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OAKLAND

2015 DEC 29 PM 4:37
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AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Brooke A. Levin
Director, Public Works

SUBJECT: Establish Residential Permit
Parking Area "P"

DATE: December 2, 2015

City Administrator Approval

Date:

12/29/15

RECOMMENDATION

Staff Recommends That The City Council Approve A Resolution To Establish Residential Permit Parking Area "P" In Accordance With The Procedures Of The Oakland Municipal Code Chapter 10.44 To Satisfy A Condition Of Approval For The Children's Hospital And Research Center Oakland (Now UCSF Benioff Children's Hospital Oakland) Expansion Project Per City Ordinance No. 13311 C.M.S. Approved On June 2, 2015; And To Accept And Appropriate \$23,450 From UCSF Benioff Children's Hospital Oakland To Establish Residential Permit Parking Area "P".

EXECUTIVE SUMMARY

This resolution establishes Residential Parking Permit (RPP) Area "P", defined by the above-mentioned Condition of Approval and shown in **Attachment A**, surrounding UCSF Benioff Children's Hospital Oakland (UCSF Benioff Oakland). RPP is a required mitigation to the anticipated loss of on-street parking for nearby residents identified in the Project Environmental Documents as a result of the hospital's expansion project. Residents within Area "P" may, by a qualifying petition, obtain parking permits, a prescribed number of which will be paid for by the hospital, exempting them from a two or four-hour time-limit indicated by RPP signs.

The Oakland Municipal Code (O.M.C.) requires a Council resolution to adopt a new RPP area; therefore, RPP Area "P", though approved as a Condition of Approval for UCSF Benioff Oakland's expansion project, requires this resolution for implementation.

Approval of the resolution will also allow staff to accept and appropriate \$23,450 from UCSF Benioff Oakland to cover direct costs to install parking signs delineating RPP Area "P".

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Item: _____
Public Works Committee
January 12, 2016

BACKGROUND/LEGISLATIVE HISTORY

California Vehicle Code and Oakland Municipal Code regarding Residential Permit Parking

California Vehicle Code §22507 lends authority to local jurisdictions to implement RPP programs in residential areas provided there is no adverse impact on surrounding streets. RPP manages parking demand in residential areas by limiting the time non-residents (employees, shoppers, commuters, etc.) are allowed to park.

O.M.C. Section 10.44.050 states that a petition requesting establishment of RPP is required to be signed by residents representing more than 50% of the addresses on any proposed RPP street. O.M.C. Section 10.44.050 also stipulates parking and land use conditions for establishing RPP.

UCSF Benioff Oakland Master Plan Expansion

UCSF Benioff Oakland submitted a proposal to develop a Master Plan, a General Plan Amendment, a rezoning, and other planning-related actions to integrate hospital campus facilities, improve patient care, create a cohesively designed hospital campus, and guide future long-range development. Oakland's Planning Department staff proposed that UCSF Benioff Oakland fund an RPP program for the surrounding neighborhood as part of the Condition of Approval to implement a Transportation Demand Management (TDM) program. The purpose of the TDM/RPP was to reduce hospital-generated parking in the surrounding neighborhoods during construction.

At the Community and Economic Development (CED) Committee meeting on April 28, 2015, the Committee modified Planning staff's proposed RPP program. These modifications included, but were not limited to, expanding the RPP area and lowering the O.M.C. requirements for establishing RPP.

On May 19, 2015, the City Council approved Resolution C.M.S. 8560 for the UCSF Benioff Oakland Master Plan with the CED Supplemental Report and the TDM/RPP as a Condition of Approval as referenced in Ordinance No. 13311, incorporating the changes made by the CED Committee. Specifically, the RPP program highlights are as follows:

- The new RPP area is generally bounded by Aileen Street to the north, Market Street to the west, 44th Street, Martin Luther King Jr. Way and State Route 24 to the south, and Shattuck Avenue to the east (**Attachment A**).
- UCSF Benioff Oakland shall provide funding to the City of Oakland to install signs and issue permits for the RPP zone.
- UCSF Benioff Oakland will provide a Baseline Parking Study for the entire RPP area prior to the start of construction.
- The O.M.C. thresholds for establishing RPP, i.e. a zoning of at least 80% residential; on-street parking occupancy of at least 75%; and having at least six contiguous block faces, will be lowered.
- UCSF Benioff Oakland will perform a Post-Construction Baseline Study for the entire RPP area.

- UCSF Benioff Oakland shall pay for one parking permit for addresses with driveways and two parking permits for addresses without driveways for a period during campus renovation of ten years from the start of the issuance of the first permit (residents may purchase additional permits on their own). After the completion of campus renovation, all residents in area "P" will be responsible to pay for their permits in accordance with the O.M.C. and the Master Fee Schedule.

