



REPORT TO MAYOR AND COUNCIL

TO THE HONORABLE MAYOR AND COUNCIL:

DATE: January 27, 2015

SUBJECT: ADOPTION OF RESOLUTION NO. 15-4 AUTHORIZING PERMIT PARKING IN CERTAIN AREAS OF THE SUN TERRACE NEIGHBORHOOD

Report in Brief

In 2014, the City of Concord received a petition from residents of the Sun Terrace neighborhood with a proposal to establish a permit parking program in the Panoramic Drive and Sun View Terrace areas near Port Chicago Highway, in order to prevent overflow parking from the North Concord BART Station that have been filling neighborhood streets. City staff has reviewed this neighborhood proposal, conducted community outreach, and determined that the proposed permit parking is justified to protect the neighborhood from overflow parking impacts from the BART station.

Staff recommends that the City Council adopt Resolution No. 15-4 authorizing permit parking on Bayview Circle, Bayview Court, Panoramic Drive, Riverview Court, Riverview Drive, Riverview Place, St. George Drive, Sun View Court, Sun View Place, Sun View Terrace and Sun View Way in the City of Concord, including a four (4) hour parking restriction except by resident permit, Monday through Friday, 7:00 AM to 6:00 PM, and no parking restriction on Saturday, Sunday, and holidays.

Background

BART ridership in the San Francisco Bay Area has risen steadily in recent years as an alternative commute method to driving on congested freeways. This increase in ridership has resulted in growing demand for parking at most BART stations, and the North Concord BART station is no exception. This station has seen a dramatic increase in passenger volumes since 2013 with most commuters driving to the station and parking their vehicles to ride BART.

The parking lot at the North Concord BART station includes 1,980 parking spaces. In the past, 100 to 250 spaces were typically unoccupied at this station on weekdays. By comparison, in recent months this parking lot has been utilized to maximum capacity, especially on busy days such as when the Oakland A's and/or the San Francisco Giants baseball teams play day games at home. This increase in parking demand at the North Concord BART station has resulted in a shortage of parking available on site and has resulted in many BART riders entering the Sun Terrace neighborhood in search of nearby and free on-street parking spaces in front of residential homes. Traffic violations, unsafe driving and littering have become a common occurrence in this neighborhood as a result of BART riders rushing to catch the train in the morning and upon exiting the station and the neighborhood in the afternoon.

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Article VI (Permit Parking Areas) of the Concord Municipal Code allows for "...the establishment of permit parking areas within the city in order to alleviate, in certain areas and neighborhoods, motor vehicle congestion caused by longterm parking by nonresidents of those areas and neighborhoods." The Concord Municipal Code further directs City staff to undertake the necessary review to determine whether an area is eligible for permit parking "[u]pon receipt of a verified petition signed by at least 50 percent of the residents in the area proposed for designation and which represents at least 50 percent of the residential units in the area proposed for designation..."

Discussion

In response to this overflow parking impact from the North Concord BART station, a petition was initiated by the nearby Sun Terrace neighborhood and submitted to the City with a proposal to establish permit parking restrictions in the areas highlighted in Figures 1 and 2 at the end of this report. These areas are being impacted on a daily basis by the spillover of parking from the BART station and quick action is justified to address this problem as a quality of life issue affecting this neighborhood. Moreover, the \$1 per day parking fee implemented on November 12, 2014 at this BART station appears to have contributed to these adverse conditions based on staff's field observations and community feedback.

The purpose of the neighborhood permit parking proposal is to alleviate this problem by preventing BART riders from using neighborhood streets for long-term parking. The neighborhood proposal to implement permit parking includes the following parking restrictions:

Time Limit Restriction (except with a Resident Permit): 4-Hour Parking
Days of the week that Restriction is to apply: Monday through Friday
Hours of the day that Restriction is to apply: 7:00 AM to 6:00 PM
Days of the week/year that Restriction is not to apply: Saturday, Sunday, Holidays.

If approved by the City Council, these permit parking restrictions will be implemented on the following streets as proposed by the Sun Terrace neighborhood: Bayview Circle, Bayview Court, Panoramic Drive, Riverview Court, Riverview Drive, Riverview Place, St. George Drive, Sun View Court, Sun View Place, Sun View Terrace and Sun View Way. The Concord Police Department uses City holidays for suspending application of parking enforcement.

