



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 8, 2015

TO: Mayor and Councilmembers

FROM: Downtown Parking, Public Works Department

SUBJECT: Request To Initiate Expansion Of Residential Permit Parking Near Santa Barbara City College

RECOMMENDATION:

That Council direct the Transportation Engineer to conduct a public hearing and undertake the surveys and studies necessary to prepare a report and recommendations to City Council regarding the expansion of Permit Parking Area M near Santa Barbara City College.

DISCUSSION:

Background

In 1984, Council established the Resident Parking Permit Program (RPP Program) as a tool to manage the parking needs of residents in mixed-use areas. The RPP Program preserves the availability of on-street parking for residents of older dwellings in areas where parking may be affected by nearby commercial, educational, or recreational uses. The RPP Program designates certain portions of the City as Permit Parking Areas (PPAs), establishes parking restrictions on certain blockfaces located within these PPAs, and provides an exemption from these restrictions for full-time residents of PPAs who purchase permits. It is governed by Chapter 10.46 of the Municipal Code, which outlines the process and requirements for establishing PPAs and posting permit parking restrictions, in addition to specifying the rules and regulations for parking permit use and eligibility.

Residential permit parking restrictions may only be posted on blockfaces located in designated PPAs. There are currently nine designated PPAs in the City. In 1991, Council adopted Resolution No. 91-135, establishing Permit Parking Area M (Area M) to prevent Santa Barbara City College commuter students from parking in campus-adjacent residential neighborhoods on the Mesa. The boundaries of Area M are depicted in the attached map (Attachment). Many of the blockfaces in Area M were posted with "Resident Parking Only/Permit Required" signage when the PPA was

initially established, and since that time, many more eligible blocks have petitioned to have signage posted.

The RPP Program in Area M has successfully prevented commuter student parking on residential streets that have had permit parking restrictions posted.

Today, nearly every blockface within Area M has been either posted with RPP signs or designated "No Parking" (see attachment). Each time a new blockface is posted, the student parking is pushed onto the nearest blocks with unrestricted parking, creating new parking problems for residents of these blocks. Because nearly every blockface in Area M has permit parking restrictions posted, the student parking has now migrated onto streets located outside the boundaries of Area M that are not currently eligible to participate in the RPP Program.

As a result, in March 2015, residents of the 400 and 500 blocks of La Marina submitted a petition to expand the boundaries of Area M to include these two blocks. This is the first formal request to expand Area M that the City has received since the area was established, and the petition was signed by residents of 86 percent of the dwelling units on these blocks. Although only two blocks have formally petitioned for expansion, staff has observed parking impacts on other blocks located outside the Area M boundaries, and residents of these blocks have contacted the City to complain about student parking. In anticipation of the future needs of Mesa residents, staff proposes expanding area M to include a larger area, as shown in the attached Map of Current and Proposed Area M Boundaries.

Request and Implementation

In accordance with section 10.46.040 of the Municipal Code, City staff requests that Council initiate the expansion of Permit Parking Area M by directing the Transportation Engineer to complete parking studies and conduct a public hearing in order to understand neighborhood issues, determine whether a need exists, and determine whether there is sufficient neighborhood support to establish an expanded PPA (see attached Map of Current and Proposed Area M Boundaries within the Mesa neighborhoods adjacent to Santa Barbara City College). Upon completion of the studies and a public hearing, the Transportation Engineer will report back to Council to recommend whether Council should adopt a resolution resetting the current boundaries of Area M.

This proposal does not include posting any new parking restrictions at this time. Per the Municipal Code, residents of a neighborhood must demonstrate their desire for the City to regulate parking on their street. Residents of the 400 and 500 blocks of La Marina have demonstrated this desire via their petition request. Staff will use the parking studies and public hearing process to determine the extent to which residents of the remainder of the proposed expansion area wish to be included in Area M. The Transportation Engineer will include these findings in the final report to Council.

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Staff believes that expanding Area M would allow the City to be more responsive to resident needs. Should student parking impacts shift further into the neighborhood, the streets in the newly expanded PPA would be able to petition the City to post permit parking signage without having to first go through the expansion process. It would save residents, staff, and Council from having to process multiple requests for expansion, and would allow the City to take a holistic view of the neighborhood's needs, rather than evaluating separate requests in a piecemeal fashion.

If Council approves the Area M expansion, residents within the newly eligible blocks may petition the City to have permit parking restrictions posted. Staff will evaluate these requests as they are received and post RPP restrictions in accordance with Resolution No. 84.171 if commuter student parking impacts are observed.

Recommendation

City staff has validated the petition from the residents of the 400 and 500 blocks of La Marina and, in an effort to proactively address the future needs of other Mesa residents, recommends expanding the boundaries of Permit Parking Area M west to Santa Cruz Boulevard, north to Cliff Drive, Santa Fe Place, Terrace Road, and the 400 and 500 blocks of La Marina Drive, and south to Shoreline Drive (see attached Map). Staff does not recommend posting any new parking restrictions at this time. Should Council approve the expansion of Area M, residents of this area may petition to have RPP restrictions posted on their street. Staff will evaluate these requests as they are received and will post new restrictions only where commuter student parking impacts are observed.

