



## CITY COUNCIL AGENDA REPORT

**Meeting Date:** April 7, 2022

**From:** Karen Kinser, Deputy Director of Public Works

**Subject:** Plan to Improve Parking Issues in Central Brisbane

### **Community Goal/Result**

Safe Community - Residents and visitors will experience a sense of safety

Community Building - Brisbane will honor the rich diversity of our city (residents, organizations, businesses) through community engagement and participation

### **Purpose**

To receive Council feedback on a proposed plan to improve street parking availability in Central Brisbane

### **Recommendation**

Provide direction and feedback on Complete Streets Safety Committee (CSSC)'s recommended three phase plan, consisting of; 1) a campaign to encourage residents to create space in garages or otherwise find ways to move cars off of the street, 2) resume sweeping streets in Central Brisbane in an alternating pattern on some regular frequency, including the ticketing of violators, which would serve to discourage excess vehicle storage on residential streets, and finally, if appropriate, 3) bring a vote to residents to implement a parking permit program in Central Brisbane.

### **Background**

CSSC began reviewing the issue of lack of available parking on streets in Central Brisbane based on complaints from residents. Street parking data was collected on six randomly chosen blocks, five residential and one business/commercial street. Data was collected at approximately 6 pm on weeknights during the fall of 2020, over a period of 10 days. The average vehicle occupancy rate of the street spaces was found to be 90%, and the conclusion reached was that street parking is impacted, i.e., at full capacity.

Staff with CSSC input released a survey to residents about parking concerns and their thoughts about suggested ideas to improve street parking conditions. Results of the survey are attached.

### **Discussion**

With 329 survey respondents representing almost 10% of the adult population, staff and CSSC found the issue was important to many, and the response to an unsolicited survey was very good. Seventy percent asked that the city take measures to improve street parking. A parking

permit program was favored either strongly or somewhat by 64% of respondents, and a street sweeping program that included fining violators was also favored by 64% of respondents.

CSSC's proposed phased plan is based upon review of responses as well as their goal to lead with incentives and only move to more burdensome measures should the "Move a car, be a Star" campaign, as it was informally referred to, did not prove effective. The steps in the plan are recommended to be taken in order, with the next step only to be undertaken should the prior step not achieve satisfactory results. The concept of having residents vote for a parking permit program in the third phase would create ownership and would allow all residents to have some say in the implementation of such a program.

### **Fiscal Impact**

None at this time. Actions requiring additional resources of staff or contractor services will be brought to Council in a separate report at a subsequent meeting.

### **Measure of Success**

Clear direction from Council regarding how to move forward with improvements to street parking conditions in Central Brisbane

### **Attachments**

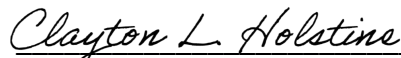
1. Residential Parking Survey Questions
2. Parking Survey Result Synopsis
3. Parking Survey Results Details



Karen Kinser, Deputy Director of Public Works



Randy Breault, Director of Public Works



Clay Holstine, City Manager

## ATTACHMENT 1 - Residential Parking Survey Questions

The Complete Streets Safety Committee has been studying parking trends in Central Brisbane for the past year. Many residents have long expressed concern about the challenging on-street parking availability. Your participation in this survey will help us as we consider recommendations to address this issue.

If you would like to further discuss the on-street parking situation, we encourage you to attend our next Complete Streets Safety Committee meeting on Monday, May 3, 2021 at 6:30 p.m. via Zoom. More information about the meeting will be posted closer to the meeting date.

Thank you for taking the time to participate; your feedback is extremely valuable!

1. Do you feel that there is a parking shortage problem in Central Brisbane as a whole?
  - Strongly Agree
  - Somewhat Agree
  - Somewhat Disagree
  - Strongly Disagree
  
2. Do you feel that there is a parking shortage problem on your block?
  - Strongly Agree
  - Somewhat Agree
  - Somewhat Disagree
  - Strongly Disagree
  
3. If you answered “Strongly Agree” or “Somewhat Agree” to #2, what do you believe is the cause of the issue? (Select all that apply)
  - People on my block have too many cars
  - People do not use their driveway or garage for car parking
  - Not enough physical space on the street
  - Suspected non-residents/visitors parking on my block
  - Overflow parking from nearby businesses or other streets
  - Other: \_\_\_\_\_
  
