



CITY OF BEVERLY HILLS
TRAFFIC & PARKING COMMISSION

June 5, 2014

TO: Traffic & Parking Commission
FROM: Martha Eros, Transportation Planner
SUBJECT: 200 Block of North Elm Drive – Request to Establish Preferential Parking Permit Zone

Attachments:

1. Area Map
2. Parking Occupancy Counts
3. June 5, 2014 Notice of Public Meeting
4. Resident Petition
5. Correspondence

This report outlines a resident-initiated request to establish a preferential parking permit zone on the 200 block of North Elm Drive. Staff recommends including the 200 block of North Elm Drive in Permit Zone "G" with a regulation of:

"2-Hour Parking, 8am-6pm, Daily; and
No Parking, 6pm-2:30am, Daily, Permit 'G' Exempt"

Background

The 200 block of North Elm Drive is adjacent to Permit Zone "G" on the 100 blocks of North Elm, Maple and Palm Drives; the 100, 200 and 300 blocks of Rexford Drive; 300 block of Alpine Drive; 200 and 300 blocks of Foothill Road; and adjacent sections of Dayton and Clifton Ways.

Preferential Zone "G" was first established in 1979 on the 100 blocks of South Maple & Palm Drives with a regulation of "No Parking, 8:00 a.m. to 6:00 p.m., Monday to Saturday, Except by Permit." Permit Zone "G" expanded in 2003 in response to a series of qualifying resident-initiated petitions from the 100 blocks of South Elm and Rexford Drives to address parking intrusion from neighboring businesses. The same daytime permit regulation was approved for the block (03-R-11297). In 2004, the adjacent block sections on Clifton Way were added to Permit Zone "G" with a more restrictive regulation of "No Parking Anytime, Except by Permit G" (04-R-11628) because several homes have bedroom windows facing Clifton Way. The evening regulation was intended to reduce noise associated with evening parking.

In May 2007, the 200 and 300 blocks of North Rexford Drive were added to Zone "G" with "No Parking Anytime, Except by Permit" (07-R-12339). Residents of these blocks requested an evening regulation to reduce parking intrusion from restaurant patrons and employees working dinner shifts in the business triangle. In November 2007, the 300 block of Alpine Drive was added to Permit Zone "G" with "No Parking, 8:00 a.m. to 6:00 p.m., Monday to Saturday, Except by Permit." Alpine Drive residents sought relief from daytime parking intrusion generated by the courthouse across Burton Way and the business triangle.

The 200 and 300 blocks of Foothill Road were added to Zone "G" with a "No Parking Anytime" regulation to address commuter parking on the blocks and spillover parking effects from adjacent "No Parking, Anytime" regulations (09-R-12663 and 11-R-12810).

Residents of the 200 block of North Elm Drive observe employees in work attire or restaurant uniforms (who park daily on the block) walking towards the business triangle or Wilshire Boulevard. With the expansion of Permit Zone "G," parking occupancy has shifted east towards residential streets with "2-hour" daytime regulations and unregulated free parking after 6 p.m.

Discussion

The 200 block of North Elm Drive has 20 single-family homes with approximately 40 on-street parking spaces and a non-permit "2-hour, 8 a.m. to 6 p.m., Except Sunday" parking regulation. A qualifying petition signed by 95% (19 of 20) of the households on the block was submitted in March 2014 requesting restricted evening parking to address long-term commuter employee parking on the block.

Staff conducted a parking occupancy survey on Tuesday, May 20, 2014 from 8 a.m. to 10:00 p.m. On average, 51% (20 of 40 spaces) of the on-street parking spaces were occupied during the 15-hour survey period, with peak-hour occupancy of 83% (33 of 62 spaces) at 5 p.m.

A total of 89 vehicles were recorded during the survey period, with 24 commuter vehicles parking between 6-8 hours in the evening and 52 parking an average of three hours. Long-term parking began at 5 p.m., with 20 commuter vehicles remaining in place until 10 p.m. when the survey activity ended. Spot counts indicate that long-term parking occupancy continues past the 10 p.m. hour. Twelve resident vehicles parked on-street for 1-2 hour periods during the day and one resident vehicle displaying a disabled placard remained parked eight hours in the evening.

Staff supports a daytime 2-hour and evening No Parking regulation to address displaced resident parking, long-term employee parking intrusion, and 95% support from the residents requesting a permit regulation.

