



AGENDA REPORT

Meeting Date: September 20, 2011
Item Number: E-1
To: Honorable Mayor & City Council
From: Aaron Kunz, Deputy Director of Transportation *ak*
Martha Eros, Transportation Planner *ME*
Subject: RESOLUTION OF THE COUNCIL OF THE CITY OF BEVERLY HILLS
MODIFYING PREFERENTIAL PARKING ZONE "X" ON THE 100
BLOCK OF NORTH LE DOUX ROAD

Attachments:

1. Resolution
2. Traffic & Parking Commission Recommendation
3. Categorical Exemption
4. Area Map
5. Traffic & Parking Commission Minutes
6. Parking Occupancy Survey
7. Resident Petition
8. Correspondence
9. City Council Meeting Notice

RECOMMENDATION

Staff and the Traffic & Parking Commission recommend that the City Council approve a resolution modifying Preferential Parking Zone "X" on the 100 block of North Le Doux Road with a regulation of:

"No Parking Anytime, Permit 'X' Exempt"

INTRODUCTION

The City of Beverly Hills received a qualifying petition signed by 70% (33 of 47) of households on the 100 block of North Le Doux Road in June 2011 to modify the existing permit regulation of "2-Hour Parking, 8 a.m. to 5 p.m., Daily, and No Parking, 5 p.m. to 2 a.m. Daily, Except by Permit" to "No Parking Anytime."

There are a total of 47 properties on 100 North Le Doux Road, three homes are vacant and one is fire damaged. One resident withdrew her support for modification after the qualifying petition was submitted to the City. The petition requests modifying the existing 2-hour daytime permit regulation to address daily parking intrusion, safety, blocked driveways, impaired line of sight, noise, litter, and a diminished quality of life as a result of increased traffic and pedestrian activity on the street over the past two years.

The Traffic & Parking Commission (TPC) unanimously supported the resident-initiated request to modify the current 2-hour daytime permit regulation to "No Parking Anytime" at its September 1, 2011 meeting. Six residents addressed the TPC during public comment and expressed concerns with increased traffic, pedestrian activity and a lack of on-street parking for themselves and/or guests adjacent to their homes. Residents stated the activity increased following the occupancy of the 8501 Wilshire building by the Cedars Sinai Medical Group. The 8501 Wilshire building was converted from general office use to medical use in 1999, and City records indicate that the Cedars Sinai Medical Group submitted an application for signage in 2007.

Preferential Parking Zone "X" includes the residential section of the 100 block of North Le Doux Road (86-R-7332) and the 8500 block of Clifton Way (90-R-8171). Both have an existing regulation of "2-Hour Parking, 8 a.m. to 5 p.m., Daily, and No Parking, 5 p.m. to 2 a.m., Daily" except by permit (Exhibit-1).

Zone "AF" immediately west of Le Doux Road includes the 100 blocks of North Carson Road (95-R-9295), North Stanley (95-R-9329) and Willaman (06-R-12255) drives with a regulation of "1-Hour Parking, 8 a.m. to 5 p.m., Daily, and No Parking, 5 p.m. to 2 a.m., Daily" except by permit. North Willaman Drive was originally established as Zone "AC" in 1995, and then re-zoned from "AC" to "AF" in April 2006, with the same regulation as Carson and Stanley, to create consistency and continuity in the neighborhood.

DISCUSSION

The 100 block of North Le Doux Road has 47 single-family homes with approximately 80 on-street parking spaces. Transportation staff conducted a parking occupancy survey on Thursday, August 11, 2011 from 8 a.m. to 6 p.m. On average, 45% (36 of 80 spaces) of the parking spaces on Le Doux Road were occupied during the survey period, with peak-hour occupancy of 58% (46 of 80 spaces) at 11 a.m. Parking was concentrated at the south end of the street. Staff observed individuals and families walking southbound towards Wilshire Boulevard; vehicles circled the block, made u-turns, and staged on the street in search of on-street parking. Parking Enforcement conducted a survey the week of July 25th to observe parking activity on the street. Transportation and Parking Enforcement observations were consistent. A high volume of short-term parking and an average of 332 vehicles per day parked on Le Doux Road between 8 a.m. to 5 p.m., Monday through Saturday.

A total of 230 vehicles were recorded during the survey period. The license plate data confirmed that 24 of the 230 vehicles were registered to residents. Six of the 24 vehicles displayed disabled placards, six vehicles displayed Zone "X" permits, and the remaining resident vehicles parked for 1 to 2 hour durations. Zero exemption permits were recorded throughout the survey period. As of January 2011, 19 households have utilized the exemption program and a total of 182 exemptions have been issued.

Of the 206 (89%) commuter vehicles, 14 displayed disabled placards for 1 to 6-hour durations and five displayed Zone "X" permits for 1 to 6 hour durations. There was a high turn-over of short-term parking, with 151 vehicles turning over in 1-hour intervals, and 55 within 2 hours. Of the five commuter vehicles displaying Zone "X" permits, one was a new unlicensed car parked midblock for 5 hours, three were parked near the north end of the block for 1 and 5-hour durations, and one at the south end for 1 hour. Staff speculates the commuter vehicles displaying permits may be guests of residents.

Staff also conducted parking occupancy counts on both side of Clifton Way between North Le Doux Road and Stanley Drive. There are approximately 18 on-street spaces with an average daytime occupancy of 37% (7 of 18 spaces) and peak-hour occupancy of 50% (9 of 18 spaces) at noon. A total of 45 vehicles were recorded during the survey period, with two confirmed as resident vehicles. Of the 45 vehicles, 28 vehicles parked for 1-hour and 17 for the maximum 2-hour time limit. Only one resident displayed a disabled placard card for a 2-hour period.

Adjacent Area

Midas Auto Services, Jack O'Keefe Plumbing, and a Mobil gas station are located on Wilshire Boulevard between Le Doux Road and Stanley Drive. Both Midas and O'Keefe have limited off-street parking on their property. The building located on the northwest corner of Wilshire Boulevard and North Stanley Drive was converted from general office use to multi-family residential use in 2004. The current property management (for Blu Beverly Hills) offers its residents valet parking and car service; residents do not have permit parking privileges in Zone "AF." Further west towards Carson Road are retail shops with off-street parking and the Porterhouse Bistro building is vacant.

"Restaurant Row" on La Cienega Boulevard is immediately east of Le Doux Road with no shared alleyway, thus patrons cannot cross between properties and must walk to Wilshire Boulevard or Clifton Way to access La Cienega establishments. Most of the restaurants offer valet parking for its patrons, but employees may search for alternate parking locations. Since Le Doux, Stanley, Carson, Willaman, and Clifton have 1 or 2-hour time limits, employees would likely search other areas for extended parking.

There are two 2-hour meters fronting the Midas Auto Service shop at south end of Le Doux Road, and 2-hour meters on both sides of each north-south street near Wilshire Boulevard between Le Doux Road and Robertson Boulevard. Wilshire Boulevard has a weekday anti-gridlock regulation from 7 a.m. to 10 a.m. and 3 p.m. to 7 p.m. There are nine 1-hour meters in effect from 10 a.m. to 3 p.m., Monday through Saturday, between Le Doux and Carson roads. Random field checks show at least one open meter space in each Wilshire and north-south segment.

A Wells Fargo Bank, a real estate agency, a pharmacy and Cedars Sinai Medical Group are located on the northeast corner of Wilshire and La Cienega boulevards. Cedars Sinai Medical Group includes an Urgent Care Center with extended operating hours¹ on the first floor.

