



CITY OF BEVERLY HILLS
TRAFFIC & PARKING COMMISSION

September 3, 2015

TO: Traffic & Parking Commission

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

SUBJECT: 100 Block of North Carson Road – Request to Modify Preferential Parking Permit Zone

ATTACHMENTS: A. Area Map
B. Parking Occupancy Counts
C. August 24, 2015 Notice of Public Meeting
D. Resident Petition
E. Correspondence

This report outlines a resident-initiated request to modify the existing preferential parking permit zone on the 100 block of North Carson Road. Staff recommends changing the current permit regulation of "1-Hour Parking, 8 a.m. to 5 p.m., Daily, and No Parking, 5 p.m. to 2 a.m., Daily, Except by Permit" to:

"No Parking Anytime, Permit 'AF' Exempt"

Background

A qualifying petition signed by 92% (36 of 39) of the households on the 100 block of North Carson Road was submitted in June 2015 requesting a modification of the existing permit parking regulation to preclude parking at all times except with a permit hangtag. The petition requests modifying the existing 1-hour daytime permit regulation to address parking intrusion by commuters visiting the business district on Wilshire Boulevard and possible overflow parking from Willaman and Stanley Drives.

Preferential Permit Parking Zone "AF" on the 100 block of North Carson Road was established in 1995 with the current regulation of "1-Hour Parking, 8 a.m. to 5 p.m., Daily, Except by Permit and No Parking 5 p.m. to 2 a.m., Daily, Except by Permit" in response to residents' concerns of commuter vehicle intrusion. The zone was approved based on resident support (85%), commuter intrusion, noise, and traffic hazards generated by places of business along adjacent Wilshire Boulevard.

The 100 block of North Carson Road has 39 single-family homes with approximately 53 on-street parking spaces. The street block is bordered by Clifton Way on the north (adjacent to the City of Los Angeles boundary) and the business district along Wilshire Boulevard on the south. There are no alleys separating the business district from residential homes, nor between the street blocks from Robertson to La Cienega Boulevards. On the southern end of Carson Road are seven 2-hour meters, and ten 1-hour meters along the adjacent sections of Wilshire Boulevard.

The 8641 Wilshire-Carson Medical Building located on the northwest corner of Carson Road and Wilshire Boulevard provides 136-space subterranean parking spaces for commercial and medical offices, a pharmacy and City National Bank. Free validated parking is provided for medical patients (Resolution No. 1346, section 4; 2004). On the northeast corner, the restaurant Relais de Paris opened in July 2015 with 14 dedicated off-street parking spaces behind the restaurant north of Wilshire.

Discussion

Staff conducted a parking occupancy survey on Thursday, August 6, 2015 from 8 a.m. to 5 p.m. On average, 44% (23 of 53 spaces) of the on-street parking spaces were occupied with peak occupancy of 60% (32 of 53 spaces) at 3 p.m.

Total Occupancy

Period	Occupied / Total Spaces
8 a.m. – 5 p.m. (average)	23/53 (44%)
3 p.m. (peak)	32/53 (60%)

Resident/Nonresident Occupancy

Residency	Ratio	Average Occupancy
Residents	22 / 125 (18%)	11%
Non-residents	103 / 125 (82%)	33%

Duration

Occupant Type	Ratio	Average Duration
Permit AF	9 /125 (7%)	4 hours
Commuters	103 / 125 (82%)	2 hours
Disabled Placards	26 /125 (21%)	3 hours

A total of 125 vehicles were recorded during the parking occupancy survey; 22 of the vehicles are registered to residents and 103 were non-resident vehicles. Of the 125 total vehicles, 79 vehicles turned-over within the 1-hour parking time limit (63%) and 4 vehicles with Zone “AF” permits remained parked for 5 to 9-hour durations. Four vehicles with disabled placards remained parked for 7 to 10 hour durations while the remaining 22 vehicles with disabled placards parked for an average 2 hours. Three of 9 (9 of 125 total) vehicles displaying Zone “AF” permits are registered to residents, and 8 of 26 (26 of 125 total) vehicles with disabled placards are registered to residents. Parking was heavier from midblock to the south end of the street.