Noticing

Notices advising of the Traffic & Parking Commission's review of the petition at the June 5, 2014 meeting were mailed to 100, 200 300 blocks of North Elm and Maple Drives and the 200 blocks of Foothill Road and Rexford Drive.

One letter requesting petition information was received from a resident on the 300 block of North Elm Drive following receipt of the Public Notice.

Recommendation

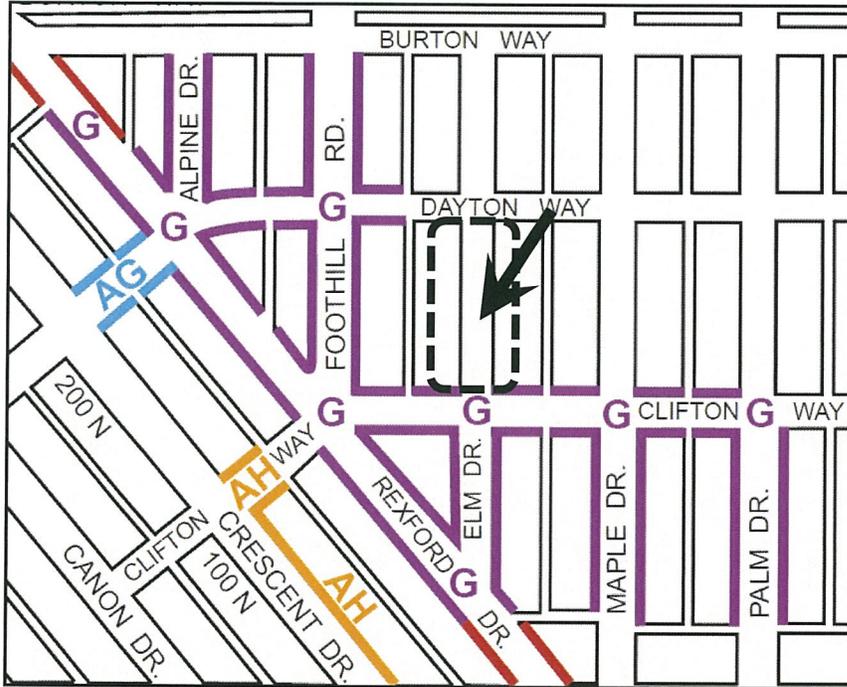
Pending public comment, staff recommends including the 200 block of North Elm Drive in Preferential Parking Zone "G" with a regulation of:

**"2-Hour Parking, 8 a.m. to 6 p.m., Daily, and
No Parking, 6 p.m. to 2:30 a.m., Daily, Permit 'G' Exempt"**

ATTACHMENT 1

200 Block of North Elm Drive

Current Non-Permit Parking Regulation:
 "2-Hour Parking, 8am to 6pm, Except Sunday"



Existing Zone "G" Permit Regulation:

100 NORTH REXFORD, ELM, PALM, & MAPLE DRIVES, BETWEEN CLIFTON WAY AND THE EAST/WEST ALLEY IMMEDIATELY NORTH OF WILSHIRE BLVD.	NO PARKING, 8AM-6PM, MON-SAT
300 ALPINE DRIVE	NO PARKING, 8AM-6PM, DAILY
CLIFTON WAY FROM FOOTHILL DRIVE AND THE N. PALM DRIVE ALLEY & SOUTH SIDE OF DAYTON WAY WEST OF THE MAPLE ALLEY	NO PARKING ANYTIME, DAILY
200 & 300 NORTH REXFORD DRIVE; 200 FOOTHILL RD; AND THE SOUTH SIDE OF DAYTON WAY FROM ALPINE DR TO ALLEY IMMEDIATELY WEST OF ELM DRIVE	
300 FOOTHILL ROAD; AND THE NORTH SIDE OF DAYTON WAY FROM ALPINE DR TO ALLEY IMMEDIATELY EAST OF FOOTHILL ROAD	