The Concord Municipal Code requires a neighborhood petition to be signed by at least 50% of the residential units in the area proposed for permit parking designation, as noted above. The petition from the Sun Terrace neighborhood included signatures from approximately 57% of the residential units (or 115 out of 203 units) within the Panoramic Drive area (Figure 1) to establish permit parking in this area due to its proximity to the North Concord BART station. Similarly, this neighborhood petition included signatures from approximately 61% of the residential units (or 40 out of 66 units) within the Sun View Terrace area (Figure 2) to establish permit parking in this area as well. The petition was verified by staff for containing no duplication of signatures from the same unit.

The Sun Terrace neighborhood petition is consistent with the City's 50% threshold policy for making these areas eligible for permit parking designation. Furthermore, the 50% threshold was also met on a street by street basis in each area. Therefore, City staff determined that the Sun Terrace neighborhood proposal has

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met all the requirements to justify City Council consideration for establishing permit parking within the areas identified by this neighborhood.

Fiscal Impact

If the permit parking program is approved by the City Council, a total of 62 permit parking signs will be installed within the residential areas identified in Figures 1 and 2. The cost to acquire and install these signs is estimated at \$10,000. No additional removal or installation of signs or markings will be necessary to implement permit parking in these areas. Sufficient funds are available in the City's operating budget under Transportation Planning and Signs & Markings Maintenance in FY 2014-15 to cover this cost. The installation of the new permit parking signs will be performed by an outside contractor upon City Council approval of the proposed permit parking program.

Public Contact

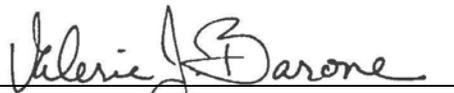
Posting of the Council Agenda provides public notification. Additionally, a neighborhood meeting was held on November 13, 2014 to discuss the proposed designation of permit parking areas within the Sun Terrace neighborhood. The neighborhood meeting was attended by more than 50 residents and City staff from the CED and Police Departments. At the conclusion of this meeting, there was an overwhelming show of support for the neighborhood proposal and an urgent request to staff to forward the plan to the City Council for final consideration. No opposing comments have been received by the City since this neighborhood meeting was held.

Recommendation for Action

Staff recommends that the City Council adopt Resolution No. 15-4 authorizing permit parking on Bayview Circle, Bayview Court, Panoramic Drive, Riverview Court, Riverview Drive, Riverview Place, St. George Drive, Sun View Court, Sun View Place, Sun View Terrace and Sun View Way in the City of Concord, including a four (4) hour parking restriction except by resident permit, Monday through Friday, 7:00 AM to 6:00 PM, and no parking restriction on Saturday, Sunday, and holidays.

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Reviewed by: Victoria Walker
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Valerie J. Barone
City Manager

