



# City of Chula Vista

## Staff Report

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**File#:** 15-0644, **Item#:** 10.

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CONSIDERATION OF APPROVING THE FORMATION, BOUNDARY, HOURS OF OPERATION, AND AMENDING THE MASTER FEE SCHEDULE TO ESTABLISH A PERMIT FEE AMOUNT FOR THE SOUTHWESTERN COLLEGE ESTATES RESIDENTIAL PERMIT PARKING DISTRICT

RESOLUTION NO. 2016-038 OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA APPROVING THE FORMATION, BOUNDARY, HOURS OF OPERATION, AND AMENDING THE MASTER FEE SCHEDULE TO ESTABLISH A PERMIT FEE AMOUNT FOR THE SOUTHWESTERN COLLEGE ESTATES RESIDENTIAL PERMIT PARKING DISTRICT

### **RECOMMENDED ACTION**

Council adopt the resolution.

### **SUMMARY**

On November 10, 2015, the City Council adopted Ordinance No. 3356. This ordinance establishes a process for creating a Residential Permit Parking District (RPPD) in a residential area. The purpose of an RPPD is to limit on-street parking by non-residents and to facilitate the ability of residents and their guests with permits to find on-street parking for their vehicles near their residences. In accordance with the ordinance, staff recommends establishment of a Southwestern College Estates Residential Permit Parking District (District).

### **ENVIRONMENTAL REVIEW**

#### **Environmental Notice**

The Project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act State Guidelines.

#### **Environmental Determination**

The Director of Development Services has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. Thus, no further environmental review is required.

### **BOARD/COMMISSION RECOMMENDATION**

The Safety Commission, at their meeting on October 7, 2015, accepted staff's report and recommended that the Chula Vista City Council approve the formation, boundary, hours of operation and permit fee amount for the Southwestern College Estates Residential Permit Parking District (Attachment # 1, Safety Commission Action Summary).

## **DISCUSSION**

### Background:

The residential community east of Southwestern College has continued to be significantly impacted by students (non-residents/commuters) parking in the neighborhood. Over the years, the City staff met many times with the community, the college administration, Council Members, and law enforcement to develop and implement the best strategies to discourage students from parking in the neighborhood. Unfortunately, none of the strategies were successful in eliminating the student parking issue. In early 2015, City staff determined a new ordinance that would allow the establishment of an RPPD would be needed to address the issue.

On November 10, 2015, the City Council adopted Ordinance No. 3356 (Attachment # 3, RPPD Ordinance). This ordinance establishes a process for creating an RPPD in a residential area. The purpose of an RPPD is to limit on-street parking by non-residents and to facilitate the ability of residents and their guests with permits to find on-street parking for their vehicles near their residences.

In the months of May and June 2015, a "Petition of Interest for District" was circulated within the neighborhood to evaluate interest for establishing an RPPD (Attachment # 2, Result of Residents Survey). City staff contacted a random sampling of the residents by phone to validate the petition. The results were that approximately 70% of the residents petitioned were interested in forming a District.

As a result of the petition, a community meeting was held on August 20, 2015 among the City, Chula Vista Police Department, Southwestern College Administration, and College Estates residents regarding the formation of an RPPD. The community meeting provided information to the residents on what an RPPD is and how it would impact the neighborhood. Additionally, input from the residents provided staff with information to determine the various details needed when an RPPD is established (i.e., streets included; hours of restriction; days of restriction; etc.). Residents were also encouraged to continue to provide the City with any comments via the City website, email, phone or letter. All feedback was considered, and the final report was prepared and presented to the Safety Commission on October 7, 2015.

The Safety Commission accepted staff's report and recommended that the City Council approve the formation of the Southwestern College Estates Residential Permit Parking District.

### Southwestern College Estates Residential Permit Parking District

The formation of the Southwestern College Estates Residential Permit Parking District is based on the criteria outlined in the ordinance. The following items will be addressed with the approval of the resolution (Attachment # 5):

- Boundaries of the District and Restricted Streets
- Type and Number of Permit
- Days of the Week and Hours of Restriction
- Permit Fees

### **Boundaries of the District and Restricted Streets:**

At the August 20, 2015 public meeting, staff presented a proposed boundary map to the residents. After discussion and input from the residents on the proposed boundary, staff readjusted the map, which includes the areas with the highest interest for the formation of the District. Although the residences on the 800 block of Otay Lakes Road were not included in the original petition, they may participate in the District because there is no parking allowed on Otay Lakes Road and these residences are within the Southwestern College Estates neighborhood.

