



CITY OF SALINAS

TRAFFIC & TRANSPORTATION COMMISSION STAFF REPORT

DATE: FEBRUARY 13, 2020

DEPARTMENT: PUBLIC WORKS, TRAFFIC AND TRANSPORTATION DIVISION

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TITLE: 20-MINUTE GREEN ZONE DESIGNATIONS AT 24 WEST CURTIS STREET

RECOMMENDED MOTION:

A motion for the Traffic and Transportation Commission to recommend to the City Council the installation of 64 feet of 20-minute green zone designations for the business located at 24 West Curtis Street.

RECOMMENDATION:

Staff recommends the approval of green zones fronting businesses in areas where there is parking demand and limited off-street parking opportunities. Green zones allow for a quick turnaround of parking spaces for customers to have access to businesses.

BACKGROUND:

Antonio Campos, property owner of 24 West Curtis Street, requested 20-minute green zones along the frontage of the hair salon, 180 Hair Transformation, located on 24 West Curtis Street. According to Antonio Campos, vehicles parked for extended periods along the business' frontage limits access for customers.

Currently there is one (1) off-street parking space for employees behind the business. Business is typically conducted between the hours of 10:00 a.m. and 10:00 p.m. The proposed 20-minute parking zone is effective only from 7:00 am to 6:00 pm. of any day except Sundays and holidays (Section 20-74 (4) of the Salinas Municipal Code). Outside of these times the green zone is available for general public parking.

West Curtis Street, between North Main Street and Rodeo Avenue, is a two-lane local roadway. The street is approximately 40 feet wide, from curb face to curb face. Parking is generally permitted on both sides of the street. West Curtis Street from North Main Street west towards Rodeo Avenue is mixture of residential and non-residential uses. Residential uses include single family residences to apartments. However, closer to North Main Street, there is predominantly commercial uses along the street. There appears to be plenty of on-site parking associated with commercial uses in the area.

Staff brought the initial request to the Traffic and Transportation Commission on December 12, 2019. Staff Noticed affected properties, including nearby businesses. At the Commission meeting, the Commission received comments from Janet Morales, on behalf of her family, owners of the adjacent building at 12 to 16 West Curtis Street. The testimony provided by Ms. Morales was that the proposed 20-minute parking restriction will limit the time their clients can use on-street parking for their business. Ms. Morales reports that clients and employees of the Hair Salon and other nearby businesses also use their on-site parking spaces. If approved the green zones, according to her, would limit the parking for every business including theirs. The Morales property is currently being renovated but anticipate business hours to be from 10 am to 8 pm.

Furthermore, Ms. Morales stated that her family would accept a 1-hour parking restriction which would provide a better benefit for the area. Mr. Campos was not present at the Commission meeting. After hearing the testimony, the Commission voted to recommend to the City Council a 1-hour parking.

Staff approached Mr. Campos and sought concurrence for the 1-hour parking restriction. Mr. Campos initially indicated that he would support the 1-hour parking but needed to consult his tenant. Upon discussion with his tenant, he finds that he needs to insist on a 20-minute parking restriction as this is his tenant's operational need.

Staff would prefer that businesses approach the city with these requests with support from others in the area. There is no obligation for the City to restrict the parking supply available to the public on city streets but there is a process for consideration for special curb markings. In general, the City considers these parking restrictions in support of commercial activity as they are often requested by local businesses. In this case however one businesses request is seen as detrimental to another.

The spaces proposed for conversion are still provided for the public's use. Customers of area businesses will have the option of parking on the on-site lots, park longer term at street parking spaces and, if approved, customers can park at the 20-minute zone for short term parking.

Consistent with staff's past recommendations for special curb markings that support commercial activity, staff recommends 64 feet of 20-minute green zones as described (Attachment 1). Surrounding businesses can benefit with the alternative parking choices that support commercial uses in the area.

Although the requestor is paying the fees to establish the green zones and is obliged to pay an annual maintenance fee, the requestor is aware that the proposed green zones, if approved, are not for the exclusive use of the requestor. The 20-minute parking restricted spaces are for the public's use. Parking enforcement is generally done on an on-call basis.

CEQA CONSIDERATION:

Designation of parking restrictions on City street is exempt under CEQA 15301, Class 1(c) since the actions consists of operation and minor alteration of an existing City street.

STRATEGIC PLAN INITIATIVE:

This action supports the Council's initiative of Economic Diversity and Prosperity by making parking adjustments that support local businesses.

FISCAL AND SUSTAINABILITY IMPACT:

Antonio Campos, authorized representative of 24 West Curtis Street, has submitted payment that will cover processing costs and the installation of the 20-minute green zone designations.

ATTACHMENTS:

Attachment 1: Application

Attachment 2: Location Map