CITY OF BEVERLY HILLS

TRAFFIC & PARKING COMMISSION

August 1, 2013

TO: Traffic & Parking Commission

FROM: Martha Eros, Transportation Planner

SUBJECT: 700 block of North Crescent Drive – Resident Initiated Request to Establish a "2-Hour" Parking Regulation

This report outlines a resident-initiated request to establish a daytime parking restriction on the 700 block of North Crescent Drive with a non-permit regulation of:

"2-Hour, 8 a.m. to 6 p.m., Except Sunday"

Historical Background

The 700 block of North Crescent Drive has 23 single-family homes with approximately 58 on-street parking spaces. The 700 block of North Crescent Drive does not have a parking regulation, thus free unrestricted on-street parking is available with no means of enforcement.

The 600 and 800 blocks of North Crescent Drive have 2-hour non-permit parking restrictions, as well as the 600, 700 and 800 blocks of North Canon and Beverly Drives. The west side of the 600 block of North Rexford Drive has a 2-hour daytime parking regulation, and the east side of the block adjacent to Hawthorne Elementary School has a 3-minute passenger loading zone and a 2-hour daytime parking regulation south of the school property. The 700 and 800 blocks of North Rexford Drive do not have a parking regulation (Attachment 1).

Most of the 500 and 600 residential blocks north of North Santa Monica Boulevard were established with a 2-hour regulation by a City Council resolution in the 1970's to address commuter parking intrusion generated by adjacent land uses (i.e., Hilton Beverly Hills, El Rodeo and Hawthorne schools, West Hollywood commercial and Beverly Hills business districts), and the 800 residential blocks between Rodeo and Crescent Drives followed suit to address parking intrusion from Beverly Hills Hotel employees and guests.

Lomitas Avenue between Beverly and Maple Drives and Elevado Avenue between Crescent and Maple Drives do not have parking restrictions, and Elevado Avenue west of Crescent Drive has a 2-hour non-permit daytime regulation.

Discussion

The City of Beverly Hills received a qualifying petition in June 2013 signed by 65% (15 of 23) of the homes on 700 North Crescent Drive requesting a "2-Hour, 8am to 6pm, Monday through Saturday" parking regulation to address parking intrusion and safety concerns.

The lead petitioner expressed an increase in all day commuter parking over the past year, and the lack of an enforceable parking regulation has compromised resident safety/security and loss of parking for residents, guests and service providers.

Parking Occupancy Survey

Staff conducted a parking occupancy survey on the 700 block of North Crescent Drive and the adjacent sections of Elevado and Lomitas Avenues on Thursday, July 11, 2013 from 8am to 6pm. On average, 32% (18 of 58 spaces) of the parking spaces were occupied, with peak occupancy of 41% (24 of 58 spaces) at 11am and 3pm. Long-term commuter parking was concentrated at the south end of the block and duration averaged 8.5 hours. Staff witnessed employees (based on uniforms) walking southbound on Crescent Drive. One commuter vehicle parked for 11 hours on the north end of the block.

A total of 41 vehicles were recorded during the survey period. Six vehicles were registered to Beverly Hills residents and parked 1-4 hours. Eighteen of35 commuter vehicles parked 6 to 11 hour periods, and the remaining seventeen commuter vehicles parked 1-4 hours.

One property located mid-block is under construction and staff observed four construction-related trucks parked adjacent to the home. The vehicles remained parked for 7-9 hours, but there was a gap between the construction site and the commuter vehicles concentrated at the south end of the block. Per the lead petitioner, the parking impact is created by the commuter vehicles at the south end of the block, and the construction activity is temporary.

A total of six commuter vehicles were parked on Lomitas Avenue for 1-7 hour durations. In contrast, the non-regulated section of Elevado Avenue (east of Crescent Drive) was continuously parked throughout the day, with 13 vehicles parked between 5-11 hour durations. Two of the 13 vehicles were registered to residents and parked 8-11 hours each. Historically, Elevado Avenue (between Crescent and Rexford Drives) has accommodated parking for instructors from the adjacent school. The survey was conducted during summer break, thus staff cannot determine if the commuter vehicles are related to school personnel, guests, or other commuters. Staff does not propose any regulation changes on Elevado and Lomitas Avenues (no wrap-around).

