



CITY OF BEVERLY HILLS
TRAFFIC & PARKING COMMISSION

April 2, 2015

TO: Traffic & Parking Commission

FROM: Martha Eros, Transportation Planner
Roger Vinalon Jr., Traffic Technician

SUBJECT: 300 Block of North Elm Drive – Request to Establish Preferential Parking Permit Zone

Attachments: A. Area Map
B. Parking Occupancy Counts
C. June 5, 2014 Notice of Public Meeting
D. Resident Petition
E. Correspondence

This report outlines a resident-initiated request to establish a preferential parking permit zone on the 300 block of North Elm Drive. Staff recommends including the 300 block of North Elm Drive in Permit 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”

Background

A qualifying petition signed by 69% (11 of 16) of the households on the 300 block of North Elm Drive was submitted in February 2015 requesting an evening parking regulation to address long-term commuter employee parking on the block. Residents of the 300 block of North Elm Drive observe restaurant employees parking on their block regularly during evenings and interfering with available parking for residents. With the expansion of permit Zone “G,” parking occupancy has shifted east towards the residential streets with 2-hour daytime regulations and/or unregulated free parking after 6 p.m.

Preferential Permit Parking Zone “G” was first established in 1979 on the 100 blocks of North Maple and Palm Drives with a regulation of “No Parking, 8 a.m. to 6 p.m., Monday through Saturday, Except by Permit” to address parking intrusion from the adjacent Wilshire Boulevard business corridor. Zone “G” was expanded starting in 2003 in response to a series of qualifying resident petitions from the 100 blocks of North Elm and Rexford Drives to address parking intrusion from businesses on Wilshire Boulevard and the business triangle. The adjacent sections of Clifton Way (between Rexford and Palm Drives) were included with a “No Parking Anytime, Except by Permit” regulation (04-R-11628) to mitigate late night noise for homes with bedroom windows facing Clifton Way.

In 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) to reduce parking intrusion from restaurant patrons and employees working dinner shifts in the business triangle. Shortly thereafter, the 300 block of Alpine Drive was added with a “No Parking, 8 a.m. to 6 p.m., Monday to Saturday, Except by Permit” (07-R-12433) regulation to alleviate 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 Permit Zone "G" with a "No Parking Anytime" regulation to address commuter parking and spillover parking effects from adjacent blocks with "No Parking Anytime" regulations (09-R-12663 and 11-R-12810).

In June 2014, the 200 block of North Elm Drive was added to Permit Zone "G" with "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." Residents of the 200 block of Elm Drive requested an evening regulation to address displaced resident parking due to long-term employee parking intrusion from Wilshire Boulevard and the business triangle.

Discussion

The 300 block of North Elm Drive has 16 single-family homes with approximately 31 on-street parking spaces and a non-permit "2-hour, 8 a.m. to 6 p.m., Except Sunday" parking regulation.

Staff conducted a parking occupancy survey on Thursday, March 12, 2015 from 8 a.m. to 10 p.m. On average, 35% (11 of 31 spaces) of the on-street parking spaces were occupied during the 15-hour survey period, with peak occupancy of 74% (23 of 31 spaces) from 5 p.m. to 7 p.m.

Occupancy

Period	Occupied / Total Spaces	Non-residents
Study: 8 a.m. – 10 p.m.	11 / 31 (35%)	10 / 11 (91%)
Peak: 5 p.m. - 7 p.m.	23 / 31 (74%)	21 / 23 (82%)

Duration

Total Vehicles	Commuters	6 – 9 Hour Duration
34	30/34 (88%)	17 / 30 (57%)

A total of 34 vehicles were recorded during the survey period, with 17 commuter vehicles parking between 6-9 hours. Starting at 4 p.m., 15 commuter vehicles remained in place until 10 p.m. when the survey activity ended. One resident vehicle parked on-street for 5 hours in the evening and one resident vehicle displayed a disabled placard and remained parked for the entire 14 hours of the survey period.

Staff observed a uniformed employee park midblock and walk southbound then west on Dayton at 4 p.m. Staff also observed six service vehicles during the observation period, all parking for a one-hour duration. The frontage at 308 North Elm was fenced, but no construction was taking place at the time of the survey.

Staff supports a daytime 2-hour and evening regulation on the 300 block of North Elm Drive and the adjacent sections of Dayton Way to address displaced resident parking, long-term employee parking intrusion, and 69% support from the residents requesting a permit regulation.

Noticing

Notices advising of the Traffic & Parking Commission's review of the petition at the April 2, 2015 meeting were mailed to the 200 and 300 blocks of North Foothill, Elm and Maple Drives.

