

City of Palo Alto City Council Staff Report

(ID # 10447)

Report Type: Consent Calendar Meeting Date: 10/7/2019

Council Priority: Transportation and Traffic

Summary Title: Adoption of a Resolution Extending the Southgate RPP

Program

Title: Adoption of a Resolution to Establish the Southgate Residential Preferential Parking Program as a Continuing Program With Modifications Including Increasing the Number of Employee Parking Permits and Limiting the Number of Daily Parking Permits Available to Employees

From: City Manager

Lead Department: Transportation

Recommendation:

Staff recommends that the City Council adopt a Resolution establishing the Southgate Residential Preferential Parking (RPP) Program as a continuing program with modifications (including adding five additional employee permits on El Camino Real and limit daily employee permits), concluding the pilot program, and superseding Resolution Numbers 9688, 9742 and 9756 (Attachment A).

Executive Summary:

The Residential Preferential Parking (RPP) Program in the Southgate neighborhood is approaching the end of its two-year "pilot" phase and has largely met its intended goal to limit commercial parking on residential streets by requiring permits for any person desiring to park for longer than two hours during business hours. There have been a couple of issues, however, including high on-street occupancies ("bunching") on streets near El Camino Real, and complaints from businesses (primarily medical office uses) who have not been able to secure the employee parking permits they would like. The recommended resolution concludes the "pilot" phase and makes minor adjustments to the program based on feedback received throughout the pilot. The most notable changes would be increasing the number of employee permits on El Camino Real to 20 and limiting daily employee permits to four (4) per month per

account. These changes are further explained in the Discussion section of the report. The larger discussion about the citywide RPP reforms and recommendations from the Planning and Transportation Commission (PTC) will come in separate reports according to the Parking Workplan (shared with City Council on June 24, 2019).

Background:

The City Council established the Southgate RPP Program as a one-year pilot program by the adoption of Resolution Number 9688 in June 2017. Permit sales for the Southgate RPP Program pilot began in October 2017, soft enforcement (warnings with no citations) began in November 2017, and full enforcement started in December 2017.

With only two (2) commercial properties within the Southgate neighborhood, the number of Six-month Employee Parking Permits made available was limited to 10. While there are only two (2) commercial properties in the Southgate neighborhood, there are seven (7) businesses registered to these two (2) addresses. Throughout the pilot, City staff has heard that some employees and businesses were unable to secure the number of employee parking permits needed for staff.

Early in the program's implementation, some of these business owners requested that the City make more Six-month Employee Parking Permits available because the limited supply quickly sold out and they were unable to secure permits for their employees. In response, staff recommended that the Council increase the number of Six-month Employee Parking Permits to a maximum of 15 through the remainder of the pilot phase in addition to other actions.

On January 29, 2018, the Council considered staff's recommendation and provided direction to keep the program generally as-is, with very minor modifications. These modifications included:

- Petitioning Caltrans to approve the annexation of a segment of the west side of El Camino Real (SR 82) between Churchill Avenue and Park Boulevard into the Southgate RPP program area;
- Increasing the maximum number of Six-month Employee Parking Permits to 15 after the El Camino Real segment is annexed; and
- Clarifying the Resolution language regarding re-parking in the RPP program area.

Council at that time did not support the recommendation to implement a cap on Daily Employee Parking Permits or install two-hour (non-RPP) parking along the east side of El Camino Real (SR 82) fronting the two (2) commercial properties.

On March 5, 2018, the City Council adopted a resolution implementing the prior Council direction. That resolution was later amended and replaced by Resolution Number 9756, adopted May 14, 2018, to correct an inadvertently-included cap on the number of Daily

Employee Parking Permits available for purchase by employers and employees.

Staff subsequently submitted a certified copy of the Council Resolution to Caltrans with a request to include a portion of El Camino Real (Zone S1) in the Southgate RPP Program area. On July 26, 2018, staff received approval from Caltrans to annex these segments of El Camino Real into the Southgate RPP Program. Staff installed additional signage and increased the number of employee permits by 15, increasing supply to 25 total permits.

Over the past six (6) months, the number of vehicles occupying Zone S1 along this portion of El Camino Real was low and parking supply was underutilized.

On October 1, 2018, City Council adopted a resolution extending the pilot period of the Southgate RPP program an additional six months with no changes. Municipal code 10.50.060 states: Council shall establish a resolution extending the pilot phase of an RPP for up to two years. Any such trial period shall begin after signs are posted and permits issued. Upon the conclusion of the trial period, Council may adopt, modify or reject the RPP with a proposed resolution.

Discussion:

Permit sales for the Southgate RPP Program pilot began in October 2017. At that time, there was some concern that businesses located at the Churchill Avenue and El Camino Real intersection might have difficulty purchasing permits for themselves and staff. During the first six (6) months of this program, staff reached out to these offices to make sure that they were able to purchase permits immediately after they went on sale. In March 2018, when these first employee permits (which are valid for six (6) months) had to be replaced with new permits, the businesses users were not able to purchase the permits they needed before the supply was exhausted.

