



DATE: June 10, 2009

TO: Honorable Mayor and City Councilmembers

FROM: Development Services Department

SUBJECT: **RESOLUTION ESTABLISHING PARKING RESTRICTIONS AND PASSENGER LOADING ZONES IN THE MISSIONS HOA NEIGHBORHOOD**

SYNOPSIS

Staff and the Transportation Commission recommend that the City Council adopt a resolution to establish a "No Parking 9:00 a.m. to 11:00 a.m. Monday through Friday" zone on both sides of Sabadell Drive and Estremoz Drive, and a "5-minute Passenger Loading Zone 7:00 a.m. to 9:00 a.m. and 2:00 p.m. to 4:00 p.m. Monday through Friday" on both sides of Ivey Ranch Road between Justina Drive and Alyssum Way in the Missions HOA neighborhood.

BACKGROUND

The City has received two petitions from the Missions Home Owner's Association (HOA) requesting parking restrictions to alleviate parking impacts due to the adjacent El Camino High School and Martin Luther King Middle School.

ANALYSIS

The Missions HOA is located southwest of the intersection of Via Rancho Road and Ivey Ranch Road (Exhibit A). Two separate areas of the HOA are impacted by different schools during a typical school day. Sabadell Drive and Estremoz Drive are accessed from Via Rancho Road and are impacted by El Camino High School students. Justina Drive and Benevente Drive are accessed from Ivey Ranch Road and are impacted by Martin Luther King (MLK) Middle School students.

Sabadell and Estremoz Drive

The Missions HOA has submitted a petition from 100 percent of the residents on Sabadell Drive and Estremoz Drive to have "No Parking 9:00 a.m. to 11:00 a.m. Monday through Friday" parking restrictions placed on the street. Students from El Camino High School park their vehicles (varies from 4 to 20 vehicles) on Sabadell Drive during a typical school day.

Staff suggested to the HOA that permit parking or a parking restriction could be implemented to help with the parking problem. In 2004, the Vista San Luis Rey HOA (across from El Camino High School) implemented a parking restriction from 9:00 a.m. to 11:00 a.m. Monday through Friday; the overall community response and feedback has been that it has helped with the parking issues. If a permit system is used, the residents must pay \$15 for an annual permit and provide documentation of residency. A parking restriction is easier for staff and the residents if they can park off the street during the proposed times limits.

Staff supports the “No Parking 9:00 a.m. to 11:00 a.m. Monday through Friday” on Sabadell Drive and Estremoz Drive.

Justina Drive and Benevente Drive

The Missions HOA has submitted a petition from approximately 84 percent of the residents adjacent to the area proposed to have “No Parking 12:00 p.m. to 3:00 p.m. Monday through Friday” on portions of Justina and Benevente Drive. Parents from MLK Middle School park in the subdivision to wait for students during the dismissal period. The residents feel that the congestion is a safety problem and degrades the quality of life in their community.

Staff has met with the school administration at MLK Middle School, who is trying to do everything they can to help with the congestion and provide areas for the parents to pick up the students. The school administration does not support the parking restrictions, requested by the residents in the area.

Staff cannot support the “No Parking 12:00 p.m. to 3:00 p.m. Monday through Friday” because of the need for areas for student pick-up and the short duration of the impact.

Staff recommended and the Transportation Commission approved as an alternative that a portion of the bike lanes on both sides of Ivey Ranch Road from Justina Drive to Alyssum Way be removed to allow the installation of a “5-minute Passenger Loading Zone from 7:00 a.m. to 9:00 a.m. and 2:00 p.m. to 4:00 p.m. Monday through Friday” be installed to increase parking by approximately 25 spaces. Three members of the Bicycle Committee provided a letter (Exhibit C) that endorses the removal of the bike lane.

The Missions HOA submitted a letter (Exhibit B) that states they are willing to try the loading zone on Ivey Ranch Road before they pursue any parking restrictions on Justina Drive and Benevente Drive.

If approved, Transportation staff expects work completed before school starts in the fall.

FISCAL IMPACT

The cost of installing the signs is approximately \$300 with an increase in annual maintenance of one work hour. The cost of removing the bike lane is approximately \$500.

COMMISSION OR COMMITTEE REPORT

At the April 21, 2009, meeting, the Transportation Commission reviewed and approved staff's recommendations for the proposed parking restrictions.

CITY ATTORNEY'S ANALYSIS

The referenced documents have been reviewed by the City Attorney and approved as to form.