In 1999, the 8501 Wilshire Building converted its general office use space to medical use and restriped its parking area. As a condition of the conversion, medical use was only

¹ Cedars Sinai Urgent Care, Monday through Friday, 9AM to 9PM; Saturday and Sunday, 9AM to 1PM.

allowed by the City pursuant to the requirement that “free parking shall be provided to medical patrons and that signage to that effect shall be posted in the building’s garage.” Per City records, the restriping increased the available parking spaces from 236 to 301.

On January 11, 2011, the City Council approved the Community Development-Planning division’s code amendments (11-O-2602) to clarify language specific to parking requirements related to medical use conversions. The code states that medical buildings are required to offer free parking to its patrons and post signage at parking garages and “in or adjacent to all medical offices.” Planning and Building & Safety staffs are currently working with the 8501 Wilshire Boulevard property management agent to address code compliance.

Transportation staff conducted additional field checks to observe the onsite parking in the 8501 Wilshire Boulevard garage. The garage offers self-parking² and no valet service. The garage parking attendant relayed that approximately 50% of the parking spaces were occupied throughout the day, mostly by employees. The morning arrival and evening departure periods are the busiest time of the day, otherwise visitor parking is available throughout the day.

The parking structure has tandem and single stall spaces, an entrance/exit driveway on the west side of the building on Le Doux Road, and an exit on the La Cienega side that is accessible to monthly parkers. Per the parking attendant, Level 1 of the parking structure is designated as visitor parking.

Staff observed that the first level had a low number of vehicles and estimates that at most 25% of the spaces were occupied. Most Level 2 tandem and single reserved parking spaces that were occupied had business/company plates at the stalls. Based on physical observation (no formal vehicle count), staff estimates that approximately 80% of the spaces on Level 2 were occupied and that non-reserved spaces were available. Level 3 was open and staff estimates that over 80% of the spaces were vacant. Thus, after onsite investigation of the parking structure, parking is available for visitors in the 8501 Wilshire building garage.

Four correspondence letters/emails were submitted for public record, with two opposing and two supporting the change to a “No Parking Anytime” regulation. Six members of the public addressed the TPC to express concern over the increased pedestrian activity, the unsafe traffic conditions, and support for a “No Parking” regulation. The same resident who withdrew her support of the petition also stated support for a “No Parking” regulation to address parking intrusion from the SLS Hotel. She noted a potential hardship due to ongoing family healthcare needs; staff advised of the “exemption” and “care giver” permits available to residents.

The Traffic & Parking Commission voted unanimously (7/0) to support modifying the current 2-hour parking regulation to “No Parking Anytime” except by permit on the 100 block of North Le Doux Road to address residents’ concerns of “commuter vehicles regularly interfere with available street parking...and are the cause of unreasonable noise, traffic hazards, and pollution in the residential environment; displaced commuter vehicles will not unduly impact surrounding residential areas; and there is no reasonable alternative to reduce identified street parking problems to acceptable levels” [BHMC 7-3-

² 8501 Wilshire Blvd: \$1.25 every 15 minutes; \$10 maximum.

206 (D)]. The block is bordered by two major arterials with commercial properties that have available metered parking, and an underground parking structure is available for patrons of the 8501 Wilshire Building.

Notices advising of the City Council review of the request at its September 20, 2011 meeting were mailed September 9th to residents on 100 blocks of North Le Doux and Stanley drives, and Carson Road; the commercial properties and property managers on Wilshire Boulevard between La Cienega Boulevard and Carson Drive; and the restaurants and commercial building on the west side of La Cienega Boulevard.

FISCAL IMPACT

The cost of modifying parking signs would be nominal and installed by City staff.

 _____
David Gustavson
Approved By

Exhibit 1
Preferential Parking Zones adjacent to
100 North Le Doux Road

100 North Le Doux Road

Preferential Parking Zone "X" was established on the 100 block of North Le Doux Road on May 20, 1986 on both sides of the residential section between Wilshire Boulevard and Clifton Way (86-R-7332) with a regulation of "2-Hour Parking, 8 a.m. to 5 p.m., Daily, and No Parking, 5 p.m. to 2 a.m., Daily, Except by Permit." Archive staff reports state parking intrusion from the businesses and restaurants located on arterials Wilshire and La Cienega boulevards.

8500 Clifton Way

The adjacent section on the 8500 block of Clifton Way between North Stanley Drive and Le Doux Road, and the north portion of Le Doux Road within the Beverly Hills city limits, was added to Zone "X" on June 19, 1990 by the City Council (90-R-8171). An evening only permit regulation of "No Parking, 5 p.m. to 2 a.m., Daily" was established to address parking intrusion from the restaurants on La Cienega Boulevard and construction activity for the then Le Meridian Hotel (on the northwest corner of Clifton Way and La Cienega Boulevard) in Los Angeles. Although no change is recommended for Clifton Way, staff identified a discrepancy in the daytime signage and the resolution language and proposes to correct both issues administratively. Per staff's institutional knowledge, the 2-hour daytime permit regulation and enforcement has been practiced for at least 10 years, and staff has not received complaints regarding the added permit parking privilege for residents.

100 blocks of North Carson Road, North Stanley and Willaman Drives

The 100 block of North Carson Road was established as Zone "AF" on December 12, 1995 with a regulation of "1-Hour Parking, 8 a.m. to 5 p.m., Daily, and No Parking, 5 p.m. to 2 a.m., Daily" (95-R-9295), and 100 North Stanley Drive was added with the same regulation shortly thereafter on February 20, 1996 (95-R-9329). The 100 block of North Willaman Drive was originally established as Zone "AC" in May 1995, and then re-zoned from "AC" to "AF" on December 12, 2006 (06-R-12255), with the same regulation as Carson and Stanley drives, to create consistency and continuity in the neighborhood.

The entire quadrant was permit regulated to provide more available off-street parking to residents as a result of evening restaurant activity at the time, and to address safety, vagrancy, noise, loitering and increased traffic and pedestrian activity. The daytime regulation provided shared parking between residents and neighboring business establishments.

8600 Clifton Way

The 8600 block of Clifton Way, and the adjacent sections to the north within the city limits between North Carson Road and North Stanley Drive, were added to Zone "AF" in April 18, 2006 to add an evening restriction to the standard non-permit 2-hour except Sunday daytime restriction. Resolution 06-R-12079 established a "2-Hour Parking, 8

a.m. to 5 p.m., Daily, and No Parking, 5 p.m. to 2 a.m., Daily” except by permit parking regulation.

200 South Le Doux Road (south of Wilshire Boulevard)

The 200 block of South Le Doux Road was established as Zone “FF” on June 6, 1989 with a permit parking regulation of “No Parking Anytime, Except by Permit” (89-R-7929). The 100 block is red-curbed and has a yellow loading zone east side, and the parking garage entrances for the 8530 and 8536 Wilshire buildings face Le Doux Road.

200 South Stanley Drive and 100 South Carson Road (south of Wilshire Boulevard)

Zone “UU” was established on South Stanley Drive and South Carson Road on July 10, 2007 with a permit regulation of “1-Hour Parking, 9 a.m. to 7 p.m., and No Parking Any Other Time, Except by Permit” (07-R-12383). The 100 block of South Stanley Drive has three meters on the west side and four meters on the east side with a standard “2-Hour Parking, 8 a.m. to 6 p.m., except Sunday” non-permit regulation.

