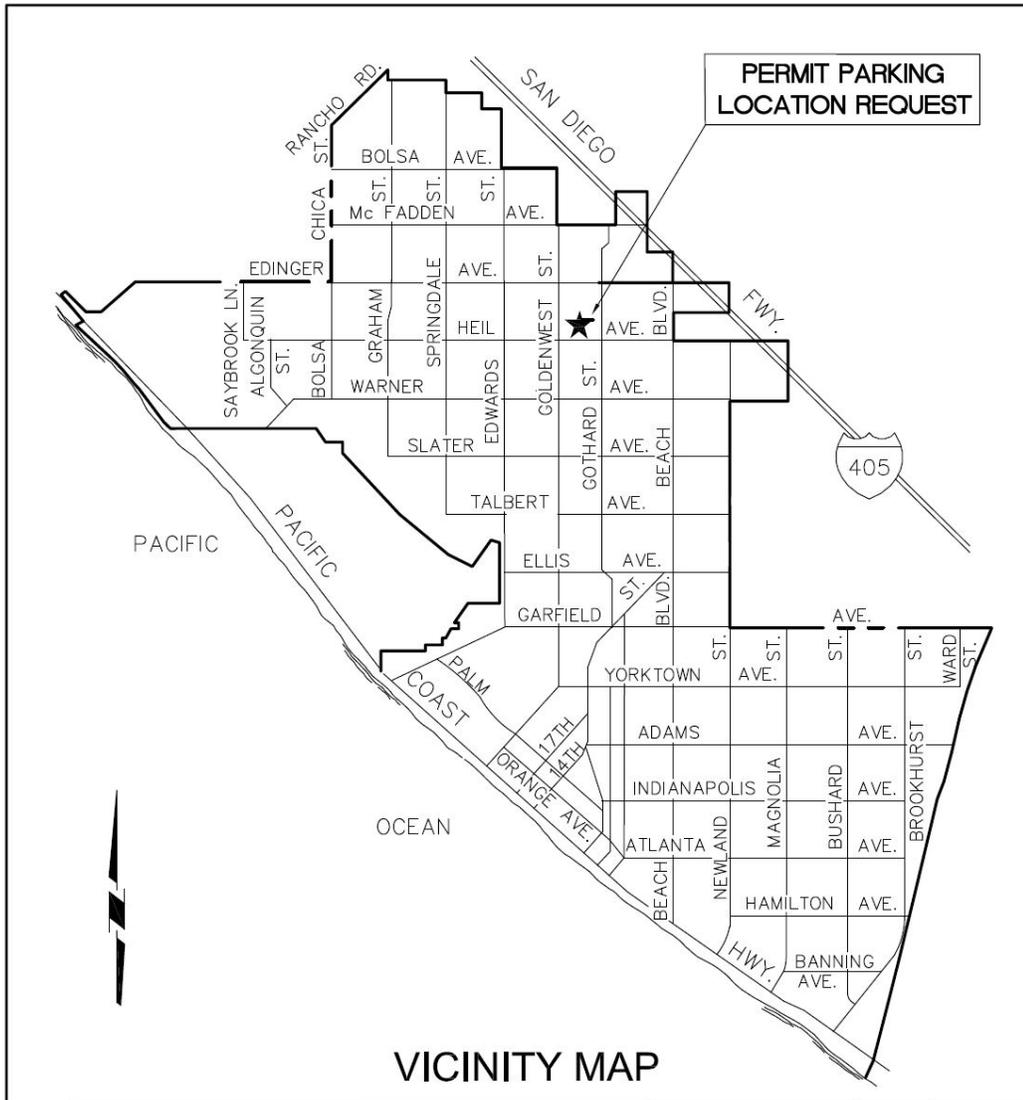


ATTACHMENT #4

Permit Parking District Request – Heil Avenue Frontage Road between Goldenwest Street and Gothard Street, and Sabot Lane between Heil Avenue and Sunlight Drive

Residents on Heil Avenue frontage road between Goldenwest Street and Gothard Street, and Sabot Lane between Heil Avenue and Sunlight Drive have petitioned the City to establish permit parking due to parking impacts and associated issues from commuter vehicle parking. The request area is located along the north side of Heil Avenue between Goldenwest Street and Gothard Street. A vicinity map of the area is presented in the diagram below.



