

RESOLUTION 2001 - 145

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS
IMPLEMENTING A DOWNTOWN PARKING MANAGEMENT PLAN WHICH
ESTABLISHES SPECIFIED TIME LIMITS, A RESIDENTIAL PERMIT PROGRAM, AN
EMPLOYEE PERMIT SYSTEM, SETS PERMIT FEES AND FINES FOR PARKING
VIOLATIONS, AND RESCINDING PRIOR RESOLUTIONS IN CONFLICT HEREWITH

THE TOWN COUNCIL OF THE TOWN OF LOS GATOS HEREBY RESOLVES:

WHEREAS, the Town of Los Gatos recognizes there is a thriving historic downtown business district, and

WHEREAS, the continued success of the historic downtown business district is dependent on sufficient parking for customers, employees, business owners, and visitors, and

WHEREAS, there is a perception that there is a shortage of parking for visitors, customers, employees and business owners, and

WHEREAS, this is causing problems in the surrounding residential areas, and

WHEREAS, it is becoming increasingly challenging to meet the parking demand for both the downtown historic business district as well as the surrounding neighborhoods, and

WHEREAS, as a result of the above existing conditions the Town entered into an agreement with Kaku and Associates to develop a long term Parking Management Plan, and

WHEREAS, Kaku and Associates has submitted a long term Parking Management Plan (Exhibit A) which benefit is to meet the parking demand for both the Downtown Historic Business District as well as the surrounding neighborhoods, and

WHEREAS, Pursuant to Town Code Section 15.40.080 which authorizes that by resolution the Town Council may establish preferential parking zones, as well as California Vehicle Code Section 22507, which authorizes local regulation of parking prohibition during certain hours,

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Los Gatos in the County of Santa Clara, State of California, adopt Exhibit A attached hereto.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos, California, held on the 17th day of December, 2001 by the following vote:

COUNCIL MEMBERS:

AYES: Steven Blanton, Sandy Decker, Steve Glickman, Joe Pirzynski,
Mayor Randy Attaway.

NAYS: None

ABSENT: None

ABSTAIN: None

SIGNED: /s/ Randy Attaway
MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

/s/ Marian V. Cosgrove
CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

TOWN OF LOS GATOS DOWNTOWN PARKING MANAGEMENT PLAN

December 17, 2001

Exhibit A

DOWNTOWN PARKING MANAGEMENT PLAN

Overview Summary

The charm and unique character of downtown Los Gatos draws large numbers of people who enjoy the shopping, entertainment and recreational opportunities offered in the community. This popularity causes high levels of vehicle traffic and parking congestion throughout the downtown district and in the adjacent residential neighborhoods. The parking congestion is brought on by a number of factors: a vibrant business district, excellent employment opportunities, popular recreational trail system, and a variety of outstanding restaurants and entertainment facilities to name just a few. In addition, many of the homes in the surrounding residential areas do not have off street parking which necessitates that residents park their vehicles on the public streets. As a result, members of the community have expressed a strong desire for the Town to adopt a new parking management plan which will ease the demand on the current parking inventory in the core downtown business district and to provide reasonable protection in the adjacent residential neighborhoods.

The challenge of addressing these competing needs is complex and requires the shared participation of residents, business owners, employees and visitors. The following parking management plan brings together elements that include, but are not limited to, residential permits, employee permit program, time limits in public lots and on the public streets, and designated enforcement zones.

Parking Management

This plan establishes a parking management system that is designed to make better use of the current parking inventory through time restrictions, permit parking, and enhanced enforcement. The parking resources on the public streets and in the public lots are a limited resource. Therefore, the cost of providing special permit privileges in the residential areas and of providing special employee parking is designed to be equitable, with the cost of implementing the program shared by those who receive the benefits. In addition, the ease and frequency of violating the regulations designed to provide access to the businesses in the downtown has been an on-going problem. This plan is designed to minimize the opportunity to ignore the parking regulations and includes penalties designed to motivate compliance.

