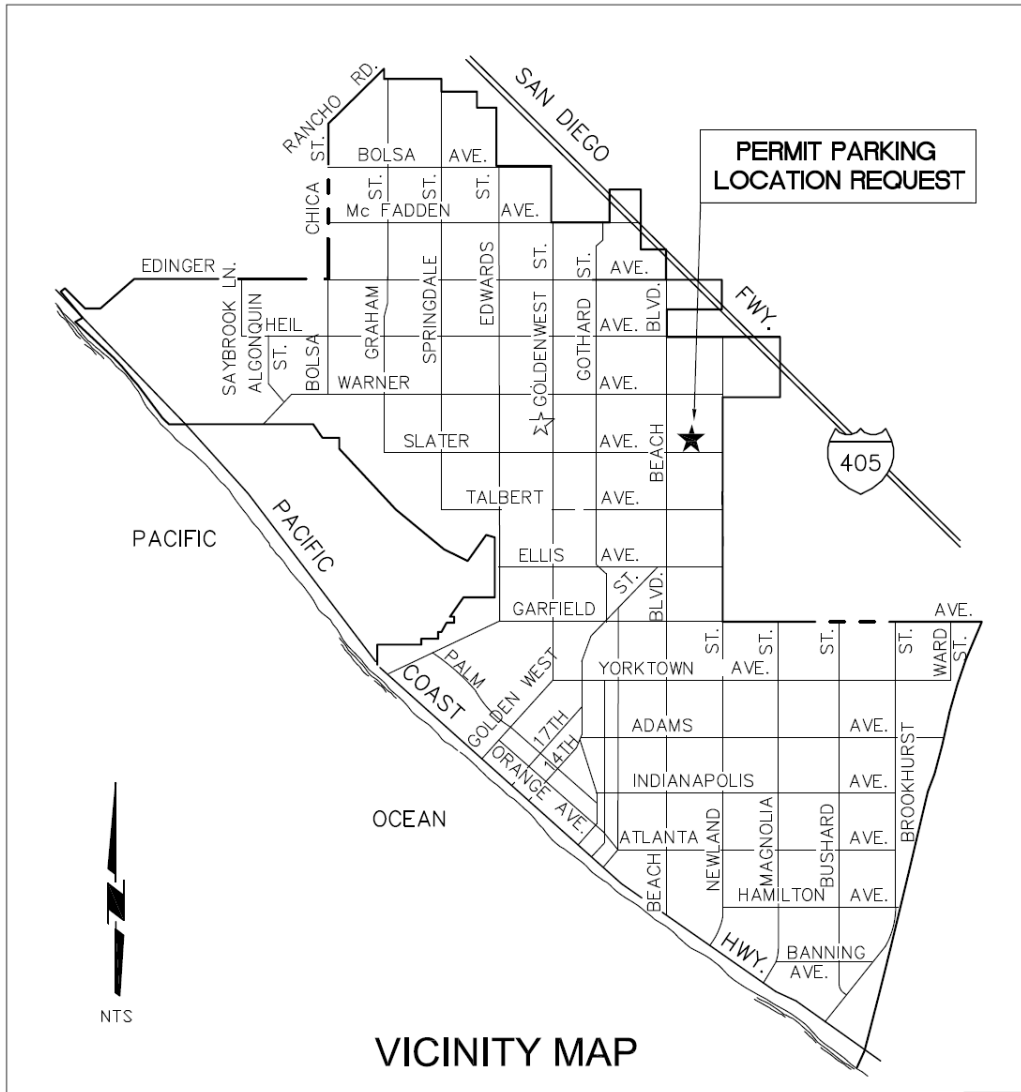


Proposed Permit Parking District - Marken Lane

The requested residential permit parking street is Marken Lane between Slater Avenue and Holland Drive. The street is located north of Slater Avenue east of Beach Boulevard. A vicinity map of the location is shown in the diagram below.



The residents are requesting parking restrictions between midnight to 6 a.m. every day, including holidays due to commuter vehicle parking impacts from apartments and duplexes south of Slater Avenue near Marken Lane and Holland Drive, and other related issues. In addition to the parking impacts, other specific issues include, moving of trash bins on collection day, parking too close or in

front of driveways, and late night noise. Figure 1 shows the requested parking district street along Marken Lane north of Slater Avenue.