4. Please indicate your opinion about the following potential parking management strategies for Central Brisbane.
  - A permit program allowing only residents and their guests to park on their street during certain times of the day
    - Strongly Support
    - Somewhat Support
    - Somewhat Opposed
    - Strongly Opposed
  - Discourage individuals from parking multiple cars on the street for long periods of time by enforcement of expanded street sweeping program
    - Strongly Support
    - Somewhat Support
    - Somewhat Opposed
    - Strongly Opposed

- A one-time financial incentive for residents who clean out their garage and use it for car parking
  - Strongly Support
  - Somewhat Support
  - Somewhat Opposed
  - Strongly Opposed
- Higher citation fees for parking violations
  - Strongly Support
  - Somewhat Support
  - Somewhat Opposed
  - Strongly Opposed
- No action from the City needed
  - Strongly Support
  - Somewhat Support
  - Somewhat Opposed
  - Strongly Opposed

5. Do you have any alternative suggestions to the strategies listed in #4?

---

6. Do you have any other suggestions or comments?

---

7. Knowing the geographic distribution of the responses will help us greatly. What block do you live on? (For example, if you live at 23 Alvarado, please write "00 block Alvarado." If you live at 827 Humboldt, please write "800 block Humboldt")

---



## **ATTACHMENT 2 - Parking Survey Results Synopsis**

80% believe parking is a problem

Too many cars

People not using their driveways or garages

Most people want the city to do something

80 want no city action = 30%

190 want action = 70%

Parking Permit program

200 support permit program = 64% (strongly or somewhat)

120 opposed permit program = 36%

Street Sweeping w/enforcement

200 support = 64%, but more strongly supporting than for a permit program

110 opposed = 36%

Clean out garage incentive

160 opposed (slight majority)

Higher Citation fees

Evenly split (slight majority in support)