(See attached map of entire Downtown Parking District–Attachment 1)

On-Street Parking in the Downtown Commercial District

West of Pageant Street

In reviewing the operation of the Town's current on-street program, it is apparent that the time restricted parking in the commercial area west of Pageant is ineffective because there is not a managed system for encouraging employees to use the long term parking provided in outlying areas. As a result, the relatively large number of visitors and employees seeking convenient parking frequently spills over into the residential areas surrounding the downtown. Therefore, all public streets and lots in the core downtown commercial area will be converted to a zone system of enforcement with two (2) hour time restrictions on the streets and three (3) hour restrictions in the lots to provide a reasonable amount of time to shop or dine, and to encourage turnover. These parking spaces are considered prime spots due to the fact that they are immediately adjacent and the most convenient to the core business district.

Enhanced enforcement similar to the system used by other cities will be used as a means to manage the on-street program. Features will include the following elements:

- Two (2) hour maximum street parking per zone between the hours 9:00 a.m. and 9:00 p.m.
- Six (6) zones have been created to facilitate this program. A vehicle may only park once per day in a zone during the hours of enforcement
- No time restriction after 9:00 p.m. on the non-residential public streets and the public lots
- Residential permits are not valid in any public lot or on any public street outside the designated residential zone
- Days of enforcement will be six (6) days per week, except Sundays and holidays
- Time limit violations for non-residential public street and public lot violations will be \$35.00
- Residential permit areas will allow two (2) hour parking without a permit from 9 a.m. to 6 p.m. and will be enforced 7 days per week
- Residential time and permit violations will be \$45.00

Parking spaces located in front of the Post Office on Montebello will remain 30 minutes and will not be included in the zone enforcement.

Loading zones and short term 30 minute spaces will be distributed throughout the downtown area and will not be included in the zone enforcement. Staff will monitor this resource at the start of the program for compliance and any needed expansion will be submitted for review by the Parking Commission.

(See attached map of the area—Attachment 2)

East of Pageant Street

The public streets in the business and residential areas east of Pageant Street are primarily impacted by the large number of students from Los Gatos High School who choose to park their vehicles off campus. In addition, a new hotel under construction across the street from the high school, the presence of the Recreation District, services provided to senior citizens at the Neighborhood Center, the Town Library, and Civic Center all add to the impact on the limited parking resources. To mitigate this problem, the following parking management elements will be implemented:

- 90 minute maximum parking on non-residential public streets and public lots within the zone between the hours 7:00 a.m. and 4:00 p.m.
- No time restriction after 4:00 p.m.
- Days of enforcement will be Monday through Friday, except holidays
- Residential permit areas will allow 90 minute parking without a permit from 9 a.m. to 6 p.m. and will be enforced 7 days per week
- Residential permits are not valid in any public lot or on any public street outside the designated residential zone
- Employee permits will allow unlimited parking in designated areas
- Time limit violations on non-residential public streets and public lots will have a fine of \$35.00
- Residential time limit and permit violations will have a fine of \$45.00

(See attached map of the area—Attachment 3)

Off-Street Public Lots

The long term public lots are the most under-used parking resource within the business district. The zone concept used in conjunction with employee permits and enhanced enforcement will eliminate the current practice of:

- All day parking with the user coming out once or twice a day and moving the vehicle or removing the enforcement chalk from the tire
- Overflow parking in the residential areas when the main streets are at full occupancy

Zoned time parking in all the surface lots will use the same format as on street parking with a few modifications:

- Lots 1, 2, 3 & 6, three (3) hour time limit per zone, except with employee permit in designated areas
- Upper Lot 4, three (3) hour time limit per zone
- Lower Lot 4, three (3) hour time limit per zone, except with premium employee permits
- Lot 5 will be three (3) hour time limit, with no employee permits allowed
- Hours of enforcement will be 9:00 a.m. to 9:00 p.m.
- Days of enforcement six (6) days per week, except Sundays and holidays
- Designated lots/spaces will allow unlimited employee permit parking
- Lot 8, 90 minute time limit from 7:00 a.m. to 4:00 p.m., Monday through Friday, except holidays
- The fine for all off-street time and permit violations will be \$35.00

(See attached map of the affected lots that also shows the employee parking area—Attachment 4)

Residential Zones

This plan includes three residential areas that will be referred to as the Almond Grove, Edelen, and Eastside. The Almond Grove and Edelen areas are adjacent to the main downtown area. The Eastside area is adjacent to Los Gatos High School. Because of the unique factors affecting these areas, time limits and enforcement hours have been designed to accommodate the needs of the areas.