Parking counts for available off-street parking in adjacent, private parking garages and lots were also collected; of the total 136 spaces in the 8641 Wilshire subterranean parking garage, 72 spaces (53%) were occupied. The building employee on duty stated that parking was for both employee and visitor vehicles and that the garage typically has spaces available. The Relais de Paris lot has 14 total spaces (including one disabled parking space) of which 6 were occupied (43%) at 2 p.m. The 7 meters on the south end of Carson Road averaged 91% occupancy during the survey period.

Pending public comment, staff supports a permit regulation of “No Parking Anytime, Except by Permit” on the 100 block of North Carson Road based on 92% support from residents, high commuter occupancy concentrated near the Wilshire commercial corridor and availability of off-street parking. The modified regulation will not wrap onto Clifton Way. This regulation would mirror the 100 block of North Le Doux two blocks to the east.

Noticing

Notices advising of the Traffic & Parking Commission's review of the petition at the September 3, 2015 meeting were mailed to the 100 blocks of Carson Road, Willaman and Stanley Drives and the adjacent blocks of Wilshire Boulevard and Clifton Way.

No correspondence was received by close of business Wednesday, August 26, 2015.

Recommendation

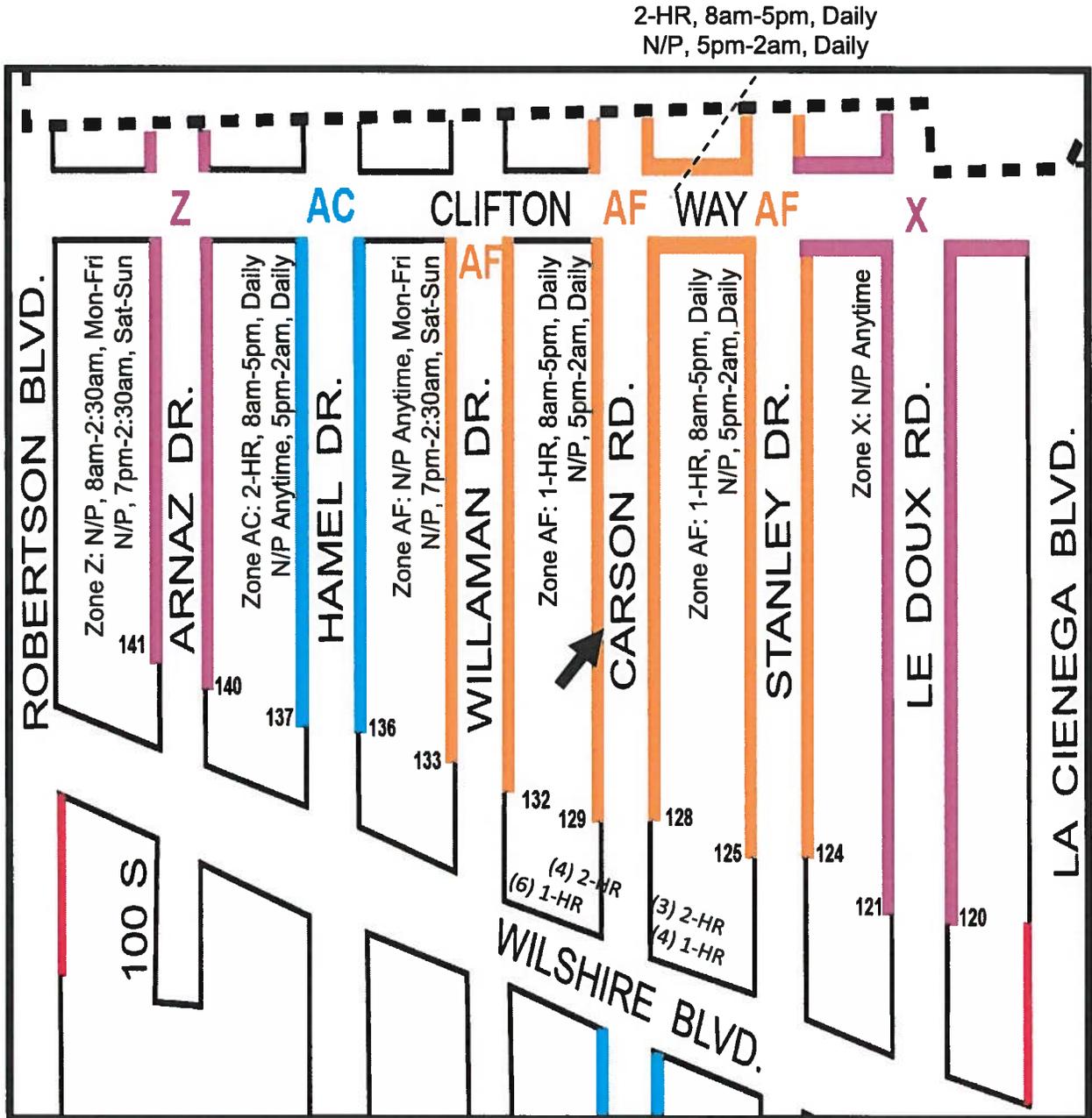
Pending public comment, staff recommends modifying the permit zone on the 100 block of North Carson Road with a regulation of:

