



Legislation Details (With Text)

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Title: Action on the Warburton Avenue - Civic Center Drive Area Parking Analysis

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Attachments: 1. Location Map, 2. Parking Availability Map, 11 a.m. - 1 p.m., 3. Parking Availability Map, 1 a.m. - 3 a.m., 4. Civic Center Diagonal Parking Concept, 5. POST MEETING MATERIAL, 6. eComment

Date	Ver.	Action By	Action	Result
12/14/2021	1	Council and Authorities Concurrent Meeting		

REPORT TO COUNCIL

SUBJECT

Action on the Warburton Avenue - Civic Center Drive Area Parking Analysis

COUNCIL PILLAR

Deliver and Enhance High Quality Efficient Services and Infrastructure

BACKGROUND

The current, approved development at 1900 Warburton Avenue will construct 12 townhomes on a 0.5-acre lot in an existing General Office Zoning District. The site was approved for rezoning from General Office to Planned Development and was required to provide two parking spaces (garages) per unit, as well as six parking spaces for visitors for a total of 30 parking spaces within the property. Residents from a nearby multifamily development at 1700 Civic Center Drive voiced concerns about the lack of available parking within their own development, as well as along Civic Center Drive and Warburton Avenue. The residents stated that approving the development with 2 parking spaces per unit will exacerbate the situation further. City Council approved the Project and subsequently approved a Design Professional Services agreement for staff to complete a parking study and options analysis along Civic Center Drive, Lincoln Street, and Warburton Avenue.

DISCUSSION

The scope of work for the parking analysis consists of conducting an inventory of the number of parking spaces, collecting parking count data, evaluating collected data, community outreach, and proposing possible solutions.

Parking Analysis Study Area: The parking analysis included a study of 11 parking lots (i.e. off-street parking) and street parking spaces within the public right of way (i.e. on-street parking) of the parking analysis study area. A map of the study area can be found in Attachment 1. Parking counts were

collected during the midday period (11:00 a.m. - 1:00 p.m.) and late-night period (1:00 a.m. - 3:00 a.m.) of a Wednesday, Thursday, and Friday. Most parking data was collected prior to the COVID-19 pandemic.

Parking Lot Data (i.e. Off-Street Parking): Currently there are 983 parking spaces within 11 parking lots. The parking results are shown in Table 1 below. The parking analysis found 42 percent to 59 percent of all parking lot spaces were available (i.e. open) during both observation periods. The parking analysis did not find parking supply issues within the parking lots. As shown in Table 1, nearly all parking lots in both time periods had parking availability above 15 percent.

**Table 1 - Current Off-Street Parking Availability
(within 11 parking lots)**

Description	Address	Parking Spaces	Percent of Parking Available	
			11AM-1P	1AM-3AM
Civic Plaza Apartments	1495 Don Ave	106	68.1%	18.9%
The Palms Complex	1835 Palm View Pl	56	64.6%	17.9%
Greenpointe Apartments	1599 Warburton Ave	217	58.8%	16.4%
Executive House	1700 Civic Center Dr	148	69.0%	19.9%
Verona Complex	1690 Civic Center Dr	3	83.3%	55.6%
Boulevard Complex	1958 Hillebrant Pl	23	69.6%	26.8%
Park Vista Complex	Park Vista Circle	4	41.7%	0%*
Triton Court Complex	1710 Triton Court	7	47.6%	0%*
United Methodist Church	1700 Lincoln St	73	92.7%	90.0%
Triton Museum	1505 Warburton Ave	193	32.9%	63.0%
Denny's	1680 Civic Center Dr	96	48.1%	76.2%
Bank of the West	1705 El Camino Real	57	70.5%	95.6%
	Total	983	58.9%	42.1%

* During the late-night period, Park Vista Complex and Triton Court Complex were observed to have 16 vehicles occupying 11 spaces due to vehicles parking illegally and blocking their garages.