There are a number of issues that factor into the residential component:

1. Six churches that are located in the downtown and residential areas
2. The proximity of the downtown to the residential area
3. Businesses located in residential areas
4. Employees parking all day in the residential neighborhoods
5. Limited on-site parking at Los Gatos High School
6. A relatively large new hotel is being built across the street from the high school

The above issues are cause for parking concerns especially by the residents who live in the affected areas. The streets are public and can be used by anyone, but homeowners and their guests should be able to park near their respective dwellings.

The residential zones will be restricted to residential permit parking only, with 2 hour non-permit parking allowed in the Almond Grove and Edelen areas and 90 minute non-permit parking allowed in the Eastside area between 9:00 a.m. and 6:00 p.m., except Sunday and holidays. Enforcement of residential permits will be seven (7) days per week including holidays.

Residential Permits will be sold to residents living in these residential zones at a cost of \$25.00 per vehicle. Each residence would be eligible for two (2) guest passes free of charge after the purchase of one permit. Residents will have to provide proof of residency before a permit is issued. A \$10 fee will be charged to replace lost visitor permits. Damaged permits will be replaced free of charge if the damaged permit is returned. Additional one (1) day guest passes will also be available for special events such as parties at a non-refundable fee of \$5 for the first permit and \$1 for each additional permit. Guest passes are for temporary use only and are not valid for permanent parking.

Permits for the residential areas will have a unique designation in the same fashion as is currently done. Using different residential area designations gives the residential permit program more control. Permits for one area are not valid in other residential areas. Each area will have separate renewal dates for better administrative service.

The following residential streets will be included within the on-street residential permit/time zone parking component:

West of Pageant

Residential area known as Almond Grove

Two (2) hour parking 9:00 a.m. to 6:00 p.m. except by residential permit and parking by residential permit only from 6:00 p.m. to 9:00 a.m. seven days a week (unless otherwise stated or where other parking restrictions apply).

West Main Street: From 222 W. Main St. on the north side and the west property line of the Village Inn on the south side of Main St. to Bayview Avenue.

Bean Avenue: On the North side only of Bean Ave. from 212 Bean at Victory Lane to Wilder.

Nicholson Avenue: On the North side only of Nicholson Ave. from Victory Lane to Wilder and on both sides from Wilder Avenue to the alley.

Bachman Avenue: From 222 Bachman on the North side and 211 on the South side to Massol Avenue.

Almendra Avenue: From 216 Almendra on the North side and 231 on the South side to Massol Avenue.

Wilder Avenue: From Bean to Bachman on both sides of the street.

Tait Avenue: From Nicholson Avenue on both sides of the street to the south property lines of the Shell station and the Diner restaurant which are at Highway 9.

Broadway Avenue: From 25 Broadway on the south side and 30 Broadway on the north side to Bayview Avenue. Broadway will have unique restrictions from the rest of the Almond Grove because of a Church located in the neighborhood. The restrictions will be 2 hour parking 9:00 a.m. to 6:00 p.m. except with residential permit on weekdays. There will be no daytime restrictions on Saturday and Sunday to accommodate the needs of the Church. Seven (7) days per week from 6:00 p.m. to 9:00 a.m. will be by residential permit only.

Residential area known as Edelen

Two (2) hour parking 9:00 a.m. to 6:00 p.m. except by residential permit and parking by residential permit only from 6:00 p.m. to 9:00 a.m. seven days a week (unless otherwise stated or where other parking restrictions apply).

Edelen Avenue: On both sides of the street from Miles Avenue to Bentley Avenue.

Miles Avenue: On both sides of the street from University Avenue to the Los Gatos Creek bridge.

Bentley Avenue: On both sides of the street from University Avenue to Edelen Avenue.

Mullen Avenue: Parking on the North side of Mullen Avenue between University Avenue to 64 Mullen Avenue will be 2 hour parking 9:00 a.m. to 9:00 p.m. with no restrictions after 9:00 p.m. From 64 Mullen to Edelen Avenue will be 2 hour parking 9:00 a.m. to 6:00 p.m. except by Residential Permit and from 6:00 p.m. to 9:00 a.m. by Residential Permit only.