One correspondence was received by close of business Wednesday, March 25, 2015, by a resident of the 300 block of North Elm supporting the petition request.

Recommendation

Pending public comment, staff recommends including the 300 block of North Elm Drive in Preferential Parking Zone "G" with a regulation of:

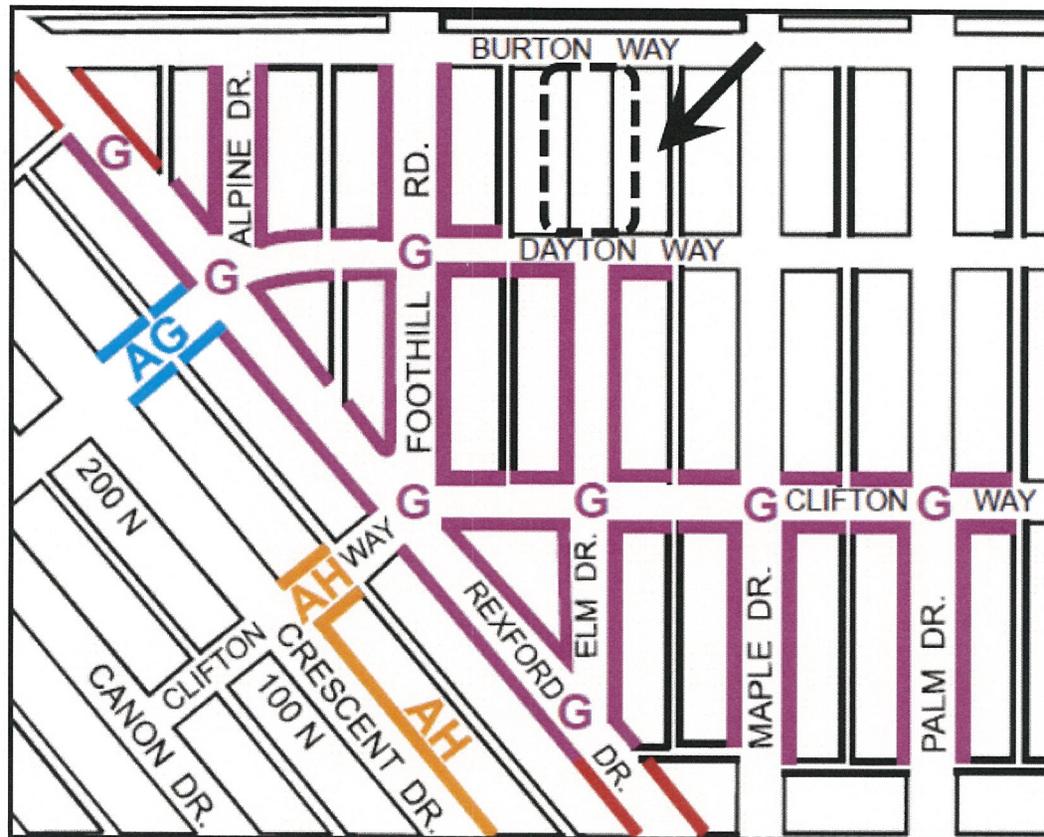
**"2-Hour Parking, 8 a.m. to 6 p.m., Daily, and
No Parking, 6 p.m. to 2:30 a.m., Daily, Permit 'G' Exempt"**

ATTACHMENT A

300 Block of North Elm Drive

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

Proposed Permit Parking Regulation:
"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 B

