



CITY OF BEVERLY HILLS
TRAFFIC & PARKING COMMISSION

Meeting of April 4, 2013

TO: Traffic & Parking Commission
FROM: Martha Eros, Transportation Planner
SUBJECT: Heath Avenue between 477-545 Hillgreen Drive – Resident Initiated Request to Establish a Preferential Parking Permit Zone

This report outlines a resident-initiated petition to establish a Preferential Parking Permit Zone on the east side of Heath Avenue, immediately adjacent to the homes located between 477-545 Hillgreen Drive, with a regulation of:

“1-Hour Parking, 8am to 6pm, Monday-Friday, Except by Permit”

INTRODUCTION

Heath Avenue is located on the southwest tip of the Beverly Hills city limits, immediately north of Pico Boulevard in Los Angeles. The east side of Heath Avenue was annexed from the City of Los Angeles in 1998 (98-R-9941), but the west side remains within the Los Angeles jurisdiction.

Heath Avenue in general, from the cul de sac located north of Pico Boulevard to Olympic Boulevard south of Beverly Hills High School, has the characteristics of an “alleyway” as there are no homes facing the street and no street curb infrastructure. The west side of Heath Avenue has a street curb or block wall, shrubbery and a chain link fence that separates the road from Century Park East (a minor arterial in the City of Los Angeles), and is posted with “No Parking Anytime” signs along the entire length of the street.

The project area is approximately 0.25 miles long and the street width varies between 25-feet to 20-feet as vehicles travel northbound. The rear property walls of the 17 homes located on the west side of Hillgreen Drive are immediately adjacent to Heath Avenue and large waste bins are placed in the public right-of-way. There are 13 covered garage entrances located on the rear side of the Hillgreen Drive properties, and no main/front home entrances or residential driveways on Heath Avenue.

Preferential Parking Permit Zone “N” includes Hillgreen Drive, Hillgreen Place and Beverly Green Drive with “No Parking” except by permit daytime regulations (Attachment A). Zone “N” was established in August 1981 as a result of commuter impacts to the neighborhood. Spaulding Drive has a standard non-permit “2-Hour, 8am to 6pm, except Sunday” regulation.

DISCUSSION

Staff received a qualifying petition in February 2013 signed by 13 of the 17 (76%) single-family homes located on the west side of Hillgreen Drive to address parking intrusion next to their back yard and garages by employees of Pico Boulevard businesses.

There are approximately 34 parking spaces along the rear property walls on the east side of Heath Avenue between 477 and 545 Hillgreen Drive. Staff conducted parking occupancy counts on Tuesday, March 5, 2013 between 8am to 6pm. The average daily occupancy was 20% (7 of 34 spaces), with a steady peak occupancy of 22% (7 of 34 spaces) between 12 p.m. and 4 p.m. Although staff did not witness motorist/pedestrian activity, commuter vehicles were concentrated at the south end of the street against residents' rear wall/back yards. Of the total number of vehicles recorded, 15% were registered to non-residents. Seven vehicles parked 6 to 11 hour durations near the north (two commuter) and south (two resident and three commuter) entrances of Heath Avenue.

Staff conducted spot checks on Heath Avenue during the evaluation period. The same parking conditions were observed (i.e., low parking occupancy and vehicle concentration at south end), and service vehicles (i.e., gardener) access homes from the rear gate. Most of the vehicles on Hillgreen Drive displayed Zone "N" permit placards and on-street parking was not impacted.

Pending public comment, staff supports the resident-initiated petition to establish a 1-hour daytime permit regulation on Heath Avenue based on the 76% support of the petition and the residents' compromised lifestyle as a result of commuter parking adjacent to their back yards. The petition does not request evening or weekend parking restrictions.

Noticing

Public Notices advising of Traffic & Parking Commission's review of this request at its April 4, 2013 meeting were mailed March 20, 2013 to residents on Hillgreen Drive, Hillgreen Place and Beverly Green Drive. Additionally, the notice was e-mailed to the downtown and West Los Angeles City Planning offices for the City of Los Angeles and the Council District 5 area representative, but not to adjacent businesses in the City of Los Angeles.

Recommendation

Pending public comment, staff recommends that the Traffic & Parking Commission establish Preferential Parking Permit Zone "N" on the east side of Heath Avenue with a regulation of:

"1-Hour Parking, 8 a.m. to 6 p.m., Monday through Friday, Permit 'N' Exempt."

Attachments

- A) Area Map
- B) March 5, 2013 Parking Occupancy Survey
- C) Resident Petition
- D) Meeting Notice