



CITY OF BEVERLY HILLS

TRAFFIC & PARKING COMMISSION

July 9, 2015

TO: Traffic & Parking Commission

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

SUBJECT: 400 Block of South Almont Drive – Request to Modify Preferential Parking Permit Zone

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

This report outlines a resident-initiated request to modify the preferential parking permit zone on the 400 block of South Almont Drive. Staff recommends modifying the existing permit regulation of "2-Hour Parking, 8 a.m. to 6 p.m., Daily, Permit 'EE' Exempt" to a regulation of:

"No Parking, 8 a.m. to 6 p.m., Monday through Saturday, Permit 'EE' Exempt"

Background

A qualifying petition signed by 67% (20 of 30) of the households on the 400 block of South Almont Drive was submitted in April 2015 requesting a modification to the existing 2-hour daytime parking regulation to address commuter parking on the block. Residents expressed concerns regarding the lack of available daytime parking for residents due to commuter intrusion caused by the adjacent shopping plaza and car dealership.

The 400 block of South Almont runs north-south between Olympic Boulevard and Whitworth Drive and has 30 single-family residences south of the alley, with businesses and metered parking north of the alley. The block was added to Preferential Permit Parking Zone "EE" in 1994 with a regulation of "2-Hour parking, 8 a.m. to 6 p.m., Daily, Except by Permit" to address resident concerns about their inability to park their vehicles or those of their guests in front of their homes for any period longer than two hours. In 1989, Zone EE was previously implemented on the 400 block of South Wetherly Drive with the same parking regulation.

Beverly Hills Plaza has 21 storefronts and is located on the southeast of Olympic Boulevard with 79 subterranean parking spaces beneath the plaza and 19 off-street spaces at ground level. An Infiniti property for vehicle preparation is located on the southwest side of Olympic Boulevard with off-street parking within the lot. Three other properties are located west of the Infiniti lot, including a dentistry, office equipment sales and law offices. An Infiniti Service location is located directly across Olympic Boulevard on the north side. An O'Gara Coach dealership will occupy the vacant property directly east of the service location across Almont.

Discussion

Staff conducted a parking occupancy survey on Thursday, May 5, 2015 from 8 a.m. to 6 p.m. On average, 61% (21 of 35 spaces) of the on-street parking was occupied during the 11-hour survey period, with peak-hour occupancy of 71% (25 of 35 spaces) during the 3 p.m. hour. Vehicles were concentrated from mid-block to the north end of the block near Olympic Boulevard.

Of the 80 vehicles recorded during the survey period, 17 were registered to residents. Fourteen vehicles displayed Zone "EE" permits and four displayed disabled placard permits. Six of the 14 vehicles displaying Zone "EE" permits were registered to residents and one of the four disabled placards was registered to a resident.

Occupancy

Period	Average Occupied / Total Spaces	Average Non-residents
Study: 8 a.m. – 6 p.m.	21 / 35 (61%)	15 / 21 (71%)
Peak: 3 p.m.	25 / 35 (71%)	19 / 25 (76%)

Non-resident Duration

Total Vehicles	Non-residents	3 – 11 Hour Duration
80	63 / 80 (79%)	25 / 63 (40%)

During the survey period, 29 vehicles were parked for one hour and 17 vehicles were parked for two hours, equaling 36 of the 80 vehicles observed. Of the remaining 44 vehicles, 11 had Zone "EE" permits, four had disabled placards and 29 were in violation of the 2-hour restriction.

The adjacent section of Whitworth Drive had an average occupancy of 12% (1 of 7 spaces), with peak-hour occupancy of 29% (2 of 7 spaces) at 1 p.m., 2 p.m. and 3 p.m. The adjacent sections of Whitworth Drive will be included with this modification request.

Three 2-hour meters are available on the 400 block of South Almont Drive north of the alley and eight 2-hour meters are available on the south side of Olympic Boulevard between Wetherly and Almont Drive. The entire south side of Olympic Boulevard between Almont and La Peer Drive has a No Stopping Anytime restriction.

