



**CITY OF ENCINITAS
CITY COUNCIL
AGENDA REPORT
Meeting Date: December 17, 2008**

TO: Mayor and City Council
VIA: Phil Cotton, City Manager *PC*
FROM: *DM* Planning and Building Department
Patrick Murphy, Planning and Building Director
Mike Strong, Associate Planner

SUBJECT: Discussion of the Downtown Encinitas Parking Study to confirm strategy implementation.

BACKGROUND: In response to concerns expressed by citizens and business owners regarding parking issues in Downtown Encinitas, the City of Encinitas contracted with RBF Consulting to evaluate parking availability and develop parking strategies as appropriate. For study purposes, the downtown area consisted of the central business district from Encinitas Boulevard to K Street. The scope of work for the parking study included conducting a parking questionnaire survey and field observations, identifying general strategy alternatives, and conducting a public workshop with downtown businesses and property owners.

Based on the survey results, field observations, and discussions with interested parties, RBF Consulting put together a broad range of parking management and strategy alternatives to address the balance of parking supply and demand in the downtown area. The survey findings and observations were presented at a public workshop on April 21, 2008. The Consultant provided workshop participants with numerous short-term and long-term approaches to improve parking supply. At the conclusion of the workshop, participants were able to vote and indicate strategy preferences.

On September 10, 2008, the workshop results and prospective parking strategy alternatives were presented to the City Council for discussion. After receiving the Consultant's presentation and public testimony, Council provided direction to which parking strategy alternatives the Council would like to see further explored and/or implemented.

DISCUSSION: The purpose of this meeting is to come back and confirm Council's concurrence relative to strategy implementation and discuss which strategy has priority. (See Attachment CC-1) Carrying out some of the recommended actions will require separate review process and, in some cases, further public involvement. City staff will be

working on many of the recommendations over the course of the next year. The following provides a list of the Council suggested parking strategy:

1. *Modify red curbs near intersections where possible.
2. *Based on results from modifying red curbs, consider parking for motorcycles and scooters, if a full parking stall is not possible.
3. Possibility of reverse parking (back in angled parking) on Second Street.
4. Explore joint parking use with businesses that are only open certain hours.
5. *Increasing diagonal parking on Second Street by moving it from east side to west side.
6. Consider angled parking on east side of Third Street.
7. Close unnecessary driveways curb cuts to provide additional on-street parking.
8. *Utilizing Gas Station lot as parking. Possibly consider this as a temporary or short-term use.
9. *Continue to explore Lot B for additional parking.
10. Extend angled parking along Hwy 101.
11. Allow valet parking service.

**Identifies Staff recommended priority.*

The attached strategy identifies which department will take the lead and the timing for initiating the strategy. Strategies 4, 7 and 11 are considered already established programs implemented through the development review process. Joint use parking and valet parking are initiated by private development. The Planning Department is currently processing a code amendment to consider allowing valet parking with charge (Strategy #11).

Staff recommends some of the strategies be given priority. Planning recommends that Strategy #5, increase diagonal parking on Second Street, be considered the priority for Planning and Building Department. Increasing diagonal parking on Second Street had the greatest number of positive comments from the workshop (13 support), while only 2 supported diagonal parking on Third Street.

Based on the public workshop, staff suggests that Engineering place priority on the following Council strategies: #1 and #2 - modify red curb to obtain additional motor scooter parking (7 support), #8 - convert old gas station to parking on temporary basis (16 support), and #9 - expand Lot B (13 support). These strategies rated high with the workshop participants voting to support them.

FISCAL AND STAFF IMPACTS: There is no fiscal impact at this time. When the City decides to implement some or all of the recommendations, costs associated with those items would be determined at that time.

RECOMMENDATION: Staff recommends that the City Council confirm the recommended strategies and provide any additional direction to staff.

ATTACHMENTS:

- CC-1 Suggested Implementation Strategy, Downtown Encinitas Parking Study
- CC-2 Summary of City Council Discussion, September 10, 2008
- CC-3 September 10, 2008 City Council Minutes