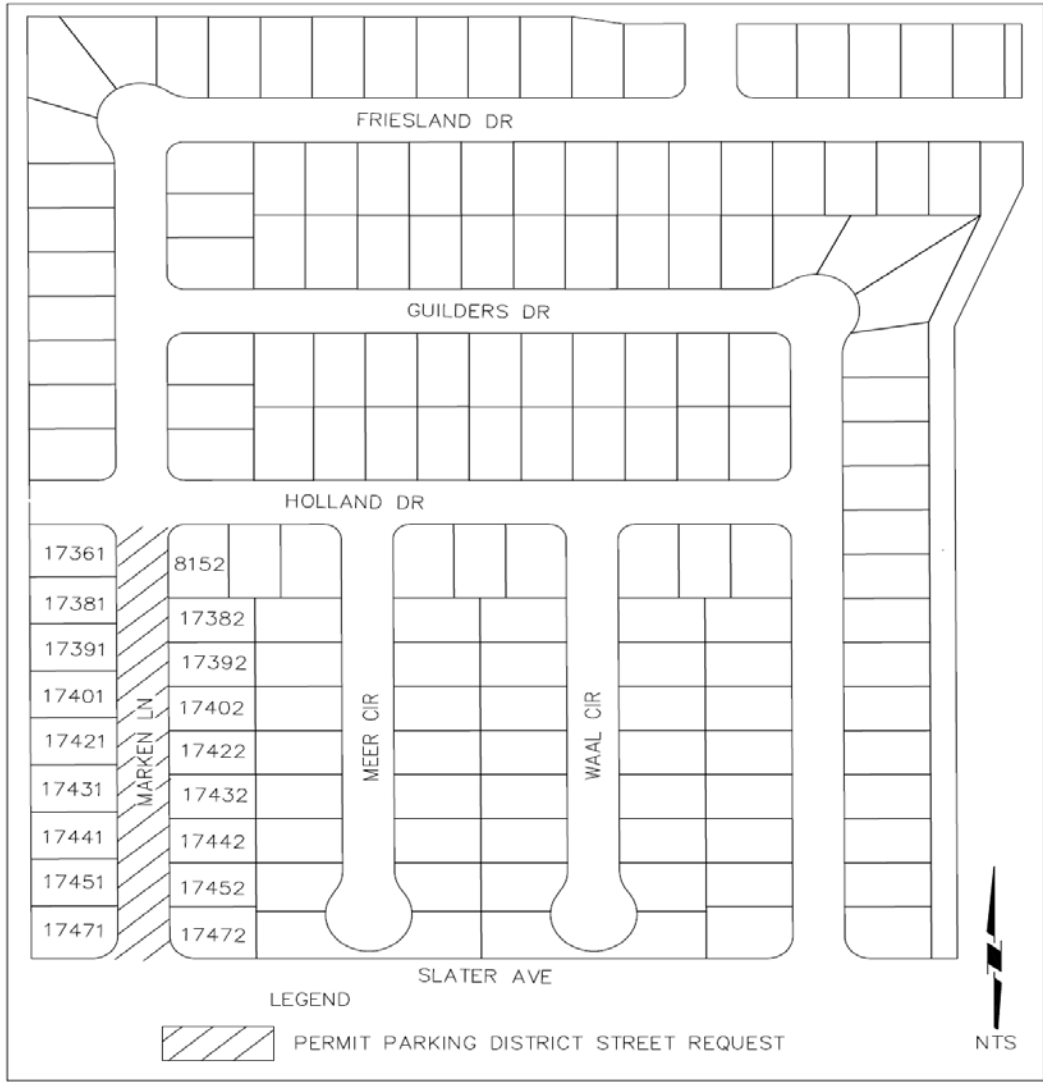


Figure 1. Requested Permit Parking District on Marken Lane.

Marken Lane Permit Parking Request Summary

Public Works staff received a petition from residents on Marken Lane between Slater Avenue and Holland Drive requesting permit parking be established on the street. The reasons for the request are concerns with the availability of on-street parking for residents and their guests, cars parking in front of

driveways, moving trash bins to uncollectable areas to obtain additional on-street parking, and late night noise from commuter vehicle parking on the street.

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 requested boundaries were examined and a determination was made by staff to include properties on Marken Lane north of Holland Drive, and Holland drive from Marken Lane to Waal Circle to vote on the proposal. These streets may be impacted should parking restrictions be implemented on the first block of Marken Lane and gives an opportunity for these residents to be included in the parking district should interest exist. The code allows staff to modify the boundaries of the proposed parking district and to send notices to the additional residents as if included with the initial request. The considered permit parking district area as modified is shown on Figure 2.