Staff simultaneously conducted parking surveys on the 400 blocks of South Wetherly and La Peer Drives during the Almont survey period. There were 46 instances of vehicles re-parking within 500 feet and within a 4-hour period, in violation of Beverly Hills Municipal Code 4-2-705 (Parking Restrictions). Of these 46 instances, 21 occurred on the 400 block of South Almont. Staff also observed five vehicles temporarily park adjacent to the Beth Jacob synagogue, located on the southwest corner of Wetherly Drive and Olympic Boulevard, to either pick up or drop off children. Two of these five vehicles parked illegally, blocking a driveway.

Resident correspondence in reference to the petition expressed parking intrusion by patrons and employees of Infiniti and Beverly Hills Plaza as well as the anticipated reduction of parking according to O'Gara Coach's conditional use permit.

Pending public comment, staff recommends modifying the current 2-hour daytime permit regulation to "No Parking 8 a.m. to 6 p.m., Monday through Saturday, Permit 'EE' Exempt" based on the high volume of 1-hour parking and re-parking, the current use of Zone "EE" permits, and parking by non-residents for extended durations. While additional enforcement may reduce some commuter parking in the short-term, a "No Parking" regulation would address the commuter parking issue on a longer-term, sustainable basis. The block is bordered by a principal arterial with commercial properties that have available metered and off-street parking spaces (either onsite or a parking lot) and adjacent blocks with restricted parking.

Noticing

Notices advising of the Traffic & Parking Commission's review of the petition at its July 9, 2015 meeting were mailed to residents on the 400 blocks of South Almont, Wetherly and La Peer Drives and to the adjacent businesses on Olympic Boulevard on June 29, 2015.

Recommendation

Pending public comment and Traffic & Parking Commission discussion, staff recommends modifying the existing permit zone on the 400 block of South Almont Drive and the adjacent sections of Whitworth Drive with a regulation of:

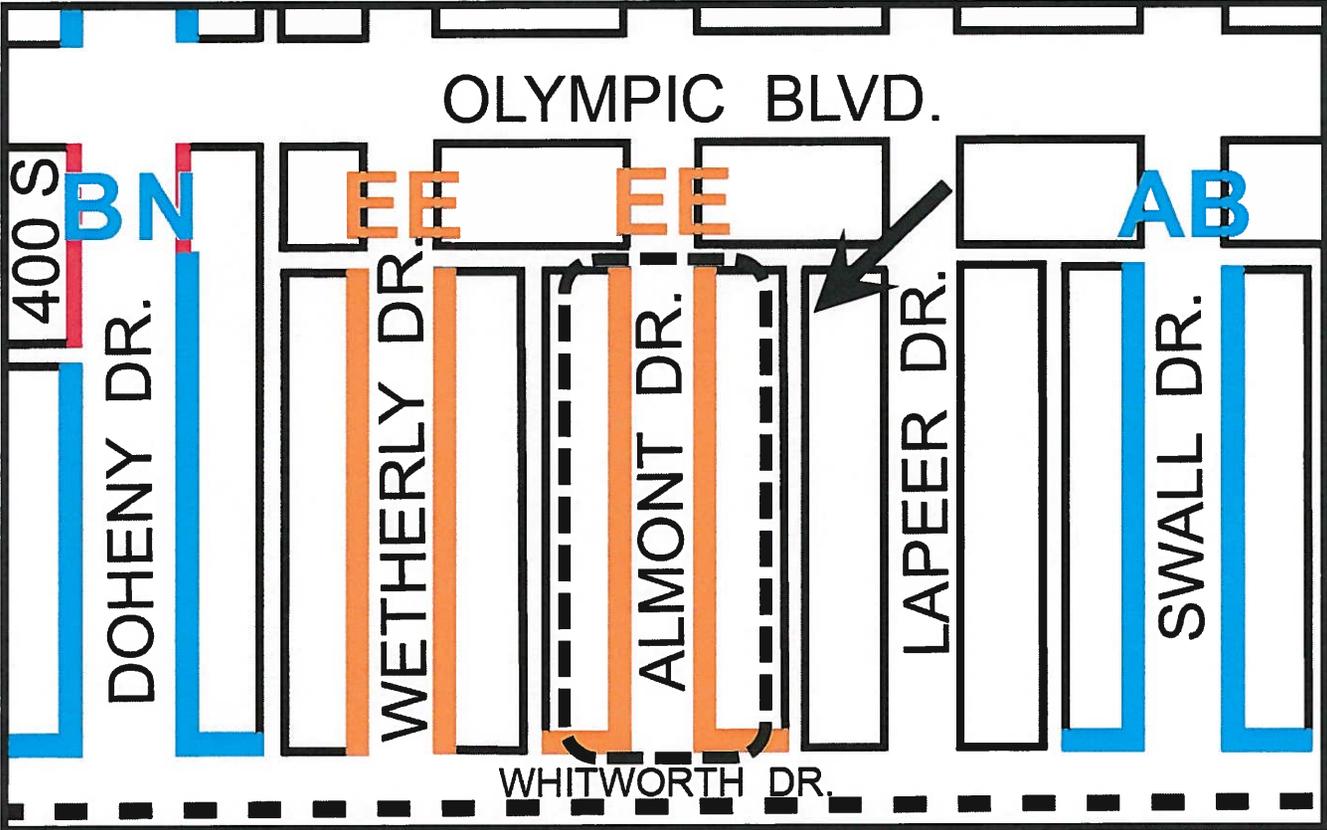
"No Parking, 8 a.m. to 6 p.m., Monday through Saturday, Permit 'EE' Exempt"

