



Staff Report

Date: July 26, 2016

To: City Council

From: Valerie J. Barone, City Manager

Reviewed by: Victoria Walker, Director of Community and Economic Development

Prepared by: Ray Kuzbari, Transportation Manager
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Subject: **Considering adoption of Resolution No. 16-55 authorizing permit parking on Red Oak Drive in the City of Concord**

This project qualifies for a Categorical Exemption pursuant to the California Environmental Quality Act Guidelines Sections 15303 – New Construction or Small Structures and 15305 – Minor Alterations in Land Use Limitations.

Report in Brief

In June 2016, the City of Concord received a signed petition by residents of Red Oak Drive requesting the City establish permit parking on this street to alleviate traffic and parking spillover impacts from Clayton Valley Charter High School (CVCHS) located at 1101 Alberta Way. City staff has reviewed this neighborhood proposal, conducted community outreach, and determined that Red Oak Drive is eligible for permit parking designation.

Recommended Action

Staff recommends that the City Council adopt Resolution No. 16-55 (Attachment 1) authorizing permit parking on Red Oak Drive in the City of Concord, establishing a two (2) hour parking restriction (except by resident permit) on school days between the hours of 8:00 a.m. and 4:00 p.m.

Background

In July 2003, the City Council adopted Resolution No. 03-39 authorizing the inclusion of Black Oak Road, White Oak Drive, Red Oak Drive, White Oak Court, and the south side of Academy Road in the residential permit parking program with a restriction of 2-hour

parking (except by resident permit) between the hours of 8:00 a.m. and 4:00 p.m. on school days. The restrictions were needed because of the spill over parking impacts from Clayton Valley High School (CVHS).

In August 2007, the City Council adopted Resolution No. 07-58 authorizing repeal of permit parking on Red Oak Drive and White Oak Court based on a new petition signed by residents citing that overflow parking impacts had significantly decreased on these streets due to reduced student enrollment at the high school.

Clayton Valley Charter took over operation of the high school from the Mt. Diablo Unified School District in 2013. Their first year of operation was the 2013-14 school year. Student enrollment at the school has steadily increased since the establishment of the Clayton Valley Charter High School (CVCHS).

Analysis

Concord Municipal Code (CMC) Chapter 10.30 (Stopping, Standing, and Parking) at Article VI (Permit Parking Areas) allows for designation of permit parking in residential neighborhoods to alleviate long term parking impacts by non-residents of those neighborhoods. The CMC specifies that at least 50% of the residents in the area (representing 50% of the residential units) must support the permit parking proposal, in order for City staff to determine whether an area is eligible for permit parking consideration by the City Council.

Recently, the City of Concord received a petition of signatures, signed by residents from nine homes out of 17 total homes adjoining Red Oak Drive (or 53% of residential units as verified by City staff) requesting the City to establish permit parking on this street to alleviate traffic and parking spillover from CVCHS. The specific residential properties on Red Oak Drive that would be affected by this proposal are depicted in Attachment 2.

Staff has reviewed the above petition and determined that Red Oak Drive has maintained the necessary requirements to be eligible under the designation criteria set forth in CMC Section 10.30.400 to rejoin the permit parking area in this neighborhood. This finding was based on the consideration that the vehicles parking on Red Oak Drive during the period proposed for parking restriction are vehicles belonging to CVCHS students rather than vehicles of residents. Furthermore, on-street parking is needed for parking motor vehicles registered to persons residing in the area where parking demand by residents cannot be accommodated by the number of available off-street parking spaces.

If approved by the City Council, the proposed permit parking on Red Oak Drive will establish the following parking restrictions in a manner consistent with current permit parking regulations found on other streets in the area:

Time Limit Restriction (except by Resident Permit): 2-Hour Parking
Days of the week that Restriction is to apply: School Days
Hours of the day that Restriction is to apply: 8 a.m. to 4 p.m.

The anticipated increase of student enrollment at CVCHS has incentivized residents to support re-establishing permit parking on Red Oak Drive to prevent further parking spillover impacts from the school. Furthermore, City staff is also working with school officials on possible long term solutions to parking overflow problems caused by the school.

Environmental Review

This project is Categorically Exempt from further review under the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Sections 15303 – New Construction or Small Structures and 15305 – Minor Alterations in Land Use Limitations as the project consists of installing permit parking signs and issuance of parking permits. The Notice of Exemption will be filed with the County Clerk’s Office after the City Council adopts Resolution No. 16-55.

Financial Impact

If the permit parking proposal is approved by the City Council, appropriate signs will be installed on Red Oak Drive in August 2016 prior to the opening of CVCHS for school year 2016-17. The cost to acquire and install these signs (approximately 10 signs) by City forces is estimated at \$3,000. No additional removal or installation of signs or markings will be necessary to implement this project. Sufficient funds are available in the City’s operating budget under Transportation Planning and Signs & Markings Maintenance in FY 2016-17 to cover this cost.

Parking enforcement in this area will not increase significantly compared to current levels where permit parking already exists on most streets.

Public Contact

The City Council Agenda was posted. Additionally, residents and property owners on Red Oak Drive and White Oak Court were notified of the permit parking proposal on Red Oak Drive and the schedule for City Council consideration on July 26, 2016.