The 100 block of Edelen Avenue from Miles Avenue south to Mullen Avenue will remain 24 hour permit parking by residential permit only because the roadway is a dead end street with no turn around.

East of Pageant

Residential area known as Eastside

90 minute parking 9:00 a.m. to 6:00 p.m. except by residential permit and parking by residential permit only from 6:00 p.m. to 9:00 a.m. seven days a week (unless otherwise stated or where other parking restrictions apply).

New York Avenue: On both sides of the street from Pleasant to the beginning of Bella Vista Avenue.

Bella Vista Avenue: On both sides of the street from New York Avenue to Charles. (No Parking signs will be added to both sides of the road at the curve where Bella Vista meets New York Avenue because the road is too narrow to allow safe parking).

The fines for residential zone parking violations are higher than the public street and public lot violations to further discourage encroachment into the residential neighborhoods. The fines will be \$45.00 for time and permit violations, and \$100.00 for the fraudulent use of any permit and the revocation of the permit for one (1) year.

(See attached map that shows the residential zones—Attachment 5)

Employee Permit Program

Currently there are limited incentives to encourage employees who work in the business district to park all day in the long term lots. The preferred option appears to be moving the vehicle from space to space within the prime parking areas to comply with time restrictions, removing the chalk marks to avoid a citation or parking in the residential neighborhoods. The implementation of parking zones combined with the use of employee permits and enhanced enforcement will mitigate this problem.

Each employee of the downtown business area will be eligible to purchase an employee parking permit. These permits will allow the user to park all day in designated surface lots without being subject to the time limits.

All designated employee areas will still be available to all vehicles. The permits will exempt the vehicle from the time limitations.

These permits will be sold on a monthly and annual basis depending on the user's needs and will be sold on a first come first serve basis:

1. Premium Permits - Lower Lot 4 Employee Permits - \$35.00 per month or \$300.00 annually
2. Standard Permits - which would include all other designated employee parking areas in Lots 1,2,3, & 6 - \$25.00 per month or \$200.00 annually

(See attached map of affected area—Attachment 6)

Free Unlimited Parking

Free unlimited parking will be available to employees who do not wish to purchase permits and to visitors who wish to park for periods longer than 3 hours in the Park and Ride lot on the north side of Highway 9, the Miles/Balzer Park lot off of Miles Avenue, Lot 7 off of Park Avenue south of Main Street, and the new public lot leased from Verizon off of Montebello Ave.

Table of Parking Restrictions, Fines and Permit Fees

PUBLIC STREET AND PUBLIC LOT TIME ZONES

<u>Location</u>	<u>Time Restrictions</u>
Public streets-west of Pageant	2 hours per zone 9:00 a.m. - 9:00 p.m. except Sundays and holidays
Public streets-east of Pageant	90 Minute limit 7:00 a.m. - 4:00 p.m. Monday through Friday, except holidays
Public lots 1, 2, 3, 4, 5 & 6	3 hours per zone 9:00 a.m. – 9:00 p.m. except Sundays and holidays
Public lot 8	90 Minute limit 7:00 a.m. – 4:00 p.m. except Sundays and holidays

FINES

<u>Violation</u>	<u>Fee</u>	<u>Late Fee</u>
Timed Parking	\$35.00	\$17.50
Residential Permit Violation	\$45.00	\$22.50
Fraudulent use of permits	\$100.00	\$50.00

PERMIT FEES

<u>Permit Type</u>	<u>Fee</u>
Residential Permit (2 Guest permits)	\$25.00
Lost guest permit replacement	\$10.00
One (1) day guest permit	\$ 5.00 for 1 st permit, \$1.00 for ea. additional permit
Standard Employee Permit	\$25.00 per month or \$200.00 per year
Premium Employee Permit	\$35.00 per month or \$300.00 per year