## ATTACHMENT 3 - Parking Survey Results Details

329 responses



Not accepting responses



### Message for respondents

This form is no longer accepting responses

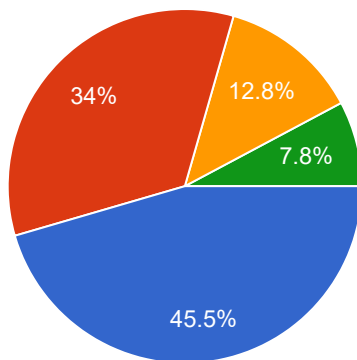
Summary

Question

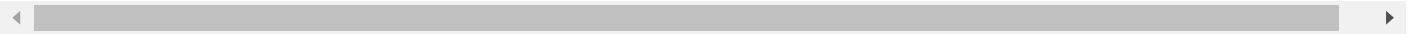
Individual

1. Do you feel that there is a parking shortage problem in Central Brisbane as a whole?

321 responses

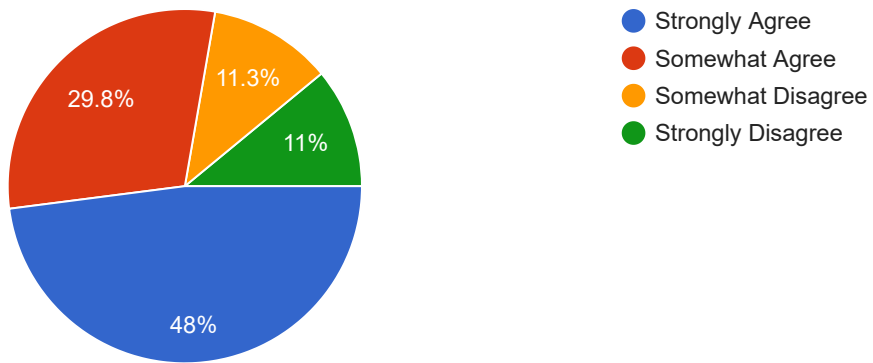


- Strongly Agree
- Somewhat Agree
- Somewhat Disagree
- Strongly Disagree



## 2. Do you feel that there is a parking shortage problem on your block?

319 responses

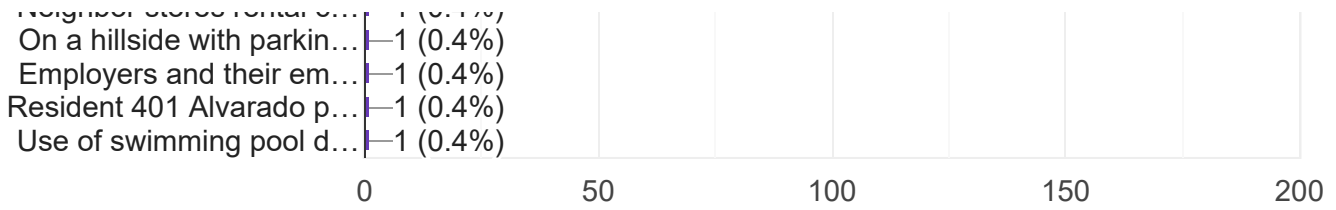




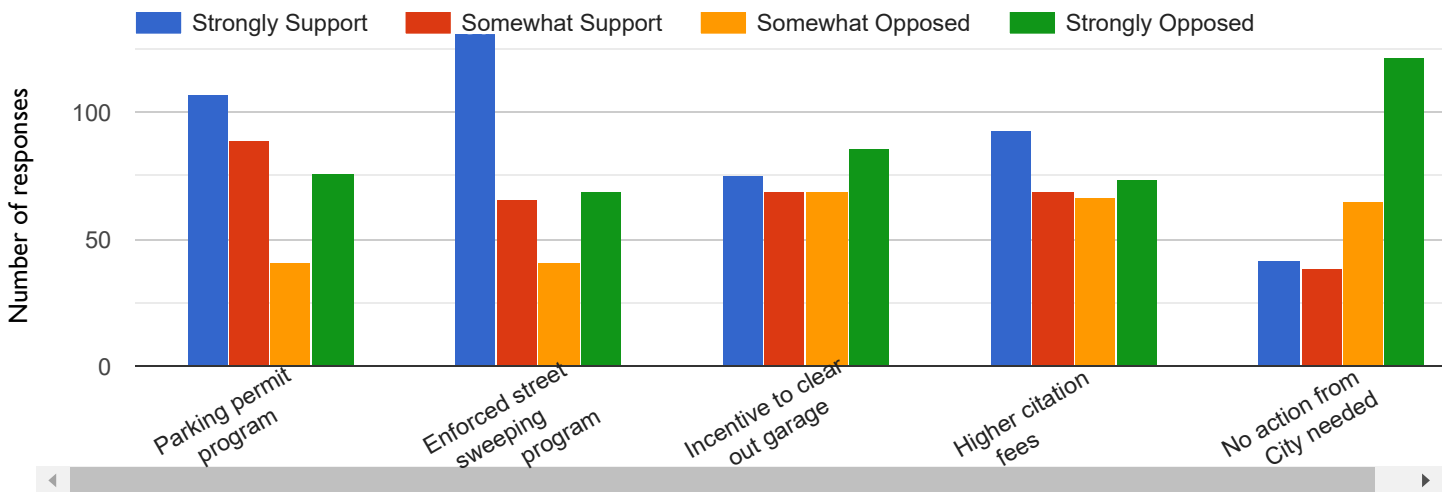
3. If you answered "Strongly Agree" or "Somewhat Agree" to #2, what do you believe is the cause of the issue? (Select all that apply ) or fill in "Other" category.

