



CITY OF BEVERLY HILLS
TRAFFIC & PARKING COMMISSION

June 5, 2014

TO: Traffic & Parking Commission
FROM: Martha Eros, Transportation Planner
SUBJECT: 700 Block of North Arden 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 700 block of North Arden Drive. Staff recommends including the 700 block of North Arden Drive and the north side of Elevado Avenue between the alleyways immediately east and west of North Arden Drive in Permit Zone “O” with a regulation of:

“2-Hour Parking, 8am-8pm, Monday through Saturday; and
No Parking, 8pm-2:30am, Daily, Permit ‘O’ Exempt”

Introduction

The 700 block of North Arden Drive is adjacent to Permit Zone “O” on the 500, 600 and 700 blocks of North Alta, Sierra¹, Oakhurst and Doheny Drives, and 800 Cinthia Street. Permit Zone “O” was originally established in 1982 on the blocks bordering Santa Monica Boulevard and Doheny Drive to mitigate evening parking intrusion generated by restaurant and entertainment activity from West Hollywood (82-R-6485).

Starting in September 2009, Transportation Planning began receiving resident-initiated petitions from the street blocks bordering Sunset Boulevard and Cinthia Street to address increased parking intrusion following the opening of the Soho House and Boa Restaurant in West Hollywood. The residential streets in West Hollywood (east of Doheny Drive) have restricted evening permit parking, thus the bordering residential streets in Beverly Hills provided free unrestricted parking for employees, patrons and limousines servicing the West Hollywood businesses.

Following approval of Zone “O” on the 700 block of North Alta Drive in July 2011, staff notified the residents of the 700 block of North Arden Drive of the new parking regulation on Arden Drive, installation of parking signs, and possible spillover parking onto adjacent blocks. A

¹ The Zone “O” parking regulation on the 600 block of North Sierra Drive only applies to the south end of the block between Carmelita Avenue and the 611/612 north property line; open, unregulated parking is available between the 611/612 north property line to Elevado Avenue.

petition packet with instructions and a copy of the Beverly Hills Municipal Code was included with the public notice.

In 2012, City Council approved an evening only "No Parking, 8 p.m. to 2:30 a.m." permit regulation on the 500 and 600 blocks of North Alta Drive to address commuter parking intrusion generated by new or renovated venues on Santa Monica Boulevard in West Hollywood (12-R-12866 and 12-R-12893 respectively). Residents witnessed restaurant employees and patrons dressed in uniform or evening attire parking adjacent to their homes and displacing family and guest parking. Per City Council direction, staff informed the 500 and 600 blocks of North Arden Drive of possible spill-over parking and the process to apply for a preferential permit parking zone.

Discussion

The 700 block of North Arden Drive has 18 single-family homes with approximately 62 on-street parking spaces. The street blocks on North Arden Drive between Sunset and Santa Monica Boulevards do not have a parking regulation, thus free unrestricted parking is available daily to the general public. A qualifying resident petition signed by (10 of 18 (51%) homes) was submitted in April 2014 requesting permit parking to mitigate parking intrusion by employees of businesses on Sunset Boulevard and the Luckman Building, trash, and to allow visitors to park adjacent to their homes.

The property located at 713 North Arden Drive has been under construction since May 2013, and construction is estimated to last another 9-12 months. Staff took into account 31 construction related vehicles parked on both sides of the street between 8 a.m. to 5 p.m.

Staff conducted a parking occupancy survey on Thursday, May 15, 2014 from 8 a.m. to 10:00 p.m. On average, 56% (35 of 62 spaces) of the on-street parking spaces were occupied during the 15-hour survey period, with peak-hour occupancy of 76% (47 of 62 spaces) at 12 p.m. The 56% occupancy data includes the construction vehicles.

When removing the construction vehicles from the analysis, average occupancy was 38% (24 of 62 spaces), with 61% (38 of 62 spaces) peak hour occupancy at 8 p.m. Day and evening spot counts were consistent with the occupancy survey (including the construction vehicles). Staff compared the parking occupancy counts for the 700 blocks of North *Alta* and *Sierra* Drives (conducted in 2010 and 2011 respectively) to current survey data, excluding the construction activity. 700 North Alta Drive experienced a 39% average occupancy (27 of 70 spaces) and 700 North Sierra Drive had an average daily occupancy of 34% (26 of 77 spaces).

A total of 122 vehicles were recorded during the survey period: 31 construction related trucks, and 82 commuter and nine resident vehicles based on license plate data. Nineteen construction vehicles parked an average of eight hours, and the remaining 12 vehicles averaged three hour duration.