300 N. Elm Drive Parking Occupancy Survey

Date: Thursday, March 12, 2015

TOTAL PARKING OCCUPANCY 300 BLOCK OF N. ELM DRIVE

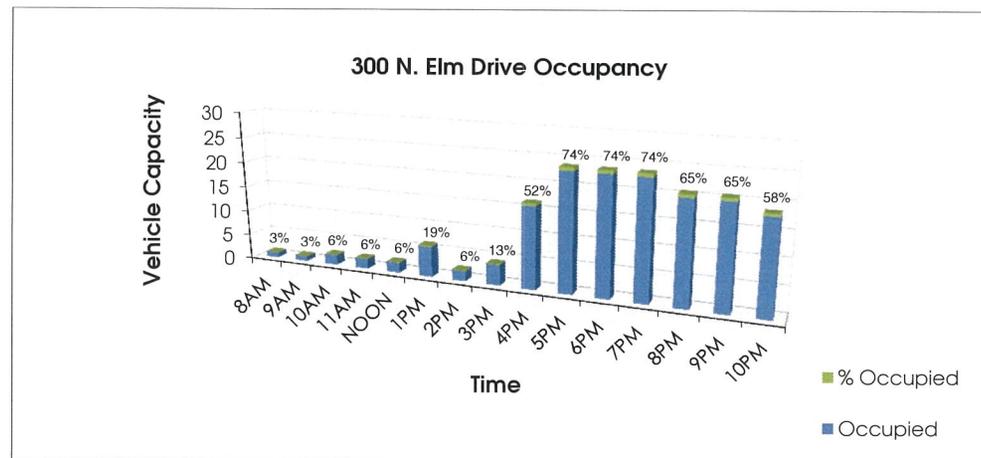
Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM	9PM	10PM	AVG
Occupied	1	1	2	2	2	6	2	4	16	23	23	23	20	20	18	11
Capacity*	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31
% Occupied	3%	3%	6%	6%	6%	19%	6%	13%	52%	74%	74%	74%	65%	65%	58%	35%

PARKING DURATION

# Hours Parked	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
# Vehicles	8	2	3	2	1	6	9	1	1	0	0	0	0	1	0	34
% Veh. Parked	24%	6%	9%	6%	3%	18%	26%	3%	3%	0%	0%	0%	0%	3%	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)	1	0	1	1	1	4	1	3	14	21	21	21	18	19	17	10
Residents (R)	0	1	1	1	1	2	1	1	2	2	2	2	2	1	1	1
Capacity*	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31
NR Occupancy	3%	0%	3%	3%	3%	13%	3%	10%	45%	68%	68%	68%	58%	61%	55%	31%
R Occupancy	0%	3%	3%	3%	3%	6%	3%	3%	6%	6%	6%	6%	6%	3%	3%	4%



*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.

300 N. Elm Drive Parking Occupancy Survey - Adjacent Dayton

Date: Thursday, March 12, 2015

TOTAL PARKING OCCUPANCY

NORTH SIDE DAYTON EAST AND WEST OF THE 300 BLOCK OF N. ELM DRIVE

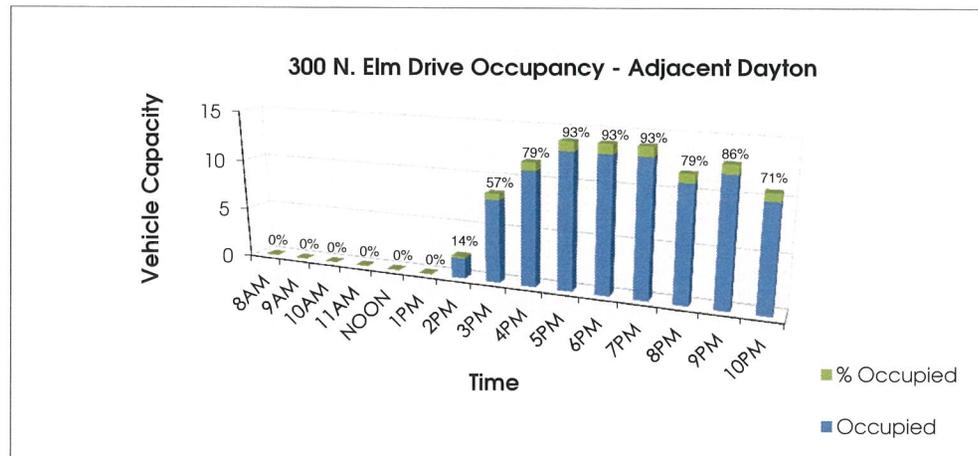
Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	6PM	7PM	8PM	9PM	10PM	AVG
Occupied	0	0	0	0	0	0	2	8	11	13	13	13	11	12	10	6
Capacity*	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
% Occupied	0%	0%	0%	0%	0%	0%	14%	57%	79%	93%	93%	93%	79%	86%	71%	44%

PARKING DURATION

# Hours Parked	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
# Vehicles	2	1	0	0	2	2	4	5	0	0	0	0	0	0	0	16
% Veh. Parked	13%	6%	0%	0%	13%	13%	25%	31%	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	6PM	7PM	8PM	9PM	10PM	AVG
Non-Residents (NR)																#DIV/0!
Residents (R)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Capacity*	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
NR Occupancy	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
R Occupancy	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%



*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 C



NOTICE OF PUBLIC MEETING

300 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 300 block of North Elm Drive between Dayton and Burton Ways.