261 responses





4. Please indicate your opinion about the following potential parking management strategies for Central Brisbane.



5. Do you have any alternative suggestions to the strategies listed in #4?	6. Do you have any other suggestions or comments?	7. Knowing the geographic distribution of the responses will help us greatly. What block do you live on? (For example, if you live at 23 Alvarado, please write "00 block Alvarado." If you live at 827 Humboldt, please write "800 block Humboldt")
<p>Work out deals with owners of empty lots to use for parking (e.g. on the corner of Mariposa and Visitation)</p> <p>Expanding street sweeping unnecessarily is counter productive as it effectively reduces the actual street parking capacity; all the cars parked on the affected street must pack into other streets. This will only exacerbate the underlying problem of there being insufficient parking for the quantity of cars. We already see this overflow effect with the weekly Visitation street sweeping.</p> <p>Stop approving variances parking on new building, remodels and/or ADUs and enforce current ordinances so that people are not storing vehicles on the street and using Brisbane as airport parking.</p> <p>Eliminate front setback requirements</p>	<p>Ensure that any new high density housing has sufficient parking to go along with it and does not force parking on the street.</p> <p>Stop allowing "driveway hogs" like the one on Lake Street where they make almost their entire property line their "driveway" so no one else can park on the street.</p>	<p>200 block Mariposa</p> <p>00 block of Sierra Point Rd</p> <p>300 Kings</p>
	<p>Comment - one of the main issues I see on our block is , too many people with cars in a single property. With the proliferation of ADUs and a fair number of rental units and apartments, there is not enough street space for all the cars. I would propose the owner of each property be issued a set number of parking permits based on size of property and available street space. Any additional permits should be cost prohibitive. There would need to be some sort of overflow parking or "visitor" parking. This would need to be designed and enforced so that short term visitors were ok but would make overnight or long term parking illegal.</p>	<p>200 block Klamath</p>
<p>Poor city planning has increased the parking issue. No parking for the new library plus the safe streets taking valuable parking places on Visitation and Mariposa. We need a city parking lot, most likely at the Brisbane Inn parking lot</p>	<p>No ADUs, residents, businesses or government buildings built without additional or adequate parking provided.</p>	<p>Midway San Bruno Ave</p>
<p>Rental properties must have at least one parking space per a Unit. New construction must accommodate tenants/customer parking. If someone wants to rent out a room/ADU they must provide parking. Landlords/Subletters need to be identified and bootleg rentals need to be brought into compliance.</p>	<p>Please enforce the laws we currently have. People leave cars on the street that haven't moved in months. We need these off the street. Can you offer a service to have cars towed to the junkyard for free in order to free up parking spots in front of some homes.</p>	<p>100 block of San Benito</p>
<p>I do not support the financial incentive to clean out the garage because I believe a year later, people will have moved stuff back into the garage and the car will be on the street again. Enforcement is key. 17.34.030 - Use restrictions.</p> <p>A. Required parking spaces, whether in a garage, carport or open area, shall not be used or converted for any other use that would impair their basic use as storage for motor vehicles.</p>	<p>As housing become more dense parking will become more sparse. (caption obvious here) Property owners need to be held to a standard (incentivized?) to ensure our neighborhood doesn't end up a parking nightmare like SF.</p>	<p>100 Mendocino</p>
<p>How about having "single family homes" or go back to the old days when you would have to provide additional off street parking if you were adding an adu?</p> <p>Street sweeping? Does that even happen? How about non registered cars get towed. A car from Mexico has parked on my block for 2 years another from Hawaii for 3. Yet, if I don't have tabs I'd get a ticket. No inlaw units without off street parking like in the old days.</p>	<p>There is more in the municiple code that prohibits people from using their garage as storage, but I couldnt find the other mention.</p>	<p>300 San Bruno Ave.</p>
<p>If possible: low-cost long-term parking lot nearby, such as the industrial park, for residents to park vehicles that they don't use daily (instead of parking those vehicles on the residential streets).</p>	<p>Single family should mean single family.</p>	<p>Kings Road</p> <p>I live in Brisbane.</p>
	<p>Most people don't use their driveways or garages for parking; rather for additional living and outdoor space. These same people will either harass anyone who parks in front of their houses and/or call the police. This is a misuse of the police department. Police should remind those who have converted their garages &amp; driveways into living spaces that that's the choice they made and there is no guarantee of street parking in front of their homes. Parking is also challenging due to multi-dwelling units that do not have on-site parking for all tenants. For example, 118 Mendocino St. has 5 tenants, each with a car, and no onsite parking. Building permits should require at least some onsite parking.</p>	<p>100 block Mendocino</p>
	<p>Any dense housing built in the future needs parking garages. Not enough parking has been provided for community pool, park and for Lipman field when events take place.</p>	<p>10 Solano</p>