RECOMMENDATION

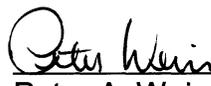
Staff and the Transportation Commission recommend that the City Council adopt a resolution to establish a "No Parking 9:00 a.m. to 11:00 a.m. Monday through Friday" zone on both sides of Sabadell Drive and Estremoz Drive, and a "5-minute Passenger Loading Zone 7:00 a.m. to 9:00 a.m. and 2:00 p.m. to 4:00 p.m. Monday through Friday" on both sides of Ivey Ranch Road between Justina Drive and Alyssum Way in the Missions HOA neighborhood.

PREPARED BY:



Paul J. Pace
Transportation Operations Engineer

SUBMITTED BY:



Peter A. Weiss
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager
George Buell, Development Services Director
David DiPierro, City Traffic Engineer
Scott O. Smith, City Engineer









- Exhibit A: Map
- Exhibit B: Request
- Exhibit C: Letter from members of Bicycle Committee

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 OCEANSIDE ESTABLISHING CERTAIN TRAFFIC CONTROLS
4 WITHIN THE CITY OF OCEANSIDE

5 (“No Parking” zone on Sabadell and Estremoz Drive and 5-Minute
6 Passenger Loading Zone” on Ivey Ranch Road)

7 WHEREAS, based on staff recommendation, this Council finds that public health and
8 safety will be benefited by establishment of certain traffic controls within the City of
9 Oceanside;

10 NOW, THEREFORE, the City Council of the City of Oceanside does resolve as follows:

11 SECTION 1. There is established a “No Parking 9:00 a.m. to 11:00 a.m. Monday through
12 Friday” zone on Sabadell and Estremoz Drive.

13 SECTION 2. There is established a “5-Minute Passenger Loading Zone 7:00 a.m. to 9:00 a.m.
14 and 2:00 p.m. to 4:00 p.m. Monday through Friday” on Ivey Ranch Road beginning 40 feet
15 north of the centerline of Justina Drive and ending 60 feet south of the centerline of Alyssum
16 Way:

17 SECTION 3: Staff is directed to affect the foregoing controls as soon as possible.

18 PASSED AND ADOPTED by the City Council of the City of Oceanside, California,
19 this _____ day of _____, 2009, by the following vote:

20 AYES:

21 NAYS:

22 ABSENT:

23 ABSTAIN:

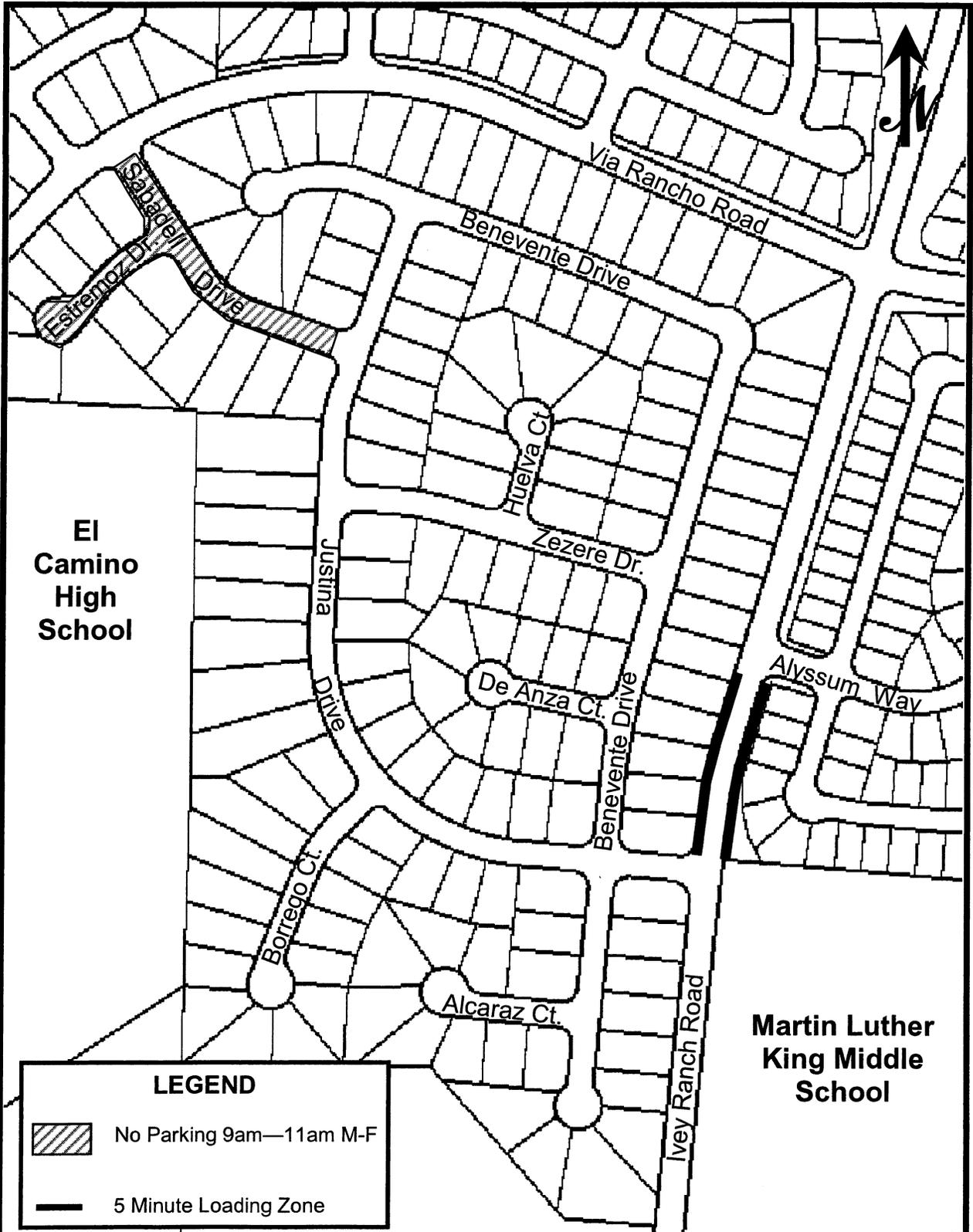
24 _____
MAYOR OF THE CITY OF OCEANSIDE

25 ATTEST:

26 APPROVED AS TO FORM:

27 _____
CITY CLERK

28 
CITY ATTORNEY



PROJECT: **PROPOSED PARKING RESTRICTIONS
IN THE MISSIONS HOA**

EXHIBIT
A

30 April 2009

Paul Pace
Transportation Operations Engineer
City of Oceanside
300 N. Coast Highway
Oceanside, CA 92054

Dear Mr. Pace,

The petitioners represented by the The Missions Traffic Committee accept the recommendations of the Engineering Division staff and the Transportation Commission regarding the two petitions submitted to you previously.

We understand you accept the petition to provide restricted parking, 9-11 a.m. M-F, on the contiguous streets of Sabadell Drive and Estremoz Court.

We further understand that in lieu of the petition to provide restricted parking within designated zones of Justina Drive and Benevente Drive, you recommend elimination of part of the bike lane on Ivey Ranch in order to provide additional parking there.

We further understand that if the recommendation for additional parking on Ivey Ranch does not in the future ameliorate congestion at Justina and Benevente in The Missions, we can subsequently resubmit the current petition and signatures for parking restrictions.

Thanks to you and the staff for all your assistance and good will throughout this long process.

Best,



Bill Fischer, Chair
The Missions Traffic Committee

The Missions Board of Directors
Endorsement of Traffic Committee Petitions

Acknowledging a steady increase of traffic and safety problems created by student parking and student pick-up activity in The Missions over the previous two years, the Board, at its meeting on 21 May 2008, created a Traffic Committee to seek remedies for the impacted homeowners. It authorized the establishment of a seven-person group to study the problems and recommend solutions. It appointed William Fischer to chair the committee.

The Committee has since worked diligently to understand the source and exact nature of the problems. It has consulted with an adjacent residential community similarly affected, and it has communicated closely with the principals and other administrative personnel at El Camino High School and Martin Luther King Middle School. It has met twice with Paul Pace, Oceanside Transportation Operations Engineer and the city representative to the Transportation Commission. From these consultations the Committee has arrived at the specific solutions described in the homeowners petitions to the city for the establishment of two "No Parking" zones.

We understand that the problems mainly affect the homeowners in the two designated zones described in the petitions, and not all of the homeowners within The Missions. The solution described in the petitions, however, will have some benefit for all homeowners and no deficits. Therefore we endorse the petitions herein referred to and request that they be approved and implemented by the city.

Connie Ann, President 3/3/09

Linda Sweeney 3/4/09

Thomas Cole, 1 3/4/09

Ruth Meyer 3/4/09

Donald Wilson 3/4/09

4 March 2009

Paul Pace, Transportation Operations Engineer
Engineering Division
300 N. Coast Highway
Oceanside, CA 92054

Dear Mr. Pace,

Enclosed ia a packet with two petitions from The Missions Traffic Committee on behalf of impacted homeowners. I am asking you to review them and forward them to the Transportation Commission for consideration at its meeting on 17 March.