Of the 82 commuter, 36 vehicles parked 1-2 hours; 21 vehicles parked 3-5 hours; 17 parked 6-8 hours; and eight parked 9-13 hours. The eight commuter vehicles parked 9-13 hours were evenly distributed on both sides of the street. Eight of the nine resident vehicles parked 1-4 hours and one remained parked nine hours. The commuter vehicles were mostly parked on the north end of the block. The construction vehicles were concentrated midblock on both sides of the street.

Staff supports the petition request based on the long-term commuter parking duration (46 vehicles over 2-hour duration) throughout the day and the comparable parking occupancy data on the adjacent blocks east of the 700 block of North Alta Drive prior to implementation of the preferential permit parking zone.

Noticing

Notices advising of the Traffic & Parking Commission's review of the petition at the June 5, 2014 meeting were mailed to 700 blocks of North Arden, Hillcrest, Alta Drives and the north half of the 600 blocks of North Alta and Sierra drives within 500 feet of the project area.

Five letters opposing the proposed permit parking regulation were received following receipt of the Public Notice.

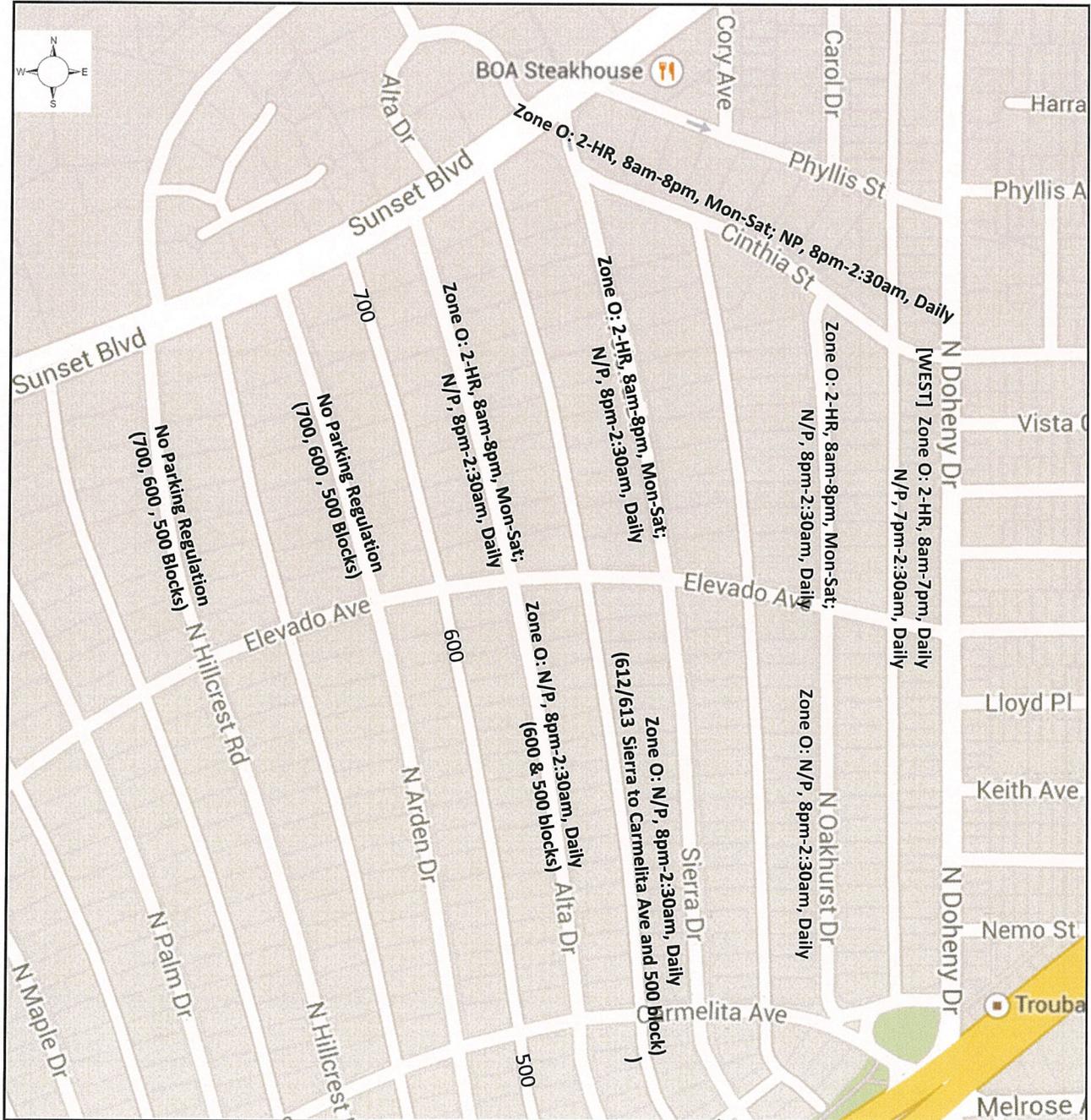
Recommendation

Pending public comment, staff recommends including the 700 block of North Arden Drive and the north side of Elevado Avenue between the alleyways immediately east and west of North Arden Drive in Preferential Parking Zone "O" with a regulation of:

**"2-Hour Parking, 8 a.m. to 8 p.m., Monday through Saturday, and
No Parking, 8 p.m. to 2:30 a.m., Daily, Permit 'O' Exempt"**

ATTACHMENT 1

700 BLOCK OF NORTH ARDEN DRIVE



ATTACHMENT 2

700 Arden Drive Parking Occupancy Survey

Date: Thursday, May 15, 2014

TOTAL PARKING OCCUPANCY 700 BLOCK OF ARDEN DRIVE

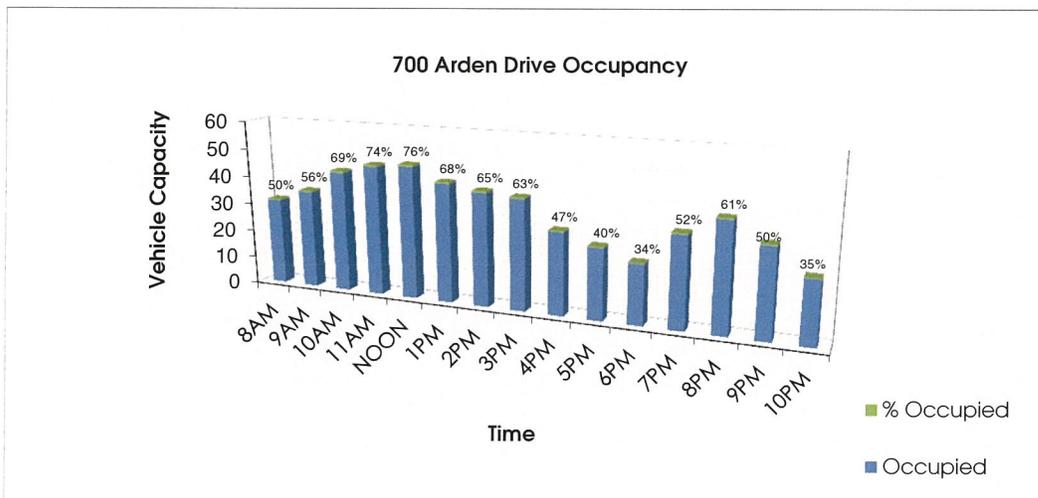
Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM	9PM	10PM	AVG
Occupied	31	35	43	46	47	42	40	39	29	25	21	32	38	31	22	35
Capacity*	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	-
% Occupied	50%	56%	69%	74%	76%	68%	65%	63%	47%	40%	34%	52%	61%	50%	35%	56%

PARKING DURATION

# Hours Parked	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
# Vehicles	22	27	14	11	9	8	8	6	12	3	0	0	2	0	0	122
% Veh. Parked	18%	22%	11%	9%	7%	7%	7%	5%	10%	2%	0%	0%	2%	0%	0%	100%

NON-RESIDENT PARKING OCCUPANCY

Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM	9PM	10PM	AVG
Non-Residents (NR)	30	35	41	44	45	40	39	37	28	22	19	30	36	28	21	33
Residents (R)	1	0	2	2	2	2	1	2	1	3	2	2	2	3	1	2
Capacity*	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	-
NR Occupancy	48%	56%	66%	71%	73%	65%	63%	60%	45%	35%	31%	48%	58%	45%	34%	53%
R Occupancy	2%	0%	3%	3%	3%	3%	2%	3%	2%	5%	3%	3%	3%	5%	2%	3%



*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.

