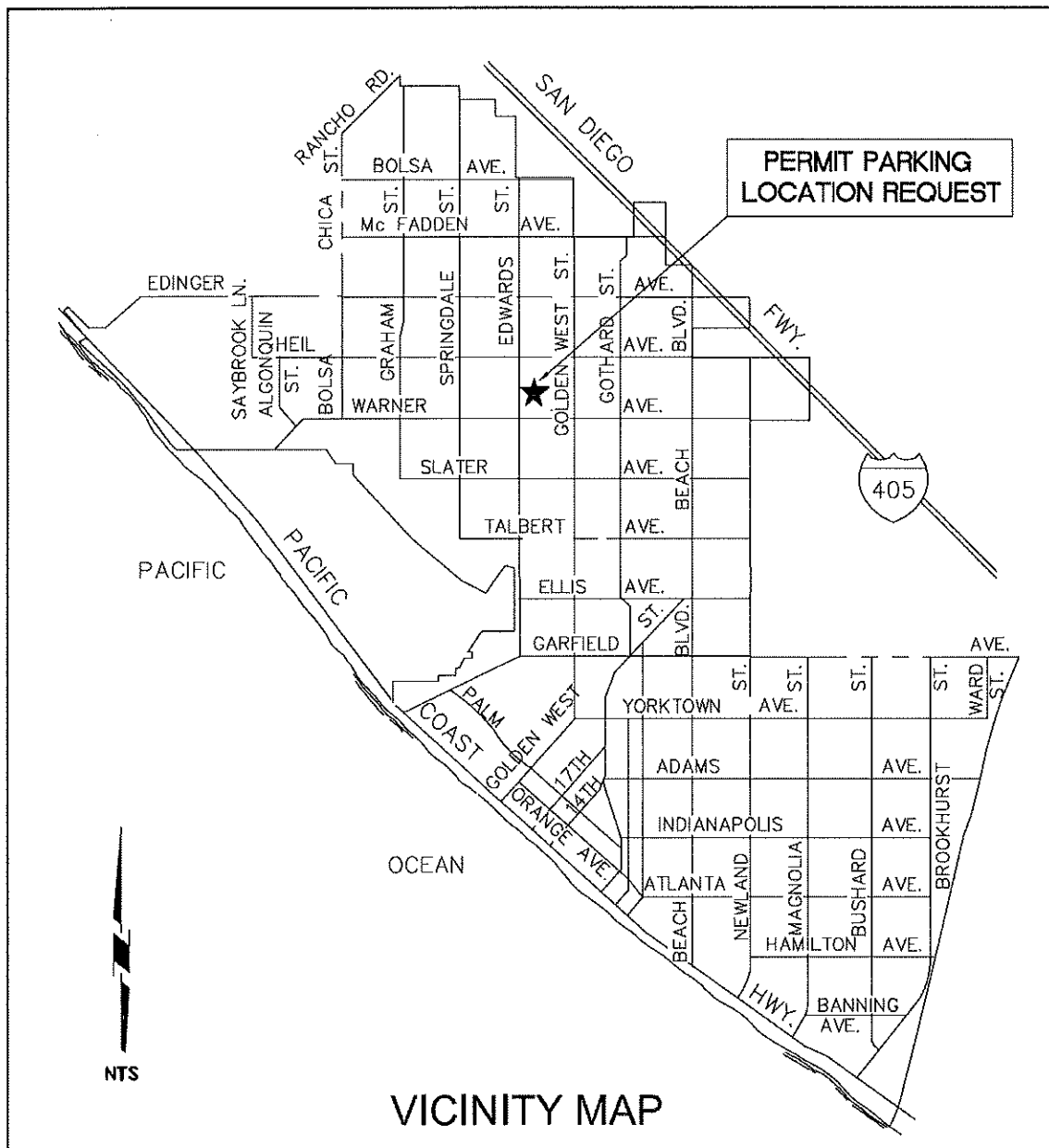


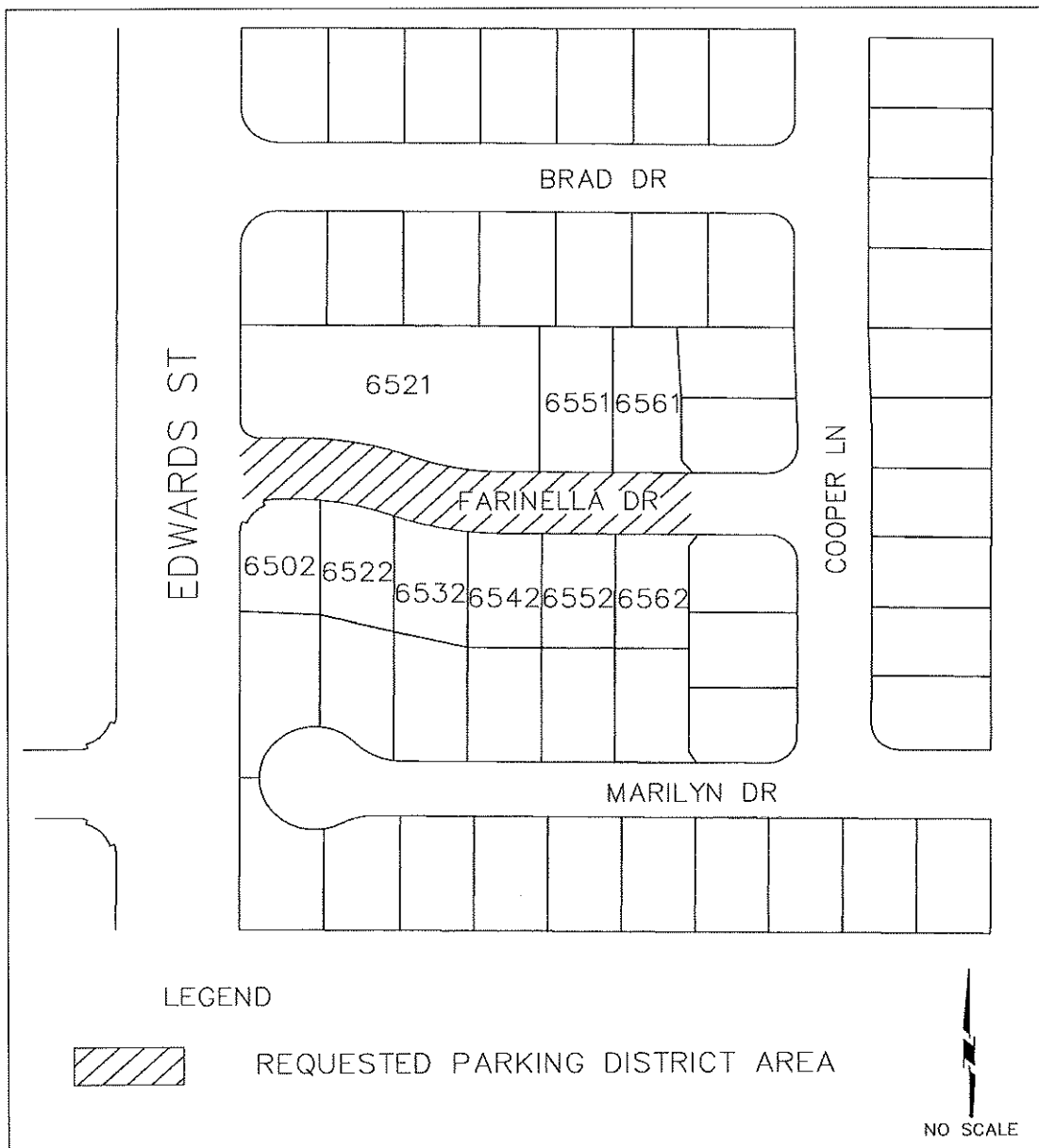
## ATTACHMENT 3

# Proposed Permit Parking District Farinella Drive

The requested residential permit parking street is Farinella Drive between Edwards Street and Cooper Lane. The street is located east of Edwards Street between Warner Avenue and Heil Avenue. A vicinity map of the location is shown below.