ATTACHMENT A

300 Block of North Elm Drive

Current Permit Parking Regulation:
"2-Hour Parking, 8 a.m. to 6 p.m., Daily, Permit 'EE' Exempt"

Proposed Permit Parking Regulation:
"No Parking, 8 a.m. to 6 p.m., Monday through Saturday, Permit 'EE' Exempt"



ATTACHMENT B

400 S. Almont Drive Parking Occupancy Survey

Date: Thursday, May 7, 2015

TOTAL PARKING OCCUPANCY 400 BLOCK OF S. ALMONT DRIVE

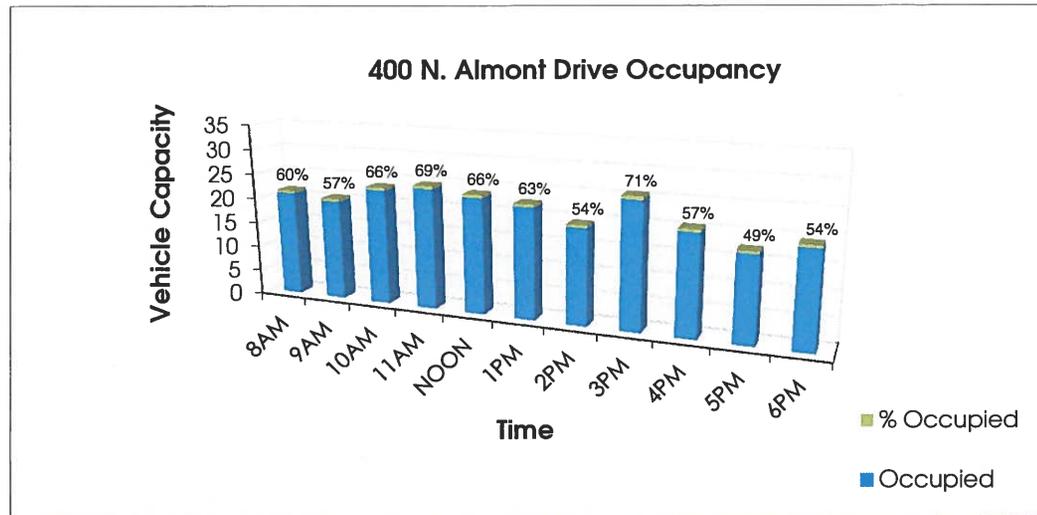
Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	6PM	AVG
Occupied	21	20	23	24	23	22	19	25	20	17	19	21
Capacity*	35	35	35	35	35	35	35	35	35	35	35	35
% Occupied	60%	57%	66%	69%	66%	63%	54%	71%	57%	49%	54%	61%