On December 20, 2017, staff met with Southgate residents and stakeholders to get RPP program feedback. Meeting attendees provided favorable responses to the Southgate RPP program, citing the availability to park in their neighborhood as well as other unintended benefits including a reduction in neighborhood traffic, improved visibility when driving, seeing a higher number of bicyclists, improved safety for bicyclists, and the availability to park in their neighborhood. Staff also heard concern about issues of insufficient employee permits available to businesses. Staff also met with residents, businesses, and stakeholders on January 10, 2018 to discuss the employee permit issues, occupancy and the potential changes in the pilot program discussed in this report.

Occupancy data shows that with the Southgate RPP program in place, the average on-street

occupancy during peak hours (9:00-3:00) was 23%. The City engaged a consultant to conduct a parking occupancy study (Attachment B) in Southgate in January 2018 and February 2019 in order to measure the occupancy of on-street parking spaces and assess the impact of the RPP. The results of this study found that the weekday average occupancy during the pilot period is 23%.

On February 25, 2019, Council approved a second six-month extension for the pilot phase of the Southgate RPP Program with no changes. Council action established a second extension to the pilot phase for an additional six-months and take into consideration program improvements and suggestions based on a study of the RPP program brought to Council on May 13, 2019.

The proposed resolution would establish the Southgate RPP Program as an ongoing program, increase the number of Employee Permits to 20 total in Zone S1, and limit Daily Employee Parking Permits for purchase by employees only (instead of the current system where the employer can purchase the Daily Employee Parking Permits). Employees will be limited to no more than four (4) Daily Employee Parking Permits per month or roughly one per week.

The Southgate RPP has reduced the parking demand in the Southgate neighborhood. As shown by the occupancy data, the average weekday parking occupancy went from 50% to 22%. The program has effectively reduced parking intrusion in the neighborhood, which would be likely to return if the Southgate RPP is discontinued.

As stated earlier in this report, the Council received a Parking Workplan on June 24, 2019 (https://www.cityofpaloalto.org/civicax/filebank/blobdload.aspx?t=58592.08&BlobID=72158) which states that staff will be following up with the Planning and Transportation Commission and the Council about improvements to the RPP program as a whole. Questions such as metrics of success for a program, standard parking occupancy, and consistency between the many RPP programs citywide are some of the items to be discussed in those follow-up discussions.

The fee for Parking Permits in the District shall be as follows unless amended by resolution or ordinance (including the Municipal Fee Schedule):

Southgate RPP – Annual Resident Parking Permit First permit free; after that \$50 per year

Southgate RPP – Daily Resident Parking Permit \$5 per day

Southgate RPP – Daily Employee Parking Permit \$25 per day

Southgate RPP – Reduced Price Employee Parking Permit \$25 per six months

Southgate RPP – Full Price Employee Parking Permit Fee set by the City's Municipal Fee Schedule

Policy Implications:

The following Comprehensive Plan programs and policies are relevant to the Southgate RPP Program:

Policy T-5.5 Minimize the need for employees to park in and adjacent to commercial centers, employment districts and schools

Policy T-5.11 Work to protect residential areas from parking impacts of nearby businesses and uses, recognizing that fully addressing some existing intrusions may take time.

Policy B-1.2 Promote Palo Alto's image as a business-friendly community. Assume an active role in fostering businesses, including small start-ups, entrepreneurs, and innovative businesses.

Policy B-1.3 Engage with all stakeholders in the community, including businesses of all sizes, local retailers, the public, and City decision-makers in order to understand the challenges businesses and employers face.

Policy B-2.3 Recognize that employers, businesses and neighborhoods share many values and concerns, including traffic and parking issues and preserving Palo Alto's livability, and need to work together with a priority on neighborhood quality of life.

Policy B-3.3 Develop strategies for promoting businesses and employers that generate revenues that will support a full range of high-quality City services, including retain and attract revenue-generating businesses.

Policy B-4.2 Attract and support small businesses, start-ups, non-profit organizations, and professional services, which are vital to a diverse and innovative economy.

Resource Impact:

At FY2020 permit prices, increasing the number of Employee Parking Permits will increase program revenue every six months by \$1,005.00. Limiting Daily Employee Parking Permits will reduce program revenue and we are unable to estimate lost revenue at this time.

Staff will continue to monitor the activity of this program and will bring forward any necessary budgetary adjustments as part of the annual budget process.

Timeline:

Current parking permits (resident and employee permits) expire when the pilot program ends on October 31, 2019. Pending Council approval, new permits will go on sale at least 15 days in advance of the expiration date.

Environmental Review:

This program is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations since it can be seen with certainty that there is no possibility the adoption and implementation of this program may have a significant effect on the environment and Section 15301 in that this proposed resolution will have a minor impact on existing facilities.