Staff conducted spot counts on the 700 blocks of North Crescent and Rexford Drives, and adjacent Elevado and Lomitas Avenues. The parking activity was consistent with the survey results. There were vehicles parked throughout the 700 block of North Rexford Drive, but the parking pattern was not similar to Crescent Drive.

Additionally, staff analyzed the number of exemption permits issued to the adjacent 600-800 blocks of North Beverly, Canon, Crescent and Rexford Drives, and determined that a permit regulation is not warranted for this petition request. Of the 187 properties with 2-hour parking regulations, a total of seven households requested a daytime parking exemption during the entire year, with three households requesting daily exemptions.

When applying the Preferential Parking Permit Zone criteria to this petition analysis, staff supports residents' request to establish a non-permit daytime 2-Hour parking regulation based upon "commuter vehicles regularly interfere with the available public street parking adjacent to residential property within the proposed [zone] and cause or are the source of unreasonable noise, traffic hazards, environmental pollution, or other similar interference with the residential environment" [BHMC, 7-3-206 (D)(1)].

Noticing

Notices advising residents of the August 1, 2013 Traffic & Parking Commission review of the petition request were mailed to the residents on the 700 and 800 blocks of North Canon,

Crescent and Rexford Drives, and within 500' of the north end of the 600 blocks of North Canon, Crescent and Rexford Drives. Additionally, a notice was mailed to the Beverly Hills Unified School District office and Hawthorne Elementary School.

Recommendation

Staff recommends establishing a non-permit 2-hour regulation on the 700 block of Crescent Drive only with a daytime regulation of:

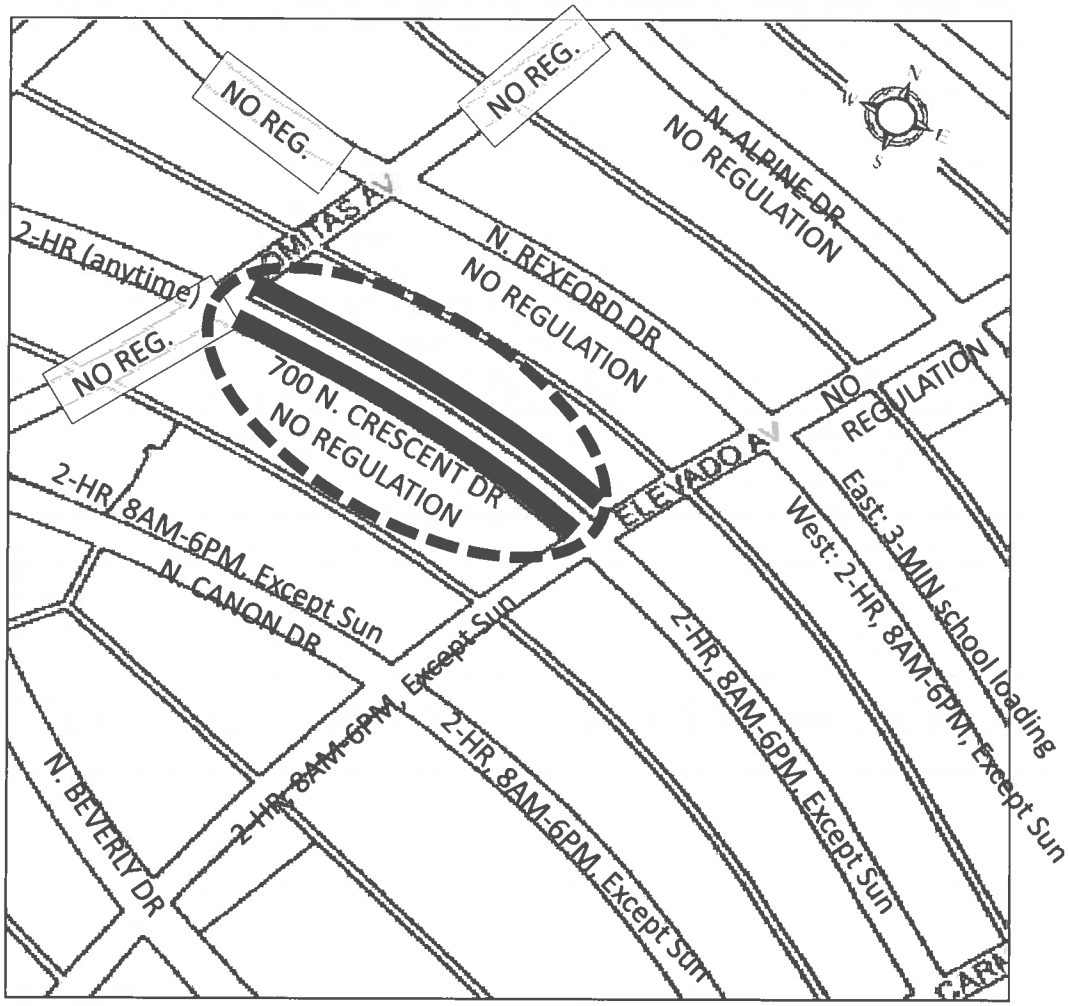
"2-Hour Parking, 8 a.m. to 6 .m., Except Sunday"

