



Agenda Report

Fullerton City Council

MEETING DATE: AUGUST 6, 2019

TO: CITY COUNCIL / SUCCESSOR AGENCY

SUBMITTED BY: KENNETH A. DOMER, CITY MANAGER

PREPARED BY: MEG McWADE, PUBLIC WORKS DIRECTOR
DAVID LANGSTAFF, TRAFFIC ENGINEERING ANALYST

SUBJECT: 100 BLOCK WEST COMMONWEALTH AVENUE –
INSTALLATION OF 2-HOUR PARKING

SUMMARY

Consideration of a Transportation & Circulation Commission recommendation to rescind the “30-minute” parking restriction on the north side of Commonwealth Avenue between Malden Avenue and the north / south alley west of Harbor Boulevard and replace with “2-hour” restriction.

RECOMMENDATION

Adopt Resolution No. 2019-XX.

RESOLUTION NO. 2019-XX – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, ESTABLISHING 2-HOUR PARKING ON THE NORTH SIDE OF WEST COMMONWEALTH AVENUE BETWEEN MALDEN AVENUE AND THE NORTH / SOUTH ALLEY WEST OF HARBOR BOULEVARD, AS SHOWN IN EXHIBIT “A”

PRIORITY POLICY STATEMENT

This item matches the following Priority Policy Statement/s:

- Infrastructure and City Assets.

FISCAL IMPACT

Minimal costs are associated with the installation of necessary signing.

DISCUSSION

Background

Commonwealth Avenue is an east / west 74 foot wide arterial street posted for 30 miles per hour and it has improved curb, gutter and sidewalk on both sides of the street. Both sides of Commonwealth Avenue are fronted by commercial properties.

The north side of the street consists of the following commercial businesses:

- 101 North Harbor Boulevard- Salon Technique
- 101 West Commonwealth Avenue - The Pickled Monk
- 117 West Commonwealth Avenue – Fullerton Ace Hardware
- 127 West Commonwealth Avenue - The Twisted Vine
- 129 West Commonwealth Avenue - Vacant
- 131 West Commonwealth Avenue - Opus Bank
- 135 West Commonwealth Avenue - Car Resale Lot

It should be noted that in May of 2014 the City Council rescinded the existing “2-hour” parking restriction along this particular segment of Commonwealth Avenue in favor of today’s “30-minute” parking restriction, at the request of Fullerton Ace Hardware at 117 West Commonwealth Avenue. Fullerton Ace Hardware stated that their business was losing customers due to heavy occupancy of the available short-term parking within the public lot near their main entrance. Fullerton Ace Hardware further stated that many of their customers were elderly who were unable to walk any significant distance and desired close proximity parking. In an effort to provide their customers with easier access to the store, Fullerton Ace Hardware intended to re-open their door on Commonwealth Avenue as a secondary access.

