MINUTES
TRANSPORTATION AND CIRCULATION COMMISSION – SPECIAL MEETING
MONDAY, JANUARY 16, 2017, 6:00 P.M.
CITY COUNCIL CHAMBERS – CITY HALL

COMMISSIONERS PRESENT: Amy Koorstad
Matthew Atwong
John Carroll
Elizabeth Hansburg
Darren Jones
Sean Paden

COMMISSIONERS ABSENT: None

STAFF PRESENT: Don Hoppe – Director of Public Works
Mark Miller – Traffic Engineer
Dave Langstaff – Traffic Engineering Analyst
Thomas Oliveras – Traffic Lieutenant

The meeting was called to order by Chair Amy Koorstad at 6:00 pm.

PUBLIC COMMENTS

CONSENT CALENDAR

MOTION made by Commissioner Jones, SECONDED by Commissioner Hansburg and CARRIED (6-0), that the Minutes of November 7, 2016 meeting be APPROVED as written.

REGULAR BUSINESS

ITEM NO. 1

CITRUS AVENUE NEIGHBORHOOD – EARLY MORNING PARKING

City Traffic Engineer Mark Miller discussed staff’s recommendation to remove the “Early Morning Parking” restriction on various segments within the Citrus Avenue area neighborhood. Staff was directed at the October 18, 2016 City Council meeting to investigate and put into motion, as may be available, measures that may increase on-street parking availability between 2:00 am. to 5:00 a.m. in response to complaints by residents of the adjacent apartments of insufficient on-site parking. Mr. Miller stated that a street occupancy study conducted by staff confirmed that many of the surrounding streets are currently experiencing heavy overnight parking in violation of the ordinance as a result of insufficient on-site parking availability. City staff mailed thirty-six surveys to the property owners within the target area to solicit their preference in allowing Early Morning Parking on their segment of street where additional off-street parking may be viable. Mr. Miller stated that staff finds a significant need for proceeding
with a recommendation to exempt the street segments although the results of the survey indicated that the majority of the property owners within the target area are not supportive of an exemption on any of the streets surveyed. Mr. Miller noted that staff recommends that the Community Development Department initiate proceedings to issue a “Notice of Intent to Inspect” filing with the property owners of the multi-family properties within the Citrus Avenue neighborhood as there were several complaints that not all garages at the various apartment complexes are being utilized for their intended purpose of parking but for storage.

Commissioner Elizabeth Hansburg asked if inspection of the properties could be done before making a decision. Public Works Director Don Hoppe responded that the intent of the Special Meeting was to move forward as quickly as possible. He noted that the staff recommendation would create approximately 82 additional overnight parking spaces and that an inspection of the properties may find only a minimal amount of garages that are not in compliance.

Commissioner Sean Paden indicated that comparing the count of on-site parking in the area, the number of garages, available and the current parking standard would give a better understanding of the parking deficiency in the area. He also asked if commercial properties in the area had been solicited for a shared use of their parking lots with the apartment complexes. Mr. Miller responded that the additional parking spaces were estimated using 22-feet per parking space and noted that staff has not communicated with the adjacent commercial properties about a shared parking plan. Commissioner Paden asked if property owners were notified regarding the Special Meeting and Mr. Miller responded that a letter was mailed to the property owners informing them of the meeting.

Commissioner Matt Atwong stated that the decision to exempt said street should be made only if there is a majority of (51%) of the property owners in favor as stated in the Fullerton Municipal Code and staff should reach out to those owners for more support.

Public Comment

The following members of the public spoke regarding the exemption of the “Early Morning Parking” restriction:

Curtis Buck at 1230 W Orangethorpe Avenue spoke in opposition to granting an exemption of the “Early Morning Parking” restriction on his block as it not near the apartment complexes and indicated the road is too narrow.

Paul Methot at 1136 W Orangethorpe Avenue spoke in opposition to granting an exemption of the “Early Morning Parking” restriction as well. He agreed that the frontage road is too narrow to allow through traffic when vehicles park on both sides and noted that the property owners of the new development and the apartment complexes should be required to provide sufficient on-site parking to their tenants. He has seen an increase of parking issues since “The Groves” development opened.

MOTION made by Commissioner Carroll to reject staff’s recommendation to City Council for an exemption of the Early Morning Parking” restriction on various street segments and recommend to Council that the Community Development Department initiate proceedings to issue a “Notice of Intent to Inspect” filing with the property owner(s) of the multi-family properties within the Citrus Avenue neighborhood.
Commissioner Paden amended the motion to have staff initiate communication with the neighboring commercial properties and see if there is any interest in leasing additional parking spaces to the apartment complexes. Seconded by Commissioner Atwong.

Director Hoppe stated that if the amendment is passed, staff would send a letter to the commercial and apartments owners encouraging them to engage in communication as the City has no authority to require them to work together.

Commissioner Darren Jones MOTIONED to amend the amendment to include an exemption of the “Early Morning Parking” restriction on the east side on Citrus Avenue between Woodcrest Avenue and Orangethorpe Avenue and on the west side of Citrus Avenue between Gage Avenue and Woodcrest Avenue. Seconded by Commissioner Hansburg, Motion FAILED (3-3).

Chair Koorstad brought back the MOTION made by Commissioner Carroll to:

1. Reject a staff recommendation to City Council to exempt the Early Morning Parking” restriction on various street segments.

2. Recommend to Council that the Community Development Department initiate proceedings to issue a “Notice of Intent to Inspect” filing with the property owner(s) of the multi-family properties within the Citrus Avenue neighborhood.

3. Initiate communication with the neighboring commercial properties and see if there is any interest in leasing additional parking spaces to the apartment complexes.

SECONDED by Commissioner Paden

MOTION CARRIED 5-1.

ITEM NO. 2

SAPPHIRE ROAD – EARLY MORNING PARKING

Mr. Miller gave an overview of the staff recommendation to Council to exempt the “Early Morning Parking” restriction on the east side of Sapphire Road between Topaz Lane and Yorba Linda Boulevard. This particular request is being brought to the attention of the Commission by staff as a result of numerous complaints of insufficient off-street parking in the area. A petition was not submitted, staff found significant cause to proceed with a recommendation with consideration given to Council’s authority to grant a select street exemption of its own option under the Fullerton Municipal Code. All adjacent property owners were notified of the pending recommendation with no opposition as of this date.

Commissioner Jones asked if the painted red curb in this area would stay in place if this item is passed. Mr. Miller confirmed that the painted red curb would not be removed and the painted red curb is in place due to visibility and/or fire hydrants.
Commissioner Hansburg MOTIONED to:

1. Approve and recommend to Council an exemption of the “Early Morning Parking” restriction on the east side of Sapphire Road between Topaz Lane and Yorba Linda Boulevard.

SECONDED by Commissioner Jones,

MOTION CARRIED 5-0-1.

GENERAL DISCUSSION

Commissioner Hansburg asked for an update on the alley west of Lillie Avenue item brought to the Commission in November. Mr. Langstaff indicated that staff was working with the homeowners on the placement of signage. Staff will keep the Commission posted with any updates.

Commissioner Atwong reported a pothole on State College, south of Bastanchury. Director Hoppe noted that it was previously reported and staff would be addressing it the next day.

Mr. Miller noted that State College has opened from Fender Avenue to Commonwealth Avenue.

COUNCIL REVIEW

ADJOURNMENT

Chair Koorstad adjourned the Transportation and Circulation Commission 7:29 pm.