Attachments:

Attachment A - Southgate RPP Resolution (PDF)
Attachment B - Southgate Occupancy Report (XLSX)

** NOT YET ADOPTED **

Resolution of the Council of the City of Palo Alto Establishing the Southgate Residential Preferential Parking District (RPP) Program as a Continuing Program with Minor Modifications, and Superseding Resolution Nos. 9688, 9742 and 9756

RECITALS

- A. On December 15, 2014, the Council adopted Ordinance No. 5294, adding Chapter 10.50 to Title 10 (Vehicles and Traffic) of the Palo Alto Municipal Code, which established the citywide procedures for Residential Preferential Parking (RPP) Districts in the city.
- B. On May 9, 2016, the City Council directed City staff to implement a Residential Preferential Parking program in the Southgate area.
- C. In July 2016, a stakeholders' group comprised of Southgate residents and business interests met and made its recommendations to the City on the particular rules to be applied to the Southgate RPP District.
- D. On April 26, 2017, the Planning and Transportation Commission held a public hearing to consider the proposed Southgate Residential Preferential Parking program.
- E. On June 19, 2017, the Council adopted Resolution No. 9688, which established the Southgate Residential Preferential Parking program pilot and rescinded existing parking restrictions that conflicted with the restrictions established by this RPP district. The pilot program was twice amended in 2018 by Resolution Nos. 9742 and 9756.
- F. The Council desires to conclude the pilot program and implement on a continuing basis the Southgate Residential Preferential Parking program with modifications as detailed in this Resolution, including increasing the number of employee parking permits in Zone S1 to twenty and limiting the number of daily parking permits available to employees to twenty-four per six-month period.

NOW, THEREFORE, the Council of the City of Palo Alto RESOLVES, as follows:

- SECTION 1. Findings. The criteria set forth in Section 10.50.030 of the Palo Alto Municipal Code for annexing the areas described in this Resolution as part of the Southgate Residential Preferential Parking Program District have been met as follows:
- A. That non-resident vehicles do, or may, substantially interfere with the use of on-street or alley parking spaces by neighborhood residents, in that, based on observation, there are few available parking spaces available midday, while the streets are relatively unoccupied at midnight, thus demonstrating the parking intrusion is largely by non-residents.
 - B. That the interference by the non-resident vehicles occurs at regular and

frequent intervals, either daily or weekly, in that the parking intrusion is contained to the daytime hours during the regularworkweek.

- C. That the non-resident vehicles parked in the area of the proposed district create traffic congestion, noise, or other disruption (including shortage of parking spaces for residents and their visitors) that disrupts neighborhood life, in that based on information from residents and other city departments the vehicle congestion is interfering with regular activities.
- D. Other alternative parking strategies are not feasible or practical in that the City has implemented a series of alternative parking strategies in the past and concurrently and there is still a shortage of parking available.

SECTION 2. Definitions.

- A. "Dwelling Unit" shall have the same meaning as it is defined in Palo Alto Municipal Code Section 10.50.020.
- B. "Southgate Residential Preferential Parking Program District" or "District" shall be that area as shown in Table 1 to this Resolution. Exhibit B is a supplemental map depicting the District. In case of conflict, Table 1 shall control.
- C. "Employee Parking Zones" shall be those areas specified in Exhibit A to this Resolution. Exhibit B is a supplemental map depicting the Employee Parking Zones. In case of conflict, Exhibit A shall control.

<u>Table 1</u>
Area of the Southgate Residential Preferential Parking Program District

STREET	BLOCKS ENFORCED
Castilleja Avenue	1500 and 1600
Churchill Avenue	12 to 100
El Camino Real	East Side of El Camino Real, starting 190 feet North of Park Boulevard and ending at Churchill Avenue
El Camino Real	West Side of El Camino real between Park Boulevard and Churchill Avenue
Escobita Avenue	1500 and 1600
Madrono Avenue	1500 and 1600
Manzanita Avenue	200 and 300
Mariposa Avenue	1500 and 1600
Miramonte Avenue	100, 200, 300, 400 and 500
Portola Avenue	1500 and 1600
Sequoia Avenue	200, 300, and 400

SECTION 3. Parking Restrictions within the District.

- A. <u>Two-hour Parking Limit and No Re-parking</u>. Within the District, no person shall park a vehicle adjacent to any curb for more than two hours. Re-parking a vehicle more than two hours after initially parking on the same day in the District is prohibited. These restrictions shall be in effect Monday through Friday from 8:00 AM to 5:00 PM, except holidays as defined in Palo Alto Municipal Code Section 2.08.100. Vehicles properly displaying a valid Parking Permit as described in Section 4 of this Resolution are exempt from these restrictions.
- B. <u>Exempt vehicles</u>. Vehicles exempt from parking restrictions as described in Palo Alto Municipal Code Section 10.50.070(d) are exempt from the restrictions in this section. Electric vehicles parked at and using an electric charging station within the District are also exempt from the restrictions in this section. Official vehicles belonging to the State of California are exempted when parked on that section of El Camino Real that is within the District.

<u>SECTION 4.</u> <u>Residential and Employee Parking Permits.</u>

- A. <u>Duration</u>. Resident Parking Permits shall be available on an annual basis. One-day Resident Parking Permits shall also be available. Employee Parking Permits shall be available on a six-month basis. One-day Employee Parking Permits shall also be available.
- B. <u>Purchase of Permits</u>. Requirements and eligibility for purchase of both Resident Parking Permits and Employee Parking Permits shall be subject to the provisions of this Section 4 and also to any administrative guidelines, as approved by the Chief Transportation Official.