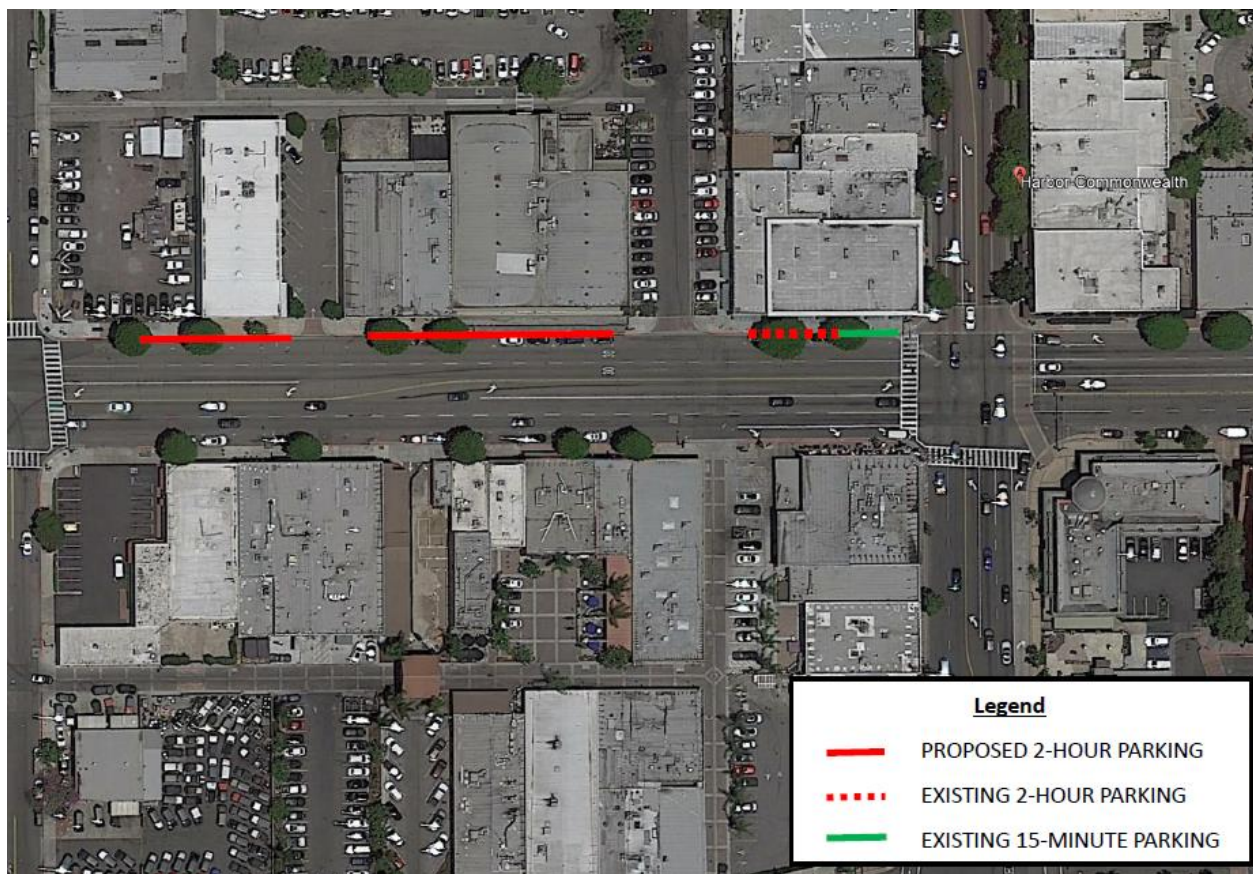
A parking utilization study at the time determined that the heaviest demand for parking came from the Orange County Recorder’s Office one block north at 201 North Harbor Boulevard. The Orange County Recorder’s Office has since relocated. The second largest business to utilize available parking was Salon Technique at 101 North Harbor Boulevard which, in addition to use of the public lot, had twenty-six designated parking spaces of their own. These specific businesses, as well as local restaurants, contributed to heavily impacted parking throughout most of the day.

In an attempt to mitigate the problem, the City installed 17 “30-minute” parking spaces and two Disabled Persons parking spaces near the main entrance to Fullerton Ace Hardware within the public parking lot. As intended, Fullerton Ace Hardware also opened their doors on Commonwealth for a short period of time; however, the business has since limited entrance to the parking lot side only.

Request to Change Commonwealth Parking Time Restriction

Currently on this segment of Commonwealth, on-street parking is restricted to “30-minutes” between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday. In addition to on-street parking, there is “3-Hour” parking within the public lot behind the businesses along Commonwealth Avenue as well as the 17 “30-minute” parking spaces as mentioned earlier. Modifying the on-street parking restriction from “30-minute” parking on Commonwealth to “2-hour” parking comes at the request of the business owner of Salon Technique. It is their position that the “30-minute” parking is

no longer feasible for surrounding parking demand and that extending the time limit would better serve both customer and employee needs (requested changes shown in the following map).



A recent parking utilization study found that the short-term parking in the public lot is currently operating at 38% occupancy at 10:00 a.m. to 100% occupancy between noon and 5:00 p.m. A parking utilization study was also conducted on Commonwealth Avenue which indicated that 33% to 89% of the nine available on-street parking spaces were occupied between the hours of 7:00 a.m. and 5:00 p.m.

It is Staff's opinion that the existing "30-minute" parking no longer facilitates the intended purpose as Fullerton Ace Hardware no longer needs direct accessibility from the street and "2-hour" parking would better satisfy the needs of the immediate area. Based on the aforementioned, Staff is supportive of the request, pending no unforeseen opposition. It should be noted that the owners of Fullerton Ace Hardware concur with Staff's findings and support the request. Additionally, this item was approved by the Transportation and Circulation Commission.

Attachments:

- Attachment 1 - Resolution No. 2019-XX with Exhibit
- Attachment 2 - T&CC Staff Report (without attachments)