The request is to create a new Permit Parking District comprised of Farinella Drive addresses between Edwards Street and Cooper Lane. The requested parking restriction days and times every day, all day including holidays. Figure 1 shows the requested new parking district consisting of nine (9) properties on Farinella Drive.



**Figure 1. Requested Permit Parking District on Farinella Drive.**

Staff received a petition from residents on Farinella Drive east of Edwards Street requesting permit parking be established on the street. The reasons for the request include issues with the availability of on-street parking for residents and their guests, trash placed on the street and front yards, and excessive late night and early morning noise attributed to vehicles parking from the nearby apartment complexes.

As required by regulations of Municipal Code Chapter 10.42, Permit Parking Districts, staff reviewed and determined that the petition and request were valid. The proposed boundaries were examined and a determination was made to include all the properties fronting Farinella Drive between Edwards Street and Cooper Lane as the permit parking area for consideration as shown in Figure 2. Ballots

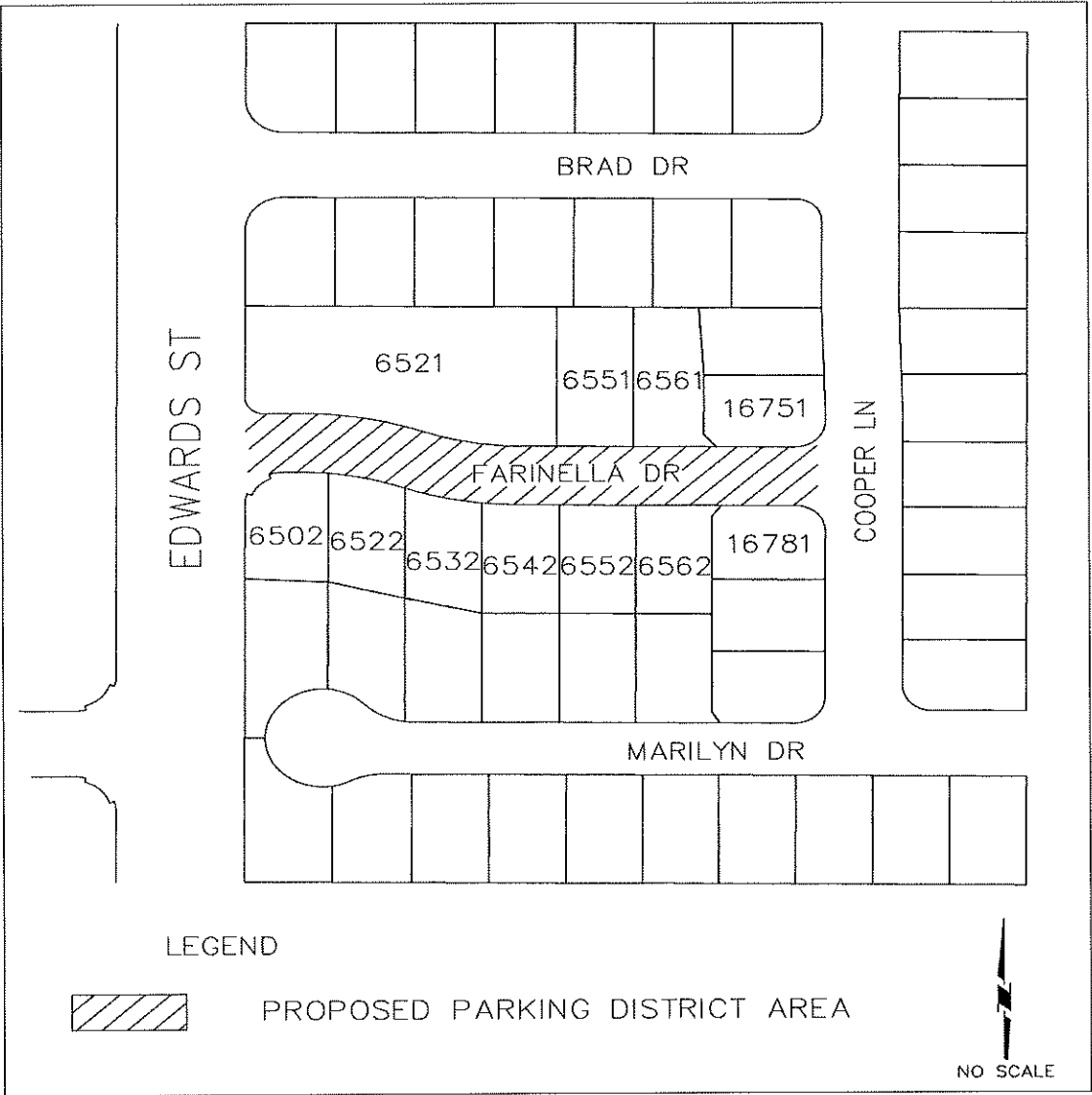


Figure 2. Proposed Permit Parking District on Farinella Drive.

were sent to the affected residents (11 properties) to vote on the proposal. The ballot results are presented in Table 1.

**Table 1 - Voting Results for Permit Parking District Proposal,  
Properties Fronting Farinella Drive**

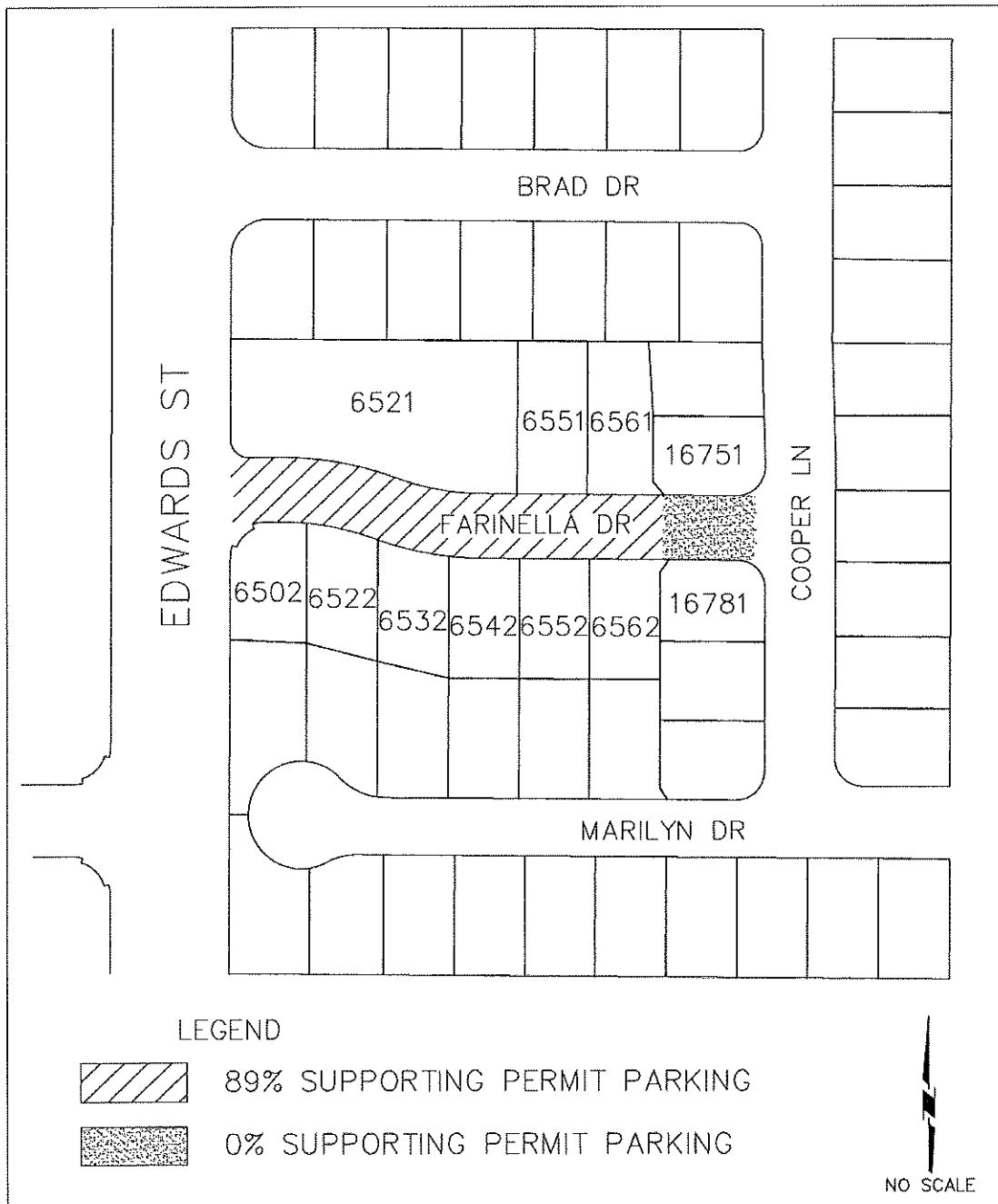
No. of Addresses	11
No. of Ballots Returned	10
Votes Supporting Permit Parking	8
Votes Not Supporting Permit Parking	2
Percent Supporting Permit Parking Amendment	73%