“No Parking Anytime, Permit ‘AF’ Exempt”

ATTACHMENT A

100 Block of North Carson Road

Proposed Modification: No Parking Anytime, Permit AF Exempt



ATTACHMENT B

100 N. Carson Road Parking Occupancy Survey

Date: Thursday, August 6, 2015

TOTAL PARKING OCCUPANCY 100 BLOCK OF N. CARSON ROAD

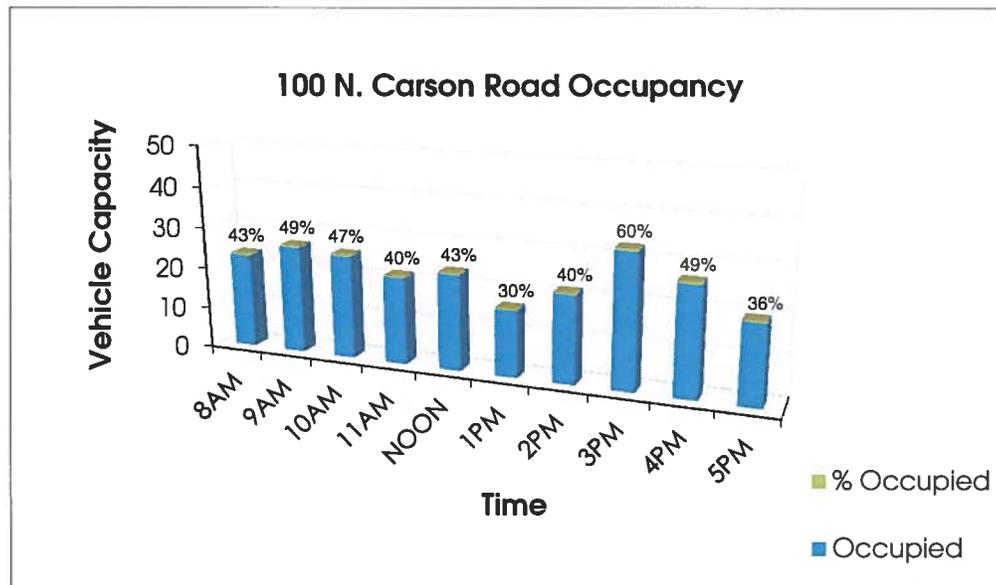
Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	AVG
Occupied	23	26	25	21	23	16	21	32	26	19	23
Capacity*	53	53	53	53	53	53	53	53	53	53	53
% Occupied	43%	49%	47%	40%	43%	30%	40%	60%	49%	36%	44%

PARKING DURATION

# Hours Parked	1	2	3	4	5	6	7	8	9	10	TOTAL
# Vehicles	79	27	11	0	1	0	2	1	1	3	125
% Veh. Parked	63%	22%	9%	0%	1%	0%	2%	1%	1%	2%	100%

NON-RESIDENT PARKING OCCUPANCY

Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	AVG
Non-Residents (NR)	15	19	19	14	16	12	17	28	20	15	18
Residents (R)	8	7	6	7	7	4	4	4	6	4	6
Capacity*	53	53	53	53	53	53	53	53	53	53	53
NR Occupancy	28%	36%	36%	26%	30%	23%	32%	53%	38%	28%	33%
R Occupancy	15%	13%	11%	13%	13%	8%	8%	8%	11%	8%	11%



*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.