Attachments

A) Area Map
B) Parking Occupancy Surveys
C) Resident Petition
D) Meeting Notice

ATTACHMENT 1

700 BLOCK OF NORTH CRESCENT DRIVE



N. Crescent Drive:
700: No Regulation
600: 2-HR, 8am-6pm, Except Sun
800: 2-HR (anytime)

N. Canon Drive:
600, 700, 800: 2-HR, 8am-6pm, Except Sun

N. Beverly Drive:
600, 700, 800: 2-HR, 8am-6pm, Except Sun

N. Rexford Drive:
600: (west) 2-HR, 8am-6pm, Except Sun
(east) 3-Minute Passenger Loading (adjacent to school); and
2-HR, 8am,-6pm, Except Sun (south of school property)
700, 800: No Regulation

N. Alpine Drive:
700, 800: No Regulation

Lomitas Avenue:
No Regulation

Elevado Avenue:
East of Crescent: No Regulation
West of Crescent: 2-HR, 8am-6pm, Except Sun

ATTACHMENT 2

700 N. Crescent Drive Parking Occupancy Survey - 8AM-6PM

Date: Thursday, July 11, 2013

TOTAL PARKING OCCUPANCY
700 BLOCK OF N. CRESCENT DRIVE

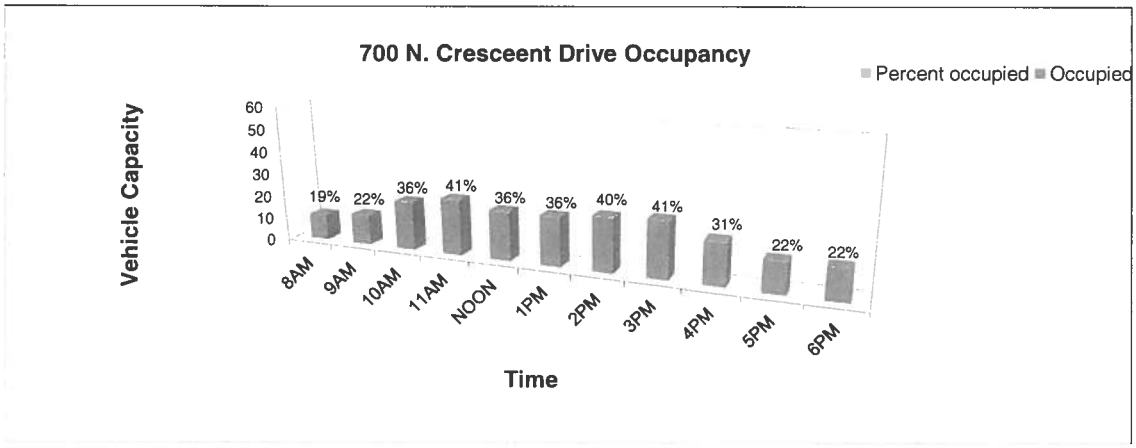
Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	6PM	AVG
Occupied	11	13	21	24	21	21	23	24	18	13	13	**18**
Capacity*	58	58	58	58	58	58	58	58	58	58	58	**58**
% Occupied	**19%**	**22%**	**36%**	**41%**	**36%**	**36%**	**40%**	**41%**	**31%**	**22%**	**22%**	**32%**