ATTACHMENT 2

200 N. Elm Drive Parking Occupancy Survey

Date: Tuesday, May 20, 2014

TOTAL PARKING OCCUPANCY

200 BLOCK OF N. ELM DRIVE

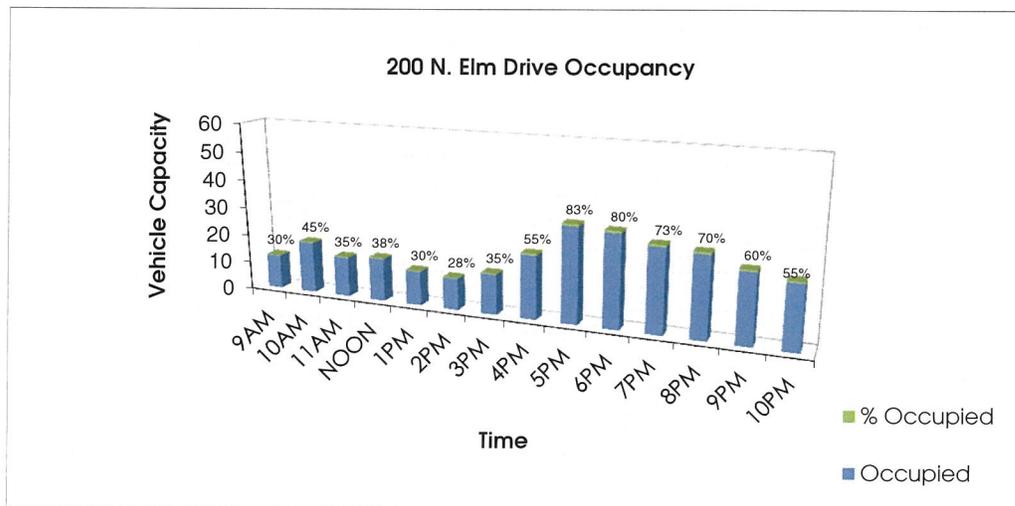
Time of Day	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM	9PM	10PM	AVG
Occupied	12	18	14	15	12	11	14	22	33	32	29	28	24	22	20
Capacity*	40	40	40	40	40	40	40	40	40	40	40	40	40	40	-
% Occupied	30%	45%	35%	38%	30%	28%	35%	55%	83%	80%	73%	70%	60%	55%	51%

PARKING DURATION

# Hours Parked	1	2	3	4	5	6	7	8	9	10	11	12	13	14	TOTAL
# Vehicles	28	20	11	4	2	12	9	3	0	0	0	0	0	0	89
% Veh. Parked	31%	22%	12%	4%	2%	13%	10%	3%	0%	0%	0%	0%	0%	0%	100%

NON-RESIDENT PARKING OCCUPANCY

Time of Day	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM	9PM	10PM	AVG
Non-Residents (NR)	10	15	12	13	11	11	12	20	30	31	27	26	22	20	19
Residents (R)	2	3	2	2	1		2	2	3	1	2	2	2	2	2
Capacity*	40	40	40	40	40	40	40	40	40	40	40	40	40	40	-
NR Occupancy	25%	38%	30%	33%	28%	28%	30%	50%	75%	78%	68%	65%	55%	50%	46%
R Occupancy	5%	8%	5%	5%	3%	0%	5%	5%	8%	3%	5%	5%	5%	5%	5%



*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.

