

Residential Parking Strategy Subcommittee Parking Recommendations

September 15, 2009

FIRST PRIORITY GOAL (FROM THE DRAFT MISSION CANYON COMMUNITY PLAN)

GOAL CIRC-MC-2: Provide an efficient and safe circulation system with adequate access for emergency vehicles and safe emergency egress for residents and visitors.

PARKING STRATEGY POLICIES

Draft Residential Parking Strategy Policy 1: Parking shall be prohibited where it interferes with access for emergency vehicles or safe pedestrian and bicyclist passage.

Draft Residential Parking Strategy Policy 2: All public roads in Mission Canyon shall have at least two vehicle travel lanes, each a minimum of 10 feet wide from road center line, except that existing roads less than 20 feet wide shall not be required to be widened to meet this standard. The outside perimeter of travel lanes shall be delineated by a white stripe (fog line). Outside of the fog line, parking shall be allowed provided it does not interfere with adequate sight distance, and adequate access and safety for pedestrians, bicyclists, and equestrians, when applicable. Parking areas shall not be reserved and/or posted for the sole use of the property owner and shall not be used for parking boats, trailers or recreational vehicles.

Long Range Goal: Create a clear zone of 4 feet from the edge of the fog line to where cars would be allowed to park for the purpose of maintaining an adequate safety zone for pedestrians, bicyclists, sight distance, and space for cars to pull over in an emergency.

EXPLANATORY NOTES

The minimum 20-foot width recommended for roads is based on Section 503.21 of the California Fire Code that states that fire apparatus access roads [a road that provides fire apparatus access from a fire station to a facility] shall have an unobstructed width of not less than 20 feet. This width makes it possible for two fire trucks to pass one another. This recommended width was included in a presentation from the County Fire Department at the Parking Strategy Community Meeting in April 2009.

According to Public Works Department, when a fog line is painted on the road, parking is only permitted to the right of edge stripe and No Parking signs do not have to be posted. The Tunnel Road trailhead area is posted "Park to the Right of Edge Stripe" due to the large number of users in this area.

The Parking Strategy Subcommittee recommended that in addition to the fog line striping, a clear zone be established as noted above in the long range goal. However, it may not be possible at this time to demarcate the clear zone because the shoulder area available for parking is often unimproved dirt.

OTHER GOALS

GOAL CIRC-MC-1: Achieve safe roadways and improve pedestrian and bicycle passage, while maintaining the community character and aesthetic qualities of Mission Canyon.

PARKING STRATEGY POLICY

Draft Residential Parking Strategy Policy 3: Long Range Planning staff shall work with Public Works to revise Mission Canyon Community Plan Policy CIRC-MC-7 regarding active abatement of illegal encroachments in order to clarify circumstances when and how abatement should occur.

EXPLANATORY NOTES

The draft Mission Canyon Community Plan includes a policy CIRC-MC-7 that the County will actively abate illegal (i.e., unpermitted) encroachments located within the road right-of-way. Public Works has noted that it is not within current County policy to actively abate encroachments; rather, it is complaint driven system similar to zoning enforcement whereby a citizen can call in for an investigation of a potential unpermitted encroachment. Thus the intent to revise the policy to meet the overall goals of the project.

GOAL CIRC-MC-3: Development shall provide adequate on-site parking for occupants and guests, with mitigation of drainage impacts, to reduce on-street parking to the maximum extent feasible.

PARKING STRATEGY POLICY

Draft Residential Parking Strategy Policy 4: Parking shall be prohibited on roads with a pavement width less than 20 feet or where insufficient space exists outside the pavement width for parking or where other factors interfere with safe ingress or egress as determined by County Public Works or the Fire Department.

EXPLANATORY NOTES

As a reminder, the draft Community Plan proposed an action to increase the require parking spaces per dwelling unit in the R1/E1 zone districts from 2 to 3 spaces. Three spaces will be required for new homes as well as additions greater than 50% of the gross floor area of the dwelling and remodels that increase the number of bedrooms. Over time, adequate on-site parking should be provided for most property owners to alleviate the need to park streetside.