PARKING DURATION

# Hours Parked	1	2	3	4	5	6	7	8	9	10	11	TOTAL
# Vehicles	13	3	3	4	0	2	2	3	6	1	4	**41**
% Veh. Parked	**32%**	**7%**	**7%**	**10%**	**0%**	**5%**	**5%**	**7%**	**15%**	**2%**	**10%**	**100%**

NON-RESIDENT PARKING OCCUPANCY

Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	6PM	AVG
Non-Residents (NR)	10	11	16	20	20	20	22	24	18	13	13	**17**
Residents (R)	1	2	5	4	1	1	1	0	0	0	0	**1**
Capacity*	58	58	58	58	58	58	58	58	58	58	58	58
NR Occupancy	**17%**	**19%**	**28%**	**34%**	**34%**	**34%**	**38%**	**41%**	**31%**	**22%**	**22%**	**29%**
R Occupancy	**2%**	**3%**	**9%**	**7%**	**2%**	**2%**	**2%**	**0%**	**0%**	**0%**	**0%**	**2%**



*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.

Elevado Ave. Drive Parking Occupancy Survey - 8AM-6PM

Date: Thursday, July 11, 2013

TOTAL PARKING OCCUPANCY
NORTH SIDE OF ELEVADO FROM REXFORD TO CRESCENT

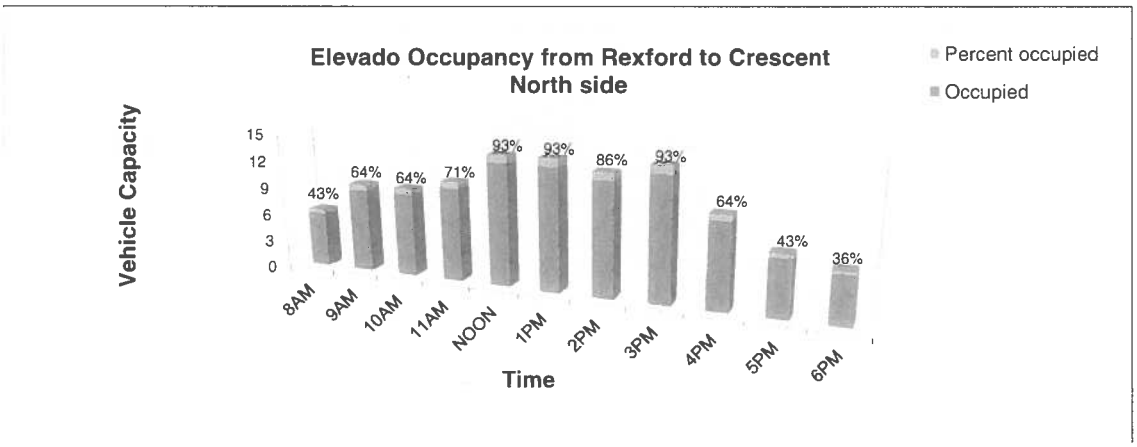
Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	6PM	AVG
Occupied	6	9	9	10	13	13	12	13	9	6	5	**10**
Capacity*	14	14	14	14	14	14	14	14	14	14	14	**14**
% Occupied	**43%**	**64%**	**64%**	**71%**	**93%**	**93%**	**86%**	**93%**	**64%**	**43%**	**36%**	**68%**

PARKING DURATION

# Hours Parked	1	2	3	4	5	6	7	8	9	10	11	TOTAL
# Vehicles	1	0	0	0	1	2	2	3	2	2	1	**14**
% Veh. Parked	**7%**	**0%**	**0%**	**0%**	**7%**	**14%**	**14%**	**21%**	**14%**	**14%**	**7%**	**100%**

NON-RESIDENT PARKING OCCUPANCY

Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	6PM	AVG
Non-Residents (NR)	5	8	8	8	11	11	10	10	7	4	3	**8**
Residents (R)	1	1	1	2	2	2	2	3	2	2	2	**2**
Capacity*	14	14	14	14	14	14	14	14	14	14	14	14
NR Occupancy	**36%**	**57%**	**57%**	**57%**	**79%**	**79%**	**71%**	**71%**	**50%**	**29%**	**21%**	**55%**
R Occupancy	**7%**	**7%**	**7%**	**14%**	**14%**	**14%**	**14%**	**21%**	**14%**	**14%**	**14%**	**13%**



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Lomitas Ave. Drive Parking Occupancy Survey - 8AM-6PM