	<p>I have not filled out the upper portion of this survey since i live in the Ridge and am not that familiar with central Brisbane parking issues, but I may have some insights as to how such problems are generated.</p> <p>In the Ridge, we ostensibly have plenty of parking. However there are two issues.</p> <p>First, there are cars from the adjacent condo complex which end up parking in our neighborhood. When such a person was addressed, they responded that the condo has rules and they have a right to park on a public street. It appears that when extended families cohabitate, one ends up with excess vehicles with nowhere to park. In this case, the condos had plenty of visitor parking, but were citing cars with extended usage of this space forcing these extra cars into our adjacent neighborhood. Clearly in a maturing setting where more condo families have older children living at home, they will end up with extra cars that will likely end up in front of our houses. Admittedly this issue reached its peak during the pandemic, when many residents were cohabitating with relatives, it does point to an issue that could create situations similar to Central Brisbane. This is particularly disturbing since the condos did have plenty of empty visitor parking spaces during this time. They were exporting their problem to our neighborhood. I can see this becoming an issue in the future.</p> <p>Secondly, another issue is present in the Ridge which could create similar conditions. One neighbor has a total of seven vehicles attached regularly to his home. In his case, his use of garage and driveway yields only 3 cars on the street. His next door neighbor similarly has 5 cars attached regularly to his home, and in his case he also uses garage and driveway but also has 3 cars on the street. That is 6 cars from just two houses. Most of these cars are from extended family, and perhaps a renter, but it is not a boarding house type concern. Fortunately most of the other neighbors have zero cars on the street, so there is not an current issue, but consider if every neighbor had this many cars and even worse if homes were not able to park inside their garage. Three cars per household parking on the street creates an undesirable condition, even in our area. Perhaps this is what is impacting central Brisbane?</p> <p>So this letter is not to complain about current usage of parking in the Ridge, but rather it is intended to both give some background as to how these conditions develop, but also to inspire Brisbane to initiate some sort of innovative preemptive actions to insure the quality of our setting. In resolving this we do not want to impinge on specific peoples rights, but alternatively, some people will always push the rules and are willing to impinge on others without regard to everyone's quality of life.</p> <p>I do not have a solution, but as you must know, if our residents become unhappy, ultimately they will move out of the area.</p>	Huckleberry
Legalize housing.	This is crazy. There is no parking shortage. There is too much parking and people use it to park multiple vehicles for long periods for free on public property. Please focus on the housing shortage, not the parking shortage.	00 Visitation
No new construction without providing parking- both residential and commercial	N/A	700 block Humboldt
the city needs to STOP TAKING PARKING AWAY! WHY DID THE CITY TAKE LIBRARY PARKING AWAY WHEN IT WAS PROPOSED? IS THE INN LOT EVER GOING TO BE USED FOR PARKING? WHY ARE SO MANY CARS IN ONE HOUSEHOLD ALLOWED?	More input from residents should be sought about parking, instead of those who do not live here. too much parking was taken for those troughs with plants.	monterey
Unfortunately as more new houses are built, more parking places are needed	Thank you for the loading zone signs at the farmers market. Hopefully the small businesses in town do not lose business because of parking	90 block Kings. Parking was never an issue when we arrived. We now have 2 adults staying during the pandemic adding 2 more cars to the parking issue
I really like the idea of encouraging people to use their garages for parking. I also think it could be beneficial to make the case that street parking is not in general meant to be permanent parking for residents who have garages.	My neighbor parks his very fancy car on the street behind our garage permanently. He is very nice, but it makes backing out of my driveway very stressful every time. I would appreciate it if there were a way to encourage him to park his expensive car in his garage or in front of his house! Also, the AirBnB across the street hosts large groups and so parking completely fills up on weekends when those groups are renting.	271 Humboldt
Some kind of permit process for residential. For instance permits/stickers for each car. First two or three cars per property free then if more permits needed they you have to apply and be approved and pay a fee. Our neighbors across the street have 8/EIGHT cars!!!! They also seem to fix other peoples cars in their driveways.	There should be a permit fee of some kind if you choose to park your unoperable/non stickered car anywhere on your property. If you have renters then the owner of the house should pay for. Brisbane residential areas should not be a storage area for non used cars.	300 Mendocino
#1. Find some money to widen the streets. Randy finds money for street projects that are useless or worse; find money for something useful. #2. Make the striping more rational. Really, one little bulb out on Humboldt surrounded by white lines? If one parking spot is OK, then 3 or 4 or 5 are OK. #3. Adjust proposed projects so parking spaces are preserved. Example: huge wall on Humboldt; bioswales on Visitation. #4. No boat parking on public or private streets.	Most residents around my house have no garage. On-street parking is our only option.	200 block of Kings
Discourage landlords for charging for on-site parking		200 block Humboldt
Most residents in central Brisbane do not have garages or parking strips and if they do, they typically and desperately need it for storage. Rental homes offering zero onsite parking options and accommodate up to four renters/drivers or more have been permitted by the city and now their occupants and friends are parking in front of our homes. Let's zone it and use stickers for homeowners so we can actually not stress everyday about whether or not we'll be able to park in front or near our homes.		Mendocino Street
Address city design for more parking, we were already parking strained yet city decided to remove more parking. This is especially difficult during the covid pandemic. Not only this, but new building requirements require citizens to build garages on the lot itself, yet the new public library doesn't have this. This is unfair for citizens to shoulder new public property traffic.	We've been living here for 30+ years. This survey seems to be placing the responsibility the citizens shoulders and applying more restrictions through fines, permits etc.. The city should consider better planning in their designs as opposed to moving responsibility to residents.	100 block Visitation Ave near new library