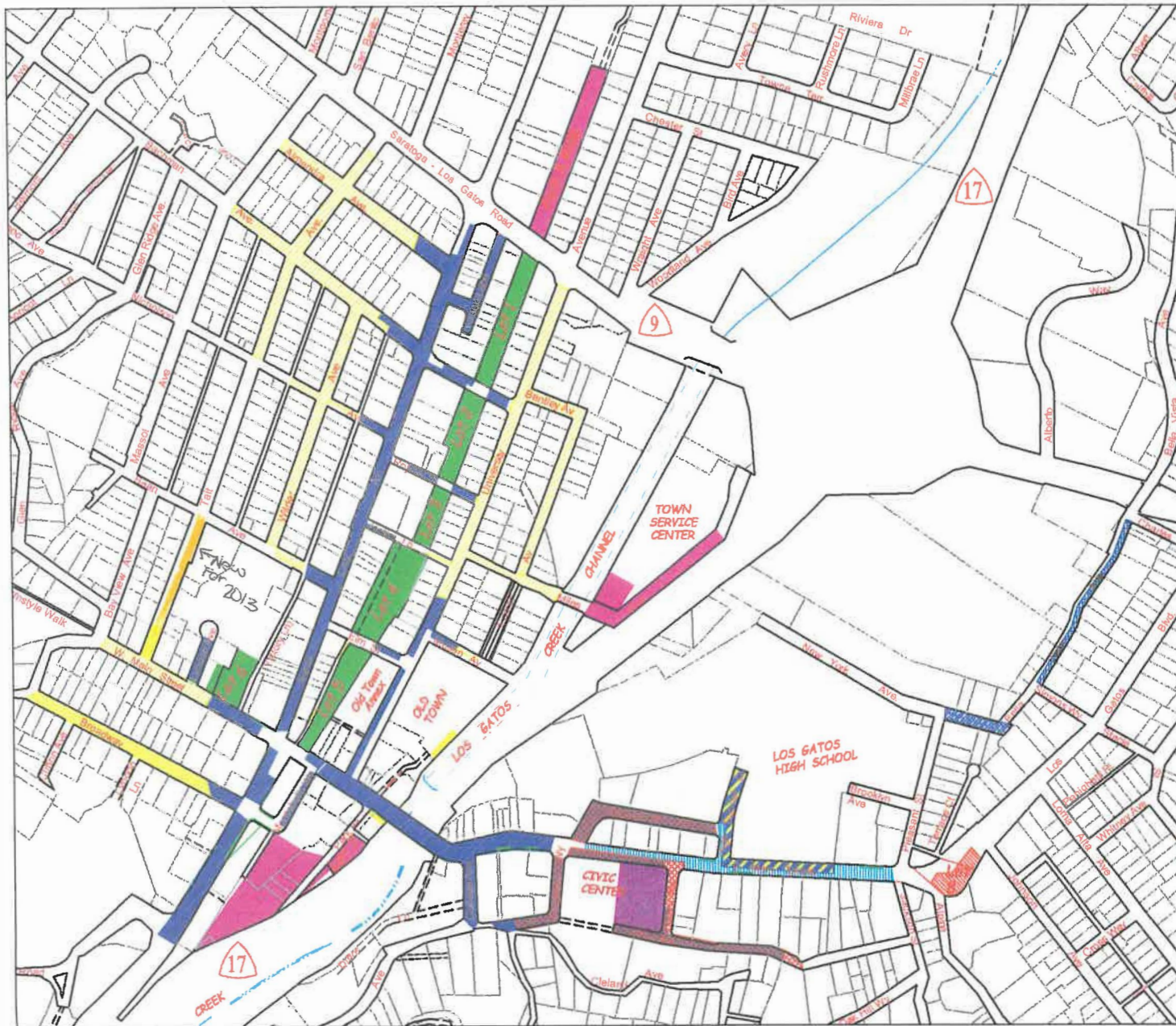
December 12, 2001



Town of Los Gatos Downtown Parking Management Plan

The dark outline on the map defines the areas that
will be included in the Parking management Plan.

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Residence Permit Parking

- EW = Employee Permit West
- EE = Employee Permit East (TB Permit Allowed)
- FE = Fronting Employee Permit (Lower Level)
- TE = Town Employee Permit
- LGHS = Los Gatos High School Permit

Public Parking Lots Lots 1, 2, 3, 4, 5, & 6. (See lot 8)

- 3 Hour Parking 9:00a.m. to 9:00p.m. except Sundays & Holidays
Except by Employee Permit
No overnight parking 3:00a.m. to 5:00a.m.
- Lot 8 - 90 Minute Parking 7:00a.m. to 4:00p.m.
Monday through Friday except Holidays
No overnight parking 3:00a.m. to 5:00a.m.