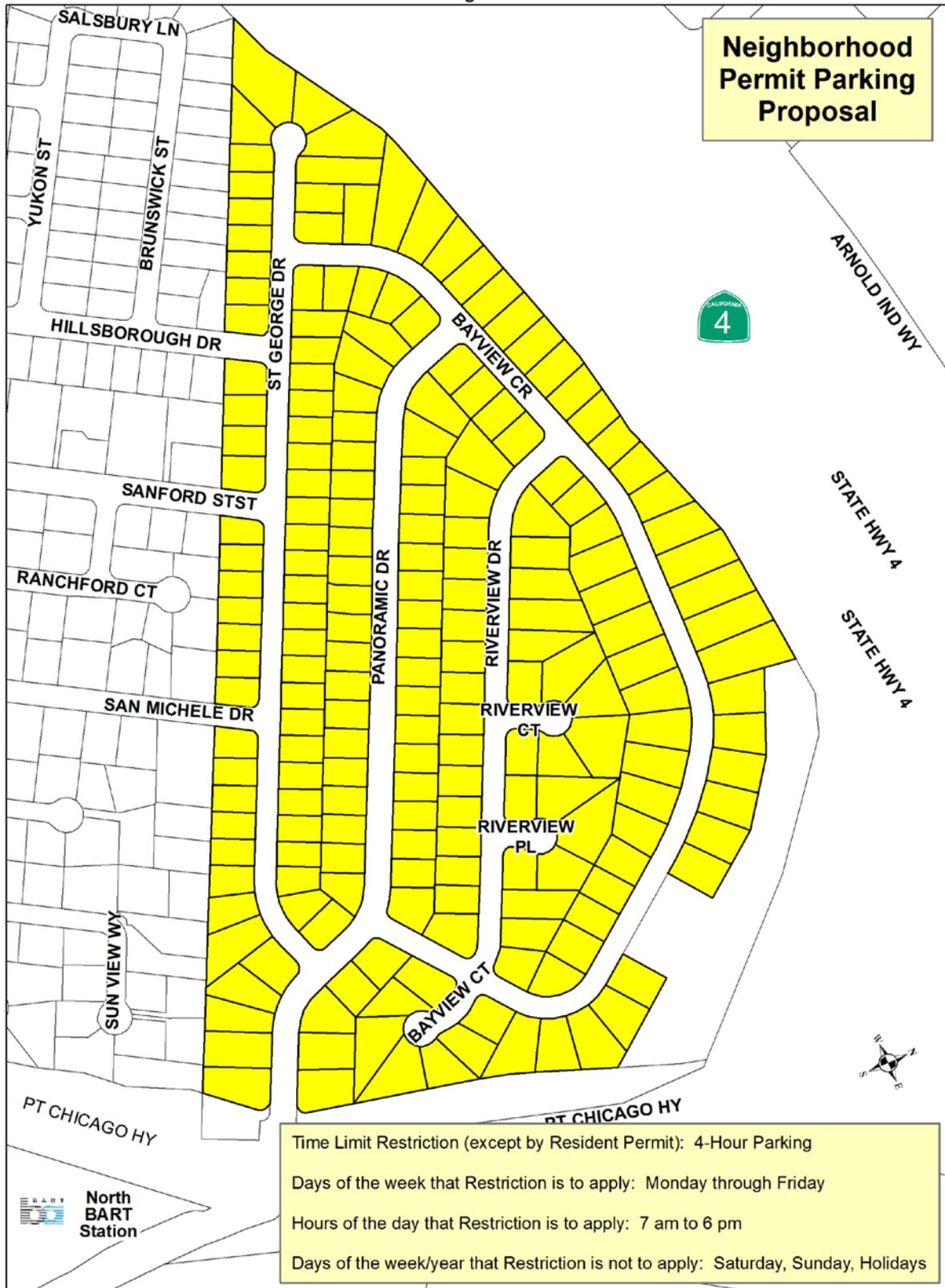
Valerie.Barone@cityofconcord.org

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Figure 1

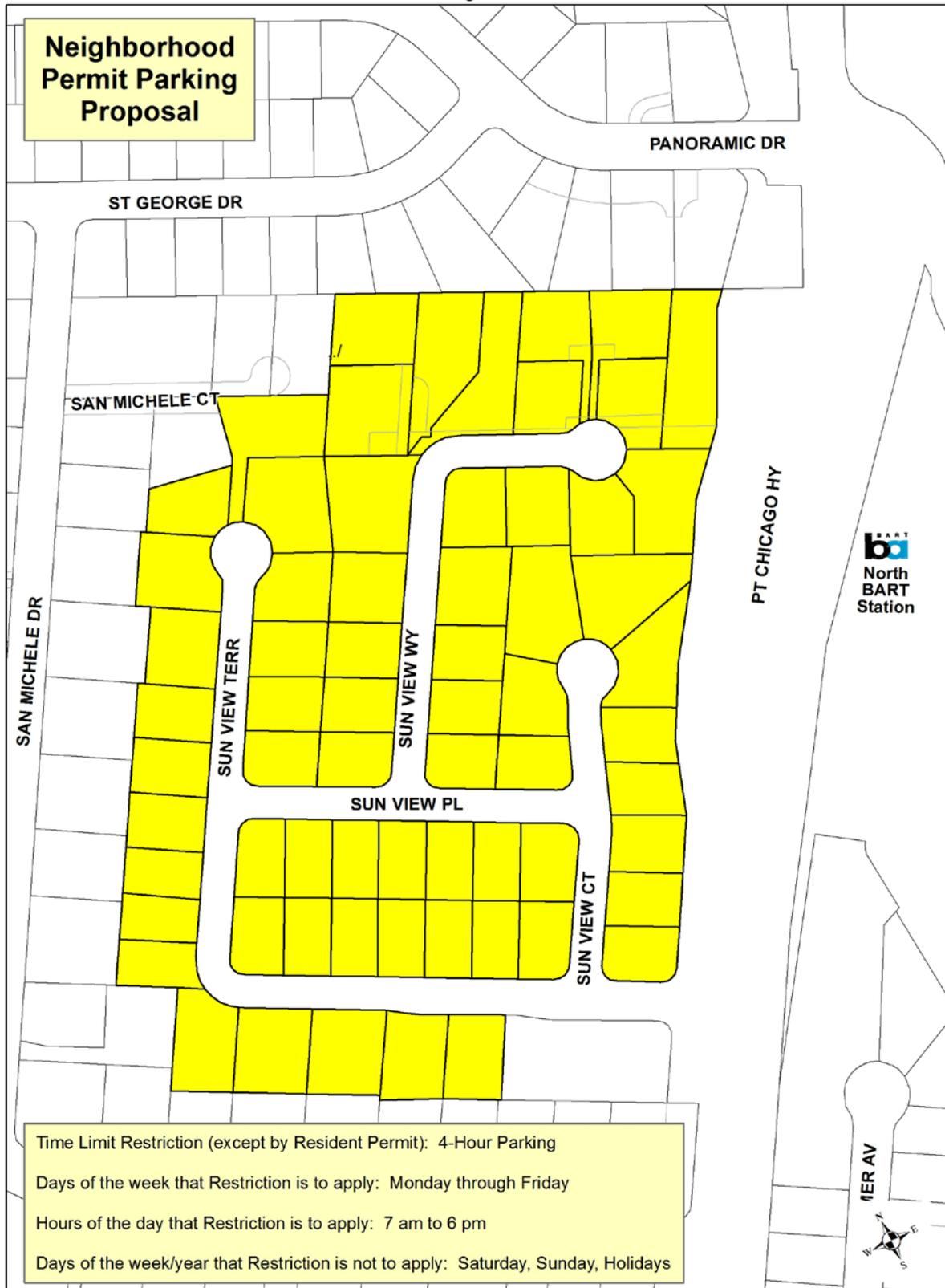


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Figure 2



BEFORE THE CITY COUNCIL OF THE CITY OF CONCORD
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA

A Resolution Authorizing Permit Parking on Bayview Circle, Bayview Court, Panoramic Drive, Riverview Court, Riverview Drive, Riverview Place, St George Drive, Sun View Court, Sun View Place, Sun View Terrace, and Sun View Way, Located in the Sun Terrace Neighborhood of the City of Concord

Resolution No. 15-4

WHEREAS, Title 10 (Traffic and Vehicles), Chapter 10.30 (Stopping, Standing, and Parking), Article VI, (Permit Parking Areas) of the Concord Municipal Code provides for the establishment of permit parking areas within the City of Concord; and

WHEREAS, in 2014 a petition was initiated by the Sun Terrace neighborhood of the City of Concord and signed by more than the required 50% of the residents and then submitted to the City for consideration of establishing permit parking in the Sun Terrace areas highlighted in Exhibit 1 and Exhibit 2 to this Resolution; and

WHEREAS, said petition for the establishment of permit parking areas was initiated in order to alleviate negative impacts to the safety and wellbeing of residents of those areas caused by long-term parking by nonresidents – BART riders entering the North Concord BART Station on a daily basis; and

