



STAFF REPORT

AGENDA NO: 8b

MEETING DATE: February 19, 2019

To: Honorable Mayor and City Council

Date: February 19, 2019

From: Syed Murtuza, Director of Public Works – (650) 558-7230
Kathleen Kane, City Attorney – (650) 558-7204

Subject: Adoption of an Ordinance Amending Chapter 13.36.020 of the Burlingame Municipal Code to Establish No Parking Along North Carolan Avenue from Edwards Road to Approximately 150 Feet North of Whitehorn Way between 2:00 a.m. and 5:00 a.m.

RECOMMENDATION

Staff recommends that the City Council adopt the attached ordinance amending Chapter 13.36.020 of the Burlingame Municipal Code (BMC) to establish a no parking zone along North Carolan Avenue from Edwards Road to approximately 150 Feet north of Whitehorn Way between 2:00 a.m. and 5:00 a.m. In order to do so, the City Council should:

1. By motion, adopt the proposed ordinance.
2. Direct the City Clerk to publish a summary of the ordinance within 15 days of adoption.

BACKGROUND

North Carolan Avenue, which is designated as a collector road in Burlingame, primarily serves the businesses along its corridor. These businesses are mostly light industrial, automotive related, and include the City's Corporation Yard and Fire Station No. 36 (Administration Offices). North Carolan Avenue is 40 feet wide, with on-street parking on both sides of the street. Currently, the only parking restriction in the area is a height restriction along certain portions of the street. Finding on-street parking along North Carolan is challenging as many employees who work in the area park on-street due to inadequate site parking, and must compete with vehicles that are using the street for long-term parking.

Staff has observed a lack of vehicle turnover on Carolan Avenue, with many vehicles left parked for long durations, making it difficult to find parking. Some of these vehicles include recreation vehicles, unhitched trailers, and vehicles being used or serviced by businesses on North Carolan. While these vehicles create an inequality for on-street parking, some also contribute to chemicals and other fluids entering the stormwater system.

Per the City's Zoning Code (Title 25), the businesses in the Rollins Road District are subject to the regulations in Chapter 25.44, which require them to provide on-site parking for all vehicles being serviced and for employees working on the premises.

DISCUSSION

Staff studied the matter to improve on-street parking conditions and presented it to the City's Traffic Safety and Parking Commission (TSPC). The TSPC discussed the issue at their November 8, 2018, and December 13, 2018 meetings. At both meetings, business owners along North Carolan Avenue were in attendance and provided feedback regarding their concerns and support of a parking restriction. The initial proposal was to restrict on-street parking from 10:00 p.m. to 6:00 a.m. on North Carolan Avenue between Whitehorn Way and Edwards Road. This parking restriction would not impact the vehicles parked during the day. The Burlingame Municipal Code (BMC) 13.36.020 already has streets with similar restrictions. These restrictions are also located in light industrial areas and were created to address the same concerns that are being experienced along North Carolan Avenue. They are as follows:

- East side of Airport Boulevard from Beach Road to Fisherman's Park, between 10:00 p.m. and 6:00 a.m.; and
- Both sides of Gilbreth Road from Cowan Road to Mahler Road, between 12:30 a.m. and 6:00 a.m.

Based on feedback from the business community at the November TSPC meeting, staff moved the restriction approximately 150 feet to the north of Whitehorn Way to accommodate concerns of both Tresser's Tow Service, located at 1307 North Carolan Avenue, and Burlingame Motors, located at 1295 Rollins Road. Members of the public representing each business spoke at the meeting about how the proposed parking restriction would impact their business operations. Tresser's Tow Service indicated that the 24/7 nature of the business requires them to have on-street parking in front of their facility at all times. Burlingame Motors spoke of the after-hours needs of either leaving customer vehicles parked on-street outside of their shop for pick-up, or the early morning vehicle drop-off by customers, both of which may occur during the proposed restriction.

At the December TSPC meeting, after receiving further input from the community, the parking restriction hours were revised from the original proposal of 10:00 p.m. – 6:00 a.m., to 2:00 a.m. – 5:00 a.m. This change was made to accommodate business owners with concerns about early arrivals and to assist the Police Department's enforcement of the area during their less active periods in the early morning hours. Additionally, based on public input, the TSPC recommended extending the vehicle height restriction along North Carolan Avenue. Staff noted that this action can be accomplished through the direction of the City Engineer in accordance with provisions of the current Municipal Code. At the conclusion of the item, the TSPC unanimously voted to support the proposed parking restriction from 2:00 a.m. to 5:00 a.m., and requested that notifications be sent out to affected businesses to inform them of the proposed parking restriction changes prior to any enforcement.

This proposed parking restriction will help alleviate the on-street vehicle storage problem and provide for additional on-street parking for businesses in the area. In addition, it will also assist with parking capacity for Corporation Yard employees as they will be impacted by the construction of Caltrain's Paralleling Station 3 (PS-3) in the City's Corporation Yard parking lot.

The City Council held a public hearing at the February 4, 2019 meeting, introduced the attached Ordinance, and directed staff to bring it back for adoption.

FISCAL IMPACT

There will be minor costs and staff time involved in the installation of parking restriction signs and poles, which will be absorbed within the Department's current fiscal year operational budget.

Exhibits:

- Ordinance
- Revised BMC Chapter 13.36.020
- February 4, 2019 Staff Report
- Area Map