If construction lasts longer than ten years, UCSF Benioff Oakland will be obligated to pay for the RPP permits for the additional length of construction. Any obligation to pay for the RPP permits shall be based upon the then-current Master Fee Schedule.

ANALYSIS

This resolution establishes the predefined RPP Area "P" in which residents may submit qualifying petitions to receive Area "P" permits. In accordance with the above-mentioned Condition of Approval, the following adjustments are made to the O.M.C. requirements for establishing RPP:

- The observed on-street parking occupancy threshold shall be over 50% (rather than 75%) on each block.
- The zoning threshold shall be over 50% (rather than 80%) residential on each block. Blocks with more than 40% of addresses owned or operated by UCSF Benioff Oakland may be eligible for RPP with a letter of approval from UCSF Benioff Oakland.

After receiving a qualifying petition from a block within Area "P", verifying that the parking and zoning requirements are met, and notifying the block residents, the City will issue RPP permits and install RPP signs on that block.

PUBLIC OUTREACH/INTEREST

The Transportation Services Division (TSD) in the Oakland Public Works Department (OPW) held a public hearing at the North Oakland Senior Center on October 7, 2015 to discuss the establishment of RPP Area "P". Approximately 80 people attended the meeting. Most of the RPP questions and concerns were related to the hospital's Master Plan approvals including why RPP is needed, why the hospital was not required to provide more off-street parking, and why the existence or the lack of a driveway to a property was the determining factor for the number of permits the hospital would pay for that property. There were additional questions about the interpretation of Area "P" and the process of starting a petition.

COORDINATION

TSD is coordinating with Revenue and Tax Administration to provide permits for RPP Area "P". The offices of the City Attorney and Controller's Bureau have reviewed this report.

COST SUMMARY/IMPLICATIONS

1. AMOUNT OF RECOMMENDATION/COST OF PROJECT:

Anticipated cost of initial sign installation: \$23,450

2. COST ELEMENTS OF AGREEMENT/CONTRACT:

The recurring costs for processing applications and maintaining signs will be covered by permit sales and citation revenues.

3. SOURCE OF FUNDING:

The cost for the initial sign installation, \$23,450, will be funded by UCSF Benioff Oakland.

4. FISCAL IMPACT:

The RPP permit fee is \$82 per year (\$59 to renew) for residents and \$96 per year for merchants. The permits will be paid for by the hospital or, when the number of permits exceeds the agreement, the applicant. There is no fiscal impact to the City.

Approval of the proposed resolution to establish RPP will authorize the City Administrator, or designee, to accept \$23,450 from UCSF Benioff Oakland and appropriate these funds to Development Service(Fund 2415); Traffic Safety Program Organization (30265); Traffic Control Plan Project (A167560).

SUSTAINABLE OPPORTUNITIES

Economic: There are no significant economic opportunities.

Environmental: The proposed RPP is expected to discourage long-term parkers from parking on the subject streets and may encourage public transit use that would result in the reduction of vehicle emission and gas consumption.

Social Equity: There are no significant social equity opportunities.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

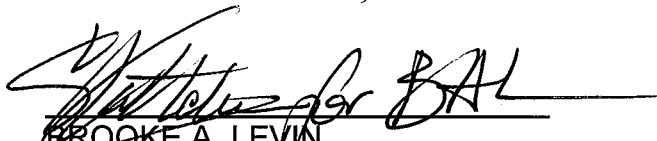
The proposed RPP is categorically exempt from CEQA review under Section 15301(c), Existing Facilities.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council approve a resolution to establish Residential Permit Parking Area "P" in accordance with the procedures of the Oakland Municipal Code Chapter 10.44 to satisfy a condition of approval for the Children's Hospital and Research Center Oakland (now UCSF Benioff Children's Hospital Oakland) expansion project per City Ordinance no. 13311 C.M.S. approved on June 2, 2015; and to accept and appropriate \$23,450 from UCSF Benioff Children's Hospital Oakland to establish Residential Permit Parking Area "P".

For questions regarding this report, please contact Joe Wang, Supervising Transportation Engineer, at 510-238-6107.