C. Parking Permit Sales.

- 1. <u>Resident Parking Permits</u>. Resident Parking Permits shall be subject to the following regulations:
 - a. <u>Annual Resident Parking Permit</u>. Each dwelling unit within the District may obtain up to six (6) annual Resident Parking Permits.
 - b. <u>Daily Resident Parking Permits</u>. Each dwelling unit within the District may purchase up to 50 Daily Resident Parking Permits annually, which may be used on any vehicle including household visitor vehicles.
- 2. <u>Employee Parking Permits.</u> The City may issue Employee Parking Permits for use by employees working in the District. Employee Parking Permits shall be subject to the following regulations:
 - a. <u>Commuting Only</u>. Employee Parking Permits are for the exclusive use by employees working for businesses within the District while commuting to work.
 - b. <u>Six-month Employee Parking Permit Cap.</u> No more than thirty (30) Six-Month Employee Parking Permits shall be granted at any given time, and

shall be allocated between the Employee Parking Zones as specified in Exhibit A.

- c. <u>Six-month Employee Parking Permit Priority for Low-income.</u>

 <u>Employees.</u> Preference will be given in the sale of Six-month Employee

 Parking Permits to employees who qualify for reduced price permits based on hourly or annual income.
- d. <u>Employee Parking Zones</u>. Employee Parking Permits shall be specific to one of the Employee Parking Zones shown in Exhibit A and shall entitle the permit holder to park only in the Employee Parking Zone designated on the Employee Parking Permit.
- e. <u>Daily Employee Parking Permits</u>. Daily Employee Parking Permits will be available for purchase by employees only, and will not be available for purchase by employers. Employees will be limited to no more than twenty-four (24) Daily Employee Parking Permits per six months.. The permit will state the date through which it is valid and if it is specific to a specific Employee Parking Zone as shown in Exhibit A.

<u>SECTION 5.</u> <u>Fees.</u> The fee for Parking Permits in the District shall be as follows unless amended by resolution or ordinance:

Southgate RPP – Annual Resident Parking Permit	First permit free; after that \$50 per year
Southgate RPP – Daily Resident Parking Permit	\$5 per day
Southgate RPP – Daily Employee Parking Permit	\$25 per day
Southgate RPP – Six-Month Reduced Price Employee	\$25 per six months
Parking Permit	
Southgate RPP – Six-Month Employee Parking Permit	Fee set by the City's Municipal Fee
	Schedule

<u>SECTION 6</u>. <u>CEQA</u>. This resolution is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 14 of the California Code of Regulations since it can be seen with certainty that there is no possibility the adoption and implementation of this resolution may have a significant effect on the environment and Section 15301 in that this proposed ordinance will have a minor impact on existing facilities.

SECTION 7.	Supersede. This Resolution supersedes Resolution Nos. 9688, 9742 and 9756
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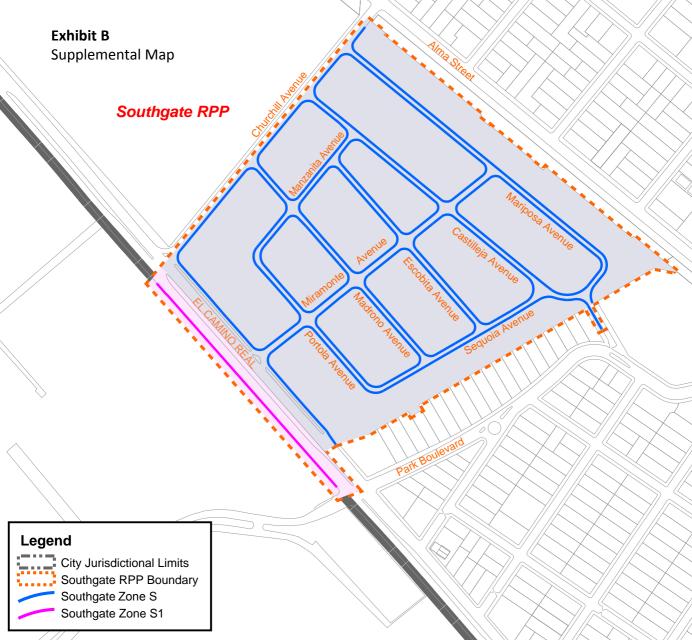
** NOT YET ADOPTED **

<u>SECTION 8</u>. <u>Effective Date</u>. This Resolution shall take effect on November 1, 2019. Enforcement shall commence, pursuant to Chapter 10.50 of Title 10 of the Palo Alto Municipal Code and the California Vehicle Code, when signage is posted.