Public Street Parking (i.e. On-Street Parking): Currently there are approximately 424 on-street parking spaces within the public right of way of the parking analysis study area. The parking results are shown in Table 2 below and the parking analysis found 23 percent to 48 percent of parking spaces were available (i.e. open) during both observation periods. The parking analysis did find parking availability below 15 percent during the late-night periods on the following street segments:

- Warburton Avenue between Scott Boulevard and Lincoln Street

- Civic Center Drive between Warburton Avenue and Lincoln Street
- Don Avenue between Warburton Avenue and Monroe Street
- Don Court north of Don Avenue

**Table 2 - Current On-Street Parking Availability
(within public right of way of parking analysis area)**

Street Name	Segment	Parking Spaces	Percent of Parking Available	
			11AM-1P	1AM-3AM
Scott Blvd	Royal Dr-Bray Ave, east side	27	64.8%	54.3%
Scott Blvd	Royal Dr-Bray Ave, west side	52	75.3%	30.1%
Scott Blvd	Bray Ave-El Camino Real, east side	0	0%*	0%*
Scott Blvd	Bray Ave-El Camino Real, west side	4	91.7%	83.3%
Warburton Ave	Scott Blvd-Lincoln St, north side	41	48.4%	7.7%
Warburton Ave	Scott Blvd-Lincoln St, south side	31	65.6%	3.8%
Civic Center Dr	Warburton Ave-Lincoln St, east/north side	53	40.3%	2.5%
Civic Center Dr	Warburton Ave-Lincoln St, west/south side	38	38.6%	3.1%
Don Ave	Warburton Ave-Monroe St, east side	47	40.4%	6.7%
Don Ave	Warburton Ave-Monroe St, west side	42	39.3%	2.4%
Don Ct	north of Don Ave, east side	9	33.3%	0%**
Don Ct	north of Don Ave, west side	10	53.3%	1.7%
Lincoln St	Warburton Ave-Civic Center Dr, east side	36	52.8%	83.8%
Lincoln St	Warburton Ave-Civic Center Dr, west side	34	15.2%	77.0%
	Total	424	48.1%	23.4%

*Scott Boulevard was observed to have one vehicle parking in a no parking zone.

**During the late-night period, Don Court was observed to have 11 vehicles occupying nine spaces due to vehicles parking illegally along the corners and curves of roadways.

For maps showing parking availability during the midday period (11:00 a.m. - 1:00 p.m.) and late-night period (1:00 a.m. - 3:00 a.m.) see Attachments 2 and 3.

Community Outreach and Feedback: The project communicated to the public about meetings by

mailing flyers and posting information on Facebook, Twitter, Instagram, Nextdoor, and the City website. Three community meetings were held on May 9, 2019, December 11, 2019, and September 1, 2021. In total, 20 members of the public attended the meetings to learn about the project, voice concerns within the area, learn about the results of the parking analysis, and provide feedback on potential recommendations. At these meetings, staff heard the following comments:

- Parking availability is limited on Civic Center Drive and Warburton Avenue.
- Lincoln Street was underutilized after 6:00 p.m.
- Commercial trucks occupy parking in some areas.
- The study should include parking occupancy information on the parking lots for the United Methodist Church, Denny's, and Triton Museum.
- Possible use of time restricted parking and how it helped other neighborhoods.
- Installing Diagonal parking as a possible future improvement on Lincoln Street may not be fully utilized and recommended considering Civic Center Drive instead.
- Diagonal parking on Civic Center Drive would narrow the street.
- Residents believe that Civic Center Drive is used by motorists as a cut-through route to travel between Lincoln Street and Warburton Avenue.
- New development should provide more on-site parking.

Possible Improvements to Address Parking Concerns: Based on the parking analysis findings, the project team identified several ideas, including:

- *Additional parking enforcement:*

Existing police staff could visit the area more frequently to enforce 72-hour parking rules to increase availability of supply.