PARKING DURATION

# Hours Parked	1	2	3	4	5	6	7	8	9	10	11	TOTAL
# Vehicles	29	17	12	7	4	3	4	1	0	1	2	80
% Veh. Parked	36%	21%	15%	9%	5%	4%	5%	1%	0%	1%	3%	100%

NON-RESIDENT PARKING OCCUPANCY

Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	6PM	AVG
Non-Residents (NR)	13	14	16	17	16	17	13	18	16	13	15	15
Residents (R)	8	6	7	7	7	5	6	8	4	4	4	6
Capacity*	35	35	35	35	35	35	35	35	35	35	35	35
NR Occupancy	37%	40%	46%	49%	46%	49%	37%	51%	46%	37%	43%	44%
R Occupancy	23%	17%	20%	20%	20%	14%	17%	23%	11%	11%	11%	17%



*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.

400 S. Almont Drive Parking Occupancy Survey - Adjacent Whitworth Drive

Date: Thursday, May 7, 2015

TOTAL PARKING OCCUPANCY WHITWORTH DRIVE AJACENT TO 400 S. ALMONT

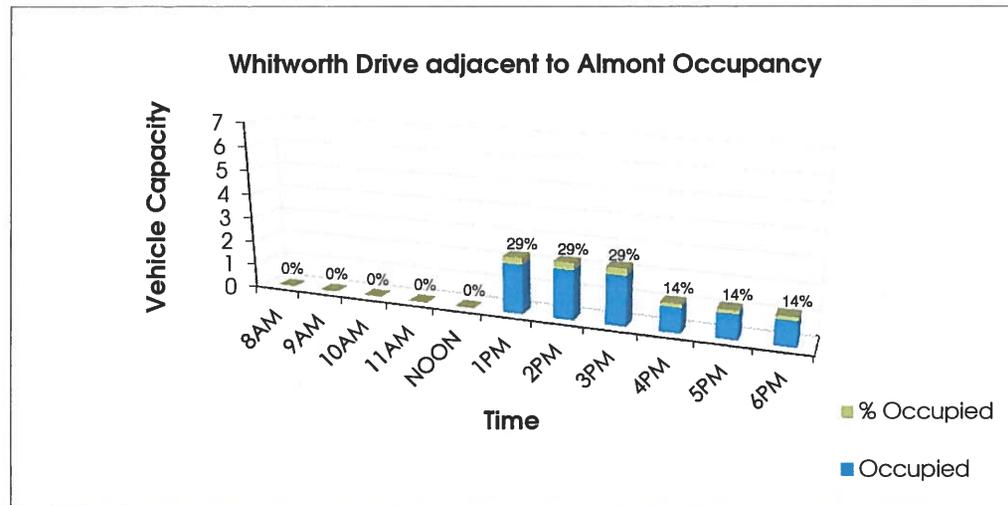
Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	6PM	AVG
Occupied	0	0	0	0	0	2	2	2	1	1	1	1
Capacity*	7	7	7	7	7	7	7	7	7	7	7	7
% Occupied	0%	0%	0%	0%	0%	29%	29%	29%	14%	14%	14%	12%

PARKING DURATION

# Hours Parked	1	2	3	4	5	6	7	8	9	10	11	TOTAL
# Vehicles	0	0	1	0	0	1	0	0	0	0	0	2
% Veh. Parked	0%	0%	50%	0%	0%	50%	0%	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)	0	0	0	0	0	2	2	2	1	1	1	1
Residents (R)	0	0	0	0	0	0	0	0	0	0	0	0
Capacity*	7	7	7	7	7	7	7	7	7	7	7	7
NR Occupancy	0%	0%	0%	0%	0%	29%	29%	29%	14%	14%	14%	12%
R Occupancy	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

400 Block of South Almont Drive Request to Modify a Preferential Parking Permit Zone

The Community Development Department invites your participation in the review of a resident-initiated petition to modify the Preferential Parking Permit Zone on the 400 block of South Almont Drive between Olympic Boulevard and Whitworth Drive.