ATTACHMENT 1

RESOLUTION NO 11-R-

**RESOLUTION OF THE COUNCIL OF THE CITY OF
BEVERLY HILLS MODIFYING PREFERENTIAL
PARKING ZONE "X" ON THE 100 BLOCK OF NORTH LE
DOUX ROAD**

WHEREAS, pursuant to Beverly Hills Municipal Code Section 7-3-206(d), a qualifying petition to modify Preferential Parking Zone "X" on the 100 block of North Le Doux Road was filed;

WHEREAS, the petition sought to modify Preferential Parking Zone "X" on the 100 block of North Le Doux Road;

WHEREAS, there is an existing permit parking regulation of "2-Hour Parking, 8 a.m. to 5 p.m. Daily, and No Parking, 5 p.m. to 2 a.m., Daily, Except by Permit" on the 100 block of Le Doux Road;

WHEREAS, on September 1, 2011, the Traffic & Parking Commission investigated the need to modify Preferential Parking Zone "X" on the 100 block of Le Doux Road;

WHEREAS, the Traffic & Parking Commission and the Public Works & Transportation Department recommend modifying Preferential Parking Zone "X" with a regulation of "No Parking Anytime, Permit 'X' Exempt" on the 100 block of North Le Doux Road; and

WHEREAS, the Planning Department has reviewed the proposed project and has determined that the project is not subject to the California Environmental Quality Act and has issued a Categorical Exemption;

NOW THEREFORE, the Council of the City of Beverly Hills does hereby resolve as follows:

Section 1. Based upon the evidence and testimony presented to the City Council, including the information set forth in the Agenda Report, the findings required by BHMC Section 7-3-206(d) to justify modifying Preferential Parking Zone “X” on the 100 block of Le Doux Road, can be made.

Section 2. The Council finds that the following designated preferential parking zone is required due to commuter vehicles regularly interfering with available public parking adjacent to residential property zone; or that such vehicles are the cause of unreasonable noise, traffic hazards, and pollution in the residential environment; or that displaced commuter vehicles will not unduly impact surrounding residential areas; or that there is no reasonable alternative which is feasible or practical to reduce identified street parking problem to acceptable levels.

Section 3. The City Council hereby approves modifying Preferential Parking Zone “X” on 100 block of North Le Doux Road, subject to the provisions of the Beverly Hills Municipal Code Section 7-3-206(d), with a regulation of:

“No Parking Anytime, Permit ‘X’ Exempt”

Section 4. The City Clerk shall certify to the adoption of this resolution and shall cause this resolution and his certification to be entered in the Book of Resolutions of the Council of the City.

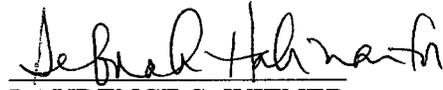
Adopted:

BARRY BRUCKER
Mayor of the City of Beverly Hills,
California

ATTEST:

(SEAL)
BYRON POPE
City Clerk

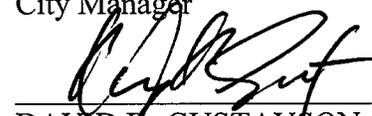
APPROVED AS TO FORM:



LAURENCE S. WIENER
City Attorney

APPROVED AS TO CONTENT:

JEFFREY C. KOLIN
City Manager



DAVID D. GUSTAVSON
Director of Public Works & Transportation

ATTACHMENT 2

Traffic & Parking Commission Recommendation

September 1, 2011

100 block of North Le Doux Road

7/0 To modify Preferential Parking Zone "X" on the 100 block of North Le Doux Road with a regulation of "No Parking Anytime, Permit 'X' Exempt."

ATTACHMENT 3



BeverlyHills.org

Categorical Exemption

Name of Project: 100 Block of North Le Doux Road

Location: Both side of the 100 block of North Le Doux Road between Wilshire Boulevard and Clifton Way.

Type of Business (if commercial): N/A; residential

Project Description: Modify the current Preferential Parking Zone "X" regulation of "2-Hour Parking, 8 a.m. to 5 p.m., Daily, and No Parking, 5 p.m. to 2 a.m., Daily, Except by Permit" on both sides of 100 North Le Doux Road to extend enforcement hours to "No Parking Anytime, Permit 'X' Exempt."

Applicant's Name: City of Beverly Hills Phone: 310-285-1000

Applicant's Address: 455 North Rexford Drive

City: Beverly Hills, CA Zip: 90210

If different, provide:

Agent's Name: Dept. of Public Works & Transportaiton Phone: 310-285-2500

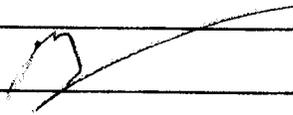
Agent's Address: 345 Foothill Road

City: Beverly Hills, CA Zip: 90210

The undersigned, having received this project for processing, has reviewed it for environmental impact and concluded that the project qualifies for a categorical exemption under the procedures adopted by the City of Beverly Hills and no further environmental assessment is necessary.

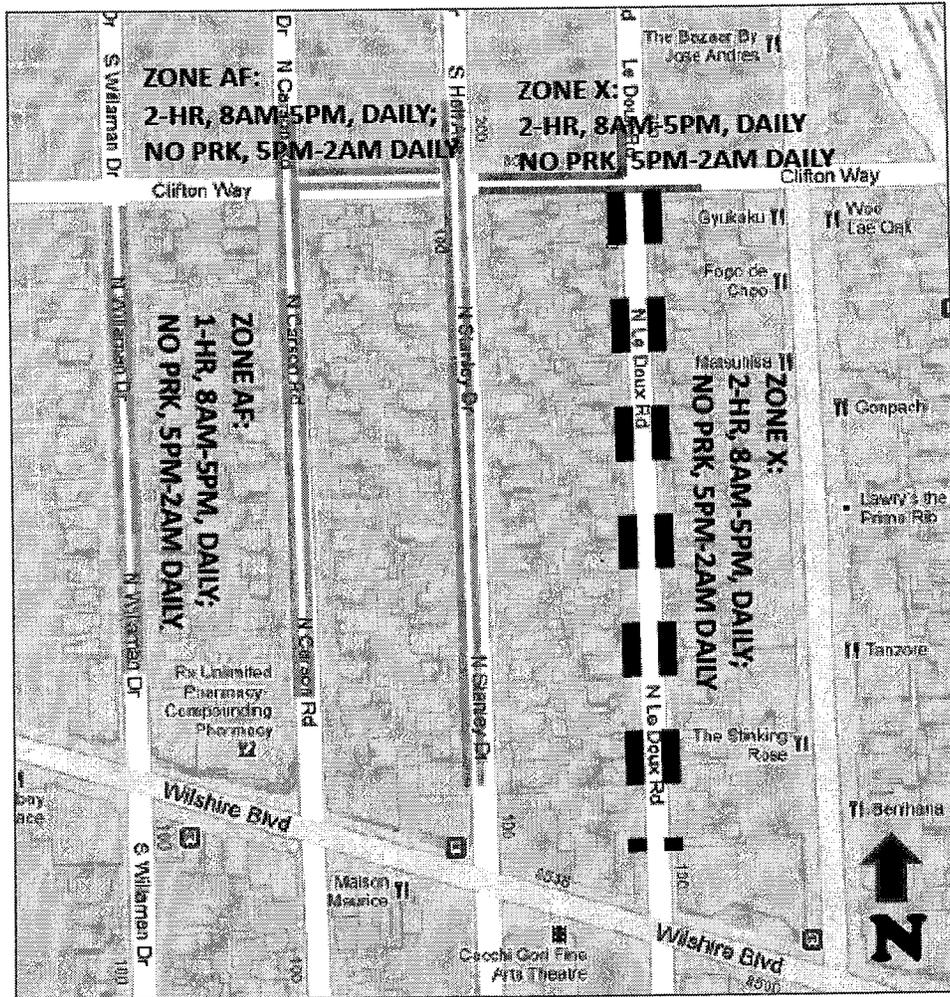
Applicable Exemption Class: 1(c)

Comments: Opertation of existing public right-of-way; no expansion of use. Proposed changes not anticipated to result in significant displaced parking.

