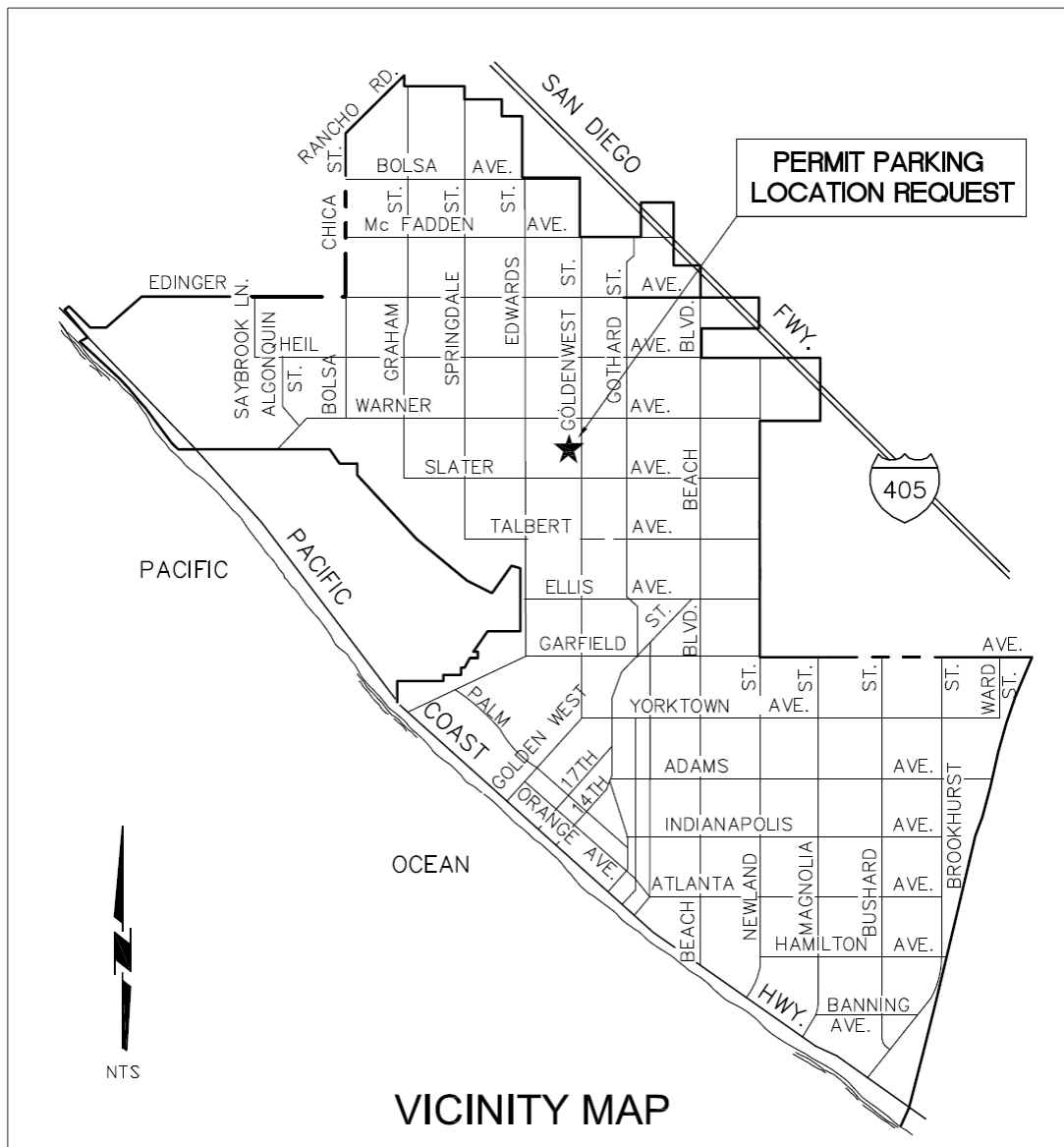


ATTACHMENT 4

Permit Parking District Request – Tucana Dr, Taurus Ln, Canis Circle, & Rook Dr between Julip Ln and Taurus Ln

Residents on Tucana Drive, Taurus Lane, Canis Circle, and a portion of Rook Drive have petitioned the City to establish permit parking due to parking impacts and associated issues from commuter vehicle parking. The location of the neighborhood is west of Goldenwest Street south of Warner Avenue. A vicinity map of the area is presented in the diagram below.