Results of the returned ballots were 73% of the property units fronting Farinella Drive between Edwards Street and Cooper Lane supported permit parking. Municipal Code Chapter 10.42 requires a minimum of 75% of the property units to be in favor of permit parking to continue evaluation of the request. Examination of the voting showed that 89% of the property units with Farinella Drive addresses supported the request, while the last two addresses intersecting Cooper Lane voted to not support permit parking. Results are shown in Figure 3 on the following page.

Since the two east end properties fronting Farinella Drive, 16751 Cooper Lane, and 16781 Cooper Lane did not support the request (1 no vote, 1 ballot not returned), residents and staff discussed and it was agreed to remove these properties from participating in the proposed parking district. With these properties removed the voting supported a permit parking district consisting of properties with Farinella Drive addresses only as originally requested (Figure 1). The voting results removing the last two east properties are shown in Table 2.

**Table 2 - Voting Results for Permit Parking District Proposal,  
Farinella Drive Addresses Only**

No. of Addresses	9
No. of Ballots Returned	8
Votes Supporting Permit Parking	8
Votes Not Supporting Permit Parking	1
Percent Supporting Permit Parking Amendment	89%



**Figure 3. Permit Parking Voting Results on Farinella Drive.**

### Field survey of parking conditions:

As part of the process for evaluating a residential permit parking district request, staff conducted field investigations of the area to examine the existing parking conditions and commuter vehicle related disturbances. The following information is from separate field reviews of the street.

#### Field Survey 1:

**Wednesday, 6:30 am**

Street	No. Parked Vehicles	Parking Capacity	Percent Occupancy
Farinella Drive Addresses North Side	9	10	90%
Farinella Drive Addresses South side	8	8	100%

#### Field Survey 2:

**Wednesday, 10:30 am**

Street	No. Parked Vehicles	Parking Capacity	Percent Occupancy
Farinella Drive Addresses North Side	3	10	30%
Farinella Drive Addresses South side	3	8	38%

#### Field Survey 3:

**Friday, 2:00 pm**

Street	No. Parked Vehicles	Parking Capacity	Percent Occupancy
Farinella Drive Addresses North Side	5	10	50%
Farinella Drive Addresses South side	4	8	50%

#### Field Survey 4:

**Monday, 8:30 pm**

Street	No. Parked Vehicles	Parking Capacity	Percent Occupancy
Farinella Drive Addresses North Side	9	10	90%
Farinella Drive Addresses South side	7	8	88%

**Field Survey 5:****Saturday, 5:30 pm**

Street	No. Parked Vehicles	Parking Capacity	Percent Occupancy
Farinella Drive Addresses North Side	9	10	90%
Farinella Drive Addresses South side	8	8	100%