There are three items in the packet.

1. A letter of endorsement for both petitions from The Missions HOA Board, as you requested. All members of the Board have signed the endorsement.
2. For the impacted zone comprising the contiguous streets of Sabadell Dr. & Estremoz Ct.: a signed petition form (one page) requesting "No Parking 9-11 M-F," a map indicating the restricted area in red, and a Justification document describing the problem and its consequences. There are 14 homeowners in this impacted zone, and all 14 have signed the petition, thus representing 100% approval.
3. For the impacted zone comprising the intersection of Benevente Dr. (from Alcaras Ct. to Zezere Dr.) & Justina Dr. (from Ivey Ranch to Borrego Ct.): a signed petition form (two pages) requesting "No Parking 12-3 M-F," a map indicating the restricted area in red, and a Justification document derscribing the problem and its consequences. There are 26 homeowners in this impacted zone, and 22 have signed the petition, representing 84-85% approval.

I would be grateful if you would notify me when the petitions are placed on the agenda for the 17 March meeting, so that one or two representatives from the Missions Traffic Committee can be present to defend the petitions and provide any needed clarifications.

Again, many thanks for your collegial cooperation and guidance throughout the process.



William C. Fischer, Chair
The Missions Traffic Committee
510 Estremoz Ct.
Oceanside, CA 92057-8401
760-435-0046
wcfischer@yahoo.com

Justifications for Parking Restriction at Sabadell & Estremoz

The Basic Problem: off-campus all-day parking and afternoon pick-up congestion by El Camino High School students on Sabadell & Estremoz at the Via Rancho entrance to The Missions.

Student parking in The Missions is discretionary, not necessary. There is sufficient on-campus and designated off-campus parking without students having to park in The Missions residential area.

- El Camino High School confirms there is adequate on-campus parking to accommodate all students. Students, however, must apply for a parking permit. There is no fee, but students must show proof of valid licence, plus current registration and insurance.
- Students not meeting these requirements, or who have demonstrated “issues” (term used by ECHS administrator), must park off-campus. The city has created a pick-up zone and a parking zone on Via Rancho, between Rancho Del Oro and Sabadell. This off-campus parking zone will accommodate 35 vehicles.
- Over the past three years, there has been increasing spillover parking in the The Missions on the residential streets of Sabadell Dr. and Estremoz Ct. The number of parked vehicles varies. It can be as few as 4-6, but is usually 14-20 plus, sometimes in the high 20s (we keep a weekly log).
- On bad weather days, and on street-sweeping days that are posted No Parking, students have no trouble finding alternative on-campus parking or off-campus parking on Via Rancho.

The Consequences.

El Camino HS student parking has a deficit impact on the residential character of The Missions. Daily parking on both sides of Sabadell obstructs a driver’s vision exiting onto Via Rancho. There is daily littering on Sabadell which residents must clean up. There are incidents of auto vandalism (3 known car break-ins on Sabadell, windows smashed, glass on sidewalk and street, also cleaned up by residents, students ringing residents’ doorbells for help), as well as incidents of pornographic flyers placed on windshields (see sample). High-risk student drivers denied on-campus parking (no registration, no license, no insurance, or with “issues”) elect off-campus parking in our neighborhood, creating potential legal and behavior problems (on occasion, students have been observed having intercourse in parked vehicles).

These deficits degrade home values in an otherwise stable low-turnover community. Homeowners risk devaluation if houses for sale on Sabadell and Estremoz are shown between 7:30 am and 3 pm Monday-Friday.