Reviewed by  Date 9/14/11

ATTACHMENT 4

100 North Le Doux Road Zone "X"



EXISTING PERMIT ZONES

X	BOTH SIDES OF 100 NORTH LE DOUX ROAD BETWEEN CLIFTON WAY AND COMMERCIAL BUILDINGS NORTH OF WILSHIRE BLVD	2-HR PARKING, 8am-5pm; daily; NO PARKING, 5pm to 2 am, daily
	BOTH SIDES OF 8500 CLIFTON WAY BETWEEN STANLEY DRIVE AND LA CIENEGA BLVD WITHIN BH CITY LIMITS	
	WEST SIDE OF NORTH LE DOUX ROAD IMMEDIATELY NORTH OF CLIFTON WAY & THE BH CITY LIMITS	
AF	BOTH SIDES OF 100 NORTH STANLEY DRIVE & 100 NORTH CARSON ROAD BETWEEN CLIFTON WAY AND COMMERCIAL BUILDINGS NORTH OF WILSHIRE BLVD	1-HR PARKING, 8am-5pm, daily; NO PARKING, 5pm-2am, daily
	BOTH SIDES OF NORTH STANLEY DRIVE & CARSON ROAD IMMEDIATELY NORTH OF CLIFTON WAY & THE BH CITY LIMITS	
	BOTH SIDES OF THE 100 NORTH WILLAMAN DRIVE BETWEEN CLIFTON WAY AND COMMERCIAL BUILDINGS NORTH OF WILSHIRE BLVD	
	BOTH SIDES OF THE 8600 CLIFTON WAY BETWEEN STANLEY DRIVE AND CARSON ROAD	

ATTACHMENT 5

ACTION ITEMS – 9:40 a.m.*

1. 100 NORTH LE DOUX DRIVE – RESIDENT INITIATED REQUEST TO MODIFY PREFERENTIAL PARKING ZONE X

- Qualifying petition signed by 76% (33 of 43) of single-family households to change 2-hour daytime permit regulation to “NO PARKING ANYTIME” to address commuter parking intrusion by patrons of adjacent medical and commercial properties

Transportation Planner Martha Eros presented the staff report and staff’s recommendation to modify the existing permit on the 100 block of N. Le Doux Road with a regulation of “No Parking Anytime, Permit ‘X’ Exempt. She also noted that the medical office building at 8501 Wilshire Boulevard is required to provide free validated parking to medical patrons, and noted that Michele McGrath, Senior Planner with Community Development is available to address questions about compliance with this provision.

Deputy Director of Transportation Aaron Kunz added that staff’s experience in past permit zones is that given the option, patrons will park on-street if space is available rather than within a parking structure, even if free validated parking is available.

Public Comment:

Resident and lead petitioner Georgia Pine supports the petition.

Resident Sebastian Robertson supports the petition.

Resident Isabelle Harounian initially supported and signed the petition. She now opposes the petition due to concerns that a more stringent regulation will be a burden on their visitors and caregivers.

Resident Mojgan Nemanpour supports the petition.

Resident Frank Pizzurro supports the petition

Resident Despina Bravos, supports the petition.

Commission Discussion:

Commissioner L. FRIEDMAN stated that enforcement may be issue, and requested a list of buildings with similar medical use parking requirements.

Michelle McGrath, Senior Planner with Community Development-Planning Division provided an overview of the City’s requirement recent ordinance changes regarding medical use. She clarified that although the Municipal Code no longer allows buildings to re-stripe when converting to medical uses, this building is required to provide free validated

parking due to restriping that occurred in 1999. She explained that the property manager has been notified and that they have agreed to comply with the free validated parking requirement and provide appropriate signage,

Commissioner FISHER stated code discrepancies have existed for quite some time, and asked if the ordinance mandates signage and inquired about penalties for failure to comply.

Ms. McGrath stated the City Council and Community Development staff is addressing the issue, clarifying signage requirements, enforcement of code compliance. Code Enforcement issues a compliance letter, inspects, and then assesses fines.

Commissioner LICHT inquired about the enforcement timeframe and when signage will be posted.

Ms. McGrath stated that issues are addressed on a complaint basis. She noted it often takes up to six months to achieve compliance.

Commissioner STEINBERG pointed out that the petition has conflicting day restrictions, with one page stating 'daily' and the other 'Monday - Saturday.'

Ms. Eros confirmed that petitioners support a "Daily" regulation; no correspondence was received opposing the daily restriction.

Mr. Kunz stated that the Municipal Code provides for the City Council to determine the final regulation for the block, regardless of the request of the petition.

Commissioner LICHT inquired if the property owners of the three vacant and one fire damaged homes were notified of the petition request and why they were not included in the qualifying petition percentage.

Ms. Eros stated that she accepted the petition based on the 43 occupied homes, and that with or without the four vacant homes, the signature requirement exceeds the 60% minimum percentage (70% versus 76%).

Commissioner GRUSHCOW pointed out that staff should specifically indicate in the report the lack of compliance with the free validated medical parking at 8501 Wilshire Boulevard, and that free validated parking has not been provided to medical patrons from 1999 to present.

Chair LEVINE concurred.

Chair Levine raised concern that it is difficult to act on this petition until the free validated parking requirement at the 8501 Wilshire Boulevard is enforced and signs are posted.

Deputy Director Kunz stated that since there is a qualifying petition to modify permit parking on the block, the Municipal Code requires that the Traffic & Parking Commission make a recommendation and that the City Council act on the request. He suggested that the Commission could table the item to a future meeting if the majority of Commissioners are not ready to make a recommendation.

Commissioner L. FRIEDMAN shared the same concerns as Chair Levine and Commissioner Grushcow, but the reality is that people will still park on-street. He also expressed that if "No Parking Anytime" is approved, the parking may gravitate to 100 North Stanley Drive and 100 North Carson Road, and residents of the two adjacent streets may request the same modification. Commissioner L. FRIEDMAN stated his concern about the unintended consequences related to a "No Parking" regulation, such as forgetting to display permits and retrieving permits from guests, and that residents should be aware of this responsibility. He would be inclined to postpone this item.

Chair LEVINE asked for the permit regulation on 100 South Le Doux Road.

Mr. Kunz provided that Zone "FF" on the 200 block of South Le Doux Road, south of Wilshire Boulevard, has a "No Parking Anytime" regulation. The 100 block has side entrances to the commercial buildings garages and does not have any meters.

Commissioner LICHT stated that even when there is free parking, customers will still gravitate to street parking; he supports the petition.

Mr. Kunz stated that staff recommended a "No Parking Anytime" regulation since free onsite parking will not resolve the issue. He noted a similar situation on the 100 block of North Rexford Drive. The City received a petition but delayed implementing a zone until the adjacent medical building complied with the free validated parking requirement. In that instance, compliance did not change the parking patterns and a permit zone was still implemented on that block.