Two residents on Red Oak Drive expressed concerns regarding the proposal citing limited parking spillover impacts from CVCHS. Staff informed these residents that the majority of the Red Oak Drive neighborhood was in support of permit parking on this street and that the parking spillover impacts on Red Oak Drive and White Oak Court may intensify in the future as a result of increasing student enrollment at CVCHS. Red Oak Drive and White Oak Court are the only residential streets in the area without parking restrictions, as permit parking was removed from these streets in 2007.

White Oak Court forms a dead end, straight line extension of Red Oak Drive to the east as depicted on the area map in Attachment 2. White Oak Court residents were notified of the permit parking proposal on Red Oak Drive to inform them of the proposal and to provide them with an opportunity to contemplate a similar measure on White Oak Court in case they were interested. To date, the City has received no feedback or similar inquiries from White Oak Court residents or property owners to re-establish permit parking on this street.

Attachments

1. Proposed Resolution No. 16-55
2. Area Map

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

**A Resolution Authorizing Permit Parking on Red
Oak Drive in the City of Concord**

Resolution No. 16-55

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 2016 a petition was signed by more than the required 50% of the residents representing more than 50% of the residential units adjoining Red Oak Drive and then submitted to the City for consideration of establishing permit parking on Red Oak Drive; and

WHEREAS, said petition for the establishment of permit parking was initiated in order to alleviate traffic and parking spillover impacts to the safety and wellbeing of residents of Red Oak Drive caused by long-term parking activities generated by students of Clayton Valley Charter High School (CVCHS); and

WHEREAS, permit parking on Red Oak Drive is proposed to include a two (2) hour parking restriction except by resident permit, on school days, from 8:00 a.m. to 4:00 p.m.; and

WHEREAS, in July 2003, the City Council adopted Resolution No. 03-39 authorizing the inclusion of Black Oak Road, White Oak Drive, Red Oak Drive, White Oak Court, and the south side of Academy Road in the residential permit parking program with a restriction of 2-hour parking (except by resident permit) between the hours of 8:00 a.m. and 4:00 p.m. on school days; and

WHEREAS, in August 2007, the City Council adopted Resolution No. 07-58 authorizing repeal of permit parking on Red Oak Drive and White Oak Court based on a new petition signed by residents citing that overflow parking impacts had significantly decreased on these streets due to reduced student enrollment at then Clayton Valley High School (CVHS); and

WHEREAS, CVCHS took over the school operation from Mt. Diablo Unified School District in 2013 and opened for the first time in the 2013-14 school year and student enrollment at the school has steadily increased since the inception of CVCHS; and

1 **WHEREAS**, student enrollment at CVCHS is expected to further increase starting with school
2 year 2016-17 and parking spillover impacts on Red Oak Drive could hence intensify beyond current
3 levels; and

4 **WHEREAS**, Red Oak Drive is only one of two residential streets in the area without parking
5 restrictions, as permit parking was removed from these streets in 2007; and

6 **WHEREAS**, the City has conducted public outreach to the residents and property owners of
7 the affected neighborhood and received majority support for the permit parking proposal on Red Oak
8 Drive; and

9 **WHEREAS**, the City has reviewed the said petition to establish permit parking on Red Oak
10 Drive and determined that this street has maintained the necessary requirements to be eligible under
11 the designation criteria set forth in CMC Section 10.30.400 to rejoin the permit parking area in this
12 neighborhood.

13
14 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CONCORD DOES**
15 **RESOLVE AS FOLLOWS:**

16 **Section 1.** This project is Categorically Exempt from further review under the provisions
17 of the California Environmental Quality Act (CEQA) under CEQA Guidelines Sections 15303 – New
18 Construction or Small Structures and 15305 – Minor Alterations in Land Use Limitations as the
19 project consists of installing permit parking signs and issuance of parking permits. No unusual
20 circumstances exist. This determination reflects the City’s independent judgment and analysis.

21 **Section 2.** Red Oak Drive is determined to be eligible for permit parking considering that
22 the vehicles parking on this street during the period proposed for parking restriction are vehicles
23 belonging to CVCHS students rather than vehicles of residents, and that on-street parking is needed
24 for parking motor vehicles registered to persons residing in the area where parking demand by
25 residents cannot be accommodated by the number of available off-street parking spaces.

26 **Section 3.** Permit parking shall be established on Red Oak Drive in the City of Concord.
27 Permit parking on Red Oak Drive shall be established with a two (2) hour parking time limit except
28 by resident permit, on school days, from 8:00 a.m. to 4:00 p.m.

Section 4. The Transportation Manager is authorized and directed to install the appropriate signs and markings, and take such other steps as are necessary to effectuate this Resolution.

Section 5. This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED by the City Council of the City of Concord on July 26, 2016, by the following vote:

AYES: Councilmembers -

NOES: Councilmembers -

ABSTAIN: Councilmembers -

ABSENT: Councilmembers -

I HEREBY CERTIFY that the foregoing Resolution No. 16-55 was duly and regularly adopted at a regular meeting of the City Council of the City of Concord on July 26, 2016.

By _____
Joelle Fockler, MMC
City Clerk

APPROVED AS TO FORM:

Susanne Meyer Brown
City Attorney

Neighborhood Permit Parking Proposal



Time Limit Restriction (except by Resident Permit): **2-Hour Parking**
 Days of the week that Restriction is to apply: **School Days**
 Hours of the day that Restriction is to apply: **8 am to 4 pm**

Legend

 Proposed Permit Parking Designation