- MEETING:** Traffic & Parking Commission
- DATE:** Thursday, April 2, 2015
- TIME:** 9:00 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 an evening permit regulation of "2-Hour Parking, 6 p.m. to 2:30 a.m., Daily, Except by Permit." The existing non-permit parking regulation on the 300 block of North Elm Drive is "2-hour parking, 8 a.m. to 6 p.m., Except Sunday."

STAFF RECOMMENDATION:

Pending public comment, staff recommends establishing a permit regulation consistent with the adjacent 200 block of North Elm Drive 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 April 2, 2015 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

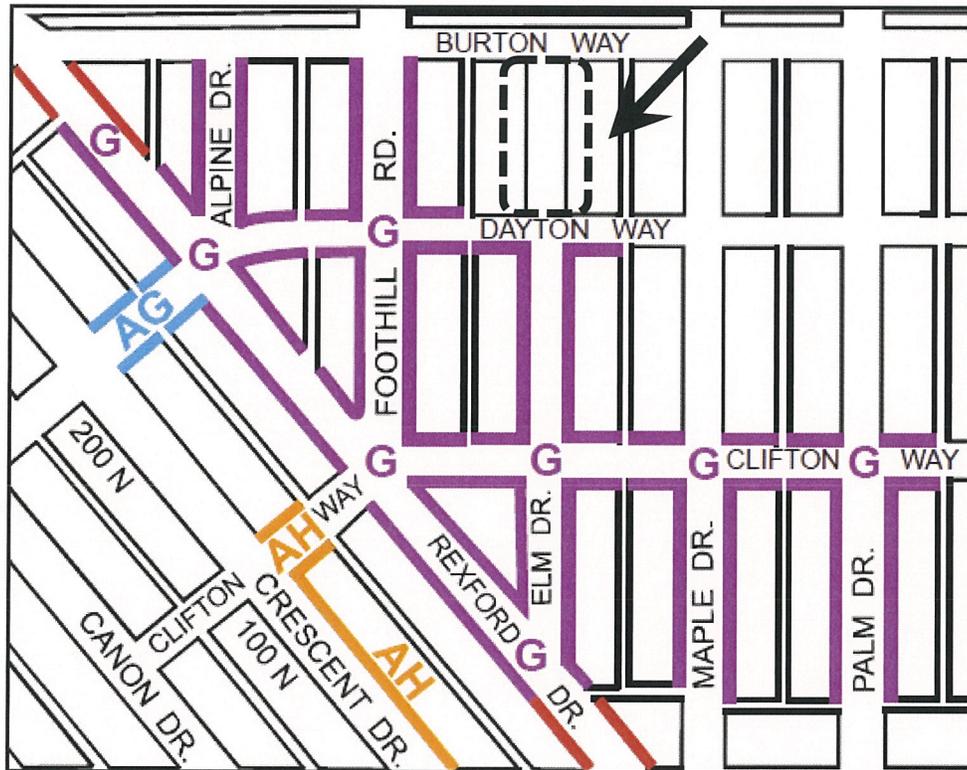
The Traffic & Parking Commission is an advisory board to the City Council. The Commission's recommendation of the petition request will be forwarded to the City Council for consideration at a future date. The City Council may approve, deny, or modify the Commission's recommendation.

If you would like additional information regarding this proposal, please contact the Transportation Planning division at (310) 285-1128.

300 Block of North Elm Drive

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

Proposed Permit Parking Regulation:
"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 D

To city of R.H.

2-13-15

We Residents of 300 Block N. Elm Dr.
Are Requesting Zone parking change
due To overcrowded after 8:00 P.M.
As Residents of 200 Block. Because
from 11:00 P.M. and after All employees
of Restaurants and I don't know who
come and park in our Block. When
we come home we can't move and park
our cars. They do littering and loitering
in and around the cars. changed their
clothes in the streets, Drink, come back
1-2 A.M. To Take their car, some drunk
and this is Not Beverly Hills streets. We
Have the right to decided for our street
by Law too. We demand to change the
parking Zone as soon as possible
lead petitioner *[Signature]*

To city of B.H. Transportation:

We Residents of 300 Block N. ELM Dr.

