

City of Los Alamitos

Agenda Report Consent Calendar

July 6, 2009
Item No: 8F

To: Mayor Troy Edgar and Members of the City Council

Via: Jeffrey L. Stewart, City Manager

From: Steven Mendoza, Director of Community Development

Subject: Consideration of 2-Hour, 7am-6pm Time Limit Parking Request on the South Side of Katella Avenue East and West of Cherry Street (Gerald Bertram)

Summary: Mr. Gerald Bertram, property and business owner, at 3700 Katella Avenue, as well as several neighboring businesses are requesting the City install 2-hour time limit parking on the south side of Katella Avenue east and west of Cherry Street, to provide patron parking currently being lost due to long term parking users. Staff has reviewed the request and associated issues, and concurs with the request. The Traffic Commission has reviewed the item at its June 10, 2009 meeting and recommends City Council support the requested parking restriction.

Recommendation: Approve Resolution No. 2009-11, "A RESOLUTION OF CITY COUNCIL OF THE CITY OF LOS ALAMITOS ESTABLISHING 2-HOUR PARKING, 7AM TO 6PM - KATELLA AVENUE, APPROXIMATELY 190 FEET WEST TO 200 FEET EAST OF CHERRY STREET."

Background

In March of this year the City received a letter from Mr. Gerald Bertram, property and business owner at 3700 Katella Avenue, requesting 2-hour time limit parking. Additionally, we have requests from the adjacent businesses on Katella Avenue supporting the 2-hour time limit parking as well. See Attachment 1. The request is due to long term parking by employees from other areas taking up valuable on-street parking. The parking only impacts an area approximately 200 feet east and west of Cherry Street on the south side of Katella Avenue. The Traffic Commission and staff have reviewed the request and are recommending approval.

Discussion

Situation

Businesses on the south side of Katella Avenue in the vicinity of the 3700 block are experiencing long-term parking along the street in front of their properties. The 3700 block area is at the intersection of Katella Avenue and Cherry Street. On the far side of the street is Los Alamitos Hospital. The property owners and businesses along the south side of Katella Avenue indicate in their letters that since the new hospital office was built they have seen an increase in employee long-term parking in front of their properties. The businesses along this stretch have on-site parking but it is not always adequate during peak periods. Business service types range from dentistry, tax preparers, attorney, insurance, medical, etc. Business clients for these services generally have short-term parking needs ranging from a few minutes to several hours.

Code Requirements

The City Council pursuant to Municipal Code Section 10.24.040 must approve by resolution all requests for time limited parking.

Existing On-Street Parking (businesses/surrounding)

Current on-street parking from Reagan Street (just west of the subject area) to Maple Street (just east of the subject area) is as follows.

- **South side of Katella Avenue**
 - Reagan Street to Maple Street - no restrictions.
- **North side of Katella Avenue**
 - Maple Street to Kaylor Street - posted 2-hour parking from 8am-5pm.
 - Kaylor Street to Cherry Street (in front of Hospital) - red curbed, no parking area.
 - Cherry Street to Reagan Street - curb painted green and posted 24 minute parking, 9am-6pm. A short section in the center of the block is posted 'No Parking 12am-9am Monday through Friday'.

Proposed Parking (2 Hour, 6am to 7pm)

In discussing the parking concerns with the businesses the preference is to limit parking to a maximum of 2 hours. Further, there is no need to restrict parking before the businesses start operating in the morning or after-hours in the evening. Therefore, the proposal is to post 2-hour parking between the hours of 6am and 7pm, daily.

Hospital Parking

Since the business owners have indicated the long-term parkers are hospital employee's, staff contacted the hospital to discuss the parking situation. The hospital has talked to the employees in the past regarding parking offsite and agreed to remind everyone to use the hospital employee parking. There currently is construction occurring in the hospital employee parking lot that may be driving some employees to

seek alternate parking. The parking changes are anticipated to be completed soon which will open up some parking areas. But as we understand the situation, even with the new parking, it is a matter of walking distance for the employees. It will still be more attractive for some employees to park along Katella Avenue than to park in the hospital employee parking lot depending on the walking distance and time of day when they begin their shift. Therefore, it is not believed that the availability of new parking will of itself resolve the problem.

Staff Review

Mr. Bertram, as part of his request, provided some Polaroid photos of long-term vehicles parking in front of his business. The photos were taken between March 10 and 16 of this year. On April 16th staff visited the site and took photos of the parking. Comparing Mr. Bertram's and the City photos it was apparent that many of the same vehicles have established a consistent pattern of on-street parking usage along this stretch. Staff also met on site with Mr. Bertram and other business owners on April 20 and again found the same vehicles utilizing the parking. Mr. Bertram indicated that he has personally observed several of the drivers crossing the street on their way to work at the hospital. Staff has not personally observed that the parkers are hospital workers. However, the issue is not about where the parkers come from as much as it is about the long-term all day usage of the business frontage parking. It is fairly apparent from staff's observations that people are consistently using the on-street parking on a regular basis during all hours of the day. This is consistent with the property owner's observations of the same.

For the most part, businesses are required to provide adequate off-street parking for their customers and employees. Over time, parking requirements change as well as the uses in the business centers. Newer developments have higher parking demands due to updated parking requirement information. However, older developments tend to be somewhat under parked and rely on a combination of both on and off site parking. While the City does not have an obligation to provide on-street parking for the businesses, it is important (especially in the current economic cycle) we recognize parking issues that support the business community and take action where deemed appropriate.

Potential to Spread

On occasion when limited parking is installed, drivers simply move to a new area and the problem is just shifted to someone else until they complain. Staff looked at the potential for this to happen:

- The parking on Katella Avenue is one of convenience for the hospital employees (assuming they are hospital employees). It is a much shorter walk from this location than from the hospital parking lot, which is north and east of the hospital. The on street parking issue occurs mainly around the Cherry Street intersection as it is the only signalized intersection within reasonable walking distance. The restriction could in fact move users further east and west along Katella Avenue but it will increase the walk and lessen the convenience.

- Will it spill over into the residential area to the south? It would not appear this is very likely as there is a considerable length of travel for a pedestrian from the nearest residential site. It would be more convenient to park in the hospital parking lot.

Traffic Commission Review

The Traffic Commission reviewed the request at its June 10, 2009 meeting. The proponent Mr. Gerald Bertram spoke in favor of the parking restriction as well as one other business owner. Staff did receive one e-mail (See Attachment 1) in opposition to the time limit restriction, from a business owner. The business owner was not present at the meeting, however, their business was east of the proposed parking restriction. The Traffic Commission deliberated on the issue and approved forwarding a recommendation to the City Council in support of the requested parking restriction.

Police Services Review

Police Services has reviewed the request and has no issues.

Notification

Notices were sent to all business operators and business owners along the south side of Katella Avenue between Reagan Street and Maple Street.

Fiscal Impact

The costs for installing the limited time parking signs is less than \$500. There are funds in the City Public Works Department budget to cover the costs.

Submitted By:

Prepared By:

Steven Mendoza
Director of Community Development

William Huber
Interim City Engineer

Approved By:

Jeffrey L. Stewart
City Manager

- Attachments:*
- 1) *Letters of from businesses*
 - 2) *Photos of parking along Katella Avenue*
 - 3) *Area Map*
 - 4) *Location Map*
 - 5) *Resolution 2009-11*