Date: Thursday, July 11, 2013

TOTAL PARKING OCCUPANCY
SOUTH SIDE OF LOMITAS FROM CANON TO REXFORD

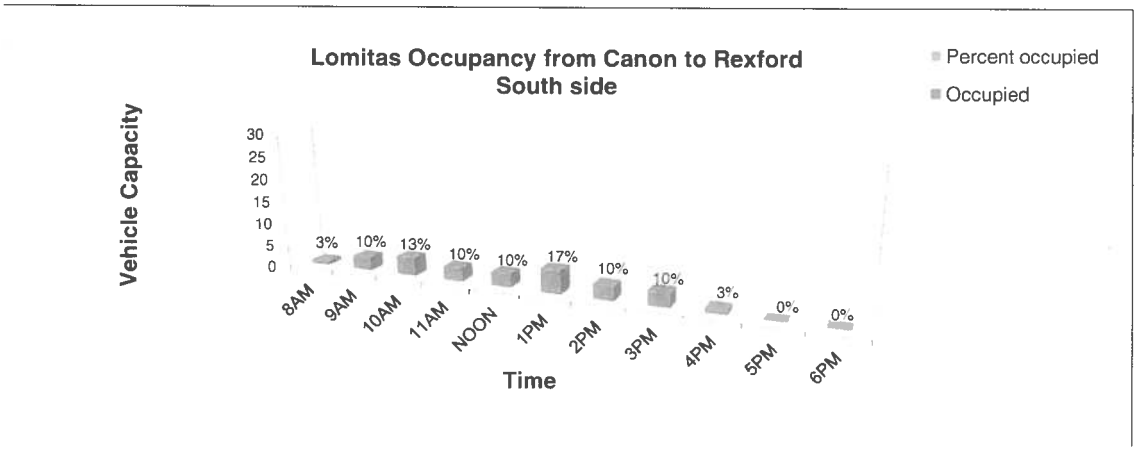
Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	6PM	AVG
Occupied	1	3	4	3	3	5	3	3	1	0	0	**2**
Capacity*	30	30	30	30	30	30	30	30	30	30	30	**30**
% Occupied	**3%**	**10%**	**13%**	**10%**	**10%**	**17%**	**10%**	**10%**	**3%**	**0%**	**0%**	**8%**

PARKING DURATION

# Hours Parked	1	2	3	4	5	6	7	8	9	10	11	TOTAL
# Vehicles	1	0	2	0	1	1	1	0	0	0	0	**6**
% Veh. Parked	**17%**	**0%**	**33%**	**0%**	**17%**	**17%**	**17%**	**0%**	**0%**	**0%**	**0%**	**100%**

NON-RESIDENT PARKING OCCUPANCY

Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	6PM	AVG
Non-Residents (NR)	1	3	4	3	3	4	2	2	1	0	0	**2**
Residents (R)	0	0	0	0	0	1	1	1	0	0	0	**0**
Capacity*	30	30	30	30	30	30	30	30	30	30	30	30
NR Occupancy	**3%**	**10%**	**13%**	**10%**	**10%**	**13%**	**7%**	**7%**	**3%**	**0%**	**0%**	**7%**
R Occupancy	**0%**	**0%**	**0%**	**0%**	**0%**	**3%**	**3%**	**3%**	**0%**	**0%**	**0%**	**1%**



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ATTACHMENT 3

Martha Eros

Subject: FW: 700 Block of N. Crescent Drive

From: Judson Mock [mailto: _____
Sent: Wednesday, June 12, 2013 1:51 PM
To: Martha Eros
Subject: 700 Block of N. Crescent Drive

Dear Ms. Eros:

My name is Judson Mock and I reside at 7 N. Crescent Dr. This note is a follow-up to the petition I submitted to your department today, requesting a change in the parking regulations on the 700 block of N. Crescent Drive.

Approximately two-thirds of the residents on our block, myself included, have signed a petition in favor of changing the parking regulations to make it a non-permit 2 hour zone, 8am-6pm, Mon-Sat. This would bring our street's regulations into line with the majority of surrounding streets. I do not believe that permit parking would be necessary or desired.