700 Arden Drive Parking Occupancy Survey

Exclude Construction Vehicles

Date: Thursday, May 15, 2014

TOTAL PARKING OCCUPANCY

700 BLOCK OF ARDEN DRIVE

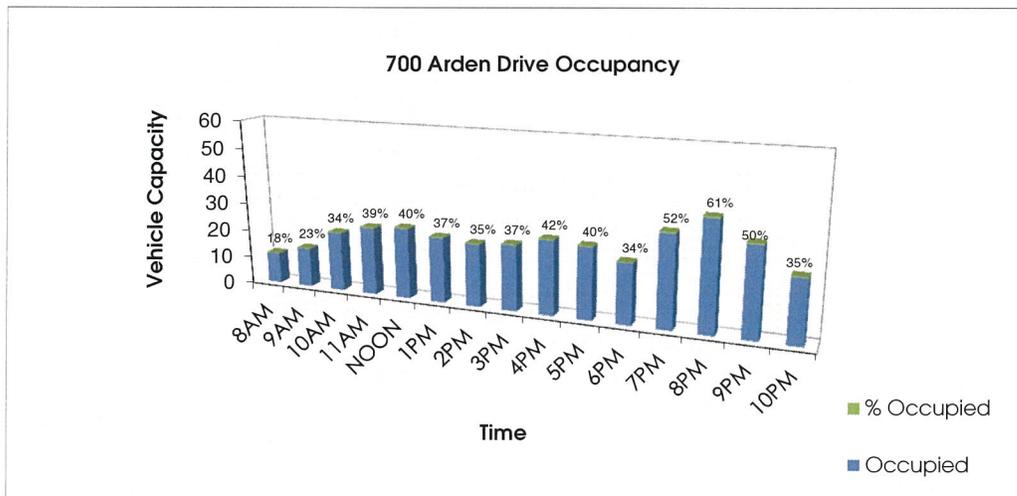
Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM	9PM	10PM	AVG
Occupied	11	14	21	24	25	23	22	23	26	25	21	32	38	31	22	24
Capacity*	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	-
% Occupied	18%	23%	34%	39%	40%	37%	35%	37%	42%	40%	34%	52%	61%	50%	35%	38%

PARKING DURATION

# Hours Parked	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
# Vehicles	22	27	14	11	9	8	8	6	12	3	0	0	2	0	0	122
% Veh. Parked	18%	22%	11%	9%	7%	7%	7%	5%	10%	2%	0%	0%	2%	0%	0%	100%

NON-RESIDENT PARKING OCCUPANCY

Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM	9PM	10PM	AVG
Non-Residents (NR)	10	14	19	22	23	21	21	21	25	22	19	30	36	28	21	22
Residents (R)	1	0	2	2	2	2	1	2	1	3	2	2	2	3	1	2
Capacity*	62	62	62	62	62	62	62	62	62	62	62	62	62	62	62	-
NR Occupancy	16%	23%	31%	35%	37%	34%	34%	34%	40%	35%	31%	48%	58%	45%	34%	36%
R Occupancy	2%	0%	3%	3%	3%	3%	2%	3%	2%	5%	3%	3%	3%	5%	2%	3%



*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

700 Block of North Arden 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 700 block of North Arden Drive and the north side of Elevado Avenue between the east and west alleyways of North Arden Drive.

MEETING: Traffic & Parking Commission

DATE: Thursday, June 5, 2014

TIME: 10:00 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, 8 a.m. to 8 p.m., Monday through Saturday, and No Parking, 8 p.m. to 2:30 a.m., Monday through Saturday, Permit 'O' Exempt."*

STAFF RECOMMENDATION:

Pending public comment, staff recommends establishing a permit regulation and including the 700 block of North Arden Drive in Zone "O" as follows:

*"2-Hour Parking, 8 a.m. to 8 p.m., Monday through Saturday, and
No Parking, 8 p.m. to 2:30 a.m., Daily, Permit 'O' 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

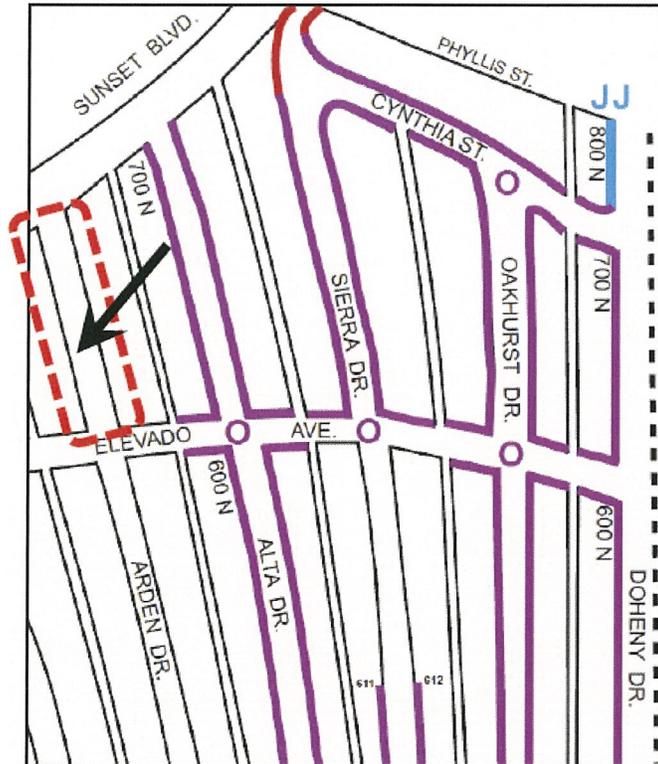
By Mail: City of Beverly Hills
Community Development - Transportation Planning
455 North Rexford Drive, Beverly Hills, CA 90210

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.