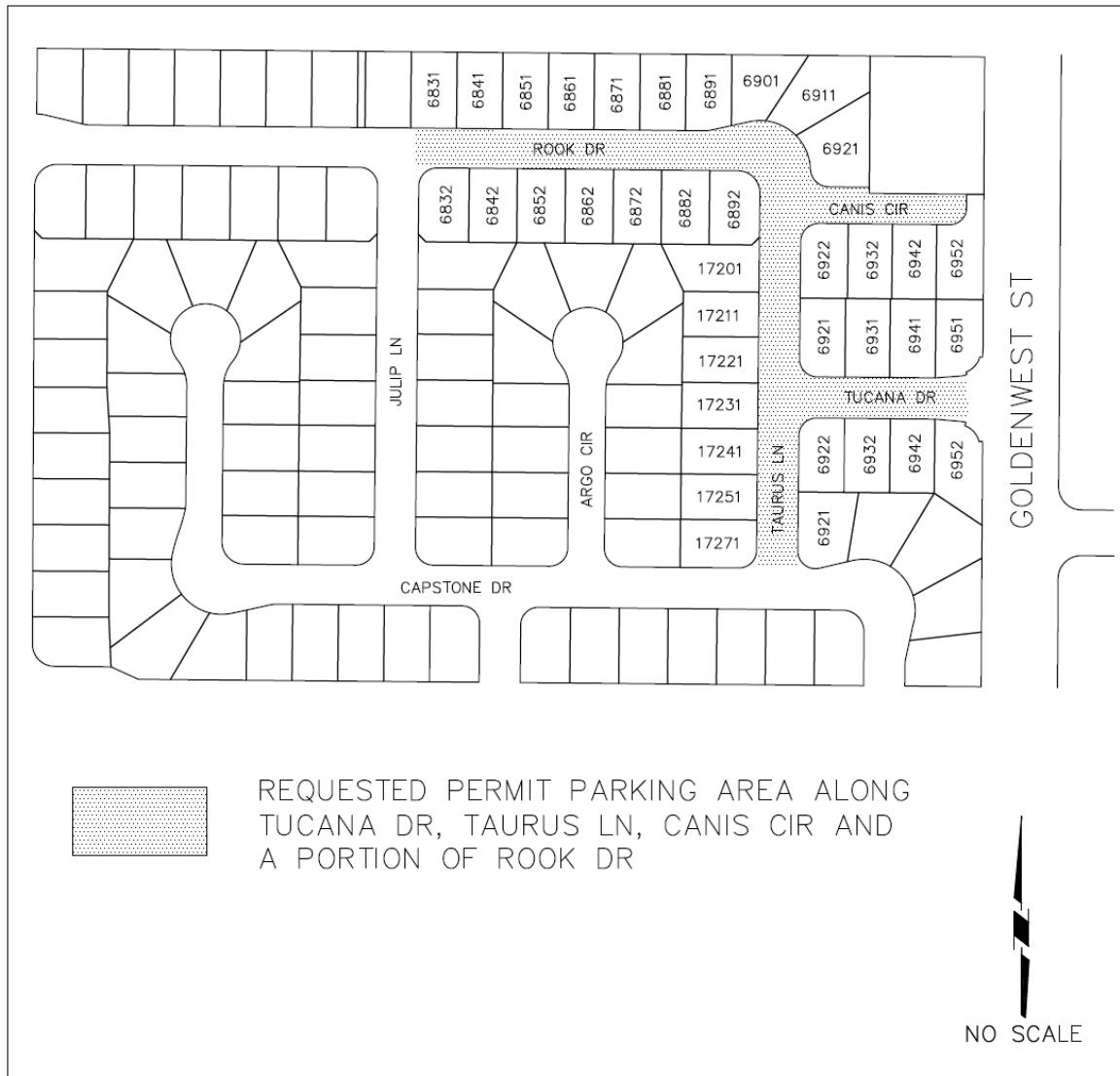


Figure 1. Petitioned Permit Parking District Area

Figure 1 shows the petitioned permit parking area on Tucana Drive, Taurus Lane, Canis Circle, and a portion of Rook Drive. The requested parking restrictions are 10 p.m. to 7 a.m. every day including holidays. Including the commuter vehicle parking impacts, residents expressed their concerns with associated issues of late night noise and littering as the reasons for initiating the process to establish permit parking in their neighborhood.