As a result of the fact that there are currently no parking restrictions on our street, an increasing number of non-residents have been using our street to park for extended periods, or all day. Many of these people work at shops, restaurants and other businesses in Beverly Hills. Their vehicles occupy parking spaces in front of our homes that could and should be available for use by residents' friends, family and service providers. The effects of this tend to be felt most prominently at the ends of the block.

Speaking for myself personally, I can say that the present situation is causing a negative impact on my quality of life and sense of safety. For many years, it was a tolerable annoyance, but in recent years it has become much worse and is no longer tolerable.

Changing to a 2 hour regulation would most likely completely eliminate the problem, as it would make our block no more desirable to park on than other blocks in the area.

In fairness to residents that are not in favor of the proposed change in regulation, I would like to mention the primary objection they have expressed to me, which is that having to request an exemption code for their visitors staying longer than two hours would be an inconvenience they do not wish to bear.

Please feel free to contact me with any questions or comments that you might have.

Sincerely,

Judson Mock
310-

RECEIVED
CITY OF BEVERLY HILLS
2012 JUN 12 AM 10:30
PUBLIC WORKS DEPARTMENT

RECEIVED
CITY OF BEVERLY HILLS
2012 JUN 12 AM 10: 31
PUBLIC WORKS DEPARTMENT

PREFERENTIAL PARKING PERMIT ZONE
PETITION REQUEST

A *Preferential Parking Permit Zone* allows Beverly Hills residents to park a vehicle(s) on their block during restricted parking hours. Residents of a designated permit zone may purchase up to three (3) permits per household annually at an approximate cost of $33.50 each, with *fees subject to change each fiscal year.* Permits are valid through September 30th and may be renewed annually.

Residents may register to receive a daytime exemption permit at no additional cost when occasional parking needs exceed what can be accommodated with three (3) preferential parking permits. Residents must purchase the three annual preferential parking permits to be eligible to receive a daytime exemption permit. Preferential parking permits do not exempt residents from the City's overnight parking restriction between 2:30AM and 5AM. [BHMC 7-3-301]

STREET: 700 BLOCK OF N. CRESCENT DRIVE

LEAD PETITIONER: JUDSON MOCK 704 N. CRESCENT DR 310.
Name Address Phone/Email

	Hour/Time Limit	Day(s)	Enforcement Hours	Day/Evening
EXISTING REGULATION:	NONE	NONE	NONE	NONE
PETITION REQUEST:	2-HOUR	MON-SAT	8AM-6PM	DAY

NON-PERMI

We collectively support the petition request for a permit parking regulation and acknowledge that a qualifying petition is final once submitted for review.

PRINT NAME & SIGNATURE	ADDRESS	PHONE # (OPTIONAL)
Judson Mock J.C. Mock	7 N. Crescent Dr.	310 com
Malen Cobb Hoffman Malen C Hoffman	7 N. Crescent Dr	310 com
Limor Rad Rad	7 n. crescent dr.	310 com
JAMES RIES	7 N. CRESCENT	310. .com

STREET: 700 BLOCK OF N. CRESCENT DRIVE

PRINT NAME & SIGNATURE	ADDRESS	PHONE # (OPTIONAL)
DEVRA Zucker	7 N Crescent Dr	310
Roya Cohen	7 N. Crescent Dr.	310
ISABEL MARKOVITS	7 NO. CRESCENT	(310)
MAJID TABRIZADEH	7 N. CRESCENT DR	
Mike Ahmar	7 N. Crescent Dr.	310-
JOHNSON CHANG	7 N. CRESCENT DR.	(310)
DEBBIE ASHER	7 N. CRESCENT DR.	(213)
MOUSSA SHAAYA	7 N. Crescent Dr.	310-
Soleiman Gabbay	7 N. Crescent Dr.	310.
Rebecca Nissel	7 N. Crescent Dr.	310-
Sharon Kashfian	7 N. Crescent Dr.	310-

RECEIVED
CITY OF BEVERLY HILLS
2013 JUN 12 AM 10:31
PUBLIC WORKS DEPARTMENT

ATTACHMENT 4

NOTICE OF PUBLIC MEETING

700 Block of North Crescent Drive
Request to Establish a 2-Hour Parking Regulation

The Department of Public Works & Transportation invites your participation in the review of a resident-initiated petition to establish a 2-hour parking regulation on the 700 block of North Crescent Drive.