700 Block of North Arden Drive

Proposed Permit Regulation:
 2-Hour Parking, 8 a.m. to 8 p.m., Monday through Saturday, and
 No Parking, 8 p.m. to 2:30 a.m., Daily, Permit "O" Exempt



Existing Zone "O" Permit Regulation:

700 BLOCKS OF NORTH ALTA, SIERRA, OAKHURST AND DOHENY DRIVES	2-HOUR, 8AM-8PM, MON-SAT; and NO PARKING, 8PM-2:30AM, DAILY
800 BLOCK OF CINTHIA STREET	2-HOUR, 8AM-8PM, MON-SAT; and NO PARKING, 8PM-2:30AM, DAILY
600 BLOCK OF NORTH OAKHURST DRIVE	NO PARKING, 8PM-2AM, DAILY
WEST SIDE OF THE 600 BLOCK OF NORTH DOHENY DRIVE BETWEEN SANTA MONICA BLVD TO 625 PROPERTY LINE AT APPROX MIDBLOCK@ KEITH DRIVE IN WEST HOLLYWOOD	1-HOUR, 8AM-7PM, DAILY; and NO PARKING, 7PM-2:30AM, DAILY
WEST SIDE OF 600 NORTH DOHENY DRIVE BETWEEN ELEVADO AVE TO 625 PROPERTY LINE AT APPROX MIDBLOCK @ KEITH DRIVE IN WEST HOLLYWOOD	2-HOUR, 8AM-7PM, DAILY; and NO PARKING, 7PM-2:30AM, DAILY

ATTACHMENT 4

Subject: FW: Petition Request - Parking Permit Zone - 700 Block N. Arden Drive
Attachments: Petition Request - Parking Permit - 700 Block N Arden Dr.pdf

From: Assistant [[mailto:](#)]
Sent: Wednesday, April 16, 2014 9:22 AM
To: Martha Eros
Cc: Lisa Bonbright;
Subject: Petition Request - Parking Permit Zone - 700 Block N. Arden Drive

Hi Martha,

Please find attached the scanned copy of the final paperwork for:

Petition Request for a Preferential Parking Permit Zone for the 700 block of North Arden Drive in Beverly Hills.

The original copy will be sent in the mail today.

Please feel free to contact me should you have any questions or concerns.

Thank you again for all of your help with this matter. I really appreciate it!

Sincerely,

Molly Ridders
Executive Assistant to Lisa Bonbright

The Bonbright Corporation
8733 Sunset Blvd, Suite 205
West Hollywood, CA 90069
Office: 310

Lisa C Bonbright
712 N. Arden Drive
Beverly Hills, CA 90210

Traffic and Parking Commission
Attn: Martha Eros
455 North Rexford Drive
Beverly Hills, CA 90210

April 14, 2014

Dear Traffic and Parking Commission,

Please find enclosed our **Petition Request for a Preferential Parking Permit Zone**, for the **700 Block of North Arden Drive in Beverly Hills**.

Here are the details of the regulations we are requesting:

Type of Regulation: 2-Hour Parking (Permit O Exempt)
Enforcement Period: 8:00 AM – 8:00 PM
Effective Days: Monday through Saturday

and

Type of Regulation: NO Parking (Permit O Exempt)
Enforcement Period: 8:00 PM – 2:30 AM
Effective Days: Monday through Saturday

We are requesting the same parking regulations as the adjacent streets, from Doheny to Alta.

To clarify, this is what we want:

- 1) Residents will be able to park ALL DAY (8:00 AM – 2:30 AM) with a permit.
- 2) After 8:00 pm it will be Permit Parking ONLY, for residents.
- 3) Non-Residents can park for 2 hours without a permit, 8:00 am to 8:00 pm, Monday through Saturday.

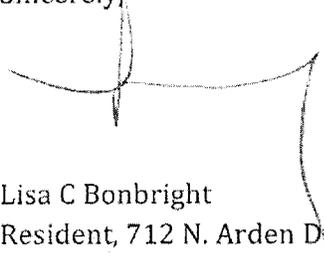
Here are reasons we are filing this petition:

- Employees of businesses on Sunset Blvd. are parking on our street, making it impossible to find parking in front of our homes.
- Employees of the Luckman building are also parking on our street, having figured out that it is free.
- Visitors to our homes are often forced to park one or two blocks away.
- Trash is being left on the street.
- All of this activity has impacted our quality of life.