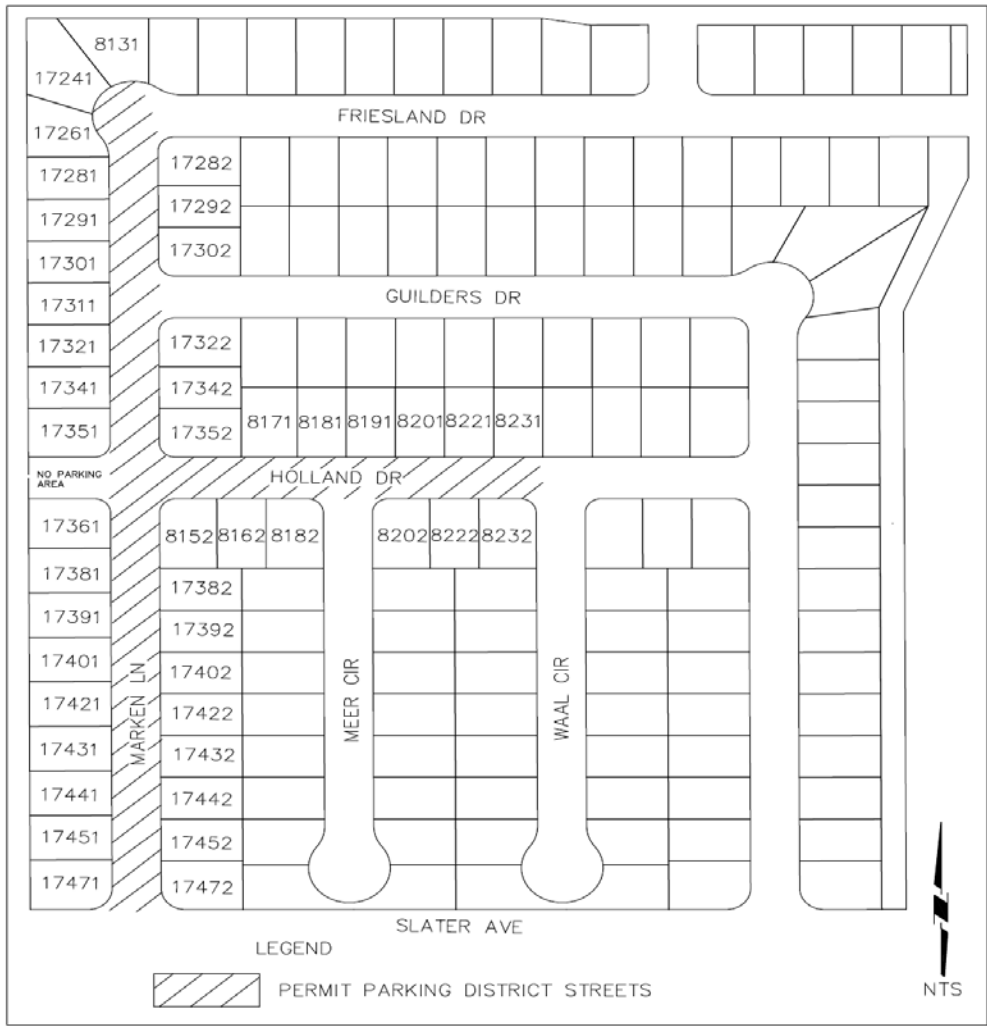


Figure 2. Streets Considered for Establishing Permit Parking

Ballots were mailed to the property owners and residents to vote on the permit parking proposal. Per code, the property owner has initial opportunity to vote. In absence of the property owner vote, the vote of the tenant of the property will be counted. Results of the returned ballots are summarized in Table 1 and shown in Figure 3.