MEETING: Traffic & Parking Commission

DATE: Thursday, August 1, 2013

TIME: 9:30 a.m., or as soon thereafter as the matter may be heard

LOCATION: City Hall, Room 280-A, 455 N. Rexford Drive, Beverly Hills, CA, 90210

PETITION REQUEST: Establish a "*2-Hour, 8 a.m. to 6 p.m., Monday through Saturday*" parking regulation on both sides of the 700 block of North Crescent Drive.

Currently, the 700 block of North Crescent Drive provides unrestricted parking.

STAFF RECOMMENDATION:

Pending public comment, staff supports establishing a 2-hour parking regulation, without permit, of:

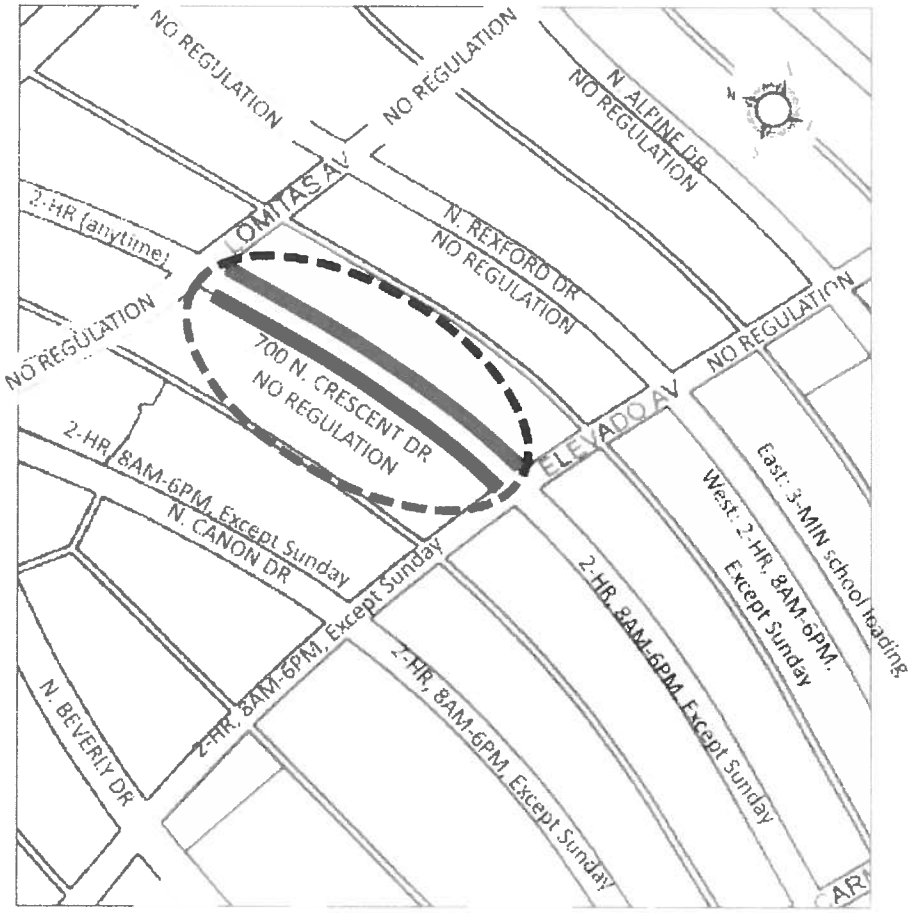
"2-Hour Parking, 8 a.m. to 6 p.m., Except Sunday"

PUBLIC COMMENT: Persons wishing to comment on this item are invited to attend the August 1, 2013 Traffic & Parking Commission meeting and/or submit written comments. Please submit written correspondence a minimum of 24-hours in advance of the meeting date to allow for routing.

By Email: transportation@beverlyhills.org
By Mail: City of Beverly Hills, Transportation Planning
345 Foothill Road, Beverly Hills, 90210

The Traffic & Parking Commission is an advisory board to the City Council. The Commission's recommendation of the petition request will be forwarded to the City Council for consideration at a future date. The City Council may approve, deny, or modify the Commission's recommendation.

If you would like additional information regarding this proposal, please contact the Public Works & Transportation Department at (310) 285-2452.

700 Block of North Crescent Drive

Proposed Regulation: "2-Hour Parking, 8 a.m. to 6 p.m., Except Sunday"