PETITION REQUESTING DESIGNATED "NO PARKING" ZONE

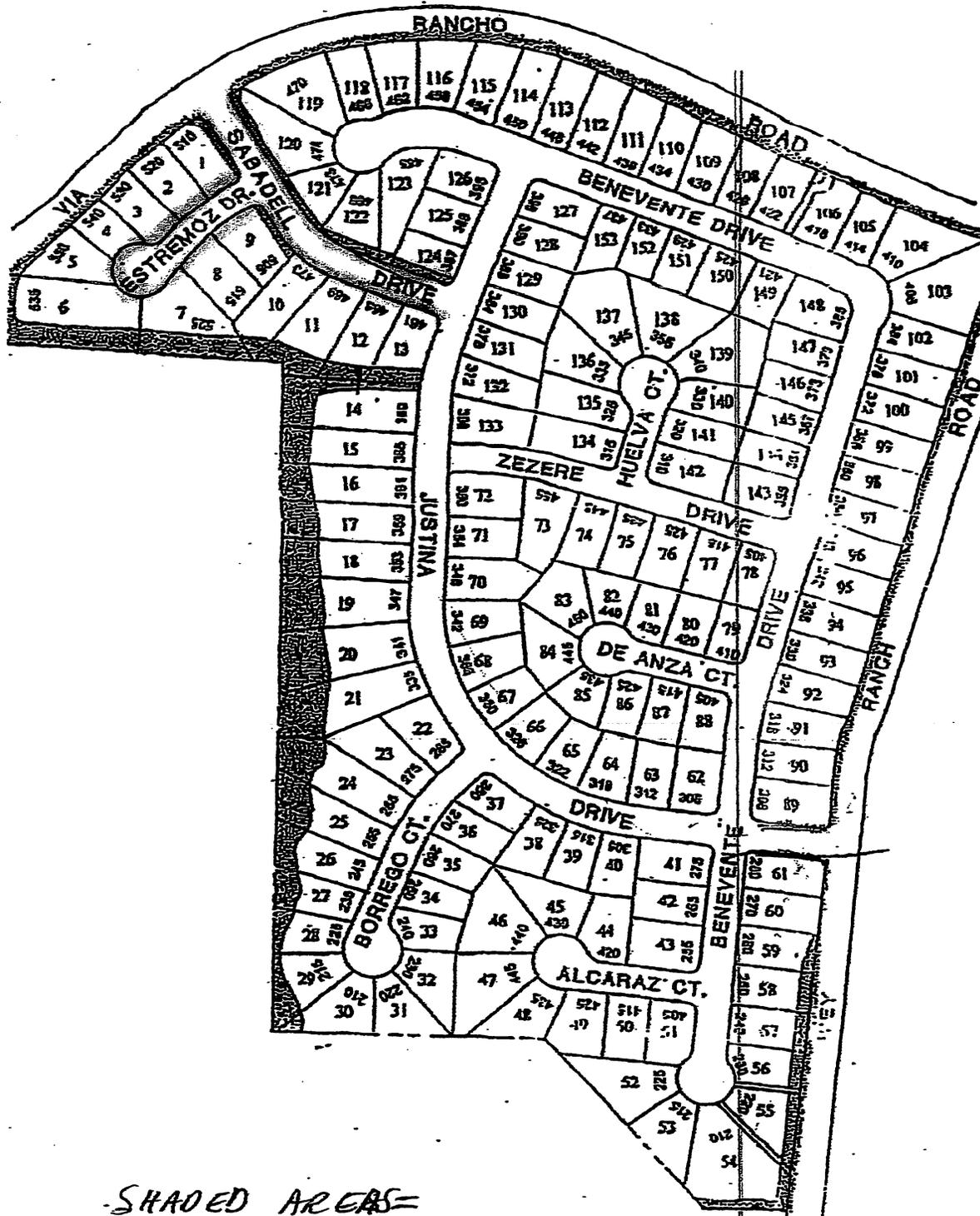
We, the undersigned homeowners residing in The Missions, request the City of Oceanside to establish a zone designated "NO PARKING, 9-11 AM, MON-FRI" on both sides of the contiguous streets of Sabadell Dr. and Estremoz Ct.

Please consult the accompanying map indicating exact locations marked in red. The signatures below represent the required 67% of the 14 impacted homeowners in the designated zone.

William C. Fischer Tel: # [REDACTED]
[REDACTED] Estremoz Ct.