Commissioner I. FRIEDMAN stated he is in favor of supporting item today.

Commissioner STEINBERG stated Le Doux Road needs immediate relief and agrees to support petition today.

Commissioner FISHER agrees in not delaying the item.

Commissioner GRUSHCOW stated he would like to wait a couple months before deciding; he noted there is signage that states "We Do Not Validate" in the 9501 Wilshire Building lobby.

Motion by LICHT, seconded by I. FRIEDMAN

7/0 To support staff's recommendation to modify an existing permit zone on the 100 block of North Le Doux Road with a regulation of "No Parking Anytime, Permit 'X' Exempt".

AYES: L. FRIEDMAN, LICHT, GRUSHCOW, STEINBERG, I. FRIEDMAN, FISHER,
LEVINE

NOES: None

ABSENT: None

ABSTAIN: None

CARRIED:

ATTACHMENT 6

100 N. Le Doux Road Parking Occupancy Survey

Date: Thursday, August 11, 2011

TOTAL PARKING OCCUPANCY 100 BLOCK OF N. LE DOUX RD.

Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	AVG
Occupied	27	34	42	46	43	27	37	42	38	22	36
Capacity*	80	80	80	80	80	80	80	80	80	80	-
% Occupied	34%	43%	53%	58%	54%	34%	46%	53%	48%	28%	45%

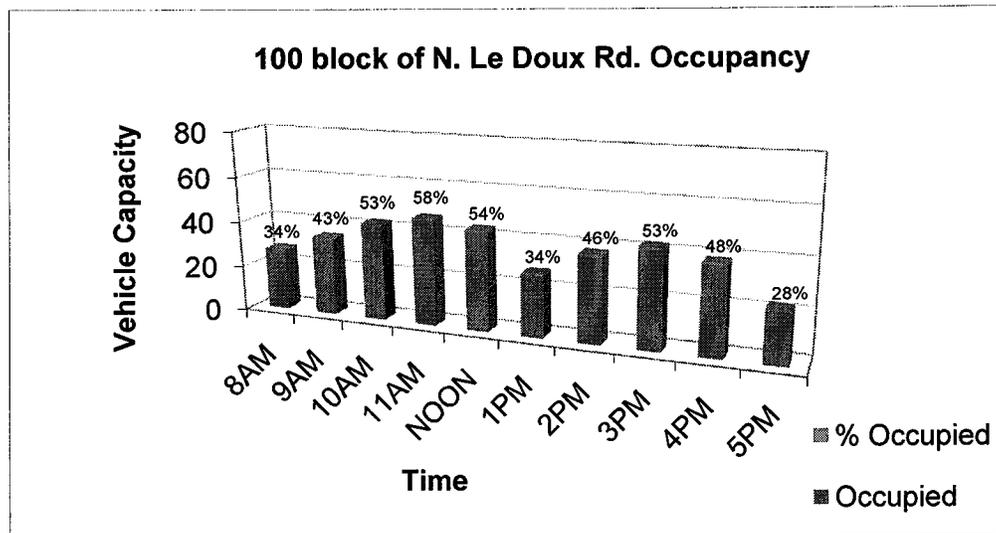
PARKING DURATION

# Hours Parked	1	2	3	4	5	6	7	8	9	10	TOTAL
# Vehicles	151	55	13	4	3	3	0	0	0	1	230
% Veh. Parked	66%	24%	6%	2%	1%	1%	0%	0%	0%	0%	100%

NON-RESIDENT PARKING OCCUPANCY

Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	AVG
Non-Residents (NR)	21	28	37	41	37	24	34	34	30	13	30
Residents (R)	6	6	5	5	6	3	3	8	8	9	6
Capacity*	80	80	80	80	80	80	80	80	80	80	-
NR Occupancy	26%	35%	46%	51%	46%	30%	43%	43%	38%	16%	37%
R Occupancy	8%	8%	6%	6%	8%	4%	4%	10%	10%	11%	7%

*Resident occupancy data is not available at the time of print; information will be forwarded to TPC under separate cover.



*Capacity is calculated mathematically using standard design lengths, and can be increased by reducing the distance between vehicles and using smaller vehicles. Averages and percentages are rounded to the nearest whole number.

100 N. Le Doux Road Parking Occupancy Survey - Adjacent Clifton blocks

Date: Thursday, August 11, 2011

TOTAL PARKING OCCUPANCY

CLIFTON - BLOCKS EAST AND WEST OF N. LE DOUX RD.

Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	AVG
Occupied	4	5	6	6	8	9	8	9	8	2	7
Capacity*	18	18	18	18	18	18	18	18	18	18	-
% Occupied	22%	28%	33%	33%	44%	50%	44%	50%	44%	11%	36%

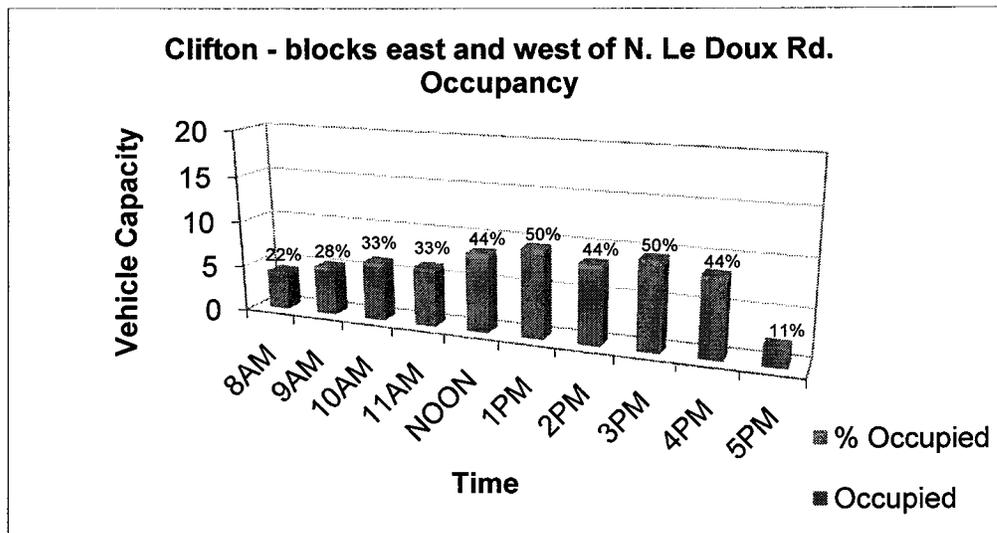
PARKING DURATION

# Hours Parked	1	2	3	4	5	6	7	8	9	10	TOTAL
# Vehicles	26	12	5	0	0	0	0	0	0	0	43
% Veh. Parked	60%	28%	12%	0%	0%	0%	0%	0%	0%	0%	100%

NON-RESIDENT PARKING OCCUPANCY

Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	AVG
Non-Residents (NR)	4	5	5	6	8	9	8	8	7	2	6
Residents (R)	0	0	1	0	0	0	0	1	1	0	0
Capacity*	18	18	18	18	18	18	18	18	18	18	-
NR Occupancy	22%	28%	28%	33%	44%	50%	44%	44%	39%	11%	34%
R Occupancy	0%	0%	6%	0%	0%	0%	0%	6%	6%	0%	2%

*Resident occupancy data is not available at the time of print; information will be forwarded to TPC under separate cover.