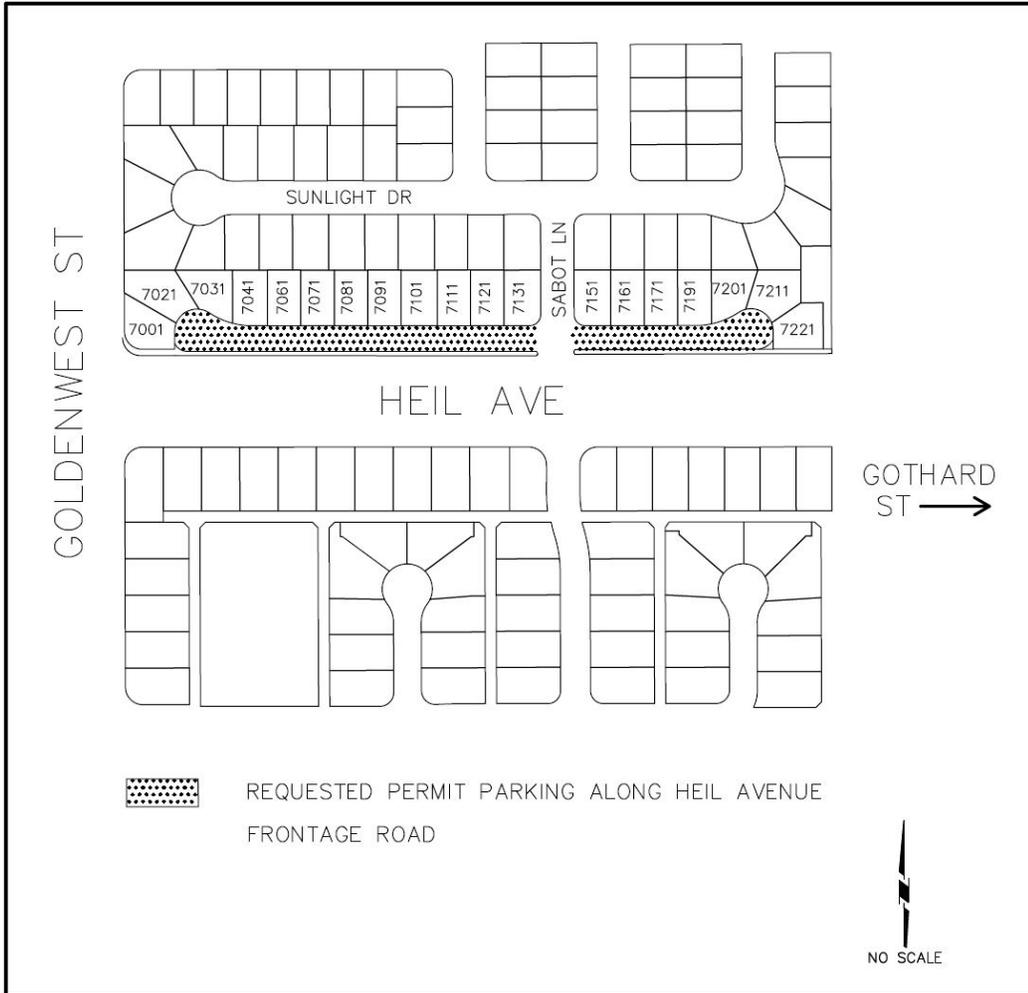


Figure 1. Petitioned Permit Parking District Area

Original Permit Parking District Request:

Figure 1 shows the original petitioned permit parking area along the Heil Avenue frontage road. The requested parking restrictions are 6 p.m. to 6 a.m. every day, including holidays. Including the commuter vehicle parking impacts, residents expressed their concerns with associated issues of late night noise, littering, parking too close to driveways, and finding areas for placing trash bins on the street on the collection day as the reasons for initiating the process to establish permit parking on their street.