INTRODUCED AND PASSED:	
AYES:	
NOES:	
ABSENT:	
ABSTENTIONS:	
ATTEST:	
City Clerk	Mayor
APPROVED AS TO FORM:	APPROVED:
Assistant City Attorney	City Manager
	Chief Transportation Official

Exhibit A

	EMPLOYEE ZONES AND PERMIT ALLOCATION				
Zone Name	Maximum Number of Six-Month Employee Permits	STREET	BLOCKS ENFORCED		
		Castilleja Avenue	1500 and 1600		
		Churchill Avenue	12 to 100		
		Escobita Avenue	1500 and 1600		
		Madrono Avenue	1500 and 1600		
S 10 per	10 magnetite	Manzanita Avenue	200 and 300		
	10 permits	Mariposa Avenue	1500 and 1600		
		Miramonte Avenue	100, 200, 300, 400 and 500		
		Portola Avenue	1500 and 1600		
		Sequoia Avenue	200, 300, and 400		
		El Camino Real	East Side of El Camino Real starting 190 feet North of Park Boulevard and ending at Churchill Avenue		
S 1	20 permits	El Camino Real	West Side of El Camino Real between Park Boulevard and Churchill Avenue		



Time Period	Kapturrit ID	Street Name	From	То	Side of Street	Total Supply
9:00 AM	1	Mariposa Ave	Churchill Ave	Miramonte Ave	East	26
12:00 PM	1	Mariposa Ave	Churchill Ave	Miramonte Ave	East	26
9:00 AM	2	Mariposa Ave	Miramonte Ave	Castilleja Ave	East	26
12:00 PM	2	Mariposa Ave	Miramonte Ave	Castilleja Ave	East	26
9:00 AM	3	Castilleja Ave	Castilleja Ave	Sequoia Ave	South	4
12:00 PM	3	Castilleja Ave	Castilleja Ave	Sequoia Ave	South	4
9:00 AM	4	Sequoia Ave	Castilleja Ave	Escobita Ave	South	9
12:00 PM	4	Sequoia Ave	Castilleja Ave	Escobita Ave	South	9
9:00 AM	5	Sequoia Ave	Escobita Ave	Madrono Ave	South	8
12:00 PM	5	Sequoia Ave	Escobita Ave	Madrono Ave	South	8
9:00 AM	6	Sequoia Ave/Portola Ave	Madrono Ave	Miramonte Ave	South to West	24
12:00 PM	6	Sequoia Ave/Portola Ave	Madrono Ave	Miramonte Ave	South to West	24
9:00 AM	7	Portola Ave/Sequoia Ave	Miramonte Ave	Madrono Ave	East to North	21
12:00 PM	7	Portola Ave/Sequoia Ave	Miramonte Ave	Madrono Ave	East to North	21
9:00 AM	8	Madrono Ave	Sequoia Ave	Miramonte Ave	West	15
12:00 PM	8	Madrono Ave	Sequoia Ave	Miramonte Ave	West	15
9:00 AM	9	Madrono Ave	Miramonte Ave	Sequoia Ave	East	15
12:00 PM	9	Madrono Ave	Miramonte Ave	Sequoia Ave	East	15
9:00 AM	10	Sequoia Ave	Madrono Ave	Escobita Ave	North	6
12:00 PM	10	Sequoia Ave	Madrono Ave	Escobita Ave	North	6
9:00 AM	11	Escobita Ave	Sequoia Ave	Miramonte Ave	West	16
12:00 PM	11	Escobita Ave	Sequoia Ave	Miramonte Ave	West	16
9:00 AM	12	Escobita Ave	Miramonte Ave	Sequoia Ave	East	15
12:00 PM	12	Escobita Ave	Miramonte Ave	Sequoia Ave	East	15
9:00 AM	13	Sequoia Ave	Escobita Ave	Castilleja Ave	North	8
12:00 PM	13	Sequoia Ave	Escobita Ave	Castilleja Ave	North	8
9:00 AM	14	Castilleja Ave	Sequoia Ave	Miramonte Ave	West	16
12:00 PM	14	Castilleja Ave	Sequoia Ave	Miramonte Ave	West	16
9:00 AM	15	Castilleja Ave	Miramonte Ave	Sequoia Ave	East	21
12:00 PM	15	Castilleja Ave	Miramonte Ave	Sequoia Ave	East	21
9:00 AM	16	Castilleja Ave	Sequoia Ave	Castilleja Ave	North	5
12:00 PM	16	Castilleja Ave	Sequoia Ave	Castilleja Ave	North	5
9:00 AM	17	Mariposa Ave	Castilleja Ave	Miramonte Ave	West	26
12:00 PM		Mariposa Ave	Castilleja Ave	Miramonte Ave	West	26
9:00 AM	18	Miramonte Ave	Mariposa Ave	Castilleja Ave	South	8
12:00 PM	18	Miramonte Ave	Mariposa Ave	Castilleja Ave	South	8
9:00 AM	19	Miramonte Ave	Castilleja Ave	Mariposa Ave	North	8
12:00 PM	19	Miramonte Ave	Castilleja Ave	Mariposa Ave	North	8
9:00 AM	20	Mariposa Ave	Miramonte Ave	Churchill Ave	West	25
12:00 PM		Mariposa Ave	Miramonte Ave	Churchill Ave	West	25
9:00 AM	21	Churchill Ave	Mariposa Ave	Castilleja Ave	South	4
12:00 PM	21	Churchill Ave	Mariposa Ave	Castilleja Ave	South	4
9:00 AM	22	Castilleja Ave	Churchill Ave	Manzanita Ave	East	4

