown.
6. Adjacent residents are already eligible to obtain parking permits to park on posted streets east of Ardmore Avenue.
7. Valley Drive is designated as a Residential Collector street, which serves both local and citywide transportation needs.

Staff has confirmed that recurrent and heavy parking demand has impaired the ability of residents to find parking close to their homes during most times of the day. However, staff does not believe that permit parking restrictions would significantly improve the overall ability for residents to find parking along Valley Drive whether or not they have permits, due to the limited number of potential permit parking spaces coupled with a diverse range of parking needs and users.

**Public Notice**

Residents and property owners on 6<sup>th</sup> Street, 6<sup>th</sup> Place, 7<sup>th</sup> Street, 7<sup>th</sup> Place, 8<sup>th</sup> Street, 8<sup>th</sup> Place, 9<sup>th</sup> Street and 9<sup>th</sup> Place between Crest Drive and Valley Drive were notified by mail of the proposed permit parking restrictions and were invited to give input to the Commission. This meeting was also posted on the City’s website and at the customary public notice locations.

**CONCLUSION:**

It is recommended that Commissioners weigh the advantages and disadvantages of permit parking restrictions, and pass a motion for one of the following options:

1. Make no changes to the parking conditions on Valley Drive between 7<sup>th</sup> Street and 9<sup>th</sup> Street at this time.
2. Approve “2-HOUR PARKING 7AM-8PM VEHICLES WITH TAGS EXEMPTED” parking restrictions on Valley Drive between 7<sup>th</sup> Street and 9<sup>th</sup> Street.
3. Approve the posting of modified permit parking times or limited time restrictions on Valley Drive between 7<sup>th</sup> Street and 9<sup>th</sup> Street.

- Exhibits:
1. Citizen Petition
  2. Petition Zone Map and Aerial Photo
  3. Summary of Downtown Resident Override Parking Program
  4. Downtown Resident Override Parking Program Map



**City of Manhattan Beach  
Downtown Residential Override Parking Program  
Petition Form**

We, the undersigned residents, do hereby petition the City of Manhattan Beach to establish

TWO HOUR PARKING 7AM – 8PM VEHICLES WITH TAGS EXEMPTED” restrictions

on the N/A block of VALLEY DR

between 10<sup>th</sup> PL and 6<sup>th</sup> PL

We attest that each undersigned person is 18 years or older and is a responsible owner or resident in the proposed block.

We attest that a copy of the Downtown Residential Override Parking Program Petition Form Procedures was attached to this petition for review at the time this petition was signed.

The designated contact person(s) are:

CONTACT PERSON: \_\_\_\_\_ DAYTIME PHONE NO: \_\_\_\_\_

ALTERNATE CONTACT: \_\_\_\_\_ DAYTIME PHONE NO: \_\_\_\_\_

NOTE: Only one responsible signature per residence is required.

1.	SIGNATURE Or "Opposed" or "No Contact"	PRINT NAME	PRINT STREET ADDRESS	PRINT DATE
1.		KIRK ROGERS	805 N. VALLEY DR	2/10/15 ✓
2.		Kearly Bixby	809 N Valley Dr	2/13/15 ✓
3.		CHRIS CHAPIN	813 N. VALLEY DR	2/12/15 ✓
4.		Larissa Chapin	813 N. Valley Dr.	2/12/15 ✓
5.		CHRIS SCHROEDER	817 N. Valley Dr	2-12-15 ✓
6.		KAREN DARTING	441 9 <sup>th</sup> Street	2-15-15 ✓
7.				
8.				
9.				
10.				

*Miss Valley*

I declare under penalty of perjury, pursuant to the laws of the State of California, that the foregoing is true and correct.

Executed on \_\_\_\_\_ Date \_\_\_\_\_ in Manhattan Beach, California.

Signed by Contact



**City of Manhattan Beach  
Downtown Residential Override Parking Program  
Petition Form**

*March 26th?*

We, the undersigned residents, do hereby petition the City of Manhattan Beach to establish  
TWO HOUR PARKING 7AM – 8PM VEHICLES WITH TAGS EXEMPTED” restrictions

on the \_\_\_\_\_ block of Valley Drive  
between 6<sup>th</sup> Street and 11<sup>th</sup> Street

We attest that each undersigned person is 18 years or older and is a responsible owner or resident in the proposed block.

We attest that a copy of the Downtown Residential Override Parking Program Petition Form Procedures was attached to this petition for review at the time this petition was signed.