Table 1 - Voting Results for Permit Parking District Proposal

Street	Percent Voting "YES" for Permit Parking
Marken Ln (Slater Av to Holland Dr)	83 %
Marken Ln (Slater Av to Holland Dr)	19 %
Holland Dr (Marken Ln to Waal Cir)	0 %

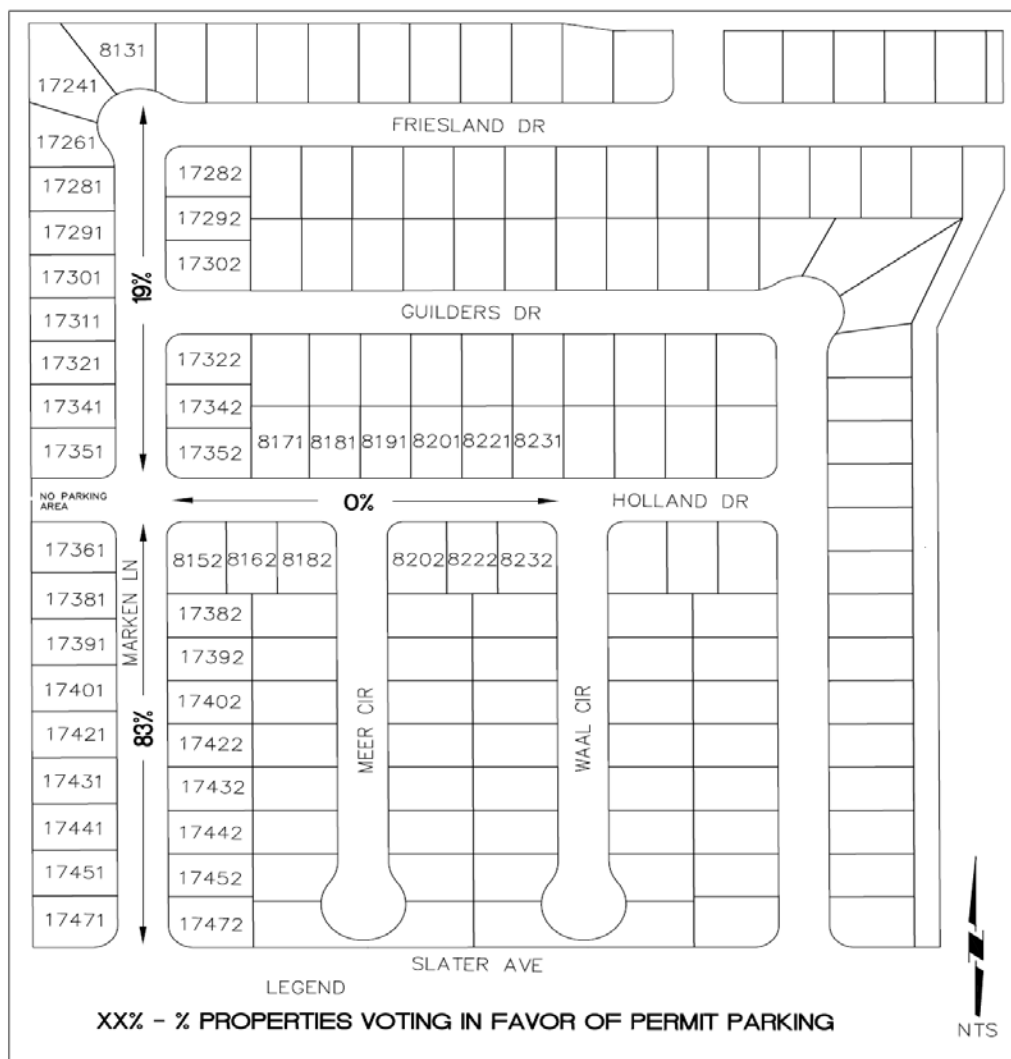


Figure 3. Permit Parking Voting Results.

Properties along Marken Lane between Slater Avenue and Holland Drive voted 83% in favor of the request, while Marken Lane between Holland Drive and Friesland Drive voted 19% in support of permit parking. Holland Drive between Marken Lane and Waal Circle received no votes (0%) in support of permit parking. The Municipal Code requires a minimum of 75% of support for the permit parking district request to move forward for further consideration. Since the first block of Marken Lane was the only street section meeting the 75% support criteria with the other streets demonstrating minimal or no interest in permit parking, the proposed permit parking district request was determined to be Marken Lane from Slater Avenue to Holland Drive (the original request).

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 on-street conditions on Marken Lane. The following summarizes parking conditions from field reviews of the street. The days and times of the survey were based on suggestions from the residents.