*Capacity is calculated mathematically using standard design lengths, and can be increased by reducing the distance between vehicles and using smaller vehicles. Averages and percentages are rounded to the nearest whole number.

ATTACHMENT 7

RECEIVED
CITY OF BEVERLY HILLS

11 JUN 16 AM 10:22

~~PUBLISHED~~ We the undersigned residents of the 100 block of North Le Doux Road, are requesting a change in Parking Permit Zone X. Currently the Permit Zone X allows for "2 hour parking 8-5; 5 pm by permit only". We wish to change it to "NO Parking Except By Permit".

Cedar-Sinai Medical Building at 8501 Wilshire Blvd is an older building and lacks proper parking to handle the volume of business conducted there. It originally was a general office building but become a medical office building without any notification to the residents of this block. It contains, among other tenants, a Pediatric Office and an Urgent Care facility. Both are extremely busy.

The 100 block of North Le Doux Road is inundate throughout the day as the clients seek parking and create heavy pedestrian flow. The clients create traffic gridlock as they compete for parking spaces almost to the point of violence. They block our driveway aprons requiring the police to come to tow the offending car away. They park over the red curbing. They move our trash receptacles to the grass parkway, across our aprons, or in traffic just to get a parking spot.

In addition, pedestrian traffic consisting of individuals, families, strollers, and free-running toddlers create an even great hazard as we try to exit our properties. There is an accident in the making between a car backing out of a driveway and a toddler running ahead or behind parents.

The 100 block of North Le Doux Road is used as a shortcut to avoid the traffic signal at Wilshire and La Cienega . We get an extraordinary amount of thru traffic heading north and south just to avoid that busy intersection. Added to this is the traffic created by 8501 Wilshire. We have no quality of life. This is why we are taking this measure in order to restore some semblance of a quiet residential street.

It is our sincere hope that the Traffic Commission will accept this petition and give us back our street.

Georgia Pine
6-16-2011

DAY TIME RESTRICTION

REQUESTED TIME RESTRICTION (i.e., 2-hour, 1-hour, No Parking):
 RECEIVED
 CITY OF BEVERLY HILLS
 REQUESTED HOURS OF RESTRICTION:

NO PARKING
 EXCEPT BY PERMIT

11 JUN 16 AM 10:22

EVENING TIME RESTRICTION

REQUESTED TIME RESTRICTION (i.e., 2-hour, 1-hour, No Parking):
 PUBLIC WORKS DEPARTMENT
 REQUESTED HOURS OF RESTRICTION:

NO PARKING
 EXCEPT BY PERMIT

DAY RESTRICTION

REQUESTED DAYS OF RESTRICTION (i.e., Monday to Friday):

DAILY Mon-Sun

Please submit separately a list of reasons the zone is being requested.

LEAD PETITIONER	ADDRESS	PHONE #
Georgia GEORGIA PINE	138 N. LE DOUX RD.	310
MODIFICATION OF ZONE X		
PETITION FOR ESTABLISHMENT OF PREFERENTIAL PERMIT PARKING: <u>100</u> BLOCK OF N. LE DOUX RD.		
PRINTED NAME & SIGNATURE	ADDRESS	Phone # Optional
1. Renee Touriel Renee Touriel	155 N. Le Doux Rd Beverly Hills Ca. 90211	310
2. DESPINA BRAVOS Despina Bravos	122 N. Le Doux Rd. Beverly Hills, CA 90211	310
3. DEBLY LEE Debly Lee	126 N. LE DOUX RD	310
7. HOUSHIAR MASSERAT Houshiar Masserat	128 N. LE DOUX RD	310
2. Dawn Robertson Dawn Robertson	120 N. Le DOUX Road	310
6. Bank owned	132 N. Le DOUX Road	
7. Phyllis Yosef Phyllis Yosef	140 N. Le Doux Rd.	310
8. PARIS ELIAS D. Elias	142 N. LE DOUX RD.	310
9. Vacant	146 N. Le Doux Rd.	
10. D. DAVESH D. Davesh	148 N. Le Doux Rd.	
1. Mojgan Aminpour	150 N. LE DOUX RD	

DAY TIME RESTRICTION

REQUESTED TIME RESTRICTION (i.e., 2-hour, 1-hour, No Parking):

REQUESTED HOURS OF RESTRICTION:

No Parking
except by Permit

EVENING TIME RESTRICTION

REQUESTED TIME RESTRICTION (i.e., 2-hour, 1-hour, No Parking):

REQUESTED HOURS OF RESTRICTION:

No Parking
except by Permit

DAY RESTRICTION

REQUESTED DAYS OF RESTRICTION (i.e., Monday to Friday):

Mon - Sat

Please submit separately a list of reasons the zone is being requested.

LEAD PETITIONER	ADDRESS	PHONE #
Georgia Pine	138 N. Le Doux Road	
PETITION FOR ESTABLISHMENT OF PREFERENTIAL PERMIT PARKING: BLOCK OF _____		
PRINTED NAME & SIGNATURE	ADDRESS	Phone # Optional
2. Rogers Dinh Rogers Dinh	152 N. Le Doux Rd	
3. R. Kliska Rosaline Kliska	154 N. Le Doux Road	
4. Debby Molayem	160 N. Le Doux Rd	
5. RAHEEH PILEVAR Rahel P	161 N. Le Doux Rd	
6. Sheyda Harounian Harounian, Sheyda	164 N. Le Doux Rd	
7. Melanie Gorenben Melanie Gorenben	166 N. Le Doux Rd	
8. Mitra Gidanian	163 N. Le Doux rd.	
9. David Zander	153 N. Le Doux Rd	
10. Fire Damaged House	151 N. Le Doux Rd.	
21. Elizabeth Gross Elizabeth Gross - Axelrod	147 N Le Doux Rd.	
12. Ziba Davy/Ziba DANN	145 N. Le Doux Rd	

DAY TIME RESTRICTION

REQUESTED TIME RESTRICTION (i.e., 2-hour, 1-hour, No Parking):

REQUESTED HOURS OF RESTRICTION:

No Parking
except by permit

EVENING TIME RESTRICTION

REQUESTED TIME RESTRICTION (i.e., 2-hour, 1-hour, No Parking):

REQUESTED HOURS OF RESTRICTION:

No Parking
except by permit

DAY RESTRICTION

REQUESTED DAYS OF RESTRICTION (i.e., Monday to Friday):

Mon - Sat

Please submit separately a list of reasons the zone is being requested.

LEAD PETITIONER	ADDRESS	PHONE #
PETITION FOR ESTABLISHMENT OF PREFERENTIAL PERMIT PARKING:		
BLOCK OF _____		
PRINTED NAME & SIGNATURE	ADDRESS	Phone # Optional
3. Marlynn Dorr Natasha Imani	143 N. Le Doux Rd. BH 90211	- - - -
4. Marjan NEMANPOUR Marjan Nemanpour	137 N. Le Doux Rd BH 90211	- - - -
5. Sharon Novinbakhht Sharon Novinbakhht	135 N. Le Doux Rd. BH CA 90211	- - - -
6. Eric Hecht	135 N Le Doux Rd Beverly Hills, CA 90211	- - - -
7. Jeanette Matye Jeanette Matye	131 N. Le Doux Rd	- - - -
8. FARZANEH KIAN Farzaneh KIAN	129 N. Le Doux Rd.	- - - -
9. vacant	127 N. Le Doux Rd.	- - - -
10. Marlynn Dorr Marlynn Dorr	125 N. Le Doux Rd	- - - -
11. Marlynn Hendlish Marlynn Hendlish	123 N. Le Doux Road	- - - -
12. DAVID GOLBAN David Golban	130 N Le Doux Rd.	- - - -
13. Helen Nass	121 N Le Doux Rd	- - - -

DAY TIME RESTRICTION

REQUESTED TIME RESTRICTION (i.e., 2-hour, 1-hour, No Parking):

REQUESTED HOURS OF RESTRICTION:

No Parking
except by permit

EVENING TIME RESTRICTION

REQUESTED TIME RESTRICTION (i.e., 2-hour, 1-hour, No Parking):

REQUESTED HOURS OF RESTRICTION:

No Parking
except by permit

DAY RESTRICTION

REQUESTED DAYS OF RESTRICTION (i.e., Monday to Friday):

Mon-Sat

Please submit separately a list of reasons the zone is being requested.