Please feel free to contact me should you have any further questions or need additional information.

Thank you so much for your assistance with this matter.

Sincerely,



Lisa C Bonbright
Resident, 712 N. Arden Drive

Enclosed: Petition Request for Preferential Parking Permit Zone (3 Pages)



**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: ARDEEN DR. BLOCK OF 700
 LEAD PETITIONER: LSA Bonbright 310
Name Address Phone/Email

EXISTING REGULATION:	N/A <small>Hour/Time Limit</small>			
PETITION REQUEST:	8am 8pm <small>Hour/Time Limit</small>	m-Sat <small>Day(s)</small>	m-Sat <small>Enforcement Hours</small>	

(2 hour) permit only 8pm - 2:30am m-Sat.

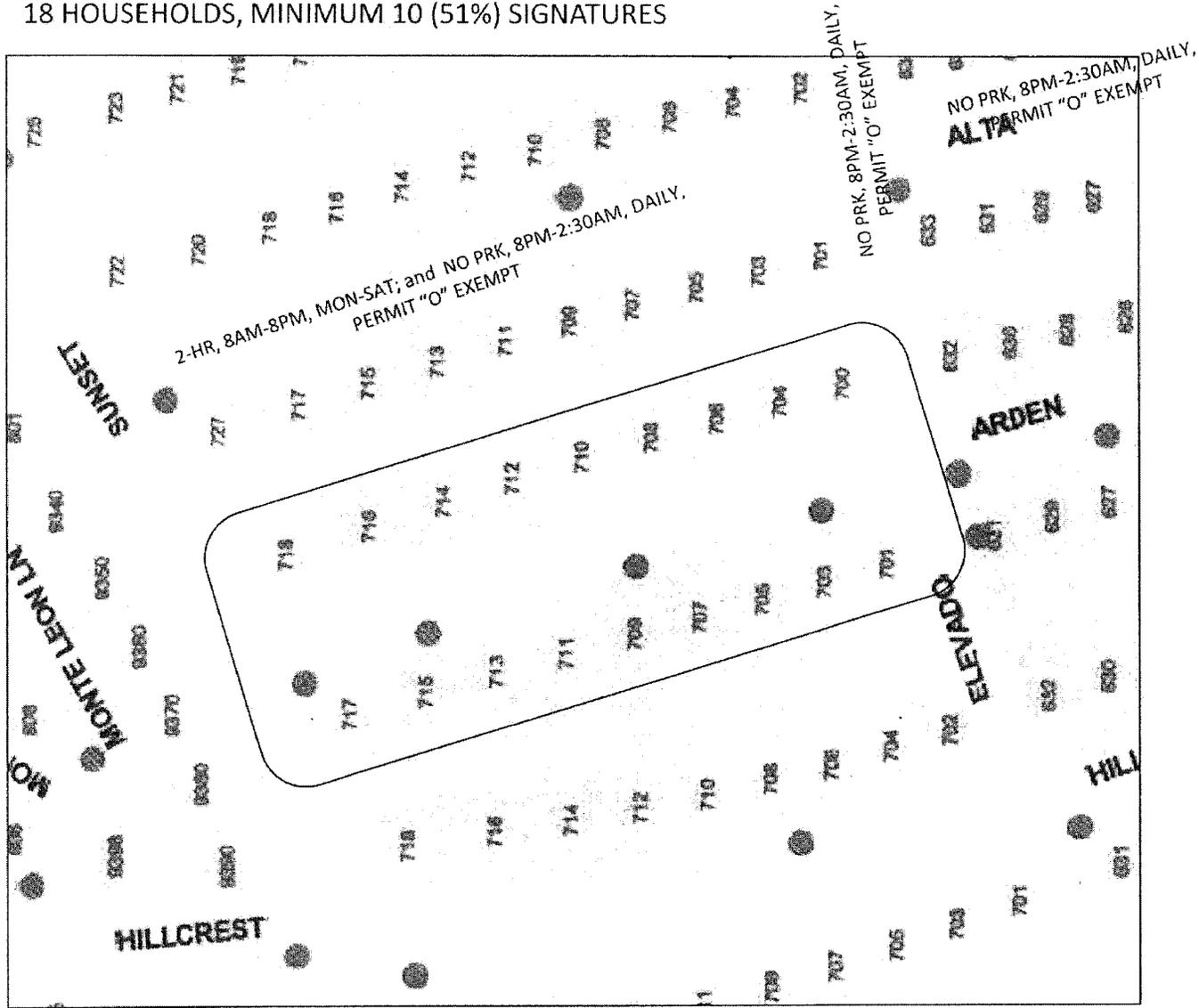
We collectively support the petition request for a permit parking regulation and acknowledge that a qualifying petition is final once submitted for review.