**Field Survey 6:****Sunday, 7:30 am**

Street	No. Parked Vehicles	Parking Capacity	Percent Occupancy
Farinella Drive Addresses North Side	10	10	100%
Farinella Drive Addresses South side	8	8	100%

**Analysis:**

Municipal Code Chapter 10.42 requires staff to determine whether commuter vehicle parking regularly interferes with the use of available on-street parking, or the unrestricted parking produces health, safety, or welfare concerns. Based on the field observations and discussions with the requesting residents, the proposed permit parking district street experiences recurring parking impacts from commuter vehicles. The on-street parking impacts regularly occur during the evening and early morning hours on weekdays and on weekends as shown in the photos on the following pages. In addition to the parking impacts from the commuter vehicles, the residents have expressed concerns with trash on the street and late night excessive noise said to occur nightly. Because of the parking impacts and associated disturbances the property owners are strongly in favor of establishing permit parking.

**Staff Recommendation:**

Based on the field observations and discussion with the requesting properties staff is recommending establishing permit parking along the Farinella Drive, Farinella Drive addresses only, every day, all day, including holidays. The last two properties on the east end of Farinella Drive would not be included due to not supporting the permit parking district request. Staff believes findings can be made which demonstrates that commuter vehicle parking unreasonably and regularly interferes with the use of the available street parking for residents and their guests. These findings are consistent with requirements of the Municipal Code as a basis for establishing permit parking on a residential street.



Photo 1. Farinella Drive looking west towards Edwards Street.

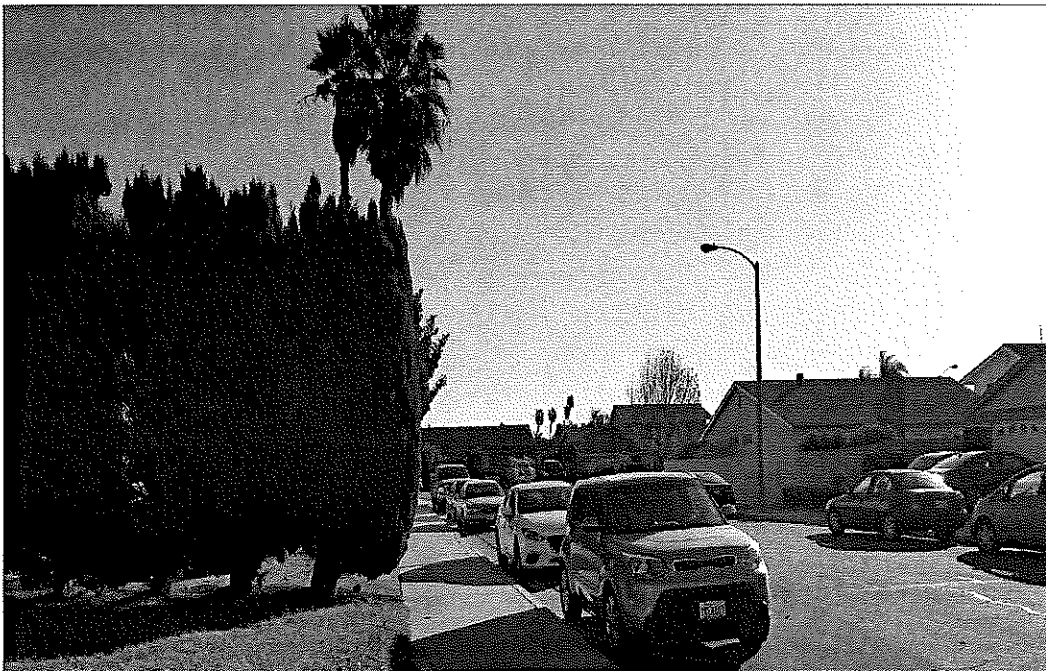


Photo 2. Farinella Drive looking east towards Cooper Lane.





Photo 3. Farinella Drive parking impacted area at night.