First Daily Long Term Parking

- No overnight parking 3:00a.m. to 5:00a.m.
Park & Ride Lot (Needs to be renewed)
Miller Avenue Lot
Various Post Office Lot
Lot (7) Seven

Public Street/Non-Residential East Main Street Zone

- 90 Minute Parking 7:00a.m. to 4:00p.m. Monday through Friday
Except Holidays
- 90 Minute Parking 7:00a.m. to 4:00p.m. Monday through Friday
Except by "Designated" Employee Permit and
Except Holidays. (Includes Town Employee Permit)

Civic Center Lot

- 90 Minute Parking 7:00a.m. to 4:00p.m. Monday through Friday
Except Holidays and Except by Town Employee Permit.
(Does not include other employee permits.)

Los Gatos High School Permit Parking

- Parking by LGHS Permit Only from 7:00a.m. to 4:00p.m. Monday
through Friday when school is in session.
Except Holidays and when school is not in session.

ZONES

- Gold Zone - Almond Grove Residential Area
- Blue Zone - Elston Residential Area
- Purple Zone - Business Zone 1
- Green Zone - Business Zone 2
- Cyan Zone - Business Zone 3
- Red Zone - East Business and Residential Area

Residential/Commercial Parking Permit Areas (Almond Grove & Elston)

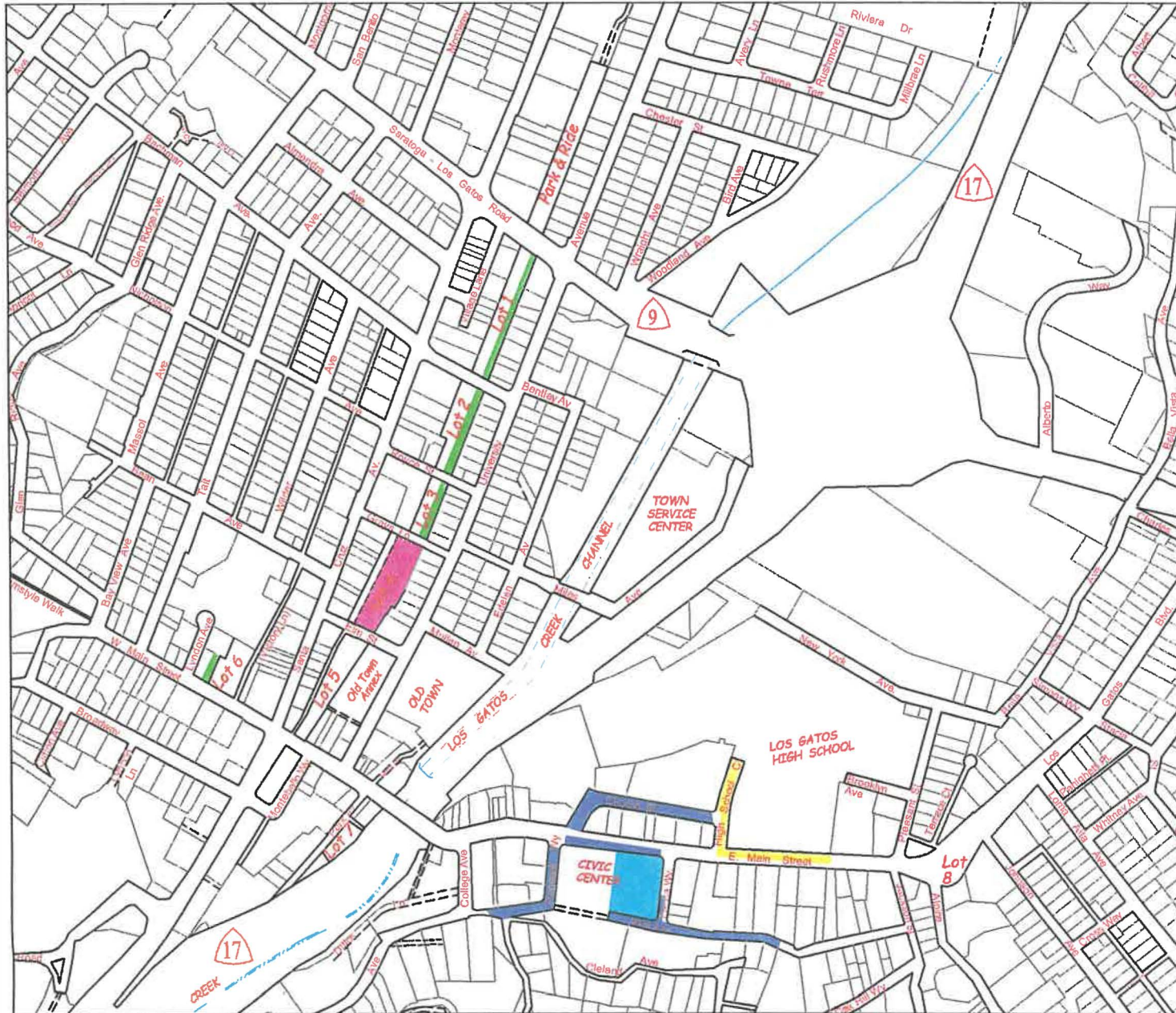
- 2 Hour Parking 9:00a.m. to 6:00p.m. except by residential permit and
parking by residential permit only from 6:00p.m. to 9:00a.m. seven
days a week (unless otherwise stated or where other parking
restrictions apply)
- Residential Avenue (See exception)
- 100' block of Elston Avenue (See exception)