PRINT NAME & SIGNATURE	ADDRESS	PHONE # (OPTIONAL)
 MARK RUBIN	711 ARDEN DR. S.H.	310
 SALLY SHARONE	714 NO. ARDEN DRIVE	310
 SALLY SHARONE	717 N. ARDEN DRIVE	310-
 LSA BONBRIGHT	712 N. Arden Dr.	310

STREET: 700 BLOCK OF N. Arden Drive

PRINT NAME & SIGNATURE	ADDRESS	PHONE # (OPTIONAL)
PATRICIA Siler + Stanley	701 Arden	370
Lan Aljander	700 W Arden Dr. Berkeley CA 94710	
Georgina Trevino	709 W Arden Berkeley CA 94710	
Tommy	715 Arden	310
Barry Hacker	718 ARDEN	310.
M. Miller	710 N Arden	310

700 BLOCK OF NORTH ARDEN DRIVE
18 HOUSEHOLDS, MINIMUM 10 (51%) SIGNATURES



ATTACHMENT 5

**700 North Arden Drive
Establish Preferential Parking Permit Zone**

Existing Regulation: No Parking Regulation
 Petition Request: 2 Hour Parking, 8am-8pm, Monday through Saturday; and
 No Parking, 8pm-2:30am, Monday through Saturday
 Recommendation: 2 Hour Parking, 8am-8pm, Monday through Saturday; and
 No Parking, 8pm-2:30am, Daily, Permit "O" Exempt

As of May 28, 2014 - 4pm

DATE	ADDRESS	SUPPORT	OPPOSE
05/27/14	700 block of Arden Drive		X
05/27/14	623 North Arden Drive		X
05/27/14	623 North Arden Drive		X
05/27/14	703 North Arden Drive		X
05/28/14	702 North Hillcrest Drive		X

From: Lisa Henson
Sent: Tuesday, May 27, 2014 2:13 PM
To: WebCBH TRANSPORTATION
Cc: Sue Smalley; Cindra Ladd; Dave Pressler; jam
Subject: Hearing on June 5/Arden Drive

Dear Sirs,

I am very much against permit parking being instituted on our street, Arden Drive in Beverly Hills. We received written notice of a hearing on June 5th, which is 10am on a Thursday in the middle of the workday. I will be traveling on that day and unable to change my plans, but if I were in town it would not be easy or convenient to attend a 10am hearing. Nevertheless it is extremely important to me to have my concerns heard in a public forum. I would like to petition the city government to reschedule the hearing to a time and date where all concerned neighbors may be heard. Many of us are seriously opposed to the permit parking and it is not right for a hearing to be scheduled on such short notice at an inconvenient time for working people. It seems like we are already on the path to being railroaded with this completely unnecessary, unwanted, and inconvenient decision.

Please respond as soon as possible,

Lisa Henson

From: Joshua L. Gutfreund
Sent: Tuesday, May 27, 2014 2:47 PM
To: WebCBH TRANSPORTATION
Subject: Street Parking Permit Requirement - Policy Change?

Dear Beverly Hills Transportation Officials:

Deputy Director Aaron Kurz, Senior Engineer Bijan Vaziri, and Planner Martha Eros –

I own a home at 623 North Arden Drive in Beverly Hills. I have heard from neighbors that there is a contemplated change in street parking that would require permits. I have received no direct notice of 1) a hearing regarding this or 2) the City's potential rationale for this unnecessary, unwanted, and inconvenient new regulation that "solves" no problem or danger present on our street. If this is indeed the City's plan, I am 100% opposed and request time to be heard publicly and also to be informed of who favors this intrusion and why.

I would appreciate a response and confirmation of your receipt of this notice of objection.

Sincerely,

Josh Gutfreund

623 North Arden Drive
Beverly Hills, CA 90210

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From: Gutfreund, Jamie <
Sent: Tuesday, May 27, 2014 4:21 PM
To: WebCBH TRANSPORTATION
Cc: Sue Smalley; Cindra Ladd; Dave Pressler; Lisa Henson; jl_
Subject: RE: Hearing on June 5/Arden Drive

To Whom it May Concern,

We are in full agreement with Lisa Henson's note below.