100 N. Carson Road Parking Occupancy Survey - Adjacent Clifton Way

Date: Thursday, August 6, 2015

TOTAL PARKING OCCUPANCY

SOUTH SIDE CLIFTON WAY ADJACENT TO 100 BLOCK OF N. CARSON ROAD

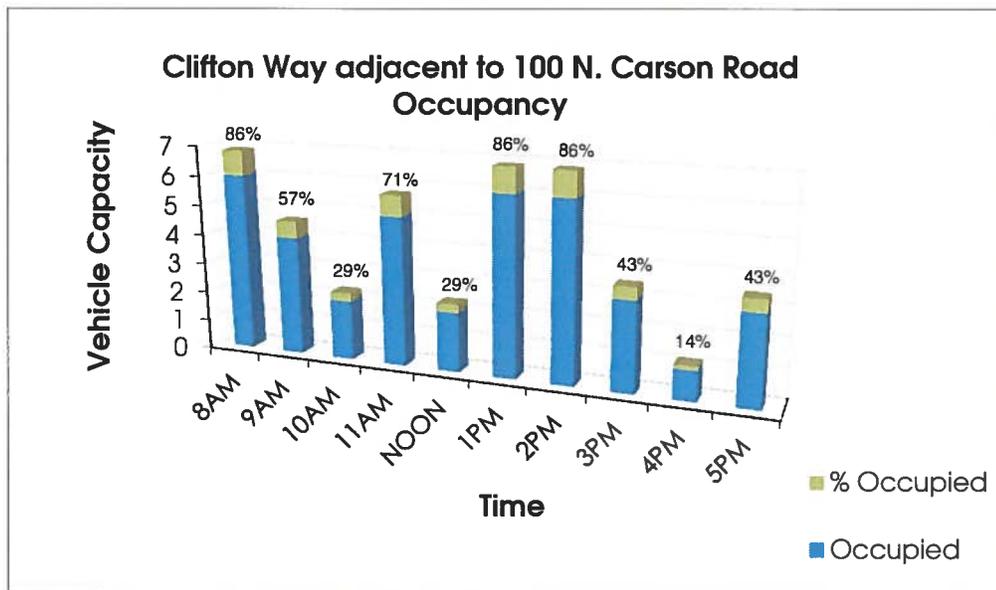
Time of Day	8AM	9AM	10AM	11AM	NOON	1PM	2PM	3PM	4PM	5PM	AVG
Occupied	6	4	2	5	2	6	6	3	1	3	4
Capacity*	7	7	7	7	7	7	7	7	7	7	7
% Occupied	86%	57%	29%	71%	29%	86%	86%	43%	14%	43%	54%

PARKING DURATION

# Hours Parked	1	2	3	4	5	6	7	8	9	10	TOTAL
# Vehicles	17	6	3	0	0	0	0	0	0	0	26
% Veh. Parked	65%	23%	12%	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	AVG
Non-Residents (NR)	6	4	2	5	2	5	5	3	1	3	4
Residents (R)	0	0	0	0	0	1	1	0	0	0	0
Capacity*	7	7	7	7	7	7	7	7	7	7	7
NR Occupancy	86%	57%	29%	71%	29%	71%	71%	43%	14%	43%	51%
R Occupancy	0%	0%	0%	0%	0%	14%	14%	0%	0%	0%	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 C



NOTICE OF PUBLIC MEETING

100 Block of North Carson Road 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 100 block of North Carson Road between Wilshire Boulevard and Clifton Way.

MEETING: Traffic & Parking Commission

DATE: Thursday, September 3, 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 Modify the permit regulation from "1-Hour Parking, 8 a.m. to 5 p.m., Daily, Except by Permit and No Parking 5 p.m. to 2 a.m., Daily, Except by Permit" to "No Parking Anytime, Permit AF Exempt."