Neighborhood Representative: William C. Fischer

	DATE	HEAD OF HOUSEHOLD Print and Sign Name	ADDRESS	DAYTIME PHONE
1	2-19-09	William C. Fischer William C. Fischer	[REDACTED] Estremoz Ct. Oceanside CA 92057	[REDACTED]
2	2-23-09	Tim Scanlon [Signature]	[REDACTED] Sabadell Dr Oceanside, CA 92057	[REDACTED]
3	2-23-09	Don [Signature] [Signature]	[REDACTED] Sabadell Dr Oceanside CA 92057	[REDACTED]
4	2-23-09	MARY TUCKER Mary Tucker	[REDACTED] Sabadell Dr Oceanside 92057	[REDACTED]
5	2-24-09	DOROTHY EMCH Dorothy Emch	[REDACTED] SABADELL DR. OCEANSIDE CA 92057	[REDACTED]
6	2-26-09	CARLOS ACUAMATE [Signature]	[REDACTED] JUSTINIA DR. OCEANSIDE CA.	[REDACTED]
7	2-26-09	JOHN CROSS Jaymin Cross	[REDACTED] Estremoz Ct Oceanside CA 92057	[REDACTED]
8	2-28-09	Richard J. Klaeser Richard J. Klaeser	[REDACTED] Estremoz Ct. Oceanside, CA 92057	[REDACTED]
9	2-28-09	DANN THORSEN Dann Thorsen	[REDACTED] ESTREMOSZ CT. OCEANSIDE, CA 92057	[REDACTED]
10	3-1-09	Robert James Lavelle Paul [Signature]	[REDACTED] ESTREMOSZ COURT OCEANSIDE CALIF 92057	[REDACTED]
11	3-1-09	MARY KOG CARPENTER Mary Lou Carpenter	[REDACTED] ESTREMOSZ CT OCEANSIDE - 92057	[REDACTED]
12	3-1-09	Kath + Fred [Signature] Kath + Fred [Signature]	[REDACTED] ESTREMOSZ CT Oceanside	[REDACTED]
13	3-1-09	JOE TANG [Signature]	[REDACTED] ESTREMOSZ CT Oceanside	[REDACTED]
14	3-2-09	ROBERT K. CARTER Robert Carter	[REDACTED] Estremoz Ct Oceanside	[REDACTED]



SHADED AREAS
 HOA COMMON AREA
 MAINTENANCE

THE MISSIONS
IVEY RANCH

Justifications for Restrictions at Benevente & Justina

The Basic Problem: afternoon pick-up activity by Martin Luther King Middle School families on Justina and Benevente at the Ivey Ranch entrance to The Missions, creating heavy traffic congestion and safety concerns.

In the hour bracketing afternoon school dismissal (2-3 pm), adult and teenage drivers elect to pick-up MLK Middle School students inside The Missions in the Justina and Benevente neighborhood. This is a matter of choice, not necessity.

- **The MLK School administration provides a sufficient number of monitored and organized pick-up zones. These are in the auditorium parking loop, at the adjacent MLK Park parking lot, and along Ivey Ranch (where designated passenger pick-up zones have been established and proper signage posted by the city). In addition, parents are instructed at the beginning of the school year to use these designated zones. Unhappily this has not prevented an excessive number of them from entering The Missions proper to pick up their students.**
- **The resulting congestion produces erratic and unsafe driving in a confined area, with potential safety consequences for both drivers and for immature pedestrian students who dart into the street with little sense of the hazards.**

The Consequences

At the pick-up hour, entering and exiting The Missions from Justina onto Ivey Ranch is unsafe. There are only two entrances into The Missions. The second is at Sabadell & Via Rancho where the congestion produced by student vehicles parked during school hours is compounded by additional vehicles arriving to pick up students. In effect, residents in The Missions, many of them elderly, must avoid leaving or arriving home during the afternoon pick-up hour, as well as during the morning drop-off hour. As with the Sabadell safety problem, daily stopping on both sides of Justina obstructs a driver's vision exiting from Justina onto Ivey Ranch.

Like the parking at Sabadell and Estremoz, the pick-up congestion at Justina and Benevente degrades the residents' quality of life and has the potential effect of devaluing the real estate in an otherwise very stable neighborhood.

PETITION REQUESTING DESIGNATED "NO PARKING" ZONE

We, the undersigned homeowners residing in The Missions, request the City of Oceanside to establish a zone designated "NO PARKING, 12-3 PM, MON-FRI" on both sides of the contiguous streets of Justina Dr (from Ivey Ranch to Borrego Ct.) and of Benevente Dr. (from Alcaras Ct. to Zezere Dr.).

Please consult the accompanying map indicating exact locations marked in red. The signatures below represent the required 67% of the 26 impacted homeowners in the designated zone.

REX MARTIN
BENEVENTE DR. # [REDACTED]

Neighborhood Representative: [Signature]