- *Diagonal parking on Civic Center Drive:*

The width of Civic Center Drive allows the conversion of existing parallel parking to diagonal parking on one side of the street. Staff analyzed this and has a preliminary design of this improvement which could provide approximately 25 additional parking spaces. A draft diagonal parking design is provided as Attachment 4.

- *Diagonal parking on Lincoln Street:*

The width of Lincoln Street allows the conversion of existing parallel parking to diagonal parking. However, more than 50 percent of the existing parking supply was available late at night. Therefore, the additional parking supply is not anticipated to be used.

- *Residential Permit parking on various streets:*

If supported by residents via a Residential Permit Parking Petition process, parking restrictions on existing streets could be changed to provide permit parking. However, the parking demand evaluation demonstrated low availability during the late-night period which indicates these streets are likely occupied by residents. Therefore, permit parking is not anticipated to provide any additional turnover to increase availability of existing supply.

- *Time Limited parking on various streets:*

If supported by residents via petition, parking restrictions could be changed to time limited parking. However, the parking analysis demonstrated low availability during the late-night period. This indicates these streets are occupied by residents. Therefore, the additional turnover caused by the time restriction would negatively impact residents who are parking their vehicles overnight.

Based on community input, consultant analysis and staff review, the recommendations for the area that would provide the most benefit include additional police enforcement and the installation of diagonal parking on Civic Center Drive. Staff reviewed the concept for diagonal parking on Civic Center Drive and determined the project would require slurry sealing the street and adding new roadway and parking striping. It is estimated that to design and construct this project it would cost approximately \$300,000 (or approximately \$12,000/new parking space). The current budget does not include this project, so it is recommended that Council consider this project among the list of other unfunded needs during the upcoming Biennial Capital Improvement Program budget process.

ENVIRONMENTAL REVIEW

The action being considered is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines section 15301 “Existing Facilities” as the activity consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities mechanical equipment or topographical features involving negligible or no expansion of use beyond that existing at the time of the lead agencies determination.

FISCAL IMPACT

The cost of the design and construction of diagonal parking on Civic Center Drive is anticipated to be \$300,000 and is currently not budgeted. Appropriations of this amount are needed, and staff is proposing that funding be considered as part of the Biennial 2022/23 and 2023/24 Capital Improvement Program budget process where prioritization can be assessed with other unfunded needs.

If funds are allocated to the project as part of the Biennial 2022/23 and 2023/24 Capital Improvement Program budget process, staff anticipates consultant selection would begin by Fall 2022.

COORDINATION

This report has been coordinated with the Finance Department and City Attorney’s Office. The diagonal parking concept on Civic Center Drive has been coordinated with the Community Development Department, the Police Department, and the Fire Department.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City’s official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City’s website and in the City Clerk’s Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk’s Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

ALTERNATIVES

1. Approve the Warburton Avenue - Civic Center Drive Area Parking Analysis and direct the City Manager to include a budget proposal for Council consideration to fund a new project for installing diagonal parking on Civic Center Drive between Lincoln Street and Warburton Avenue as part of the Biennial 2022/23 and 2023/24 Capital Improvement Program budget process;
2. Do not approve a recommendation to install diagonal parking on Civic Center Drive between Lincoln Street and Warburton Avenue and do not consider the project as part of the Biennial 2022/23 and 2023/24 Capital Improvement Program budget process; and,

3. Any other action as presented by Council.

RECOMMENDATION

Alternative 1: Approve the Warburton Avenue - Civic Center Drive Area Parking Analysis and direct the City Manager to include a budget proposal for Council consideration to fund a new project for installing diagonal parking on Civic Center Drive between Lincoln Street and Warburton Avenue as part of the Biennial 2022/23 and 2023/24 Capital Improvement Program budget process.

Reviewed by: Craig Mobeck, Director of Public Works

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Location Map
2. Parking Availability Map, 11 a.m. - 1 p.m.
3. Parking Availability Map, 1 a.m. - 3 a.m.
4. Civic Center Diagonal Parking Concept