STAFF RECOMMENDATION:

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

"No Parking Anytime, Permit AF Exempt"

PUBLIC COMMENT:

Persons wishing to comment on this item are invited to attend the September 3, 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.

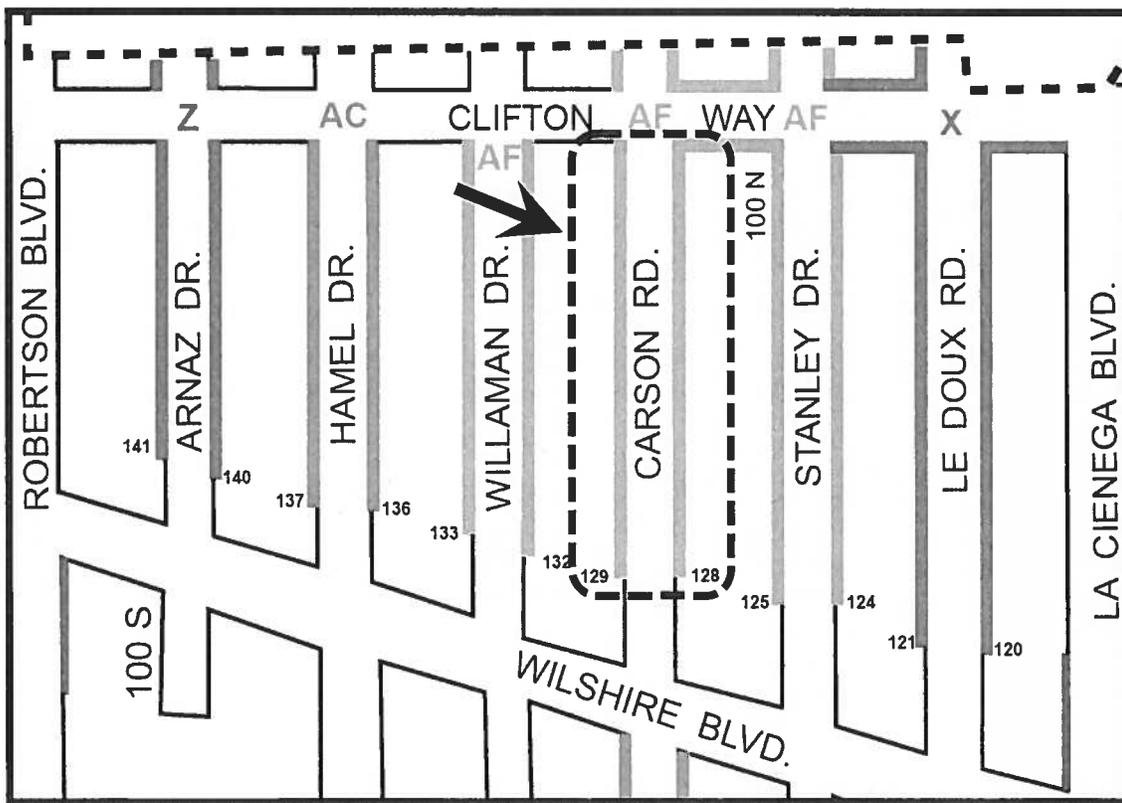
100 Block of North Carson Road

Current Permit Parking Regulation:

"1-Hour Parking, 8 a.m. to 5 p.m., Daily, Except by Permit and
No Parking 5 p.m. to 2 a.m., Daily, Except by Permit"

Proposed Permit Parking Regulation:

"No Parking Anytime, Permit 'AF' Exempt"



ATTACHMENT D

JUN 22 2015



Planning Division
Community Development Department
**PREFERENTIAL PARKING PERMIT ZONE
PETITION REQUEST
2014**



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: SHIRLEY REITMAN 144 N CARSON RD
 Name Address Phone/Email

STREET BLOCK 100 N CARSON RD.