	DATE	HEAD OF HOUSEHOLD Print and Sign Name	ADDRESS	DAYTIME PHONE
1	2-28 09	RICHARD KERALDI Richard Keraldi	[REDACTED] Benevente Oceanside 92057	[REDACTED]
2	2/28/09	Richard Nelson Richard Nelson	[REDACTED] Benevente Dr Oceanside CA 92057	[REDACTED]
3	02-28 '09	MITSUKO IRY Mitsuko Iry	[REDACTED] Zezere Oceanside (92057)	NL
4	2/28/09	ARMENAS K.E.M. Muller	[REDACTED] De Anza Ct	[REDACTED]
5	2/28/09	Ron Hokanson Ron Hokanson	[REDACTED] Justina Dr.	[REDACTED]
6	2/28/09	CARL W. RUBE Carl W. Rube	[REDACTED] JUSTINA DR	[REDACTED]
7	2/28/09	Gai S. Gleason Gai S. Gleason	[REDACTED] Borrego Ct	[REDACTED]
8	2, 28/09	Dallas R. McAffey Dallas R. McAffey	[REDACTED] Justina Dr. Oceanside	[REDACTED]
9	2/28/09	BRIAN GABRIEL Brian Gabriel	[REDACTED] Benevente Oceanside	[REDACTED]
10	02-28 '09	DEAN L. WESS Dean L. Wess	[REDACTED] BENEVENTE DR OCEANSIDE	[REDACTED]
11	3/1/09	JOSEPH ST DENIS Joseph St Denis	[REDACTED] BENEVENTE DR OCEANSIDE, CA 92057	[REDACTED]
12	3/1/09	M.S. HOGREN M.S. Hogren	[REDACTED] BENEVENTE DR OCEANSIDE CA 92057	[REDACTED]
13	3/1/09	MARGO JOCKENDORF Margo Jockendorf	[REDACTED] DE ANZA OCEANSIDE, CA 92057	[REDACTED]
14	3/1/09	[Signature] Willard Chapman	[REDACTED] Justina Dr Oceanside 92057	[REDACTED]

PETITION REQUESTING DESIGNATED "NO PARKING" ZONE

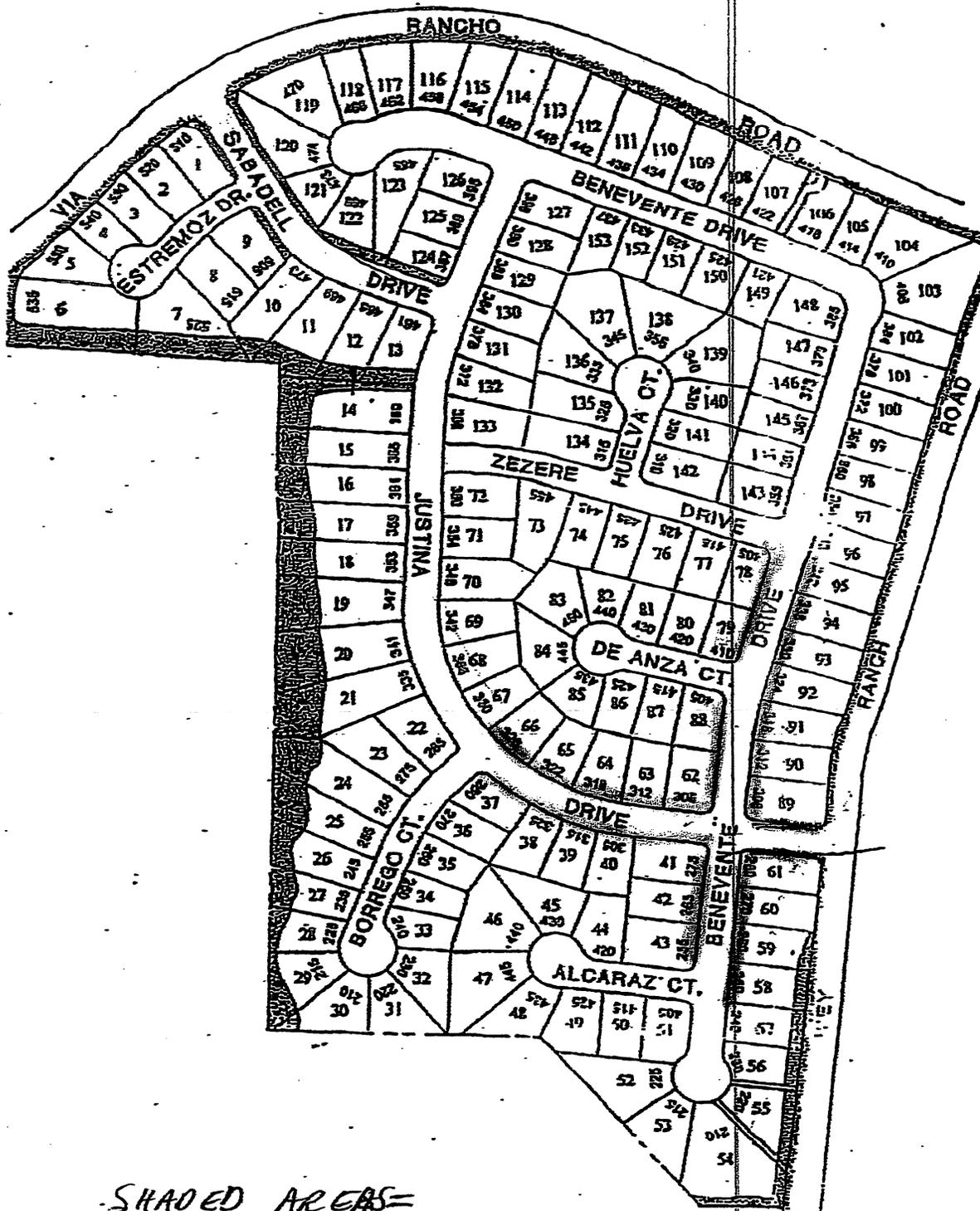
We, the undersigned homeowners residing in The Missions, request the City of Oceanside to establish a zone designated "NO PARKING, 12-3 PM, MON-FRI" on both sides of the contiguous streets of Justina Dr (from Ivey Ranch to Borrego Ct.) and of Benevente Dr. (from Alcaras Ct. to Zezere Dr.).