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12:00 PM35 Portola/Manzanita AveMadrono AveAve to MiramonteSouth to East9:00 AM36 Miramonte AvePortola AveMadrono AveNorth12:00 PM36 Miramonte AvePortola AveMadrono AveNorth9:00 AM37 Miramonte AveMadrono AveAve to PortolaSouth12:00 PM37 Miramonte AveMadrono AveAve to PortolaSouth9:00 AM38 Miramonte AvePortola AveCamino RealSouth12:00 PM38 Miramonte AvePortola AveCamino RealSouth9:00 AM39 Miramonte AveEl Camino RealPortola AveNorth12:00 PM39 Miramonte AveEl Camino RealPortola AveNorth9:00 AM40 Portola/Manzanita AveMiramonte AveMadrono AveWest to North	11
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12:00 PM36 Miramonte AvePortola AveMadrono AveNorth9:00 AM37 Miramonte AveMadrono AveAve to PortolaSouth12:00 PM37 Miramonte AveMadrono AveAve to PortolaSouth9:00 AM38 Miramonte AvePortola AveCamino RealSouth12:00 PM38 Miramonte AvePortola AveCamino RealSouth9:00 AM39 Miramonte AveEl Camino RealPortola AveNorth12:00 PM39 Miramonte AveEl Camino RealPortola AveNorth9:00 AM40 Portola/Manzanita AveMiramonte AveMadrono AveWest to North	8
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12:00 PM37 Miramonte AveMadrono AveAve to PortolaSouth9:00 AM38 Miramonte AvePortola AveCamino RealSouth12:00 PM38 Miramonte AvePortola AveCamino RealSouth9:00 AM39 Miramonte AveEl Camino RealPortola AveNorth12:00 PM39 Miramonte AveEl Camino RealPortola AveNorth9:00 AM40 Portola/Manzanita AveMiramonte AveMadrono AveWest to North	8
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9:00 AM39 Miramonte AveEl Camino RealPortola AveNorth12:00 PM39 Miramonte AveEl Camino RealPortola AveNorth9:00 AM40 Portola/Manzanita AveMiramonte AveMadrono AveWest to North	7
12:00 PM39 Miramonte AveEl Camino RealPortola AveNorth9:00 AM40 Portola/Manzanita AveMiramonte AveMadrono AveWest to North	7
9:00 AM 40 Portola/Manzanita Ave Miramonte Ave Madrono Ave West to North	7
	7
12:00 PM 40 Portola/Manzanita Ave Miramonte Ave Madrono Ave West to North	21
	21
9:00 AM 41 Madrono Ave Manzanita Ave Churchill Ave West	7
12:00 PM 41 Madrono Ave Manzanita Ave Churchill Ave West	7
9:00 AM 42 Churchill Ave Madrono Ave Camino Real South	18
12:00 PM 42 Churchill Ave Madrono Ave Camino Real South	18
9:00 AM 43 El Camino Real Churchill Ave Miramonte Ave East	16
12:00 PM 43 El Camino Real Churchill Ave Miramonte Ave East	16
9:00 AM 44 El Camino Real Miramonte Ave Camino Real East 12:00 PM 44 El Camino Real Miramonte Ave Camino Real East	12 12
12:00 PM44 El Camino RealMiramonte AveCamino RealEast9:00 AM45 Madrono AveManzanita AveChurchill AveEast	
12:00 PM 45 Madrono Ave Manzanita Ave Churchill Ave East	6

9:00 AM	46	Churchill Ave	Madrono Ave	Castilleja Ave	South	9
12:00 PM	46	Churchill Ave	Madrono Ave	Castilleja Ave	South	9
9:00 AM	47	Castilleja Ave	Churchill Ave	Manzanita Ave	West	2
12:00 PM	47	Castilleja Ave	Churchill Ave	Manzanita Ave	West	2
9:00 AM	48	Manzanita Ave	Castilleja Ave	Escobita Ave	North	3
12:00 PM	48	Manzanita Ave	Castilleja Ave	Escobita Ave	North	3
9:00 AM	49	Manzanita Ave	Escobita Ave	Madrono Ave	North	9
12:00 PM	49	Manzanita Ave	Escobita Ave	Madrono Ave	North	9