MEETING: Traffic & Parking Commission

DATE: Thursday, July 9, 2015

TIME: 9:00 a.m., or as soon thereafter as the matter may be heard

LOCATION: City Hall, 455 N. Rexford Drive, Beverly Hills, CA, 90210
Council Chambers, 2nd Floor

PETITION REQUEST: Modify the permit regulation from "2-Hour Parking, 8 a.m. to 6 p.m., Daily, Except by Permit" to "No Parking, 8 a.m. to 6 p.m., Monday through Saturday, Except by Permit."

STAFF RECOMMENDATION:

Pending public comment, staff recommends modifying the permit regulation as follows:

"No Parking, 8 a.m. to 6 p.m., Monday through Saturday, Except by Permit"

PUBLIC COMMENT: Persons wishing to comment on this item are invited to attend the July 9, 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

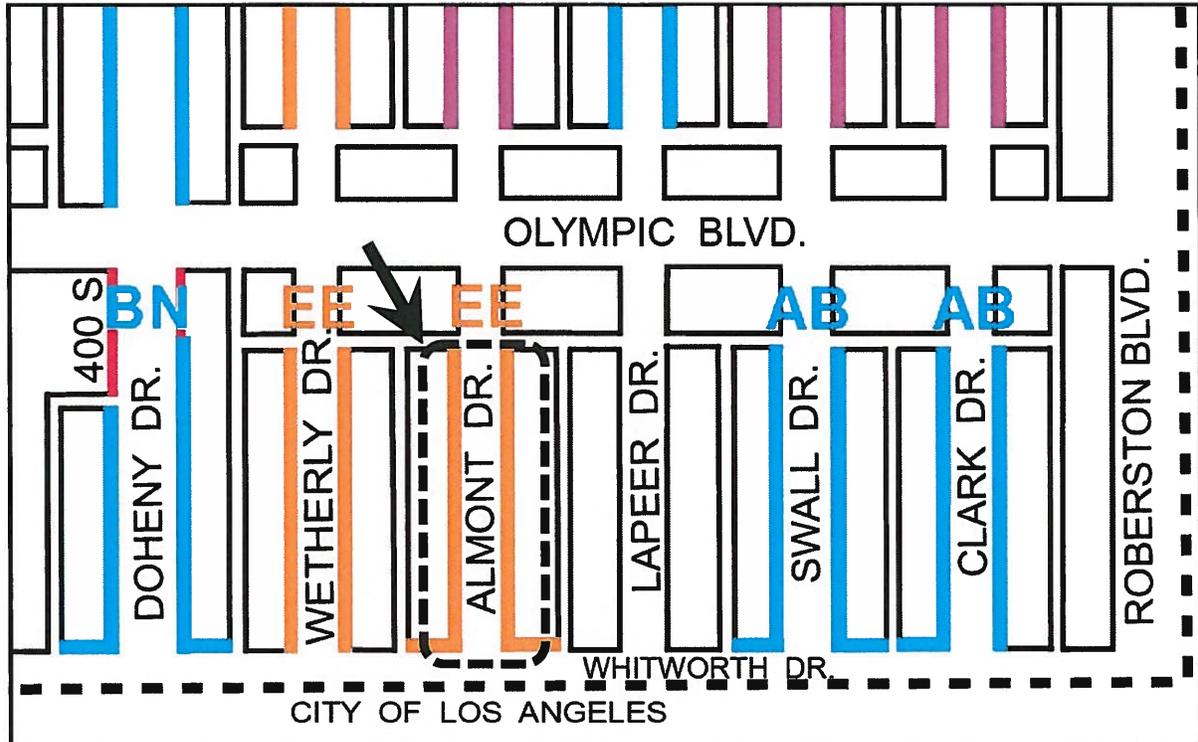
The Traffic & Parking Commission is an advisory board to the City Council. The Commission's recommendation of the petition request will be forwarded to the City Council for consideration at a future date. The City Council may approve, deny, or modify the Commission's recommendation.