ATTACHMENT CC-1

SUGGESTED IMPLEMENTATION STRATEGY DOWNTOWN ENCINITAS PARKING STUDY		
STRATEGY	LEAD DEPT.	TIMING
1. Modify red curbs near intersections where possible.	Engineering (Traffic)	PRIORITY. 1 st Qtr 2009
2. Based on results from modifying red curbs, consider parking for motorcycles and scooters, if a full parking stall is not possible.	Engineering (Traffic)	PRIORITY. 1 st Qtr 2009
3. Possibility of reverse parking (back in angled parking) on Second Street.	Engineering (Traffic)	
4. Explore joint use parking with businesses that are only open certain hours. The Zoning Code currently allows this with a use permit. Implemented by private development/property owners.	Private property owners initiate through use permit.	On-going
5. Increasing diagonal parking on Second Street by moving it from east side to west side. This option requires a code amendment to the Downtown Specific Plan. Anticipate a one to two year process.	Planning	PRIORITY. Initiate Code Amd. 1 st Qtr 2009
6. Consider angled parking on east side of 3rd Street. Requires a code amendment to the Downtown Specific Plan. This option requires a code amendment to the Downtown Specific Plan. Anticipate a one to two year process.	Planning	
7. Close unnecessary driveways curb cuts to provide additional on-street parking. Implement through the development review process. Goal 5 of the Downtown Specific Plan requires "close, abundant on-street commercial parking spaces." The closure of unnecessary driveways helps to implement this goal.	Planning / Engineering	On-going
8. Utilizing Gas Station lot as parking. Possibly consider this as a temporary or short-term use. Engineering currently evaluating this.	Engineering	PRIORITY. 1 st Qtr 2009 initiate.
9. Continue to explore Lot B for additional parking.	Engineering	PRIORITY.
10. Extend angled parking along Hwy 101. Angled parking does not exist between J Street to K Street on the west side. This section cannot be implemented through a restriping program but needs to be done as a road improvement project, since angled parking impacts overall road alignment. Due to budget constraints, Council needs to evaluate this option with other competing road improvement projects.	Engineering	
11. Allow valet parking service. Currently allowed under certain circumstances. Code amendment is currently underway to consider allowing valet parking for a fee.	Planning	On-going.

ATTACHMENT CC-2
CITY COUNCIL DISCUSSION
SEPTEMBER 10, 2008
DOWNTOWN ENCINITAS PARKING STUDY

COUNCIL CONCURRENCE (based on the September 10, 2008 minutes):

1. Support:

1. Modify red curbs near intersections where possible.
2. Based on results from modifying red curbs, consider parking for motorcycles and scooters, if a full parking stall is not possible.
3. Possibility of reverse parking on Second Street.
4. Explore joint parking use with businesses that are only open certain hours.
5. Increasing diagonal parking on Second Street by moving it from east side to west side.
6. Consider angled parking on east side of 3rd Street.
7. Close unnecessary driveways curb cuts to provide additional on-street parking.
8. Utilizing Gas Station lot as parking. Possibly consider this as a temporary or short-term use.
9. Continue to explore Lot B for additional parking.
10. Extend angled parking along Hwy 101.
11. Allow valet parking service.

2. Opposed:

1. Parking meters.
2. One-way directional traffic.
3. Multi-level parking structure at the Civic center at this time.
4. Convert 2-hour parking to 3-hour.

INDIVIDUAL COUNCIL DISCUSSION (following is taken from staff's meeting notes):

Teresa Barth

- A. Reduce red curb striping whenever possible to accommodate more space. Downtown Cardiff (generally) has no red curb. Encourage bike/motorcycle/scooter parking in these areas when a full parking space is not possible.
- B. Reverse parking – try in an isolated area.

- C. Asked if the City has explored joint use – staff responded that the code allows joint use or reciprocal parking through a process, but it is initiated by the owner.
- D. Get data from NCTD on demonstration project and collaborate efforts on parking issues.
- E. No parking meters.
- F. In support of shifting stalls east-west (west-east) to gain parking stalls on 2nd street.

Jim Bond

- A. Not in support of one way directional traffic.
- B. Reduce red curb striping; however safety and sight distance should be carefully evaluated but may not be worth the risk. OK to review it.
- C. In support of bicycle/scooter parking.
- D. If the City moves forward with parking structure/facilities, then staff should discuss with DEMA and Chamber regarding their involvement or contribution.
- E. Not sure about valet parking; it might move the problem to another location.
- F. Maximize parking with angled parking wherever possible.
- G. No parking meters and not in favor 2 hour limits.

Jerome Stocks

- A. No parking meters.
- B. In support of angled parking to the west side of Second Street; and east on Third Street.
- C. In support of closing unneeded curb cuts when possible with coordination with property owners.
- D. In support of using the old gas station for short term use.
- E. OK with expanding Lot B.
- F. Not in support of 3 hour limits to replace 2 hour limit spaces.
- G. In favor of reducing red curbing, replace with bike/motorcycle/scooter parking.
- H. In favor of diagonal on 101 and wherever the City can.
- I. OK with cooperative agreements for valet parking. Can get almost double the parking and better utilizes unused parking lots.
- J. Oppose one way streets.