Field Survey 1:

Wednesday, 6:30 am

Marken Lane (Slater Av to Holland Dr)	No. Parked Vehicles	Parking Capacity	Percent Occupancy
East Side	10	15	67%
West Side	9	14	64%

Field Survey 2:

Sunday, 7:00 am

Marken Lane (Slater Av to Holland Dr)	No. Parked Vehicles	Parking Capacity	Percent Occupancy
East Side	14	15	93%
West Side	13	14	93%

Field Survey 3:

Tuesday, 9:00 pm

Marken Lane (Slater Av to Holland Dr)	No. Parked Vehicles	Parking Capacity	Percent Occupancy
East Side	12	15	80%
West Side	11	14	79%

Field Survey 4:
Thursday, 5:00 pm

Marken Lane (Slater Av to Holland Dr)	No. Parked Vehicles	Parking Capacity	Percent Occupancy
East Side	6	15	40%
West Side	6	14	73%

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. Staff observed parking impacts during the late evening and early morning, consistent with discussions with Marken Lane residents. Another parking issue voiced by residents was vehicles parking in front of driveways even for brief periods of time. Although this condition was not observed by staff from the field visits, a few residents voiced their concern about this issue. The requested parking restriction times are midnight to 6 am which is consistent with the peak commuter vehicle demand periods, with on-street parking generally available and not impacted during regular working hours.

Additionally, discussions with the residents regarding the commuter vehicle parking disturbances included issues with trash bins, late night noise, and littering. The residents complained about commuter vehicle occupants moving trash bins to uncollectable locations or parking too close to the bins to prevent them from being emptied on trash day. Although staff did not notice these disturbances on one observed trash collection day, the issue was repeated by discussions with several residents. Additionally, staff did not notice noise disturbances during the field visits, but the issue was repeated by several Marken Lane residents. One resident spoke of littering and trash on the street though not observed by staff during the field surveys. Photos of on-street conditions on Marken Lane are shown on the Page 7.

Staff Recommendation:

Based on the field observations and discussions with residents, staff is recommending establishing permit parking along Marken Lane from Slater Avenue to Holland Drive from midnight to 6 am every day, including holidays. Staff's opinion is that criteria specified in Municipal Code 10.42 has been met

for creating a new permit parking district for City Council consideration. The number of affected properties is eighteen (18).



Photo 1. Typical On-Street Impacted Parking on Marken Lane after 7:00 P.M.

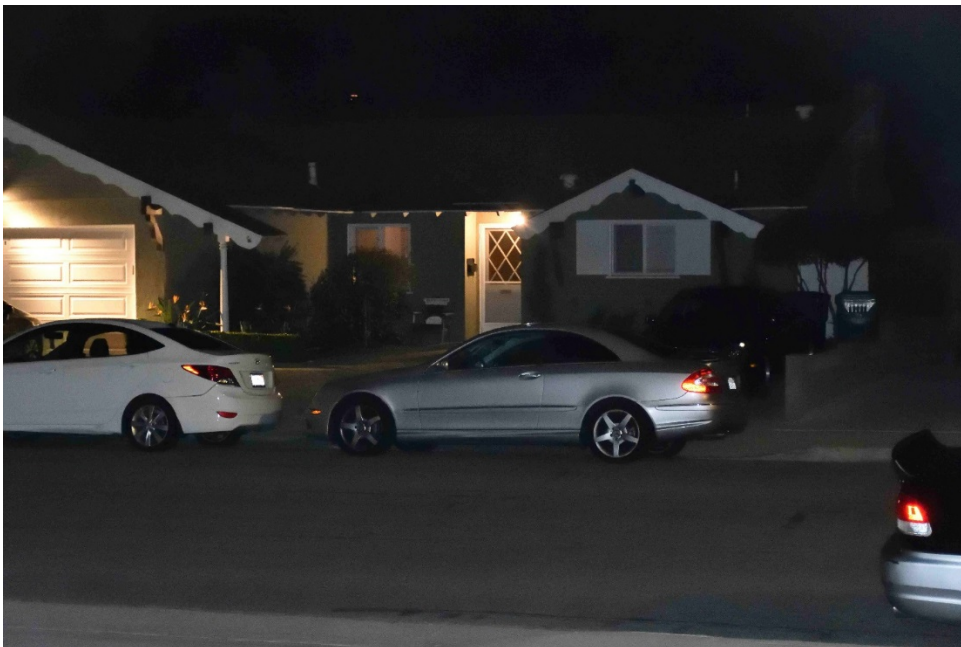


Photo 2. Vehicle Parked Across Driveway on Marken Lane