WHEREAS, permit parking is proposed to be established on Bayview Circle, Bayview Court, Panoramic Drive, Riverview Court, Riverview Drive, Riverview Place, St George Drive, Sun View Court, Sun View Place, Sun View Terrace, and Sun View Way, located in the Sun Terrace neighborhood of the City of Concord; and

WHEREAS, permit parking on said streets is proposed to include a four (4) hour parking restriction except by resident permit, Monday through Friday, 7:00 AM to 6:00 PM, and no restriction on Saturday, Sunday, and holidays; and

WHEREAS, the City has conducted public outreach to the residents and property owners of the affected neighborhood and received positive feedback and strong community support for the neighborhood permit parking proposal.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CONCORD DOES
RESOLVE AS FOLLOWS:

Section 1. Permit parking shall be established on Bayview Circle, Bayview Court, Panoramic Drive, Riverview Court, Riverview Drive, Riverview Place, St George Drive, Sun View Court, Sun View Place, Sun View Terrace, and Sun View Way, located in the Sun Terrace neighborhood of the City of Concord as highlighted in Exhibit 1 and Exhibit 2 to this Resolution.

Section 2. Permit parking on said streets shall be established with a four (4) hour parking time limit except by resident permit, Monday through Friday, 7:00 AM to 6:00 PM, and no restriction on Saturday, Sunday, and holidays.

Section 3. The Transportation Manager is authorized and directed to remove and install the appropriate signs and markings to effectuate this Resolution.

