



Agenda Report

20-581

Agenda Date: 4/7/2020

REPORT TO COUNCIL

SUBJECT

Adopt a Resolution to Modify Certain Parking Regulations on Alfred Street and Jay Street [Council Pillar: Deliver and Enhance Quality Efficient Services and Infrastructure]

BACKGROUND

In 2018 the Muslim Community Association (MCA), property owner of 3003 Scott Boulevard, 3033 Scott Boulevard and 3080 Alfred Street, requested changes to existing parking regulations on Alfred Street and Jay Street due to expanding services and increased patron attendance at their properties (Location Map, Attachment 1).

Alfred Street is a two-lane 25 miles per hour north-south commercial/industrial road, just south of Highway 101 that connects Space Park Drive and Duane Avenue. On-street parking and partial sidewalks are present on both sides of the street, although there are various parking regulations for Alfred Street (e.g. 2-hour parking, 10-hour parking). Parking is congested during the day, with several large vehicles (semis, big rigs) parked on the street. Jay Street is also a two-lane 25 miles per hour north-south commercial/industrial road, just south of Highway 101 that connects Scott Boulevard and Duane Avenue. Parking is not allowed on Jay Street, there is a two-way center turn lane, and there are partial sidewalks on both sides of the street.

The MCA is requesting that parking on Alfred Street be modified to provide 2-hour parking and prohibit vehicles greater than 20-feet in length. The MCA is also requesting that 2-hour parking be allowed on Jay Street and that vehicles greater than 20-feet in length be prohibited from parking on the street. In summary, the MCA expressed their desire for additional parking in the area and expressed concern regarding the amount of large vehicles parking on the street. Due to the use of public parking by patrons of their community association, the MCA expressed concerns regarding the compatibility of large vehicles parked on the street in terms of parking supply (i.e. larger vehicles occupy more parking spaces) and patron comfort and safety. Staff evaluated the parking situation and noted that during services and events at the MCA, parking is very congested and that creating additional parking supply in the area should be investigated further.

DISCUSSION

The City sent letters and surveys to the property owners on Alfred Street and Jay Street to solicit their feedback on modifying parking regulations for both those streets. After additional coordination and based on a revised request by the MCA for the City to add an additional restriction to prohibit vehicles greater than 20-feet in length, a second survey for a combined "2-hour at Any Time" and "No Parking for Vehicles in Excess of 20 feet" parking restriction was sent out to gauge the interest of the property owners affected.

Survey Responses

Of the 14 properties owners surveyed, the City received 13 responses as detailed below and as shown on Attachment 2, Survey Response Map.

Alfred Street: For properties on Alfred Street, five of the eight adjacent property owners supported the proposed "2-hour at Any Time" restriction, while all eight property owners supported the proposed "No Parking for Vehicles in Excess of 20-feet" parking restriction. For the three property owners that did not support the "2-hour at Any Time" restriction, they referenced employees and customers for those properties that need street parking in excess of 2-hours.

Jay Street: For Jay Street, four of the six adjacent property owners supported the proposed “2-hour at Any Time” and “No Parking for Vehicles in Excess of 20-feet” parking restrictions. One property owner did not support any changes and stated that they did not believe the changes were necessary and did not benefit from them. One property owner did not respond.

Staff Recommendations

City staff reviewed the survey responses and based on their analysis, recommend the following changes to parking regulations for Alfred Street and Jay Street (Attachment 1).

Alfred Street: Modify parking regulations to provide “2-hour at Any Time” restrictions on Alfred Street, except for the portion of the east side of Alfred Street adjacent to the three properties where the property owners did not support this change. Additionally, modify parking regulations to implement “No Parking for Vehicles in Excess of 20-feet” for all of Alfred Street.

Jay Street: Modify parking regulations to provide “2-hour at Any Time” and “No Parking for Vehicles in Excess of 20-feet” restrictions for all of Jay Street. Although one property owner did not support the change to allow parking on Jay Street, staff evaluated the situation and recommends having a unified approach to parking and parking enforcement for the entire Street.

ENVIRONMENTAL REVIEW

The action being considered is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15301(c) - Existing Facilities, as the activity consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination.

FISCAL IMPACT

There is no additional cost to the City other than staff time and expense.

COORDINATION

This report has been coordinated with the City Attorney’s Office, the MCA (applicant), and affected property owners on Alfred Street and Jay Street.

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 [<cclerk@santaclaraca.gov>](mailto:cclerk@santaclaraca.gov).

RECOMMENDATION

Adopt a resolution to modify certain parking regulations on Alfred Street and Jay Street.

Reviewed by: Craig Mobeck, Director of Public Works

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Location Map and Recommended Parking Regulation Changes
2. Survey Response Map
3. Resolution