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 amendment 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 amendment. Staff followed up with a letter a few weeks later to remind residents to return their ballot. 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 37 affected properties, thirty-three (33) ballots were returned with twenty-four (24) votes in favor of permit parking (65%) and nine (9) votes against permit parking. Table 1 summarizes the overall voting results of the permit parking district request consisting of Tucana Drive, Taurus Lane, Canis Circle, and a portion of Rook Drive.

PERMIT PARKING DISTRICT REQUEST VOTING RESULTS		
	NUMBER	PERCENT
BALLOTS, TOTAL	37	-
BALLOTS RETURNED	33	89%
YES VOTES	24	65%
NO VOTES	9	24%

Table 1. Voting Summary of Permit Parking District Request

Table 2 provides a summary of how each individual street of the proposed parking district area voted. The results are also graphically presented in Figure 2.

PERMIT PARKING DISTRICT VOTING RESULTS BY STREET	
STREET	PROPERTIES VOTING IN SUPPORT OF PERMIT PARKING, %
TUCANA CIR	88%
TAURUS LN	75%
CANIS CIR	40%
ROOK DR	47%

Table 2. Voting Summary of Permit Parking District Request by Street

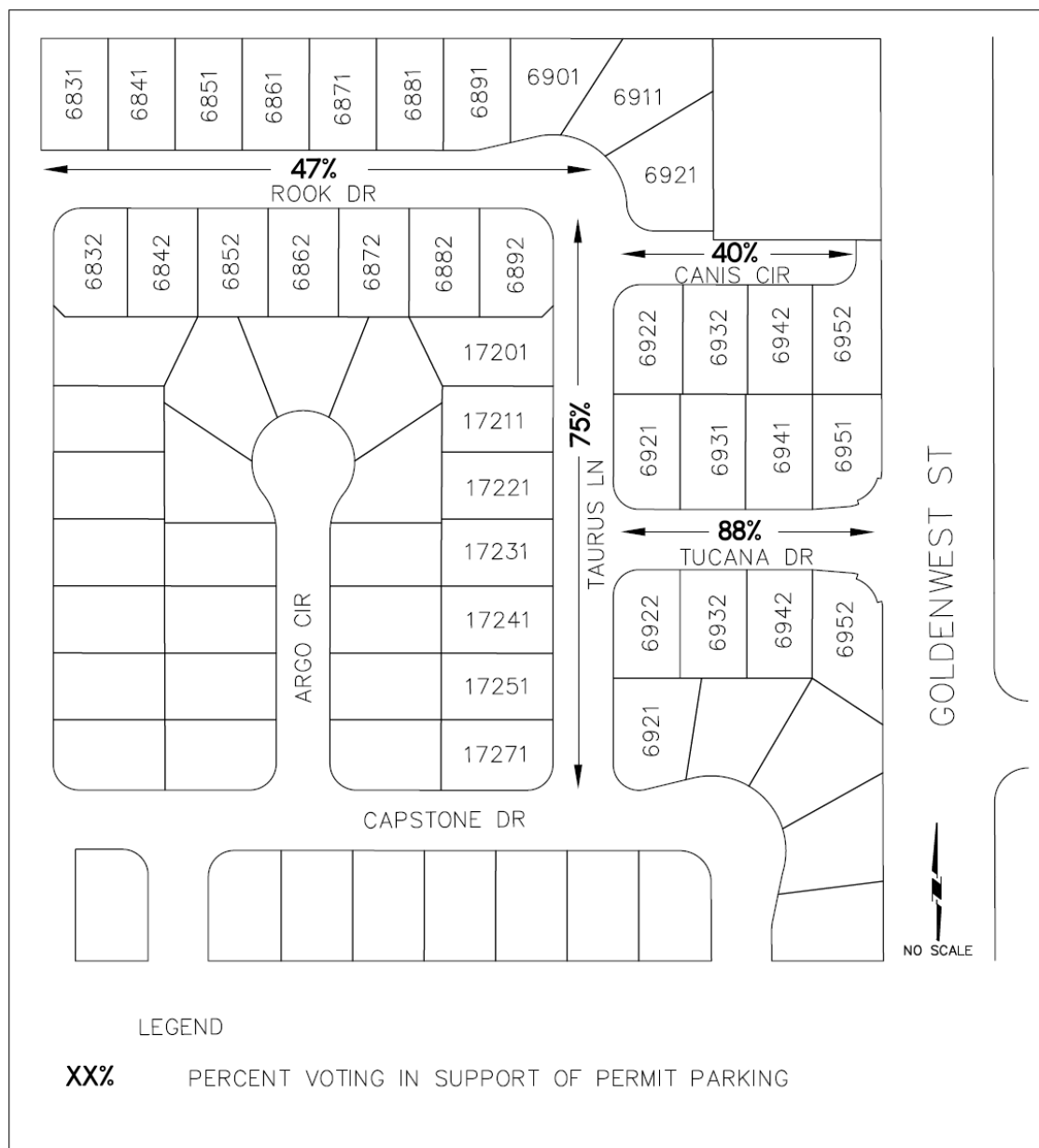


Figure 2. Permit Parking Request Voting Results by Street

The original permit parking district request area consisting of Tucana Drive, Taurus Lane, Canis Circle, and a portion of Rook Drive did not obtain the required 75% support altogether. However, Tucana Drive and Taurus Lane, both received the minimum of 75% or greater in support of permit parking. Conversations with residents on these streets indicated strong interest in permit parking due to the parking impacts and related disturbances from commuter vehicle parking. Based on the voting results and discussions with residents, staff reevaluated the proposed parking district area and determined it

would be reasonable to investigate establishing permit parking along Tucana Drive and Taurus Lane, and properties along the street bend where Taurus Lane changes to Rook Drive. These residents expressed interest in permit parking in that area. Municipal Code 10.42 allows staff discretion to modify the proposed boundaries of a requested permit parking district area for consideration. Due to low support from residents along Canis Circle, the street was not included for permit parking consideration. Figure 3 shows the modified area that was evaluated for the proposed permit parking district.