As required by Municipal Code Chapter 10.42, staff reviewed the request, determined the petition and concerns of the residents were valid, and considered the proposed area to be reasonable. Staff prepared and mailed letters to the affected properties explaining the permit parking district requirements, boundaries, and included ballots for voting on the permit parking district request.

Per Municipal Code 10.42 a minimum of 75% of the property units (1 vote per unit) shall be in favor of establishing permit parking to move the request for further consideration. Of the 19 affected properties, 18 ballots were returned with 15 votes in favor of permit parking (83%) and three votes not supporting permit parking. The 75% minimum support requirement was satisfied to continue the evaluation. Table 1 summarizes the voting results of the original Heil Avenue frontage road permit parking district request.

PERMIT PARKING DISTRICT REQUEST VOTING RESULTS, ORIGINAL REQUEST		
	NUMBER	PERCENT
BALLOTS, TOTAL	19	-
BALLOTS RETURNED	18	95%
BALLOTS NOT RETURNED	1	5%
YES VOTES	15	<u>79%</u>
NO VOTES	3	16%

Table 1. Voting Summary of Permit Parking District Original Request

As required by code staff investigated the parking conditions and related issues on the proposed permit parking street. The code requires that facts exist that reasonably establish that unrestricted parking creates a situation in which the subject streets cannot be used for regular parking by residents or their guests, or creates a situation that commuter vehicles or their occupants produce significant sources of health, safety, or welfare concerns to continue the process for further consideration. Below summarizes the field surveys of the parking conditions in the originally requested permit parking area.

Field Survey, Tuesday, 6:30 pm

Street	No. Parked Vehicles	Parking Capacity	Percent Occupancy
Heil Avenue Frontage Road West Side	9	42	21%
Heil Avenue Frontage Road East Side	7	21	33%

Field Survey, Wednesday, 6:15 am

Street	No. Parked Vehicles	Parking Capacity	Percent Occupancy
Heil Avenue Frontage Road West Side	21	42	50%
Heil Avenue Frontage Road East Side	16	21	76%

Field Survey, Sunday, 6:30 am

Street	No. Parked Vehicles	Parking Capacity	Percent Occupancy
Heil Avenue Frontage Road West Side	31	42	74%
Heil Avenue Frontage Road East Side	16	21	76%

Field Survey, Thursday 6:15 am

Street	No. Parked Vehicles	Parking Capacity	Percent Occupancy
Heil Avenue Frontage Road West Side	26	42	62%
Heil Avenue Frontage Road East Side	14	21	67%

Field Survey, Tuesday 9:30 pm

Street	No. Parked Vehicles	Parking Capacity	Percent Occupancy
Heil Avenue Frontage Road West Side	27	42	64%
Heil Avenue Frontage Road East Side	12	21	57%

Field Survey, Monday 7:00 pm

Street	No. Parked Vehicles	Parking Capacity	Percent Occupancy
Heil Avenue Frontage Road West Side	27	42	64%
Heil Avenue Frontage Road East Side	11	21	52%

Analysis:

During the weekdays, parking impacts were observed between the evening to early morning hours. The most impacted field observation occurred on the weekend where a majority of the available on-street parking was occupied by commuter vehicles. These parking impacts could affect the availability of on-street parking for the residents and their guests. In addition to the parking impacts, the residents expressed concerns with trash left on the street and front yards, and late night noise attributed to the commuter vehicle parking. Although staff observations of the area did not witness occurrences of trash on the street or noise, these concerns were expressed by many of the residents as recurring commuter vehicle parking issues.

Municipal Code 10.42 requires that specific conditions shall exist for a parking district request to move forward for consideration to the City Manager’s office. These include: unrestricted parking creates a situation where on-street parking cannot be regularly used by residents and guests; or, unrestricted parking by commuter vehicles produces significant sources of health, safety, or welfare concerns. Based on the field evaluations and discussions with the residents, staff determined that the unrestricted parking creates a situation where the commuter vehicle parking regularly interferes with residents and their guests parking, and produces significant sources of welfare concerns, and recommended establishing the permit parking district.