The designated contact person(s) are:

CONTACT PERSON: Sheila Halcomb DAYTIME PHONE NO: 310 374-7737

ALTERNATE CONTACT: Kirk Rogers DAYTIME PHONE NO: \_\_\_\_\_

NOTE: Only one responsible signature per residence is required.

SIGNATURE Or "Opposed" or "No Contact"	PRINT NAME	PRINT STREET ADDRESS	PRINT DATE
<i>Sheila Halcomb</i>	Sheila Halcomb	505 8 <sup>th</sup> St	2-15-15 ✓
<i>Daniel Simonsen</i>	Daniel Simonsen	717 N. Valley Dr.	2-15-15 ✓
<i>Jody Taylor</i>	Jody Taylor	717 N. Valley Dr	2-15-15 ✓
<i>John Schenbeger</i>	John Schenbeger	713 Valley Dr.	2-15-15 ✓
<i>Lisa Miali</i>	Lisa Miali	709 N. Valley Dr	2-15-15 ✓
<i>Martin Dink</i>	MARTIN DINK	617 N. Valley	2-15-15 ✓
		613 N. Valley Dr	
<i>Jim Strook</i>	Jim Strook	805 N Valley Dr	✓
<i>Jacklyn Ingram</i>	Jacklyn Ingram	721 Valley Dr	3-02-15 ✓

I declare under penalty of perjury, pursuant to the laws of the State of California, that the foregoing is true and correct.

Executed on \_\_\_\_\_ in Manhattan Beach, California.  
Signed by Contact \_\_\_\_\_ Date \_\_\_\_\_



**LEGEND**

★ Petitioners

— Red Curb

➡ Parking Space



City of Manhattan Beach  
 Department of Community Development  
 Traffic Engineering Division

**Exhibit 2**  
**REQUESTED RESIDENTIAL PERMIT PARKING ZONE**  
**VALLEY DRIVE**  
**7<sup>TH</sup> STREET TO 9<sup>TH</sup> PLACE**

CITY OF MANHATTAN BEACH  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 1400 HIGHLAND AVENUE, P.O. BOX 6459  
 MANHATTAN BEACH, CALIFORNIA 90266