Section 4. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED by the City Council of the City of Concord on January 27, 2015, by the following vote:

AYES: Councilmembers -

NOES: Councilmembers -

ABSTAIN: Councilmembers -

ABSENT: Councilmembers -

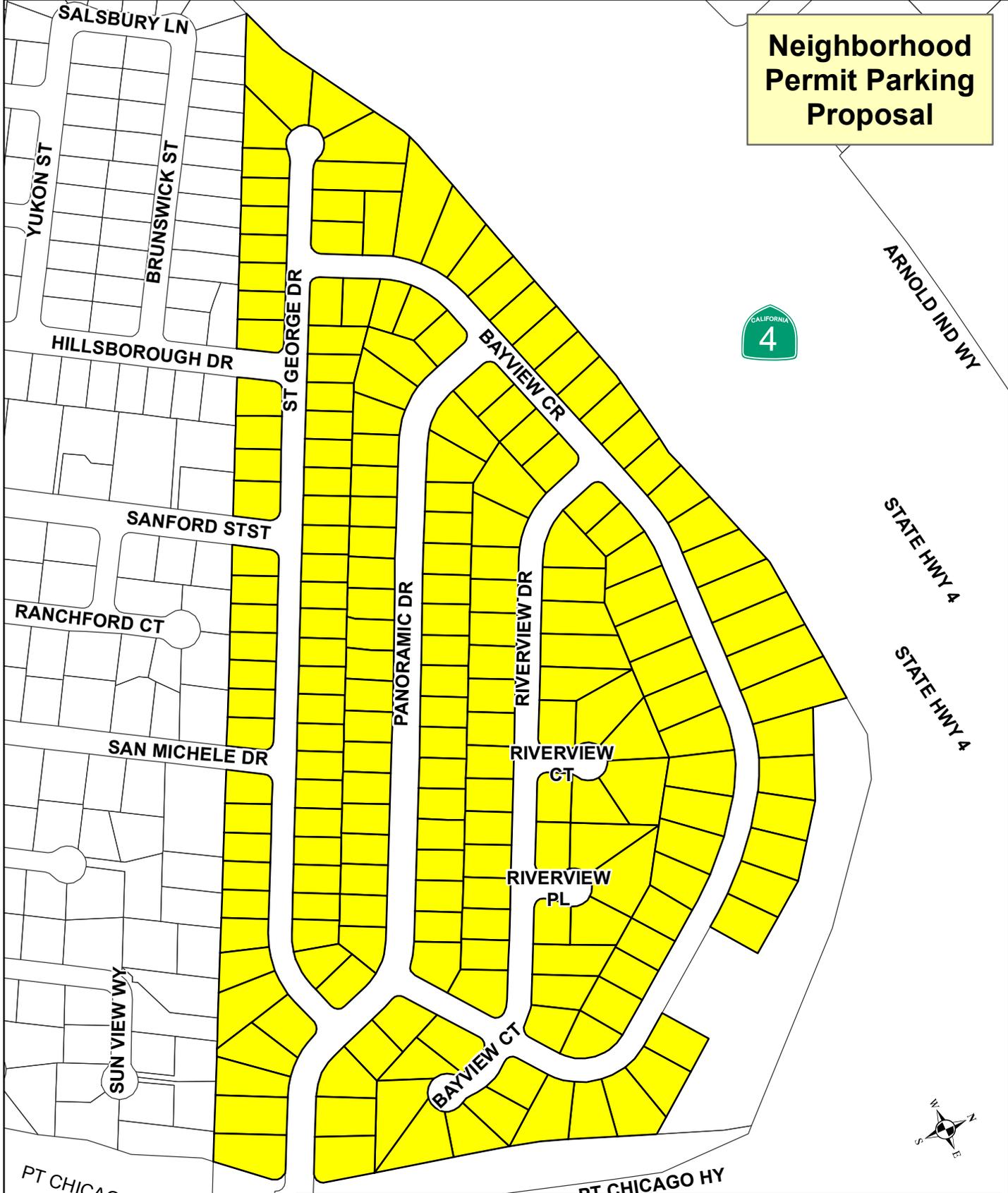
I HEREBY CERTIFY that the foregoing Resolution No. 15-4 was duly and regularly adopted at a regular meeting of the City Council of the City of Concord on January 27, 2015.

APPROVED AS TO FORM:

By _____
Joelle Fockler
City Clerk

Mark Coon
City Attorney

Neighborhood Permit Parking Proposal



Time Limit Restriction (except by Resident Permit): 4-Hour Parking
Days of the week that Restriction is to apply: Monday through Friday
Hours of the day that Restriction is to apply: 7 am to 6 pm
Days of the week/year that Restriction is not to apply: Saturday, Sunday, Holidays

**Neighborhood
Permit Parking
Proposal**

PANORAMIC DR

ST GEORGE DR

SAN MICHELE CT

PT CHICAGO HY



SAN MICHELE DR

SUN VIEW TERR

SUN VIEW WY

SUN VIEW PL

SUN VIEW CT

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