My husband and I both work and will not be able to make this hearing on such short notice. We do not support permit parking and respectfully request that the hearing be rescheduled to allow all residents the appropriate opportunity to register our vote in this important matter.

Jamie and Josh Gutfreund

Jamie Gutfreund



The Intelligence Group - a division of CAA
2000 Avenue of the Stars, Los Angeles, CA 90067
p 424

Please consider the environment before printing this email

From: Lisa Henson [[mailto:](mailto:transportation@beverlyhills.org)
Sent: Tuesday, May 27, 2014 2:13 PM
To: transportation@beverlyhills.org
Cc: Sue Smalley; Cindra Ladd; Dave Pressler; Gutfreund, Jamie
Subject: Hearing on June 5/Arden Drive

Dear Sirs,

I am very much against permit parking being instituted on our street, Arden Drive in Beverly Hills. We received written notice of a hearing on June 5th, which is 10am on a Thursday in the middle of the workday. I will be traveling on that day and unable to change my plans, but if I were in town it would not be easy or convenient to attend a 10am hearing. Nevertheless it is extremely important to me to have my concerns heard in a public forum. I would like to petition the city government to reschedule the hearing to a time and date where all concerned neighbors may be heard. Many of us are seriously opposed to the permit parking and it is not right for a hearing to be scheduled on such short notice at an inconvenient time for working people. It seems like we are already on the path to being railroaded with this completely unnecessary, unwanted, and inconvenient decision.

Please respond as soon as possible,
Lisa Henson

From: Susan Smalley
Sent: Tuesday, May 27, 2014 6:14 PM
To: Gutfreund, Jamie; WebCBH TRANSPORTATION
Cc: Cindra Ladd; Dave Pressler; Lisa Henson; jlc ... Diane Conn; Susan Smalley
Subject: Re: Hearing on June 5/Arden Drive

To whom it may concern

My husband and I are very much against permit parking being instituted on our street, Arden Drive in Beverly Hills. We were told of this development by a neighbor and never received a notification of the upcoming hearing (which we learned is June 5th) or were contacted by anyone about this topic.

We live at 703 N. Arden Dr. and are completely opposed to permit parking on our street. We enjoy the flexibility of our family and friends visiting our residence and do not wish to have permits required on our lovely residential street. We are on a flight to NYC on June 5 at 10am but will happily have my assistant or son come to represent us if needed.

We would like to request our city government to reschedule any hearings re: permit parking on our street so that we, and neighbors opposed to this plan, can attend to represent our view. We have already identified many families on our block who do not agree with permit parking and do not want to see it voted upon at this time. It is extremely important to us to have our concerns heard in a public forum; we are long time residents of Beverly Hills and believe our voices need to be heard.

Please note we are in opposition to this proposal and do not believe it has been fairly deliberated.

Please respond as soon as possible,

Susan L. Smalley, Ph.D.

Professor Emeritus, UCLA

And

Kevin Wall
CEO, Controlroom

From: Kenin M. Spivak
Sent: Wednesday, May 28, 2014 11:11 AM
To: WebCBH TRANSPORTATION
Cc: Monique Letran
Subject: 2 Hour Parking Proposal

Importance: High

Gentlepersons:

I could not more strongly impose the creeping imposition of two hour parking restrictions into the residential area of Beverly Hills. A very major reason I purchased my home in Beverly Hills is the completely unrestricted parking in my neighborhood, aside from late at night. It would destroy the tranquility and convenience of my neighborhood for any restrictions of any nature to be imposed on or near my block.

It is an impossibility for visitors to park in my driveway, and an impossibility for many of my neighbors, absent incredible inconvenience.

That some individuals may park on my block or adjacent blocks for more than 2 hours – including all day – can't possibly be a real inconvenience for anyone given the high ratio of street to home. Anyone who complains is most likely akin to the person who won't pull out of a parking spot in a parking lot when he or she sees someone waiting – an overblown sense of property that claims anyone nearby is intruding on his rights.

Sure, I would prefer that no one ever park in front or on the side of my house without my permission (I have a corner house at Elevado and Hillcrest). But, my preference to own my sidewalk is not the same as truly being inconvenienced when people park there.

Any expansion of two hour parking must either be intended to generate revenues at the expense of homeowners, or to placate unreasonable concerns of those who abhor people in front of their houses. By contrast, it would destroy efficient use of property and inconvenience a large number of people – like me – who paid many millions of dollars to move to a neighborhood that had no restrictions.

Kenin M. Spivak

Kenin M. Spivak
Chairman & CEO
702 North Hillcrest Road.
Beverly Hills, California 90210 U.S.A.

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