Average

3:00 PM	1 Mariposa Ave	Churchill Ave	Miramonte Ave	East	26
3:00 PM	2 Mariposa Ave	Miramonte Ave	Castilleja Ave	East	26
3:00 PM	3 Castilleja Ave	Castilleja Ave	Sequoia Ave	South	4
3:00 PM	4 Sequoia Ave	Castilleja Ave	Escobita Ave	South	9
3:00 PM	5 Sequoia Ave	Escobita Ave	Madrono Ave	South	8
3:00 PM	6 Sequoia Ave/Portola Ave	Madrono Ave	Miramonte Ave	South to West	24
3:00 PM	7 Portola Ave/Sequoia Ave	Miramonte Ave	Madrono Ave	East to North	21
3:00 PM	8 Madrono Ave	Sequoia Ave	Miramonte Ave	West	15
3:00 PM	9 Madrono Ave	Miramonte Ave	Sequoia Ave	East	15
3:00 PM	10 Sequoia Ave	Madrono Ave	Escobita Ave	North	6
3:00 PM	11 Escobita Ave	Sequoia Ave	Miramonte Ave	West	16
3:00 PM	12 Escobita Ave	Miramonte Ave	Sequoia Ave	East	15
3:00 PM	13 Sequoia Ave	Escobita Ave	Castilleja Ave	North	8
3:00 PM	14 Castilleja Ave	Sequoia Ave	Miramonte Ave	West	16
3:00 PM	15 Castilleja Ave	Miramonte Ave	Sequoia Ave	East	21
3:00 PM	16 Castilleja Ave	Sequoia Ave	Castilleja Ave	North	5
3:00 PM	17 Mariposa Ave	Castilleja Ave	Miramonte Ave	West	26
3:00 PM	18 Miramonte Ave	Mariposa Ave	Castilleja Ave	South	8
3:00 PM	19 Miramonte Ave	Castilleja Ave	Mariposa Ave	North	8
3:00 PM	20 Mariposa Ave	Miramonte Ave	Churchill Ave	West	25
3:00 PM	21 Churchill Ave	Mariposa Ave	Castilleja Ave	South	4
3:00 PM	22 Castilleja Ave	Churchill Ave	Manzanita Ave	East	4
3:00 PM	23 Castilleja Ave	Manzanita Ave	Miramonte Ave	East	15
3:00 PM	24 Castilleja Ave	Miramonte Ave	Manzanita Ave	West	15
3:00 PM	25 Manzanita Ave	Castilleja Ave	Escobita Ave	South	2
3:00 PM	26 Escobita Ave	Manzanita Ave	Miramonte Ave	East	17
3:00 PM	27 Miramonte Ave	Escobita Ave	Castilleja Ave	North	5
3:00 PM	28 Miramonte Ave	Castilleja Ave	Escobita Ave	South	8
3:00 PM	29 Miramonte Ave	Escobita Ave	Madrono Ave	South	9
3:00 PM	30 Miramonte Ave	Madrono Ave	Escobita Ave	North	8
3:00 PM	31 Escobita Ave	Miramonte Ave	Ave to Manzanita	West	15
3:00 PM	32 Manzanita Ave	Escobita Ave	Madrono Ave	South	8
3:00 PM	33 Madrono Ave	Manzanita Ave	Miramonte Ave	East	13
3:00 PM	34 Madrono Ave	Miramonte Ave	Manzanita Ave	West	12
3:00 PM	35 Portola/Manzanita Ave	Madrono Ave	Ave to Miramonte	South to East	11

3:00 PM	36 Miramonte Ave	Portola Ave	Madrono Ave	North	8
3:00 PM	37 Miramonte Ave	Madrono Ave	Ave to Portola	South	8
3:00 PM	38 Miramonte Ave	Portola Ave	Camino Real	South	7
3:00 PM	39 Miramonte Ave	El Camino Real	Portola Ave	North	7
3:00 PM	40 Portola/Manzani	ta Ave Miramonte Ave	Madrono Ave	West to North	21
3:00 PM	41 Madrono Ave	Manzanita Ave	Churchill Ave	West	7
3:00 PM	42 Churchill Ave	Madrono Ave	Camino Real	South	18
3:00 PM	43 El Camino Real	Churchill Ave	Miramonte Ave	East	16
3:00 PM	44 El Camino Real	Miramonte Ave	Camino Real	East	12
3:00 PM	45 Madrono Ave	Manzanita Ave	Churchill Ave	East	6
3:00 PM	46 Churchill Ave	Madrono Ave	Castilleja Ave	South	9
3:00 PM	47 Castilleja Ave	Churchill Ave	Manzanita Ave	West	2
3:00 PM	48 Manzanita Ave	Castilleja Ave	Escobita Ave	North	3
3:00 PM	49 Manzanita Ave	Escobita Ave	Madrono Ave	North	9
6:00 PM	1 Mariposa Ave	Churchill Ave	Miramonte Ave	East	26
6:00 PM	2 Mariposa Ave	Miramonte Ave	,	East	26
6:00 PM	3 Castilleja Ave	Castilleja Ave	Sequoia Ave	South	4
6:00 PM	4 Sequoia Ave	Castilleja Ave	Escobita Ave	South	9
6:00 PM	5 Sequoia Ave	Escobita Ave	Madrono Ave	South	8
6:00 PM	6 Sequoia Ave/Por		Miramonte Ave	South to West	24
6:00 PM	7 Portola Ave/Sequ			East to North	21
6:00 PM	8 Madrono Ave	Sequoia Ave	Miramonte Ave	West	15
6:00 PM	9 Madrono Ave	Miramonte Ave		East	15
6:00 PM	10 Sequoia Ave	Madrono Ave	Escobita Ave	North	6
6:00 PM	11 Escobita Ave	Sequoia Ave	Miramonte Ave	West	16
6:00 PM	12 Escobita Ave	Miramonte Ave	'	East	15
6:00 PM	13 Sequoia Ave	Escobita Ave	Castilleja Ave	North	8
6:00 PM	14 Castilleja Ave	Sequoia Ave	Miramonte Ave	West	16
6:00 PM	15 Castilleja Ave	Miramonte Ave	•	East North	21 5
6:00 PM 6:00 PM	16 Castilleja Ave	Sequoia Ave	Castilleja Ave Miramonte Ave	West	26
6:00 PM	17 Mariposa Ave 18 Miramonte Ave	Castilleja Ave Mariposa Ave	Castilleja Ave	South	8
6:00 PM	19 Miramonte Ave	Castilleja Ave	Mariposa Ave	North	8
6:00 PM	20 Mariposa Ave	Miramonte Ave	•	West	25
6:00 PM	21 Churchill Ave	Mariposa Ave	Castilleja Ave	South	4
6:00 PM	22 Castilleja Ave	Churchill Ave	Manzanita Ave	East	4
6:00 PM	23 Castilleja Ave	Manzanita Ave	Miramonte Ave	East	15
6:00 PM	24 Castilleja Ave	Miramonte Ave		West	15
6:00 PM	25 Manzanita Ave	Castilleja Ave	Escobita Ave	South	2
6:00 PM	26 Escobita Ave	Manzanita Ave	Miramonte Ave	East	17
6:00 PM	27 Miramonte Ave	Escobita Ave	Castilleja Ave	North	5
6:00 PM	28 Miramonte Ave	Castilleja Ave	Escobita Ave	South	8
6:00 PM	29 Miramonte Ave	Escobita Ave	Madrono Ave	South	9
6:00 PM	30 Miramonte Ave	Madrono Ave	Escobita Ave	North	8
6:00 PM	31 Escobita Ave	Miramonte Ave		West	15
6:00 PM	32 Manzanita Ave	Escobita Ave	Madrono Ave	South	8
6:00 PM	33 Madrono Ave	Manzanita Ave	Miramonte Ave	East	13