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

400 Block of South Almont Drive

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

Proposed Permit Parking Regulation:
"No Parking, 8 a.m. to 6 p.m., Monday through Saturday, Except by Permit"



ATTACHMENT D

April 13,2015

Hi Martha,

Enclosed are the required signatures necessary to change our parking from:
Daily, 8am to 6pm-, to: parking permit only, 8am to 6pm, Monday through Sat.

434, 438, & 442 are owned by a corporation. Lisa Kessler is on record as the legal individual to sign any & all documents for these 3 addresses.
However, without these 3 addresses, we have over the required amount of signatures.

442 So. Almont house is occupied by Karen Berg. She travels more than she is home.
431 So. Almont has been unoccupied for months. The owner passed away & his sister is in a care facility.

Our parking is very limited and this is why we are requesting a preferential parking permit zone:

1. Infinity is situated on a corner lot on Almont, south side of street on Olympic Blvd.
The 2nd lot is between Almont & Wetherly, north side of street.
Infinity occupies the whole block on Olympic Blvd.
2. There is a 2 story shopping mall on Olympic Blvd. between LaPeer & Almont, south side of street. The mall occupies the whole block. The mall is 100% rented.
The shoppers as well as employees, park on our street.
3. O'Gara Coach (Rolls Royce) is now located at 8833 Olympic Blvd. They bought the building at 8955 Olympic Blvd., between Almont & La Peer on the north side of the street (which occupies the whole block)
They plan to remodel and move into this location
The project includes a request for a reduction in required parking. This request is in The Project List (4/1/2015), Planning Division.

Thank you for all your help.....

Sherry Tedeschi (443 South Almont)

APR 13 2015



**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: ALMONT BLOCK OF 400 South

LEAD PETITIONER: Sherry Tedeschi 443

EXISTING REGULATION:	Hour/Time Limit	Day(s)	Enforcement Hours	Day/Evening
	2	Daily		
PETITION REQUEST:	Hour/Time Limit	Day(s)	Enforcement Hours	Day/Evening
	NO PARKING PERMIT ONLY	Monday through Friday	8AM-6PM	MONDAY THROUGH FRIDAY

(NOT Sunday)

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)
ROBERT TEDESCHI Robert Tedeschi	443 S. ALMONT DR B.H. 90211	
KCVS Liam D. Krack 434 S. Almont Dr.	434 S. Almont Dr. B.H. 90211	
KCVS Liam D. Krack	438 S. Almont Dr.	
KCVS Liam D. Krack	442 S. Almont Dr.	

City of Beverly Hills

APR 13 2015

STREET: Almont BLOCK OF 400

COMMUNITY DEVELOPMENT

PRINT NAME & SIGNATURE	ADDRESS	PHONE # (OPTIONAL)
Lisa D. Kissler Mrs. D. Kissler	447 S. Almont Dr. B.H. CA. 90211	
Alan Masangkay ALB	458 S. Almont Drive	
IRIS FIRSHENBERG Iris	467 S. Almont Dr.	
Louise Tigner Louise Tigner	470 S Almont Dr	
Robert Gustafson Robert Gustafson	471 S Almont Dr	
JABBA YEHOSHUA Jabba	446 S. ALMONT DR BH CA 90211	
JANET HASSON Janet Hasson	422 S. ALMONT DR BH CA 90211	
ANAT SADAN Anat	454 S. Almont Dr. Beverly Hills 90211	
TANI MUREALI Tan	Beverly Hills CA 90211 451 S. ALMONT DR	
Charles Mandel	Beverly Hills 455 S. Almont Dr.	
Jaime Puente Jaime	423 S. Almont Dr. Beverly Hills, CA 90211	
JUDITH ROZZER Judith Rozzer	474 S. ALMONT DR	
Rita Sker Rita	426 S. Almont Dr.	
James Gibson James	475 S. Almont Dr	
William	4162 S. Almont	

Laura Adler 466 S. Almont
Lana