200 N. Elm Drive Parking Occupancy Survey - Adjacent Dayton Way

Date: Tuesday, May 20, 2014

TOTAL PARKING OCCUPANCY

SOUTH SIDE OF DAYTON WAY EAST AND WEST OF ELM DRIVE

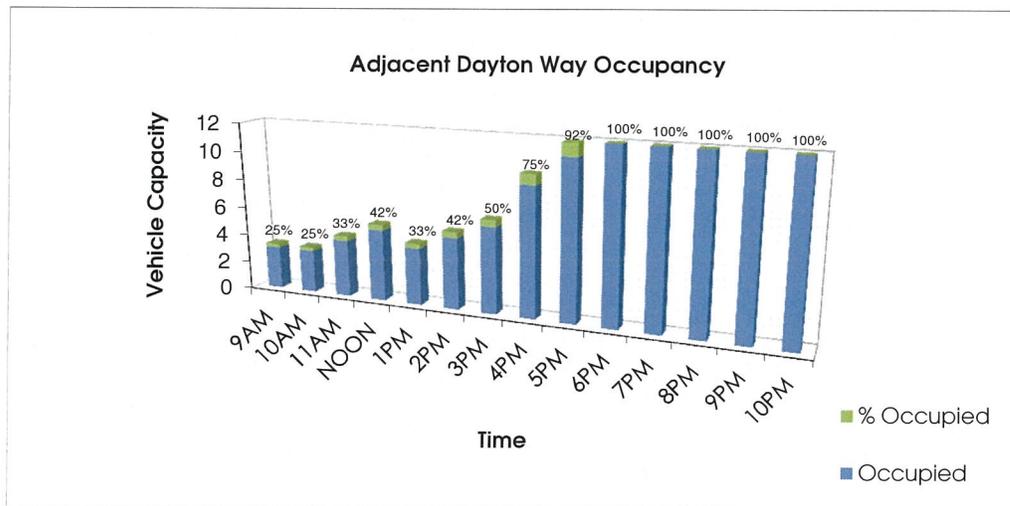
Time of Day	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM	9PM	10PM	AVG
Occupied	3	3	4	5	4	5	6	9	11	12	12	12	12	12	8
Capacity*	12	12	12	12	12	12	12	12	12	12	12	12	12	12	-
% Occupied	25%	25%	33%	42%	33%	42%	50%	75%	92%	100%	100%	100%	100%	100%	65%

PARKING DURATION

# Hours Parked	1	2	3	4	5	6	7	8	9	10	11	12	13	14	TOTAL
# Vehicles	5	1	3	0	1	2	4	4	0	0	0	0	0	1	21
% Veh. Parked	24%	5%	14%	0%	5%	10%	19%	19%	0%	0%	0%	0%	0%	5%	100%

NON-RESIDENT PARKING OCCUPANCY

Time of Day	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM	9PM	10PM	AVG
Non-Residents (NR)	2	2	3	4	3	4	5	8	10	11	11	11	11	11	7
Residents (R)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Capacity*	12	12	12	12	12	12	12	12	12	12	12	12	12	12	-
NR Occupancy	17%	17%	25%	33%	25%	33%	42%	67%	83%	92%	92%	92%	92%	92%	57%
R Occupancy	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%



*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 3



NOTICE OF PUBLIC MEETING

200 Block of North Elm Drive Request to Establish a Preferential Parking Permit Zone

The Community Development Department invites your participation in the review of a resident-initiated petition to establish a Preferential Parking Permit Zone on the 200 block of North Elm Drive between Clifton and Dayton Ways.

- MEETING:** Traffic & Parking Commission
- DATE:** Thursday, June 5, 2014
- 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 permit regulation of *"2-Hour Parking, 9 a.m. to 6 p.m., Monday through Sunday, and No Parking After 6 p.m., Monday through Sunday, Except by Permit."*

STAFF RECOMMENDATION:

Pending public comment, staff recommends establishing a day and evening permit regulation and including the 200 block of North Elm Drive in Zone "G" as follows:

"2-Hour Parking, 8 a.m. to 6 p.m., Daily, and
No Parking, 6 p.m. to 2:30 a.m., Daily, Permit 'G' Exempt"

- PUBLIC COMMENT:** Persons wishing to comment on this item are invited to attend the June 5, 2014 Traffic & Parking Commission meeting and/or submit written comments. Please submit correspondence a minimum of 24-hours in advance of the meeting date to allow for routing.

By Email: transportation@beverlyhills.org

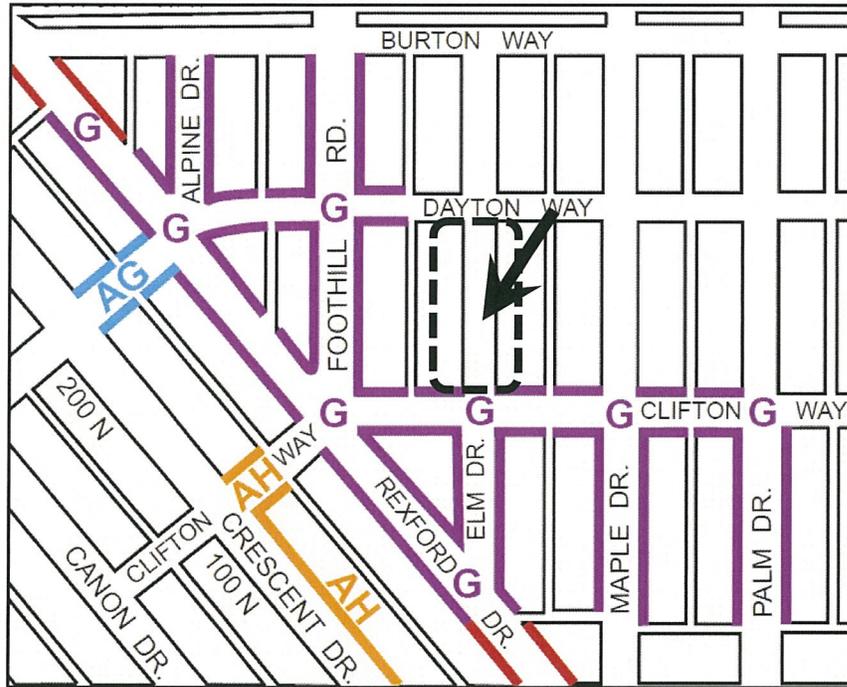
By Mail: City of Beverly Hills
Community Development - Transportation Planning
455 North Rexford Drive, Beverly Hills, CA 90210