Residential/Commercial Permit Parking (East Main Street Residential Area)

- 90 Minute Parking 9:00a.m. to 6:00p.m. except by residential permit,
and parking by residential permit only from 6:00p.m. to 9:00a.m.
seven days a week.

Public Street/Non-Residential

- 2 Hour Parking 9:00a.m. to 9:00p.m. except Sundays & Holidays
- 90 Minute Parking Zones
- No Parking Zones
- Loading Zone



Employee Permit Parking

- **EW - Employee Permit West**
- **EE - Employee Permit East (TE Permit Allowed)**
- **PE - Premium Employee Permit (Lower Level)**
- **TE - Town Employee Permit**
- **LGHS - Los Gatos High School Permit**



Residential Preferential Parking Permit Areas (Almond Grove & Edelen)

 2 Hour Parking 9:00a.m. to 6:00p.m. except by residential permit and parking by residential permit only from 6:00p.m. to 9:00a.m. seven days a week (unless otherwise stated or where other parking restrictions apply)

 Broadway Avenue (See exception)

 100 block of Edelen Avenue (See exception)

Residential Preferential Permit Parking (East Main Street Residential Area)

 90 Minute Parking 9:00a.m. to 6:00p.m. except by residential permit and parking by residential permit only from 6:00p.m. to 9:00a.m. seven days a week.



Public Parking Lots Lots 1, 2, 3, 4, 5, & 6. (See lot 8)

3 Hour Parking 9:00a.m. to 9:00p.m. except Sundays & Holidays.
Except by Employee Permit

No overnight parking 3:00a.m. to 5:00a.m.

Lot 8 - 90 Minute Parking 7:00a.m. to 4:00p.m.

Monday through Friday except Holidays.

No overnight parking 3:00a.m. to 5:00a.m.

