



Agenda Item

City Traffic Commission

Item #: 4.2.

6/11/2025

File #: 25-0331

TO: Chair and Members of the City Traffic Commission

THRU: Larry Tay, City Traffic Engineer

FROM: Maria Flores, Assistant Engineer

1. SUBJECT

Request for permit parking on both sides of E. Via Lardo Avenue from S. Hewes Street to easterly terminus.

2. SUMMARY

The City received a request for permit parking on the aforementioned street. The request was evaluated in accordance with the City's Neighborhood Permit Parking Program, and all applicable criteria were satisfied.

3. RECOMMENDED ACTION

1. Approve the implementation of permit parking on E. Via Lardo Avenue from S. Hewes Street to easterly terminus.
2. Forward to the City Council for final action.

4. FISCAL IMPACT

None. Implementation involves minimal staff time and minimal expenditures that have already been approved in the City's operating budget.

5. STRATEGIC PLAN GOALS

Goal 5: Improve Infrastructure, Mobility, and Technology

6. DISCUSSION AND BACKGROUND

Background

A property owner on E. Via Lardo Avenue submitted a request to initiate the process for permit parking on Via Lardo Avenue. The subject street is outlined and shown on the attached Area Map. In accordance with the City's Neighborhood Permit Parking Program (NPPP), staff preformed an initial screening of the study area to determine the following:

1. Whether the street is eligible for permit parking; and
2. If so, does said street lie within a City-defined permit parking opportunity area with streamlined procedures.

Since Via Lardo Avenue qualifies for permit parking but isn't within a designated permit parking

opportunity area, it must meet both the minimum parking occupancy level and receive sufficient support from property owners before a permit parking recommendation can be made. The details of these requirements are outlined below.

Parking Occupancy

Staff mapped and counted the number of legal parking spaces along Via Lardo Avenue. The proponent provided staff with the days and times when parking demand in the neighborhood was believed to be at its highest. Staff then conducted the parking observation during those reported hours. Per the City's NPPP, a street parking occupancy rate of 75% is required to qualify. Via Lardo Avenue exceeded the 75% threshold with an average parking occupancy over 100%.

Petition Results:

Because the parking occupancy exceeded the minimum 75% threshold on Via Lardo Avenue, a petition was circulated to the homeowners on that street. The petition letter and a list of permit parking advantages and disadvantages were provided to the property owners. The table below shows the results of the neighborhood petitions.

Street	Homes in Favor		Homes Opposed		Unreturned	
E. Via Lardo Avenue	9	75%	0	0%	3	15%

The final results of the petition process indicated the Via Lardo Avenue meets the required minimum 75% of property owners in favor of the permit parking program.

Findings:

Since the level of demand for parking exceeds the minimum requirements under the City's NPPP, permit parking is recommended on the aforementioned street. The following should be kept in mind:

1. Under the NPPP, property owners on any adjacent street experiencing spillover may request to initiate permit parking within a year without having to pay the application fee. Parking occupancy, petition threshold, and other requirements in effect at the time would still apply.
2. Any vehicle parked in a designated parking-by-permit area without permit is subject to citation. Parking permits do not supersede the street sweeping restrictions in the neighborhood.

7. ATTACHMENTS

- Letter of Request
- Area Map
- Site Sketch & Petition Area Map
- Notification Letter