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 Transportation Planning division at (310) 285-1128.

200 Block of North Elm Drive

Current Non-Permit Parking Regulation:
 "2-Hour Parking, 8am to 6pm, Except Sunday"



Existing Zone "G" Permit Regulation:

100 NORTH REXFORD, ELM, PALM, & MAPLE DRIVES, BETWEEN CLIFTON WAY AND THE EASTWEST ALLEY IMMEDIATELY NORTH OF WILSHIRE BLVD.	NO PARKING, 8AM-6PM, MON-SAT
300 ALPINE DRIVE	NO PARKING, 8AM-6PM, DAILY
CLIFTON WAY FROM FOOTHILL DRIVE AND THE N. PALM DRIVE ALLEY & SOUTH SIDE OF DAYTON WAY WEST OF THE MAPLE ALLEY	
200 & 300 NORTH REXFORD DRIVE; 200 FOOTHILL RD; AND THE SOUTH SIDE OF DAYTON WAY FROM ALPINE DR TO ALLEY IMMEDIATELY WEST OF ELM DRIVE	NO PARKING ANYTIME, DAILY
300 FOOTHILL ROAD; AND THE NORTH SIDE OF DAYTON WAY FROM ALPINE DR TO ALLEY IMMEDIATELY EAST OF FOOTHILL ROAD	

ATTACHMENT 4

To Martha Eros,

My name is Vida Nikjoo. I live on 209 N Elm Dr, Beverly Hills. My husband and I have been having difficulties with parking in front of our home after 4pm. We have been also experiencing cars in front of our drive way which blocks me or any other person of getting in or out of my drive way. We have been complaining about this issue but nothing being resolved. I believe these people are employees from restaurants on Canon Dive or Beverly Drive. As a resident of Beverly Hills we feel like it's not safe to live in this kind of neighborhood and we also feel like the city of Beverly Hills doesn't care to check on a regular basis to see if they needs to be tickets issued for parking after 2 hours. So we feel like the only solution to this matter would be having a permit sign in order to park in the block which will keep people like these out of our neighborhood. My neighbors and I on 200 block of North Elm Drive request a 2 hours daytime regulation from 9am to 6pm and no parking after 6pm, expect by permit. Thank you for your understanding.

Sincerely,

Vida Nikjoo

Contact Number:

Subject: FW: 200 block of North Elm Drive (PPP)
Attachments: Parking Issue.docx

From:
Sent: Tuesday, April 29, 2014 1:00 PM
To: Martha Eros
Subject: Re: 200 block of North Elm Drive (PPP)

Hello Ms. Matha Eros,

Please see attach file for the letter we talked about 200 North of Elm Drive.