Free Daily Long Term Parking

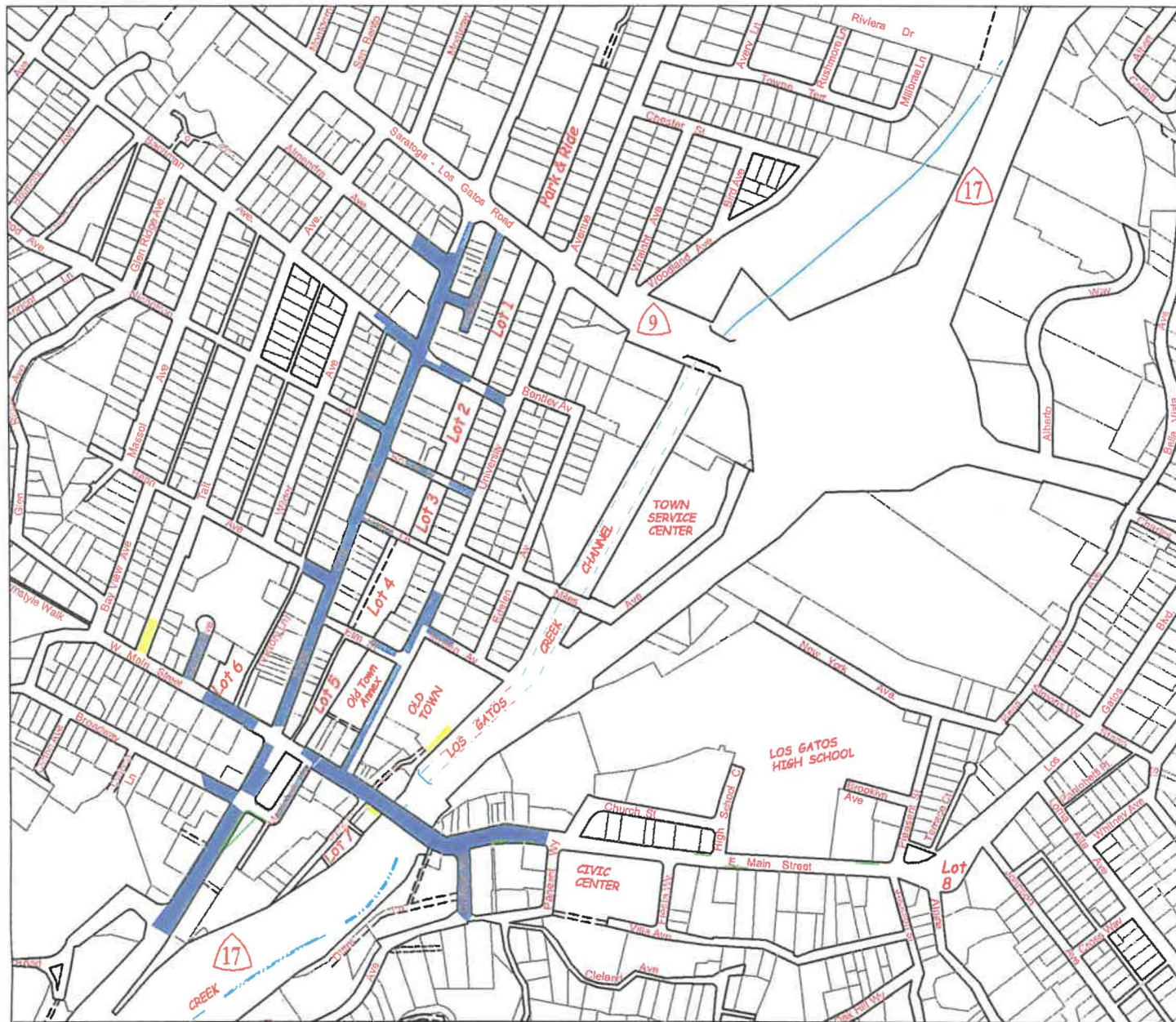
No overnight parking 3:00a.m. to 5:00a.m.

Park & Ride Lot (Needs to be returned)

Miles Avenue Lot

Verano/Post Office Lot

Lot (7) Seven



Public Streets/Non-Residents!	
	2 Hour Parking 9:00a.m. to 9:00p.m. except Sundays & Holidays
	30 Minute Parking Zones
	No Parking Zones
	Loading Zone



**Public Streets/Non Residential
Best Main Street Zone**

 90 Minute Parking 7:00a.m. to 4:00p.m. Monday through Friday
Except Holidays.

 90 Minute Parking 7:00a.m. to 4:00p.m. Monday through Friday
Except by "Designated" Employee Permit, and
Except Holidays. (Includes Town Employee Permit)

Civic Center Lot

 90 Minute Parking 7:00a.m. to 4:00p.m. Monday through Friday
Except Holidays and Except by Town Employee Permit
(Does not include other employee permits.)

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 Parking by LGHS Permit Only from 7:00a.m. to 4:00p.m. Monday
through Friday when school is in session.
Except Holidays and when school is not in session.