EXISTING REGULATION:	1 HOUR NO PARKING Time Regulation	8am-5pm 5pm-2am Enforcement Hours	DAILY DAILY Effective Days	AF PERMIT Day/Evening
PETITION REQUEST:	NO PARKING ANYTIME Time Regulation	EXCEPT BY AF Enforcement Hours	PERMIT Effective Days	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)
- <i>Chloe Golob</i> - <i>ARIE SARAH</i>	128 N CARSON	-
<i>Shahla Gholian</i> <i>Shirley Golob</i>	130 N CARSON	
<i>Nava Lavian</i> <i>Jays</i>	132 N CARSON	
<i>Isabel Hacker</i>	134 N CARSON	

Adi Hacker 134 N CARSON

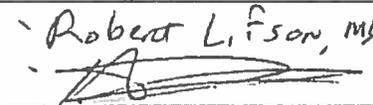
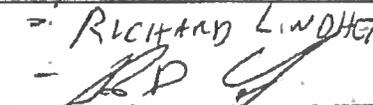
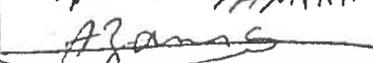
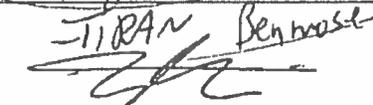
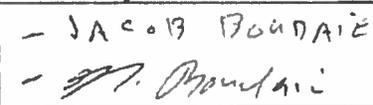
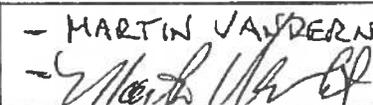
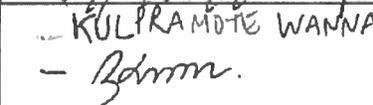
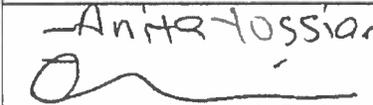
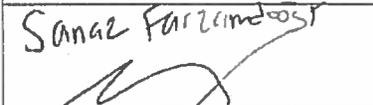
STREET: _____ BLOCK OF _____

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)
Natalie Hannani	136 N CARSON	
JACOB GOLBARI	138 N CARSON	
MERLE GELB Merle Gelb	140 N CARSON	
Orit Kahen Orit Kahen	142 N CARSON	
DR REITMAN SHIRLEY REITMAN	144 N CARSON	
VISSIM CHAIM	146 N CARSON	
Yousef Eshtragh Pour Eshtragh	148 N CARSON	
_____	150 N CARSON	_____
Albert Estingher D. Nerman	152 N CARSON	
Parv Nerman	154 N CARSON	
SUGAR KLAPROD	156 N CARSON	
Amir M. Nerman Erit Mergal Zaden	158 N CARSON	
Erit Mergal Zaden	160 N CARSON	

STREET: _____ BLOCK OF _____

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)
- HILDA - TABAN 	162 N CARSON	
- Robert L. Fison, MD 	164 N CARSON	
- RICHARD LINDHART 	160 N CARSON	
- Jilla AZIZI		
- Jilla AZIZI	165 N CARSON	
- AZAM SAMIKH 	163 N CARSON	
- MIRAN Benmose 	161 N CARSON	
- JACOB BOUDAIE 	159 N CARSON	
- MARTIN VANDERNOOT 	157 N CARSON	
- KULPRADOTE WANNAWERT 	155 N CARSON	
—	153 N CARSON	—
—	151 N CARSON	—
- Anira Tossian 	149 N CARSON	—
- Sanaz Farzandoust 	147 N CARSON	

STREET: _____ BLOCK OF _____

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)
NILI AMAR <i>[Signature]</i>	145 N CARSON	
Paige Marston <i>[Signature]</i>	143 N CARSON	
Paige Marston Donna Dehan <i>[Signature]</i>	141 N CARSON	
Paige Marston	141 N CARSON	
Joseph Sakka Mulla Hos <i>[Signature]</i>	135 N CARSON	
Cindy Brynan <i>[Signature]</i>	133 N CARSON	
Jeff Brynan <i>[Signature]</i>	133 N. CARSON	
David Brynan <i>[Signature]</i>	133 N. CARSON	
Danielle Brynan <i>[Signature]</i>	133 N. CARSON	
Will Brynan <i>[Signature]</i>		
R/S Liya Zaidah	131 N CARSON	
Han Abuthuk <i>[Signature]</i>	137 N CARSON	
Jimmy Ab <i>[Signature]</i>	129 N CARSON	
Debra Jackson <i>[Signature]</i>	139 N Carson Rd	

ATTACHMENT E

**100 North Carson Road
Modify Preferential Parking Permit Zone**

Existing Regulation: 1-Hour Parking, 8 a.m. to 5 p.m., Daily, and
No Parking, 5 p.m. to 2 a.m., Daily, Exempt by Permit

Petition Request: No Parking Anytime, Permit "AF" Exempt

Recommendation: No Parking Anytime, Permit "AF" Exempt

As of Thursday, August 27, 2015, 9:00 a.m.