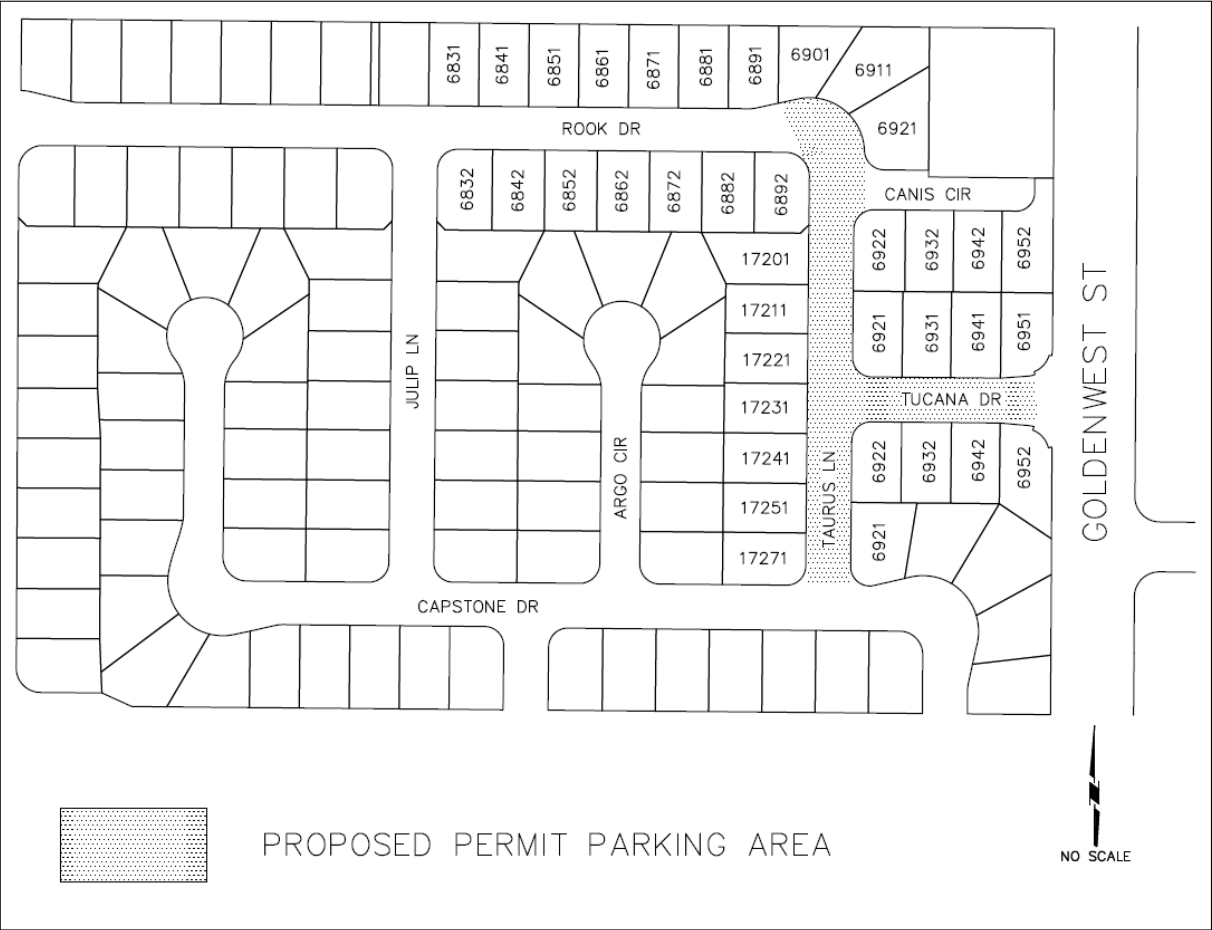


Figure 3. Proposed Permit Parking District Area

As required by code staff investigated the parking conditions and related issues on the proposed permit parking streets. 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 three of several field surveys of the parking conditions in the proposed permit parking area shown on Figure 3.

Field Survey 1:

Thursday, 6:30 am

Street	No. Parked Vehicles	Parking Capacity	Percent Occupancy
Tucana Drive	6	8	75%
Taurus Lane (Capstone Dr to Rook Dr)	16	30	53%

Field Survey 2:

Sunday, 7:00 am

Street	No. Parked Vehicles	Parking Capacity	Percent Occupancy
Tucana Drive	6	8	75%
Taurus Lane (Capstone Dr to Rook Dr)	21	30	70%

Field Survey 3:

Monday, 6:30 am

Street	No. Parked Vehicles	Parking Capacity	Percent Occupancy
Tucana Drive	6	8	75%
Taurus Lane (Capstone Dr to Rook Dr)	19	30	63%

Analysis:

Field reviews of the area showed that parking impacts are present with the most impacted time occurring nights and on the weekend. This could affect the availability of on-street parking for the residents and their guests during the late night through early morning hours. In addition to the parking impacts (Photo 1), the residents voiced concerns about trash left on the street and their front yards, empty cans and broken bottles thrown on the street (Photo 2), and the recurring late night noise attributed to the commuter vehicle parking. Staff observations of the area did not witness occurrences of late night noise or excessive trash discarded on the streets, however, some littering on the sidewalk and street was seen in the area.

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. After discussions with the residents and conducting the field evaluations, staff finds that the unrestricted parking creates a situation where the commuter parking regularly interferes with residents and their guests parking, and produces significant sources of other concerns. Staff recommends establishing permit parking in the designated areas identified in Figure 3 affecting 21 addresses.



Photo 1. Commuter Vehicle On-Street Parking along Taurus Lane.



Photo 2. Trash Left on Street on Taurus Lane.