



## TRANSPORTATION & CIRCULATION COMMISSION AGENDA

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MEETING DATE: JULY 1, 2019

TO: TRANSPORTATION & CIRCULATION COMMISSION

FROM: ENGINEERING DEPARTMENT

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

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### SUMMARY

Consideration of a request to rescind the “30-minute” parking restriction and reinstate the “2-hour” parking restriction on the north side of Commonwealth Avenue between Malden Avenue and the north/south alley west of Harbor Boulevard.

### RECOMMENDATION

Approve the request to rescind the “30-minute” parking and reinstate the “2-hour” parking restriction on the north side of Commonwealth Avenue between Malden Avenue and the north/south alley west of Harbor Boulevard, as shown in Exhibit “A” (Attachment No.1).

### DISCUSSION

Existing on-street parking is restricted to “30-minutes” between the hours of 7:00am and 7:00pm, Monday through Saturday. In addition to on-street parking, there is “3-Hour” parking within the public lot behind the businesses along Commonwealth Avenue.

Modifying the parking restriction from “30-minute” parking to “2-hour” parking comes at the request of the business owner of Salon Technique at 101 N. Harbor Boulevard. 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.

Commonwealth Avenue itself is an east/west 74-foot wide arterial street, is posted for 30 miles per hour, and has improved curb, gutter & 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 N. Harbor Blvd. - Salon Techniques
- 101 W. Commonwealth Avenue - The Pickled Monk
- 127 W. Commonwealth Ave. - The Twisted Vine
- 129 W. Commonwealth Ave. - Vacant
- 131 W. Commonwealth Ave. - Opus Bank
- 135 W. Commonwealth Ave. - Car Resale Lot

It should be noted that in May of 2014 Council rescinded the an existing “2-hour” parking restriction along this particular segment of Commonwealth Avenue in favor of todays “30-minute” parking restriction, at the request of Fullerton Ace Hardware at 117 W. Commonwealth Avenue. Fullerton Ace Hardware had 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 or unwilling 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. Their belief was that without short-term parking the existing “2-hour” parking restriction would negate any gains they hoped to recognize, as most of the on-street parking was currently occupied by employees and/or customers of the adjacent businesses.

A parking utilization study had determined that the heaviest demand for parking came from the Orange County Recorder’s Office one block north at 201 N. Harbor Boulevard. The Orange County Recorder’s Office has since relocated to another location. The second largest business to utilize available parking was Salon Techniques at 101 N. 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 seventeen (17) “30-minute” parking spaces and two (2) 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 for a short period of time; however, that intent is no longer being exercised with access to Fullerton Ace Hardware now limited to entrance from the public parking lot side only.

A recent parking utilization study found that this short-term parking is currently operating at 38% occupancy at 10:00am to 100% occupancy between noon and 5:00pm. A parking utilization study was also conducted on Commonwealth Avenue which indicated that 33% to 89% of the nine (9) available on-street parking spaces were occupied between the hours of 7:00am and 5:00pm. It should be noted however that there were at least four vehicles on average that utilize the on-street parking in excess of the 30-minute restriction daily; typically between 2-4 hours long.

It is staff's opinion that the existing "30-minute" parking no longer facilitates the intended purpose, as a result of Fullerton Hardware's decision to close their stores access on Commonwealth Avenue. It is also staff's opinion that the existing "30-minute" time restriction is being disregarded as a result of an apparent need for longer term parking and that "2-hour" parking would better satisfy the needs of the immediate area without significantly impacting Fullerton Ace Hardware. Based on the aforementioned, staff is supportive of the request, pending no unforeseen opposition.

It should also be noted that the owners of Fullerton Ace Hardware concur with staff's findings and support the request.

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Mark Miller  
City Traffic Engineer

MM/DLangstaff:pd

Attachment 1 - Exhibit "A" Vicinity Map  
Attachment 2 - Photos

cc: Commissioners  
Police Traffic Bureau