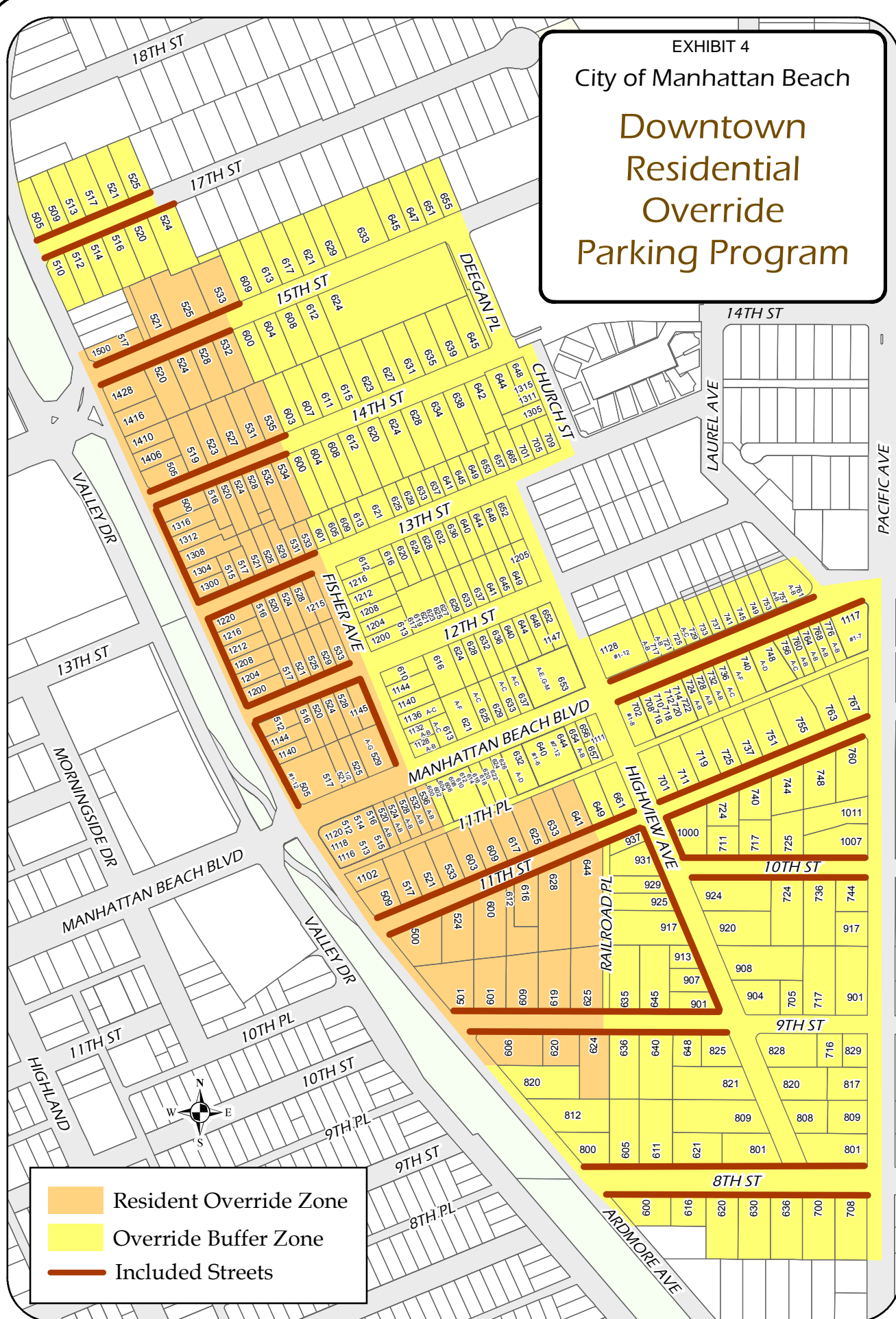


## DOWNTOWN RESIDENTIAL OVERRIDE PARKING PROGRAM PETITION FORM PROCEDURES

### PROCEDURES

1. The complete criteria and procedures for the Downtown Residential Override Parking Program are available at the Community Development Department Counter at City Hall, located at 1400 Manhattan Avenue.
2. Residents fronting an eligible street may petition for two-hour time limit parking restrictions on their block. A block is defined as the length of street between two adjacent intersections or between an intersection and the termination of the street or override parking zone in either direction. Street frontages with commercial uses only are not eligible for this program.
3. One or more sponsor(s) (contact person) may circulate the petition form to all residents of the fronting properties on both sides the proposed block. If a resident is against the Residential Override Parking Program, the word "OPPOSED" should be noted in the petition signature space. If the sponsor is unable to contact a resident, "NO CONTACT" should be noted in the petition signature space with the days and times that the contact was attempted.
4. After at least two-thirds (66.6%) of the fronting property owners or residents on both sides of the proposed block have signed in support of the Downtown Residential Override Parking Program, the contact person signs the perjury statement on each page of the petition, and submits the petition to the Traffic Engineer. There is no fee to petition for installation or removal of parking restrictions on a street within the program area.
5. City of Manhattan Beach staff will evaluate the petition and verify eligibility of the proposed block. Once verified, the approved block will be posted with "TWO HOUR PARKING 7AM TO 8PM." Parking restrictions will be effective on all days, except that vehicles with tags will be exempted from the time limit. All residents on that block will be notified that they may apply for residential override hangtags issued by the City, located at the above address.
6. Residential override tags are available only to applicants who live on a qualified street posted with restricted parking. First-time applicants must show proof of residence. HANGTAGS ARE VALID ONLY FOR THE ADDRESS ON THE APPLICATION.
7. Each qualified residential household is allowed up to two (2) hangtags for vehicles registered to occupants of the residence. In addition, one transferable hangtag may be issued to each household to be used for any guest vehicle of that household. Only one transferable hangtag will be issued per program term to each household. No replacement of lost or stolen transferable hangtags will be issued.
8. The issuance fee for an override hangtag is \$15.00 for the first vehicle and \$5.00 for each additional hangtag. There is no prorated adjustment or refund in the fee if the applicant enters the program any time after the current program cycle has started. The fee for replacement of lost or stolen non-transferable hangtags is \$5.00.
9. All residential parking override tags are valid during the current program term or until the resident no longer resides in a qualified dwelling unit for such override, whichever occurs first.
10. All vehicles must be currently registered to the address on the application. The hangtag shall prominently displayed in the front windshield of the eligible vehicle.
11. All other applicable parking restrictions, such as street sweeping and red curbs, must be followed. Vehicles with override hangtags are NOT exempt from parking meter regulations.
12. The current Downtown Residential Override Parking Program term expires March 31, 2015.

EXHIBIT 4  
 City of Manhattan Beach  
**Downtown  
 Residential  
 Override  
 Parking Program**



- Resident Override Zone
- Override Buffer Zone
- Included Streets