LEAD PETITIONER	ADDRESS	PHONE #
PETITION FOR ESTABLISHMENT OF PREFERENTIAL PERMIT PARKING: _____ BLOCK OF _____		
PRINTED NAME & SIGNATURE	ADDRESS	Phone # Optional
34. <i>Laurie Lande</i> ^{Laurie Lande}	124 N. Le Doux Rd Bev Hills	
35. <i>Gladys Rabi Koshi</i> ^{Gladys R.}	141 N. Le Doux Rd	
36. <i>KHOUBIAN</i> ^[Signature]	149 N. LE DOUX RD	
37. <i>Rozita Reyhan</i> ^[Signature]	165 N. Le Doux Rd	
38. <i>GEORGINA</i> ^{Georgina}	138 N. Le Doux Rd	

ATTACHMENT 8

Martha Eros

Subject: FW: LeDoux Parking Zone

From: Martha Eros
Sent: Tuesday, June 07, 2011 10:29 AM
To:
Cc: Aaron Kunz
Subject: LeDoux Parking Zone

Good morning Isabelle,

Thank you for your letter. As discussed, I will attach your letter to the petition (when received) and also inform the lead petitioner that one household (thus far) has withdrawn its support. Please feel free to contact me if you have any further questions regarding the existing parking regulations or petition for 100 Le Doux as we move forward. Thank you.
Martha Eros

MARTHA EROS
TRANSPORTATION PLANNER
CITY OF BEVERLY HILLS
PUBLIC WORKS & TRANSPORTATION
(310) 285-2542

 Please consider the environment before printing

From: izbits
Sent: Monday, June 06, 2011 5:42 PM
To: Martha Eros
Cc: 'Parastou Paris Elias'
Subject: LeDoux Parking Zone

OPPOSE

Martha, thanks for speaking to me today regarding the petition that my neighbor, Miss Kline, has yet to provide you. As mentioned to you during our telcon this morning, I no longer support the petition to have a no parking zone on the Le Doux block. Therefore, I kindly request that you please exclude my name as a supporter of the petition. I reside at 164 North Le Doux Road, BH, CA 90211. The name I signed was S. Harounian and the phone number provided -

I also spoke to another neighbor who signed the petition regretfully and would like to request the same, but I have cc'd her and she can request to exclude her from the list of supporters of the petition herself.

Martha, please confirm your receipt of this email. Thank you.

Paris, to be excluded as a supporter of the petition which hasn't come in yet to the Department of Transportation office in c/o of Martha Eros, you need to simply email Martha and let her know. Provide your full name and address and number included with your signature on the petition list. Thanks.

isabelle
IzBits Creative Services

MARTHA EROS

From: Martha Eros
Sent: Monday, August 22, 2011 8:09 AM
To: 'Frank.Pizzurro'
Cc: Aaron Kunz
Subject: RE: BH Parking Commission - testimony for Sept 1

Mr. Pizzurro,
This is to confirm receipt of your correspondence re. the 100 North Le Doux - Zone "X" permit parking petition. Your correspondence will be forwarded to the Traffic & Parking Commission. Thank you.
Martha Eros

MARTHA EROS
TRANSPORTATION PLANNER
CITY OF BEVERLY HILLS
PUBLIC WORKS & TRANSPORTATION
(310) 285-2542

 Please consider the environment before printing this e-mail

From: Frank.Pizzurro
Sent: Friday, August 19, 2011 8:48 AM
To: WebCBH TRANSPORTATION
Subject: BH Parking Commission - testimony for Sept 1

SUPPORT

Sent by email to: transportation@beverlyhills.org

Traffic & Parking Commission, Public Works & Transportation Dept.
345 Foothill Road
Beverly Hills, CA 90210

124 N. Le Doux Road
Beverly Hills, CA 90211

August 19, 2011

RECEIVED
CITY OF BEVERLY HILLS
11 AUG 22 AM 8:08
PUBLIC WORKS DEPARTMENT

RE: Parking on the 100 block of N. Le Doux Road, 90211

Dear Commissioners:

I am hoping to be at the September 1 hearing on the petition presented to the City of Beverly Hills to convert the parking status on the 100 block of N. Le Doux Road to "No Parking Any Time Without Permit," from the current two-hour parking status. I would like to enter the following testimony into the record, in the event I can't attend the hearing. Any verbal testimony I give will be a brief summation of the following.

Please confirm receipt of this testimony. Thank you.

I am Frank Pizzurro, owner-resident of 124 N. Le Doux Road. I am testifying in support of the petition to convert the parking status on our street to "No parking except for permit" from the current two-hour parking status.

Parking on 100 block of N. Le Doux has grown increasingly worse, particularly following the conversion of 8501 Wilshire Blvd to a medical office building operated by Cedars Sinai. A vast majority of people parking on the street are not residents of the block or visitors to those residences; rather, they are patients, patrons and employees of the doctors'

to our homes, there is often no street parking available.

There are safety hazards for the people who park on the block and us who live here. Many people who park on the street are going to 8501 Wilshire with their children (the building houses large pediatric offices and an emergency clinic), and they are often forced to cross the street and avoid cars while carrying children and already being in a distressed state because their child is sick or they are late for an appointment. We have seen many instances where pedestrians and baby strollers have nearly been hit by passing and parking cars. Similar safety hazards exist for residents of the block as we and our children come and go from our homes on foot and in cars. For example, large commercial trucks and vans are parking on the street, which block the view of drivers and pedestrians. Nearby businesses such as a plumbing company use the street as a parking lot for their large vehicles, rather than utilize off-street space. Visitors to the three banks in the vicinity (Wells Fargo, Chase and Citibank) also park on the street for numerous "drop in" visits, and they often block driveways or otherwise create a hazard.

The street already has significant traffic flow because of the Midas shop on the south corner of the block and Restaurant Row along parallel La Cienega Blvd. We also can reasonably expect more traffic flow upon the completion of the 8500 Burton Way project at the north end of the block, which will include a Trader Joe's store. **Eliminating the block-circling and parking maneuvers involved in street parking will enhance traffic flow and improve safety.**

Alternative parking options can and do exist. As a medical building, 8501 Wilshire Blvd is required by City law to provide free short-term validated parking to patients visiting the doctor offices. Residents of the block are working with your City staff and the building management to bring this into compliance. Once that is done, people will have a safer and more convenient place to park – thus negating the need for street parking to allow for access to the commercial offices. In addition, the restaurants on La Cienega Blvd provide parking options for their patrons, and there is a City-run public parking lot across from La Cienega Park that is a short distance from the commercial properties.

