

Traffic Commission Meeting
February 6, 2006

Agenda Item No. 6B

TO: Traffic Commission

FROM: Ted Semaan, Manager
Transportation Planning & Traffic Engineering

SUBJECT: Parking Restriction Modification Request along 176th Street east of
Van Ness Avenue

RECOMMENDATION

The Community Development Director recommends that the Traffic Commission accept public input and comments regarding the parking matter along 176th Street east of Van Ness Avenue and concur with staff's recommendation to maintain the current parking restrictions.

BACKGROUND

In June of 2005, a written request was submitted to the City from a resident along the 2100 block of 176th Street east of Van Ness Avenue along with a signed petition. Mr. Takashi Iinuma and neighborhood petitioners were requesting the modification of the current parking restrictions to prohibit street parking between 6:00 pm – 6:00 am except by permit. In November, 2005, the Traffic Engineering Division of the Public Works Department responded to the resident denying the request. The resident, subsequently, submitted a letter appealing the decision.

In an effort to give the residents an opportunity to address their concerns and express their desire for the parking restriction modification, the Community Development Staff is bringing this appeal before the Traffic Commission and has prepared this report to provide necessary background information.

As part of the report preparation, the Community Development staff has conducted an analysis including field inspections and parking surveys along 176th Street east of Van Ness Avenue and along Wilton Place north of 176th Street to determine the general parking characteristics and other relevant information for appropriate recommendation.

ANALYSIS

The segment of 176th Street east of Van Ness Avenue is a cul-de-sac roadway. It is approximately 730 feet long and 34 feet wide. Within this street segment, there is another short cul-de-sac, Wilton Place, intersecting 176th Street. Both street segments are residential roadways consisting of single family homes along the entire segments. There is one lane of traffic per direction where street parking is allowed on both sides of the street. There are no parking restriction signs currently posted along the street segments.

In the vicinity, there are apartment complexes and Southern California Edison right-of-way to the north and south of 176th Street respectively. Along Van Ness Avenue, the street parking along the west side is prohibited while the street parking along the east side is permitted. Further to the north of 176th Street, there are commercial properties along both sides of Van Ness Avenue at Artesia Boulevard. Each commercial property appears to have ample and underutilized on-site parking.

As part of the analysis, the Community Development Staff conducted several random field inspections along the street segments and the general vicinity. License plate surveys were also conducted as part of the analysis. Based on the field analysis during morning, afternoon and evening hours, there were available parking spaces along the street segments of 176th Street and Wilton Place (see attachment B). At any given day and time per our field observations, there were no more than 20 vehicles parked along the entire street segments or roughly 40% of the available curb space. On several occasions, most vehicles were parked on 176th Street near Van Ness Avenue while fewer vehicles parked toward the end of the street segment leaving the mid-block area generally empty.

Also based on the field inspections, the parking lots of the nearby commercial properties are largely underutilized. During each field inspection, staff observed roughly 40% of the available parking spaces utilized for both parking lots.

To further determine whether or not there is an intrusion on street parking along this segment of 176th Street, staff conducted license plate surveys. Since there are apartment complexes located north of 176th Street, vehicles registered to the apartment residents are considered local vehicles. Based on our license plate surveys, there were two to three vehicles that were registered to the persons who do not reside along these street segments.

The resident has also made reference in his letter dated November 25, 2005, concerning the Traffic Engineering Division's comments regarding the City's general rule for permit parking designation. While the City in the past has approved permit parking districts within the City, all four previously approved districts share a common parking condition and have gone through the same

review process. The street segments located within the existing districts were affected by the parking intrusion from non-residents, individuals who do not reside on or near the street segments where their vehicles are parked. The parking intrusion in those cases typically caused by the employees, customers and/or college students of the nearby businesses and college. These transient vehicles took up most of the parking spaces during the day and/or evening creating the street parking shortage for local residents and their guests and keeping the streets from being properly maintained among other reasons.

With respect to this request, there are no potential sources of parking generators or apparent parking shortages nearby. As previously mentioned, our analysis indicated that only 2 or 3 vehicles parked along the entire street segments were registered to non residents. This particular parking intrusion concern (2 to 3 non-resident vehicles) along the entire street segments is not considered problematic.

Therefore, based on our analysis, we could not find an overriding justification to recommend the requested parking prohibitions between 6:00 p.m. to 6:00 a.m. except by permit and the creation of a new permit parking zone.

Respectfully submitted,

JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

By _____
Ted Semaan, Manager
Transportation Planning &
Traffic Engineering

Attachments:

- A) Vicinity/Notification Map
- B) Street Parking Survey/License Plate Survey Diagrams
- C) Correspondence
- D) Traffic Commission Meeting Notice