The Safety Commission approved the attached boundary map (Attachment # 4, Proposed District Boundary Map) of the proposed Southwestern College Estates Residential Permit Parking District. Based upon public input at the Safety Commission meeting, the final district boundary and street restriction map (Attachment # 5, Exhibit "A") was developed. Minor revisions to the District boundary were needed to include residences that have side yard frontage on a restricted street and were not originally included in the boundary area. The only other revision was to correctly show the restriction on Ithaca Street ending at the 1800 block. Only the parcels (283 properties) shown on Exhibit "A" abutting the proposed restricted streets are eligible to purchase parking permit. The proposed restricted streets are:

- Auburn Avenue: 800 block
- Columbia Street: 1600 block
- Elmhurst Street: 1600 block and 1702 Elmhurst Street
- Fordham Ave: 800 block
- Gotham Street: 1600 block and 1704, 1707, 1736, and 1748 Gotham Street
- Harvard Street: 1600 and 1700 block
- Ithaca Street: 1600 and 1700 block
- Ithaca Court
- Otay Lakes Road: 871 to 895 Otay Lakes Road
- Scripps Avenue
- Tulane Avenue
- Vassar Avenue: Elmhurst Street to Gotham Street
- Wayne Avenue: 900 block
- Xavier Avenue: 800 block
- Yale Street: 1600 & 1700 block

Once the District is established, residents may follow the petition process in the Ordinance to request a district expansion, reduction or elimination.

### **Type and Number of Permits:**

Due to the uncertainty of how many residents will apply for permits, staff recommends that the permit issuance is in accordance with Section 10.87.080(b)(1) - (4) of the RPPD ordinance (Attachment #3). This allows for three (3) permits, and one (1) guest permit per residence. Each resident also may purchase up to four (4) temporary permits per year. This should provide fair and equitable access to all residents in the District.

The parking permit will be issued for a one (1) year period and will be required to be renewed on an annual basis. The City will pursue development of a Web-based permit renewal process.

### **Days of the Week and Hours of Restriction:**

Based on the input from the residents, the parking restriction will be from 7am to 4 pm Monday to Friday. An approved parking permit sticker or guest/temporary plaque shall be displayed. It was stated during the community meeting that typically students do not use the neighborhood for parking during the evening classes, because most classes at the college are between 8 am and 1 pm.

Upon the City Council adoption of this resolution approving the Southwestern College Estates Residential Permit Parking District, the City Manager will cause signs to be erected indicating the parking restriction along the restricted street segments listed in this resolution.

Pursuant to California Vehicle Code section 22507, such a parking restriction shall not apply until signs or markings giving adequate notice thereof are placed. Additionally, enforcement will not begin until the City has acquired the permits and allowed residents a minimum of 30 days to purchase a permit.

### **Permit Fees:**

Based on cost estimates for the administration of the RPPD and maintenance of the signage, city staff recommends a fee of \$20 per permit per year. This fee would apply to each permit type as well as any replacement permits. The fee was calculated assuming at least half of the total available permits would be purchased (Attachment # 6). In order to ensure full cost recovery, periodic review of the RPPD administrative and maintenance operations will be needed and the fee adjusted accordingly. The attached resolution would set the fee for the Southwestern College Estates RPPD into the Master Fee Schedule (Attachment # 8, Exhibit "B": Fee Bulletin 13-100).

### **CONCLUSION:**

Staff recommends that the City Council establish the Southwestern College Estates Residential Permit Parking District as outlined in this report and attached resolution.

### **DECISION-MAKER CONFLICT**

Staff has reviewed the decision contemplated by this action and has determined that it is not site-

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specific and consequently, the 500-foot rule found in California Code of Regulations Title 2, section 18702.2(a)(11), is not applicable to this decision for purposes of determining a disqualifying real property-related financial conflict of interest under the Political Reform Act (Cal. Gov't Code § 87100, et seq.).

Staff is not independently aware, and has not been informed by any council member, of any other fact that may constitute a basis for a decision maker conflict of interest in this matter.

### **LINK TO STRATEGIC GOALS**

The City's Strategic Plan has five major goals: Operational Excellence, Economic Vitality, Healthy Community, Strong and Secure Neighborhoods and a Connected Community. This action item supports the Strong and Secure Neighborhood strategy identified in the City's Strategic Plan.

### **CURRENT YEAR FISCAL IMPACT**

The estimated cost for the installation of signs is \$26,300 based on the unit costs listed in the City's Master Fee Schedule. This will be funded by an existing Traffic Engineering Capital Improvement Project, TF-332, Signing and Striping Program.

### **ONGOING FISCAL IMPACT**

Permit fees are intended to cover the cost of sign maintenance and permit administration.

### **Attachments:**

Attachment # 1, Safety Commission Action Summary  
Attachment # 2, Result of Residents Survey  
Attachment # 3, RPPD Ordinance (No. 3356)  
Attachment # 4, Proposed District Boundary Map - Safety Commission Approved  
Attachment # 5, Exhibit "A": RPPD for Southwestern College Estates (District Boundary and Street Restriction Map)  
Attachment # 6, SWC Estates Permit Fee Estimate  
Attachment # 7, Resolution  
Attachment # 8, Exhibit "B": Fee Bulletin 13-100 of the Master Fee Schedule

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