Please consult the accompanying map indicating exact locations marked in red. The signatures below represent the required 67% of the 26 impacted homeowners in the designated zone.

REX MARTIN # [REDACTED]
BENEVENTE DR.
Rex Martin

Neighborhood Representative: _____

	DATE	HEAD OF HOUSEHOLD Print and Sign Name	ADDRESS	DAYTIME PHONE
15	3-1-09	MAXINE BURWELL <i>Maxine Burwell</i>	[REDACTED] Benevente Dr.	N/L
16	3/1/09	<i>WAVE DEKROE</i> <i>Jane Dekroe</i>	[REDACTED] Benevente Dr.	[REDACTED]
17	3/1/09	Della Hyland <i>Della Hyland</i>	[REDACTED] Justina Dr	[REDACTED]
18	3/1/09	RAYMOND CHESLOTT <i>Raymond Cheslott</i>	[REDACTED] BENEVENTE	[REDACTED]
19	3/2/09	Wesley Harvey <i>Wesley Harvey</i>	[REDACTED] Benevente Dr	[REDACTED]
20	3/2/09	JACK BAUGH <i>Jack Baugh</i>	[REDACTED] Benevente Dr.	[REDACTED]
21	3/3/09	Patricia Munley <i>Patricia Munley</i>	[REDACTED] BENEVENTE Dr	[REDACTED]
22	3/3/09	Theresa Kleszewska <i>Theresa Kleszewska</i>	[REDACTED] Justina Dr	[REDACTED]
23				
24				
25				
26				
27	N/A	N/A	N/A	N/A
28	N/A	N/A	N/A	N/A



SHADED AREAS=
 HOA COMMON AREA
 MAINTENANCE

THE MISSIONS
IVEY RANCH

Committee Members:

There will be an item on the Transportation Commission Agenda for this Tuesday night that will involve removal of two sections of Class 2 Bike Lanes on Ivey Ranch Road adjacent to Martin Luther King Middle School. With the loss of busing for students who live many miles from the school, there is a parent demand for parking that exceeds the existing supply, causing some to park in an adjacent neighborhood.

The City had previously removed a section of Class 2 Bike Lane on the East side of the school and has posted signage on the West side allowing 5 minute parking in the existing Class 2 Bike Lane.

The City is proposing to remove another section of Class 2 Bike Lane on the East side to reduce the overflow into the adjacent neighborhood.

Howard, Art, and I have observed the after school motorist, bike, and pedestrian flow and believe that it is reasonably safe. There are three crossing guards to allow students safe passage from east to west and there is a pick up location inside the school parking lot that seems to work well.

The Highway Design Manual does not allow parking in Class 2 Bike Lanes when cyclists may be present, so the existing Bike Lane on the West side of the street should be removed. We also believe it is OK to remove the additional section of Class 2 Bike Lane on the East side. However, at the same time the Bike Lane sections are removed, Class 3 Bike Route Signs AND Sharrows should be installed on both sides of the road.

We should discuss this issue in our meeting and encourage staff to modify the recommendations to the Transportation Commission and City Council to include the Class 3 signage and Sharrows coincident with removal of the Class 2 Bike Lanes.

While this may appear to be a "loss" to cyclists, if the Class 3 designation is provided, this is a very good compromise that may actually improve cyclist behavior in this area. The few students who do ride use the sidewalks and not the roads. Sharrows might encourage them to ride where they would be more visible and safer. This would also improve safety for the numerous students who walk on the sidewalks.