In accordance with SBMC 10.46.040, staff hereby requests that Council direct the Transportation Engineer to undertake studies and conduct a public hearing to determine whether Permit Parking Area M should be expanded as described. Upon completion of these studies, the Transportation Engineer will report to Council and recommend whether to adopt a resolution resetting the boundaries of Area M.

BUDGET/FINANCIAL INFORMATION:

The proposed parking studies would be performed by Public Works staff and no additional funding would be needed.

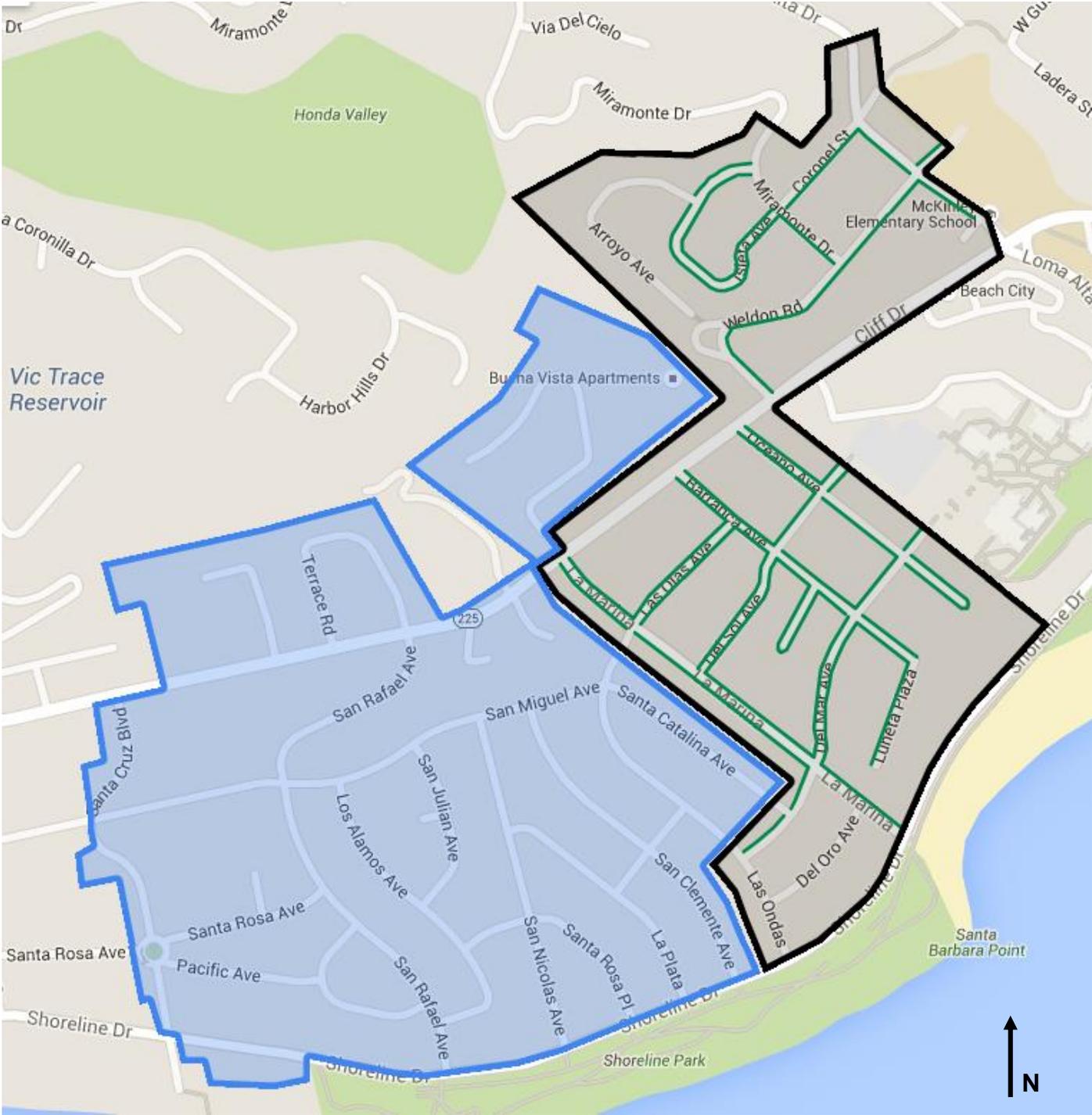
ATTACHMENT: Map of Current and Proposed Area M Boundaries

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SUBMITTED BY: Rebecca J. Bjork, Public Works Director

APPROVED BY: City Administrator's Office

MAP OF CURRENT AND PROPOSED AREA M BOUNDARIES



	Current Area M Boundaries
	Proposed Expansion
	Blocks with Permit Parking Signage