DATE	ADDRESS	SUPPORT	OPPOSE
08/27/15	133 N. Carson Road	x	

WebCBH TRANSPORTATION

From: Jeffrey Brynan
Sent: Thursday, August 27, 2015 8:15 AM
To: WebCBH TRANSPORTATION
Subject: 100 Block of North Carson - Modification of Permit Zone

Hello and thank you for your notice received yesterday.

We are unable to attend the hearing on September 3 but per the suggestion of the notice, are writing to voice our complete support of modifying the present regulations on the 100 Block of North Carson Road to NO PARKING ANYTIME, Permit AF Exempt.

In this regard we have resided at 133 N. Carson Road since 1984.

Our street parking has always been greatly limited by patrons of the series of restaurants that have been located at the northeast corner of our street at Wilshire. While the restaurant has ample onsite parking, many do not want to pay the valet so they use our street instead. Many often leave inebriated and travel north on our street rather than travel immediately to Wilshire.

The bigger problem came with the construction of the office building at the west side of our street at the northwest corner of Wilshire and Carson. Since the opening of this building it is a virtual impossibility for residents of our street or their guests to park on the street after 7:00 a.m. daily.

I must initially note that this building has AMPLE on site parking but once again, many visiting people and far too many working in the building instead use our street as their "parking lot". Employees and others begin to arrive at about 7:00 a.m. and earlier and remain throughout the day.

The traffic and congestion for a residential street due to all this has become unbearable. with people also constantly turning into our driveways, destroying lawn and landscaping and even breaking cement with this constant pounding.

Just last week trees could not be trimmed on our street by the City because people ignored the no parking signs and parked anyway to patronize the building at the end of our street and tree trimmers had to return to additional days needlessly. Such events happen constantly.

Further, I presume having learned of the available parking on our street, UPS and other delivery trucks use our street as a meeting point every afternoon at around 4:00 p.m. for drivers to confer, exchange packages, take a break etc. Our street has quite literally become an afternoon distribution center and depot of UPS vehicles. Added to the building congestion, the problem is exacerbated beyond any fairness to residents.

At the bottomline, between the restaurant, the office building and the delivery trucks (and again there is ample parking on the restaurant site and more than ample parking in the office building), our street is used as the auxiliary if not main parking lot for these various outside interests such that from 7:00 a.m. throughout the day, it is near impossible for a resident or their guest to park on our street.

I would further note the import that almost every house on our street has a limited driveway and multiple family members and cars. You must routinely pull out one car to let others out but when you pull out, you have

nowhere to park on the street and just backing out is dangerous with the heavy flow of non-resident parking. If you need a delivery, you can't clear your driveway. We have difficulty having guests come by.

I would also note that the non-residents that park also use our street as a garbage can, throwing debris into the gutters and on the street daily. They throw items on our lawns and grass medians routinely.

They park in the red, they block driveways. They drive dangerously as they are typically racing to appointments. It is all a horrible situation destroying the enjoyment of the community, creating dangerous conditions and I must repeat can be avoided as the businesses creating this all have ample onsite parking, patrons and employees simply want to avoid the parking cost and instead they abuse our street. I know occupants of the office building and they have confirmed exactly this fact that they like using our street for free for their parking.

One last item is I think Traffic enforcement needs to also monitor the abuse of fraudulent and outdated handicap placards throughout our neighborhood. the use of such fraudulent placards is rampant

With all this said, we completely support the change to NO PARKING ANY TIME, Permit AF exempt.

Thank you for your time
best,
JEff Brynan

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Jeffrey Brynan