The constant flow of daytime parking on the block also creates noise and other pollution that burdens the residents of the street. People regularly dump trash out of their cars onto our lawns, or sit in front of our homes to talk on their mobile phones. In several cases, people who have received parking tickets have knocked on our doors demanding to know if we called traffic enforcement (sometimes we have, sometimes we haven't), which has led to confrontations bordering on violence.

Those of us on the block who have worked with your staff are very appreciative of their assistance. While I do not at this writing know their recommendation to the Commission on this petition, I trust they are aware of the issues raised in this testimony and that you, the Commissioners, will take the concerns of the block's residents into consideration, and that the safety and quality of living of Beverly Hills residents are foremost in those considerations.

Thank you.

Frank Pizzurro

To comply with IRS regulations, we advise you that any discussion of Federal tax issues in this e-mail was not intended or written to be used, and cannot be used by you, (i) to avoid any penalties imposed under the Internal Revenue Code or (ii) to promote, market or recommend to another party any transaction or matter addressed herein.

For more information please go to <http://www.lw.com/docs/irs.pdf>

This email may contain material that is confidential, privileged and/or attorney work product for

OPPOSE

From: Thomas Nykiel
Sent: Wednesday, August 31, 2011 6:36 PM
To: WebCBH TRANSPORTATION
Subject: 100 Block of Le Doux Road - Request to Modify Parking

Dear Madam or Sir,

I favor leaving parking on 100 Block of LeDoux Road as it is and not making it more restrictive.

Beverly Hills is part of the overall Los Angeles community and we should encourage guests to Beverly Hills to shop and visit Beverly Hills. Thus I favor keeping 2 hour parking available without a permit.

thank you,

Thomas C. Nykiel
134 N. LeDoux Road
Beverly Hills, CA 90211

ATTACHMENT 9



**CITY COUNCIL
Notice of Public Meeting**

**100 Block of North Le Doux Road
Request to Modify Preferential Parking Zone "X"**

Date: Tuesday, September 20, 2011
Time: 7:00 p.m.
Location: City Hall, Council Chambers, 455 N. Rexford Drive, Beverly Hills, CA, 90210

At its regular meeting on Tuesday, September 20, 2011 the Beverly Hills City Council will consider a Traffic & Parking Commission recommendation to modify Preferential Parking Zone "X" on the **100 block of North Le Doux Road**.

As proposed, the current permit parking regulation of "2-Hour Parking, 8 a.m. to 5 p.m., Daily, and No Parking, 8 p.m. to 2 a.m., Daily, Except by Permit" would be amended as follows:

"No Parking Anytime, Permit 'X' Exempt"

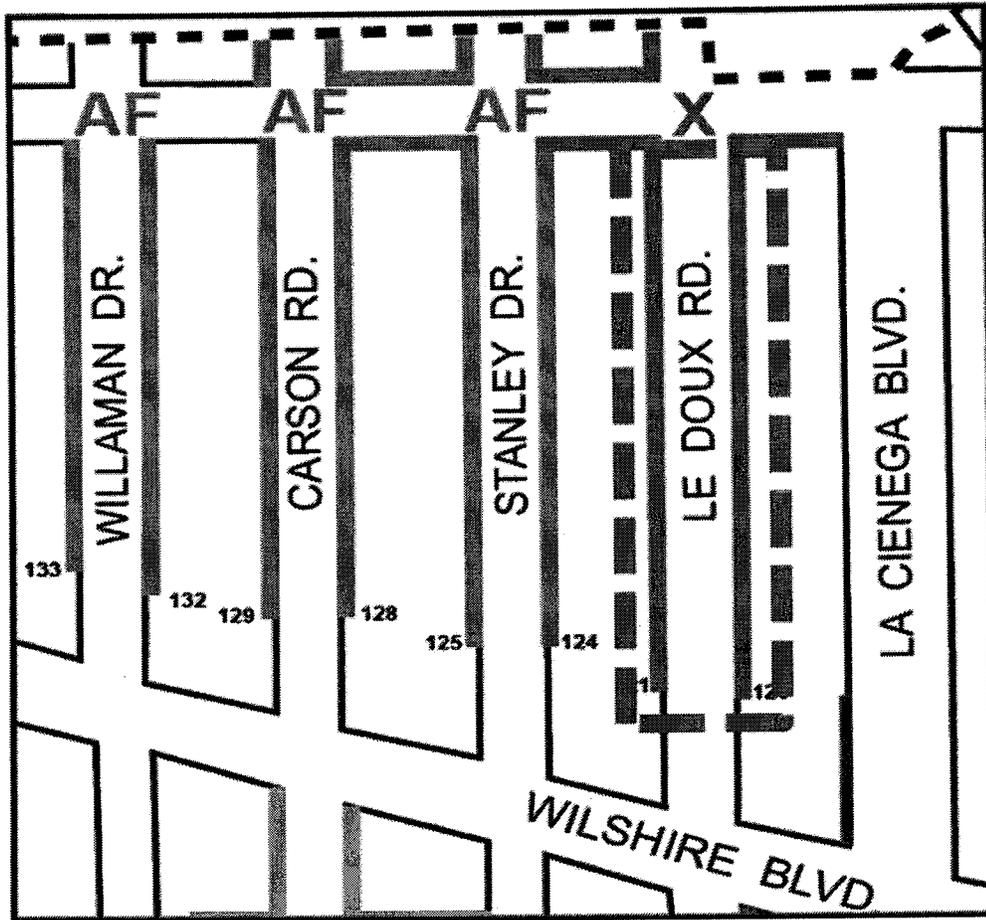
All interested persons are invited to attend the September 20th City Council meeting to express your views, or you may submit comments in writing by postal mail, e-mail or fax to the address or numbers noted above. All correspondence received will be presented to the full City Council for review. The Council begins review of the formal agenda at 7:00 p.m. in the City Hall Council Chambers.

If you have any questions regarding this proposal, please contact the Public Works & Transportation Department at (310) 285-2452.

Sincerely,
Transportation Planning

September 12, 2011

100 North Le Doux Road



EXISTING PERMIT ZONES

X	BOTH SIDES OF 100 NORTH LE DOUX ROAD BETWEEN CLIFTON WAY AND COMMERCIAL BUILDINGS NORTH OF WILSHIRE BLVD	2-HR PARKING, 8am-5pm; daily; NO PARKING, 5pm to 2 am, daily
	BOTH SIDES OF 8500 CLIFTON WAY BETWEEN STANLEY DRIVE AND LA CIENEGA BLVD WITHIN BH CITY LIMITS	
	WEST SIDE OF NORTH LE DOUX ROAD IMMEDIATELY NORTH OF CLIFTON WAY & THE BH CITY LIMITS	
AF	BOTH SIDES OF 100 NORTH STANLEY DRIVE & 100 NORTH CARSON ROAD BETWEEN CLIFTON WAY AND COMMERCIAL BUILDINGS NORTH OF WILSHIRE BLVD	1-HR PARKING, 8am-5pm, daily; NO PARKING, 5pm-2am, daily
	BOTH SIDES OF NORTH STANLEY DRIVE & CARSON ROAD IMMEDIATELY NORTH OF CLIFTON WAY & THE BH CITY LIMITS	
	BOTH SIDES OF THE 100 NORTH WILLAMAN DRIVE BETWEEN CLIFTON WAY AND COMMERCIAL BUILDINGS NORTH OF WILSHIRE BLVD	
	BOTH SIDES OF THE 8600 CLIFTON WAY BETWEEN STANLEY DRIVE AND CARSON ROAD	