Requesting to have parking enforcement
after 6:00 p.m. in our street (Block)

Lead petitioner



2-10-15

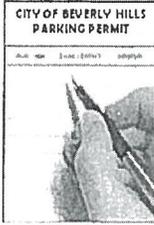
OJAN-GHALCHI

311 N. ELM Dr.

RECEIVED
City of Beverly Hills

FEB 10 2015

Planning Division
Community Development



**PREFERENTIAL PARKING PERMIT ZONE
PETITION REQUEST
2014**



15 FEB 10 AM 10:55

A *Preferential Parking Permit Zone* allows Beverly Hills residents to park a vehicle(s) on their block beyond the restricted parking hours. Residents of a designated permit zone may purchase up to three (3) annual permits per household at an approximate cost of \$35.00 each (*fees subject to change each fiscal year*). Permits are valid October 1st 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]

LEAD PETITIONER: Dr. OJAN-GHALCHÉ 311 N. ELM Dr.

STREET BLOCK Block 300 N. ELM B.H. C. 90210

EXISTING REGULATION:	2 Hour Parking 8 AM to 6 P.M. Time Regulation	— Enforcement Hours	— Effective Days	except saturday Day/Evening
PETITION REQUEST:	2-Hour parking Time Regulation	6 PM - 2:30 AM Enforcement Hours	Daily Effective Days	evening Daily Day/Evening

The residents of the above stated street block collectively support the petition request for a permit parking regulation and acknowledge that a qualifying petition is final once submitted.

PRINT NAME & SIGNATURE (REQUIRED)	ADDRESS (DWELLING UNIT REQUIRED)	PHONE # (OPTIONAL)
OJAN GHALCHÉ <i>[Signature]</i>	311 N. ELM Dr. B.H. C. 90210	
Daniel Stoll <i>[Signature]</i>	310 N. Elm Dr B.H. unit 90210	
MICHAEL KNOWLTON <i>[Signature]</i>	312 N ELM DR BEVERLY HILLS CA 90210	
HERBERT SCHWARTZ <i>[Signature]</i>	313 N. ELM DR B.H.	

RECEIVED

City of Beverly Hills

FEB 10 2015

APR 2014

Planning Division
Community Development

STREET: ELM DR. BLOCK OF 300

The residents of the above stated street block collectively support the petition request for a permit parking regulation and acknowledge that a qualifying petition is final once submitted.

15 FEB 10 AM 10:35

PRINT NAME & SIGNATURE (REQUIRED)	ADDRESS (DWELLING UNIT REQUIRED)	PHONE # (OPTIONAL)
<i>Cathy Lang</i> Cathy Lang	301 North Elm Dr, Beverly Hills, CA	
<i>Richard Berkowitz</i> Richard Berkowitz	302 N Elm Dr	
<i>ABRAHAM SAFARAN</i> ABRAHAM SAFARAN	304 N. ELM DR B.H. O.A 90210	
<i>KOUROSH NOORMAND</i> Kouros Noormand	309 N. ELM DR B.H. CA 90210	
<i>TAVOUS ENAYATI</i> Tavous Enayati	307. N. ELM DR. Beverly Hills CA 90210	
<i>ISAAC JACQUES R'BISSO</i> Isaac Jacques R'bisso	305 N. ELM DR	
<i>MENDEL SHUSTERMAN</i> Mendel Shusterman	303 N. ELM DR.	

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City of Beverly Hills

FEB 10 2015

Planning Division
Community Development

APRIL 2014

ATTACHMENT E

**300 North Elm Drive
Establish Preferential Parking Permit Zone**

Existing Regulation: 2-Hour Parking, 8 a.m. to 6 p.m., Except Sunday (Non-permit)

Petition Request: 2-Hour Parking, 6 p.m. to 2:30 a.m., Daily

Recommendation: 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

As of Wednesday, March 25, 2015, 5:30 p.m.

DATE	ADDRESS	SUPPORT	OPPOSE
03/23/15	315 N. Elm Drive	x	

WebCBH TRANSPORTATION

From:
Sent: Monday, March 23, 2015 5:45 PM
To: WebCBH TRANSPORTATION
Subject: 300 block of North Elm- permit zone

Dear Beverly Hills transportation

I received your notice today and I am glad that some action is being made to regulate the parking on Elm Drive. My house is in the corner of ELM and Burton Way (315 North Elm Dr) and I would like to make sure that the south side of Burton Way , parallel to my house, is also included in the restricted parking. At this moment it serves to all workers of Beverly Hills, restaurants, to the hotels cabs and Limousine and several workers/guests to the Hotel "L'hermitage". You have to know the garbage that they leave behind on my lawn, beer and soda cans, coffee cups, lunch and dinner packaging and several cigarette butts.

Please let me know if the Burton side is included, (your drawing on the notice does include the south side Burton Way at Elm level) it is very important, otherwise, parking will automatically continue to spill over my side.

Thank you for your attention

Regards

Mikael Cohen