Thank you,

Vida Nikjoo



**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: NORTH Elm BLOCK OF 200

LEAD PETITIONER: Vida Nikjoo (310) _____
Name Address Phone/Email

EXISTING REGULATION:	2 hours <small>Hour/Time Limit</small>	Monday Thru Saturday <small>Day(s)</small>	Ø <small>Enforcement Hours</small>	AM 8:00 to 6:00 PM <small>Day/Evening</small>
PETITION REQUEST:	2 hours <small>Hour/Time Limit</small>	Monday Thru Sunday <small>Day(s)</small>	After 6:00 PM <small>Enforcement Hours</small>	AM 8:00 to 6:00 PM <small>Day/Evening</small>

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)
ALAN A. VEROS <i>Alan Veros</i>	210 N. Elm DR. BH 90210	(310)
BEIA HERSHROVICH	211 N Elm DR B.H. 90210	310
Anna Baum	213 N Elm B.H. 90210	310
Robert Hadd <i>Rebecca Hadd</i>	200 N. Elm Dr	310 310

STREET: ^{North} ELM BLOCK OF 200

PRINT NAME & SIGNATURE	ADDRESS	PHONE # (OPTIONAL)
Vida Nikjoo Shahrooz Nikjoo	204 N. Elm Dr. B.H. CA 90210	(310)
CAROLYN K. SACKS Carolyn K. Sacks	208 N. ELM DRIVE BEVERLY HILLS 90210	310.
DOREEN HOROWITZ Doreen Horowitz	204-NORTH ELM DRIVE Beverly Hills 90210	310.
MYRTLE SITOWITZ Myrtle Gitowitz	207 N. ELM DRIVE Beverly Hills, Ca. 90210	/
Parnaz Farnad. Parnaz Farnad	206 N. Elm Drive B.H. CA. 90210	/
SOUN LAVIAN Soun Lavian	207 N. ELM DR. B.H. CA 90210	(310)
Abe Necht Abe Necht	215 N. ELM DR B.H. CA 90210	(323)
Mara Rosenthal Mara Rosenthal	203 N Elm DR	310-
Afsaneh Sadik Afsaneh Sadik	219 N. Elm Dr. B.H. CA 90210	(310)
Esther Spielman Esther Spielman	212 N. Elm Dr. B.H. CA 90210	/
Donald L. OSTVO Donald L. Ostvo	201 N. ELM DR. B.H. CA 90210	310-
Eleanor Moadab Eleanor Moadab	218 N. ELM DR B.H. CA 90210	310-
Fariba Afshar Fariba Afshar	214 N. Elm Dr B.H. CA 90210	(310)
David Afsar David Afsar	216 N. ELM DR B.H. CA 90210	310-
Natalie Bael Natalie Bael	205 N. Elm Dr. B.H. CA 90210	310.

ATTACHMENT 5

From: WebCBH TRANSPORTATION
Subject: FW: 200 Block of North Elm Drive_S. Berkowitz
Attachments: PPP INSTRUCTIONS_MASTER_2014_04-22-14.pdf; PPP Municipal Code.pdf

From: Martha Eros
Sent: Tuesday, May 27, 2014 10:56 AM
To:
Cc: WebCBH TRANSPORTATION; Aaron Kunz; Jennifer Caldwell
Subject: RE: 200 Block of North Elm Drive_S. Berkowitz

Good morning Ms. Berkowitz.

Thank you for your correspondence re. the petition review for a permit regulation on the 200 block of North Elm Drive. Your correspondence will be forwarded to the Traffic & Parking Commission prior to the June 5th meeting. Attached is a copy of the Preferential Parking Permit Zone petition packet and a copy of the Beverly Hills Municipal Code as requested. The 300 block of North Elm Drive has 16 properties; a minimum of 51% (9 of 16) of the households are needed for a qualifying petition. Please feel free to contact me at 310-285-25412 with any questions re. the petition process and next steps.

Thank you,
Martha Eros

MARTHA EROS - x.2542
TRANSPORTATION PLANNER
COMMUNITY DEVELOPMENT

From: Rochelle (Shelley) Berkowitz
Sent: Monday, May 26, 2014 11:56 PM
To: WebCBH TRANSPORTATION
Subject: 200 Block of North Elm Drive

To Traffic and Parking Commissions,

I understand that you will be including the 200 North block of Elm Dr. in Zone "G"
There is no other choice since you designated several blocks west as Zone G.
The servers who work in the restaurants in Beverly Hills have no where else to park.

I will need to get instruction for 300 North Elm Dr. because our street gets crowded from 4:00 p.m.
I wish you could just include the 300 N. Elm block as well.

But there will be new problems as the servers will seek Maple, Palm, etc. to park. I don't know what the solution is.
I feel that all of Dayton beginning at Rexford should be freed up for the workers to park for their evening shift.

Thank you,
Shelley Berkowitz
302 N. Elm Dr.
Beverly Hills, CA 90210