Maggie Houlihan

- A. In favor of increasing parking supply on 2nd and 3rd Streets.
- B. No parking meters. Important to be as friendly as possible.
- C. In favor of using Lot B.
- D. In favor of reducing red-curbing (line of sight issue), if possible.
- E. Survey businesses for joint use (park and pay after hours).
- F. Consider valet parking or park and pay opportunities after everything else. Concerned with impacts.
- G. Convert gas station (could be pay parking) for temporary use.
- H. Wants the NCTD demonstration project information on a future agenda.

ATTACHMENT CC-3
SEPTEMBER 10, 2008 CITY COUNCIL MINUTES

reusables, local litter clean-up efforts and support programs working with lower income residents. Motion carried. Ayes: Barth, Bond, Houlihan. Nays: Dalager, Stocks.

Mayor Stocks declared a recess from 8:10 P.M. to 8:24 P.M.

Before Item #12 was heard, Council Member Dalager recused himself and left the Council Chambers to avoid a possible conflict of interest.

✓ 12. Presentation of the parking study for the Encinitas Downtown area. Contact Person: Director of Building and Planning Murphy.

Planning and Building Director Murphy introduced Bob Davis with RBF Consulting who presented a brief overview of the parking situation in the downtown area. RBF conducted a parking study that included a parking questionnaire/survey, field observations, assessed the general magnitude of parking problems and identified general alternatives and conducted a workshop with downtown businesses and property.

Staff recommendation was to receive presentation and provide direction to staff.

The following speakers addressed Item #12:

Dody Tucker, Bob Nanninga, Sid Shaw, and Gary Tucker.

COUNCIL CONSENSUS:

There was Council consensus to look into the following alternatives:

1. Modify red curbs near intersections.
2. Parking options for motorcycles and scooters.
3. Possibility of reverse parking on 2nd Street.
4. Explore joint parking use with businesses that are only open certain hours.
5. Provide angled parking on 2nd Street
6. Angled parking on east side of 3rd Street
7. Close unnecessary driveways curb cuts to provide additional on-street parking.
8. Convert old gas station property adjacent to Civic Center into surface parking lot.
9. Expand Lot B to south along Vulcan Avenue and pave it.
10. Extend angled parking along Highway 101.
11. Allow valet parking service.

There was Council consensus to not do the following:

1. Install 2-hour parking meters.
2. No one-way streets on 2nd and 3rd Streets.
3. No multi-level parking structure at the Civic Center at this time.
4. Convert 2-hour parking to 3-hour parking.

Planning and Building Director Murphy stated that staff would return to Council at a future meeting with recommendations for amendments to the Specific Plan.

Council Member Houlihan asked that the issue of NCTD's plans for Lot B be agendized for Council discussion.

ACTION:

Houlihan moved, Bond seconded to extend the meeting to 10:30 P.M. Motion carried. Ayes: Barth, Bond, Houlihan, Stocks. Nays: None. Absent: Dalager.

Mayor Stocks declared a recess from 9:47 P.M. to 10:00 P.M.

13. **Discussion of the process to develop the scope of work for the Request for Proposal (RFP) for the Comprehensive General Plan update. Contact Person: Principal Planner Langager.**

Principal Planner Langager presented the staff report and stated that Council adopted the City's first General Plan in 1989. The City had never completed a comprehensive or major overhaul of the General Plan except to update based on Council directed amendments associated with the Municipal Code and/or Specific Plan amendments and adoption of the Local Coastal Program.

Ms. Langager stated that Council directed staff to initiate the Comprehensive General Plan Update within the 2008/09 Fiscal Year with a focus on policies to comply with recent court cases and state law or guidelines that had been enacted or otherwise arisen since the existing General Plan was adopted. It was anticipated that this process would take a minimum of two years to complete.

Staff recommendation was to receive the report.

COUNCIL CONSENSUS:

There was Council consensus to direct staff to move forward with the process to develop a scope of work for the request for proposals for the Comprehensive General Plan update.

14. **Adoption of City of Encinitas Legislative Program. Contact Person: Management Analyst McSeveney / Assistant to the City Manager Phillips.**

Management Analyst McSeveney stated that the City was a member of the League of California cities who provide municipal governments with analysis of pending state legislation as well as information resources on policy and legislative impacts or other matters. The City also contracts with the firm of Carpi & Clay Government Relations to keep the City informed on pending legislation.

Assistant to the City Manager Phillips stated that with the adoption of the legislative program, the program would provide guidelines for the City's legislative advocacy with the following priority areas: Protect funding for vital community services; protect local control of land-use decision-making; support environmentally sustainable cities; expand infrastructure investment; public safety; and coastal protection and enhancement.