Respectfully submitted,


BROOKE A. LEVIN
Director, Oakland Public Works

Reviewed by:
Michael J. Neary, P.E., Assistant Director
Bureau of Engineering and Construction

Reviewed by:
Wladimir Wlassowsky, P.E., Manager
Transportation Services Division

Prepared by:
Joe Wang, P.E.
Supervising Transportation Engineer
Transportation Services Division

Attachments (1):

A: Proposed RPP Area "P" Map

ATTACHMENT A - Proposed Residential Permit Parking (RPP) - Area "P" - Children's Hospital

— Proposed RPP Area "P" Zone - at least one permit fee paid by Hospital



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Approved as to Form and Legality


City Attorney

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

Introduced by Councilmember _____

RESOLUTION TO ESTABLISH RESIDENTIAL PERMIT PARKING AREA "P" IN ACCORDANCE WITH THE PROCEDURES OF THE OAKLAND MUNICIPAL CODE CHAPTER 10.44 TO SATISFY A CONDITION OF APPROVAL FOR THE CHILDREN'S HOSPITAL AND RESEARCH CENTER OAKLAND (NOW UCSF BENIOFF CHILDREN'S HOSPITAL OAKLAND) EXPANSION PROJECT PER CITY ORDINANCE NO. 13311 C.M.S. APPROVED ON JUNE 2, 2015; AND TO ACCEPT AND APPROPRIATE \$23,450 FROM UCSF BENIOFF CHILDREN'S HOSPITAL OAKLAND TO ESTABLISH RESIDENTIAL PERMIT PARKING AREA "P"

WHEREAS, The establishment of Residential Permit Parking (RPP) zone in the area shown in *Attachment A* is a Condition of Approval for the Master Plan Expansion of Children's Hospital and Research Center Oakland—now UCSF Benioff Children's Hospital Oakland (UCSF Benioff Oakland)—per City Ordinance No. 13311 C.M.S. approved on June 2, 2015; and

WHEREAS, RPP Area "P", though adopted as a Condition of Approval for the UCSF Benioff Oakland's Master Plan expansion project, requires the adoption of a resolution per O.M.C. Chapter 10.44 for implementation; and

WHEREAS, conditions along the streets in Area "P" satisfy the requirements to implement RPP prescribed in O.M.C. Chapter 10.44; and

WHEREAS, pursuant to California Vehicle Section 22507, the use of the permits will not adversely affect parking conditions for residents in the area; and

WHEREAS, the cost to establish Area "P" is \$23,450 for the installation of 70 RPP signs; and

WHEREAS, UCSF Benioff Oakland shall provide funding to the City of Oakland to establish Area "P"; now, therefore, be it

RESOLVED, That RPP Area "P" zone be approved to include the area shown in *Attachment A*; and be it

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FURTHER RESOLVED, that modifications to O.M.C. requirements to establish RPP are made for Area "P", per CED Committee Supplemental Report as referenced in Ordinance No. 13311, as follows:

- The on-street parking occupancy shall be over 50% (rather than 75%) on each block.
- The zoning shall be over 50% (rather than 80%) residential on each block. Blocks with more than 40% of addresses owned or operated by UCSF Benioff Oakland may be eligible for RPP with a letter of approval from UCSF Benioff Oakland.; and be it

FURTHER RESOLVED, that the City may issue RPP permits and install RPP signs after receiving a qualifying petition from a block within Area "P", verifying that the modified parking and zoning requirements are met, and notifying the block residents; and be it

FURTHER RESOLVED, that the City Administrator, or designee, is authorized to accept funds from UCSF Benioff Oakland and appropriate funds to establish RPP; and be it

FURTHER RESOLVED, That funds in the amount of \$23,450 will be deposited and appropriated in Development Service (Fund 2415); Traffic Safety Program Organization (30265); Traffic Control Plan Project (A167560); and be it

FURTHER RESOLVED, that should additional funds be received for this project from UCSF Benioff Oakland in FY2015-17, the City Administrator is hereby authorized to accept and appropriate such funds for maintaining RPP to the above named account without returning to council; and be it

FURTHER RESOLVED, that pursuant to California Vehicle Code Section 22507, the Council hereby finds and determines that the use of the permits will not adversely affect parking conditions for residents in the area; and be it

FURTHER RESOLVED, that RPP Area "P" may outwardly expand subject to the satisfaction of the unabated RPP requirements in O.M.C. Chapter 10.44, without claim to the subject Condition of Approval, and be it

FURTHER RESOLVED, that the City shall charge fees for RPP permits as designated in the City of Oakland Master Fee Schedule; and be it

FURTHER RESOLVED, that on-street parking in Area "P" shall be restricted to two or four hours, subject to the qualifying petition, from 8 a.m. to 6 p.m., Monday through Friday, except for vehicles displaying Area "P" permits; and be it

FURTHER RESOLVED, that fines for violation of the above parking restrictions are designated in Oakland Municipal Code 10.48.010; and be it

FURTHER RESOLVED, that the proposed RPP is categorically exempt from CEQA review under Section 15301(c), Existing Facilities.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, CAMPBELL WASHINGTON, GALLO, GUILLEN, KALB, KAPLAN, REID and PRESIDENT GIBSON MCELHANEY

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____

LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California

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ATTACHMENT A - Proposed Residential Permit Parking (RPP) - Area "P" - Children's Hospital

Proposed RPP Area "P" Zone - at least one permit fee paid by Hospital