Revised Voting Results:

Prior to the original request being considered by City Council, staff mailed notifications to properties within a minimum of 500 foot radius of the proposed permit parking district area. Staff received several responses from residents in the neighborhood supporting and opposing the permit parking district request. In addition to receiving responses from residents outside the parking district area, staff was contacted by a resident within the proposed parking district who communicated the desire to change their vote from “YES” to “NO”. Due to this change, the original permit parking district area no longer met the minimum 75% support requirement, however, the west section of the Heil Avenue frontage road still qualified with a minimum of 75% voting in favor of the request. The revised voting results for the west and east section of the Heil Avenue frontage road based on the one vote change is shown on Table 2 and Figure 2.

PERMIT PARKING DISTRICT REQUEST <i>REVISED</i> VOTING RESULTS		
HEIL AVE FRONTAGE ROAD SECTION	NUMBER OF PROPERTIES	PERCENT IN SUPPORT OF PERMIT PARKING
WEST SECTION	12	75%
EAST SECTION	7	71%

Table 2. Heil Avenue Frontage Road Revised Voting Results

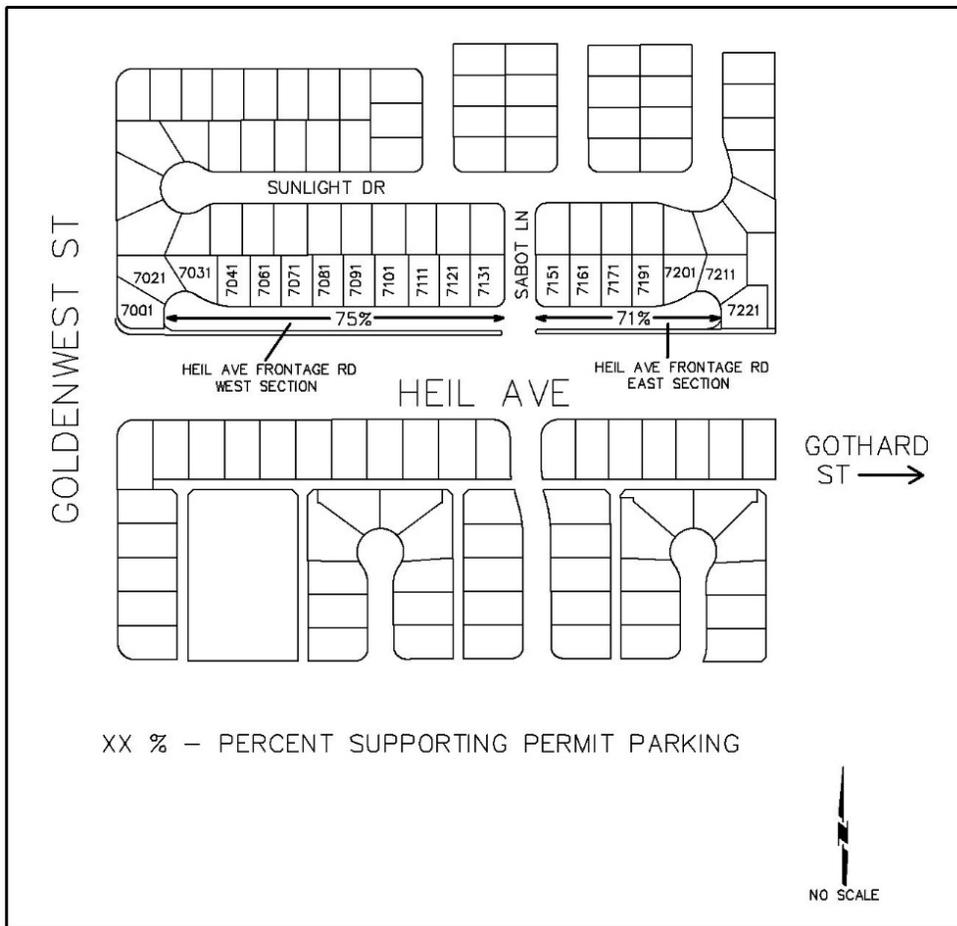


Figure 2. Heil Avenue Frontage Road Sections Revised Voting Results

Updated Permit Parking District Request:

Due to the revised voting results and responses received by staff from residents on nearby streets after the notifications were mailed, staff’s decided to re-ballot the area to give an opportunity for residents on the adjacent streets to participate in permit parking and confirm the affected addresses support for the proposal. Staff received comments from the residents on Sabot Lane and Sunlight Drive expressing interest in joining the Heil Avenue frontage road for permit parking, prompting staff to re-ballot the area to determine if these streets would qualify to be included in a new permit parking district. The voting results showed the west section of Heil Avenue frontage road and Sabot Lane between Heil Avenue and Sunlight Drive qualified to be considered for permit parking. Voting results are shown on Table 3 and Figure 3.

PERMIT PARKING DISTRICT REQUEST <i>UPDATED</i> VOTING RESULTS		
STREET	NUMBER OF PROPERTIES	PERCENT IN SUPPORT OF PERMIT PARKING
HEIL AVE FRONTAGE WEST SECTION	12	75%
HEIL AVE FRONTAGE EAST SECTION	4	57%
SABOT LANE	4	75%
SUNLIGHT DRIVE (CUL-DE-SAC TO SABOT LN)	21	19%
SUNLIGHT DRIVE (SABOT LN MAGELLAN LN)	9	0%

Table 3. Heil Avenue Frontage Road Updated Voting Results

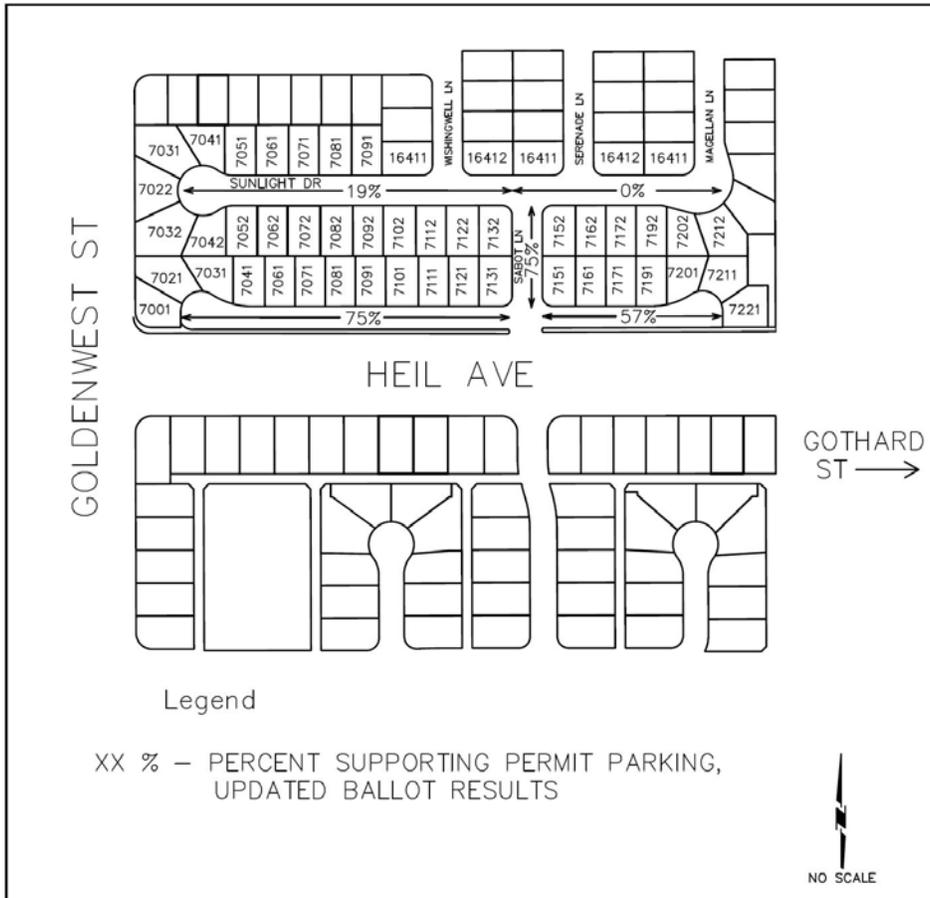


Figure 3. Updated Permit Parking Voting Results

Resident Comments Requesting Entire Frontage Road for Permit Parking:

Prior to the updated permit parking district being considered by City Council, staff received comments from the residents on the east section of the Heil Avenue frontage road who expressed interest in being included in the parking district. The residents on the east section of the Heil Avenue frontage road commented that the entire frontage road, not just the west section, should become permit parking due to the likely result of on-street parking impacting the east section of the Heil Frontage road if only the west section is permitted. Because of these comments the updated permit parking district area was revised to include the entire frontage road and Sabot Lane north of Heil Avenue and is shown in Figure 4.

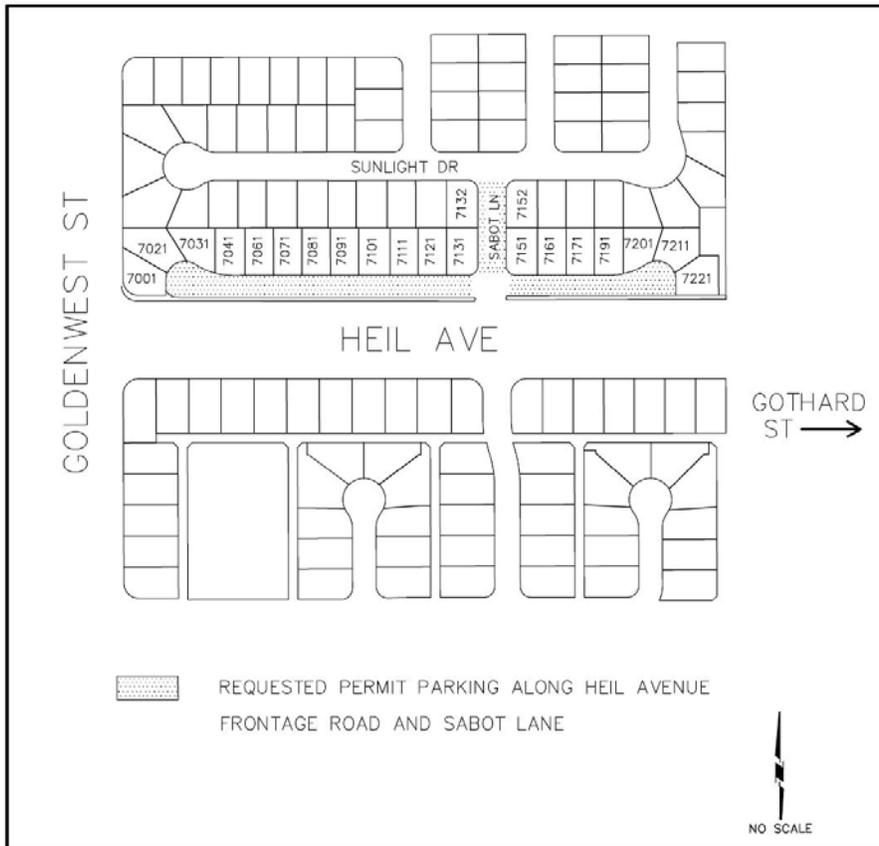


Figure 4. Requested Permit Parking District Area

Staff Recommendations:

Based on the updated voting results, field surveys and discussions with residents staff has determined that the provisions in Municipal Code 10.42 have been met as a basis for establishing a permit parking district. Staff recommends establishing Residential Permit Parking District “Z” consisting of Heil Avenue frontage road between Goldenwest Street and Sabot Lane, and Sabot Lane between Heil Avenue and Sunlight Drive and is shown in Figure 4. The parking district is recommended to include Sabot Lane due to the probable shift in commuter vehicle parking to that street with permit parking implemented on the Heil Avenue frontage road.