6:00 PM	34 Madrono Ave	Miramonte Ave	Manzanita Ave	West	12
6:00 PM	35 Portola/Manzanita Ave	Madrono Ave	Ave to Miramonte	South to East	11
6:00 PM	36 Miramonte Ave	Portola Ave	Madrono Ave	North	8
6:00 PM	37 Miramonte Ave	Madrono Ave	Ave to Portola	South	8
6:00 PM	38 Miramonte Ave	Portola Ave	Camino Real	South	7
6:00 PM	39 Miramonte Ave	El Camino Real	Portola Ave	North	7
6:00 PM	40 Portola/Manzanita Ave	Miramonte Ave	Madrono Ave	West to North	21
6:00 PM	41 Madrono Ave	Manzanita Ave	Churchill Ave	West	7
6:00 PM	42 Churchill Ave	Madrono Ave	Camino Real	South	18
6:00 PM	43 El Camino Real	Churchill Ave	Miramonte Ave	East	16
6:00 PM	44 El Camino Real	Miramonte Ave	Camino Real	East	12
6:00 PM	45 Madrono Ave	Manzanita Ave	Churchill Ave	East	6
6:00 PM	46 Churchill Ave	Madrono Ave	Castilleja Ave	South	9
6:00 PM	47 Castilleja Ave	Churchill Ave	Manzanita Ave	West	2
6:00 PM	48 Manzanita Ave	Castilleja Ave	Escobita Ave	North	3
6:00 PM	49 Manzanita Ave	Escobita Ave	Madrono Ave	North	9

2016		2018		2019	
Total	%	Total	%	Total	%
Demand	Occupacny	Demand	Occupacny	Demand	Occupacny
5	19%	7	27%	6	23%
4	15%	4	15%	2	8%
12	46%	6	23%	3	12%
11	42%	3	12% 25%	1	4% 0%
		3	75%	0	25%
3	33%	4	44%	1	11%
4	44%	5	56%	4	44%
4	50%	1	13%	1	13%
4	50%	1	13%	0	0%
6	25%	6	25%	2	8%
6	25%	5	21%	15	63%
12	57%	8	38%	4	19%
13	62%	7	33%	8	38%
6	40%	5 1	33% 7%	1 3	7% 20%
2	13% 13%	1	7%	5	33%
5	33%	1	7%	1	7%
2	33%	1	17%	3	50%
2	33%	0	0%	0	0%
4	25%	2	13%	5	31%
4	25%	2	13%	2	13%
7	47%	4	27%	2	13%
8	53%	3	20%	6	40%
4	50%	0	0%	3	38%
2	25%	1	13%	0	0%
		3	13% 19%	5	31% 13%
		5	24%	4	19%
		2	10%	3	14%
6	120%	0	0%	0	0%
5	100%	2	40%	2	40%
14	54%	2	8%	0	0%
15	58%	5	19%	1	4%
1	13%	3	38%	3	38%
1	13%	3	38%	3	38%
1	13% 13%	2	25% 25%	3	38% 13%
3	13%	2	8%	2	8%
3	12%	5	20%	5	20%
4	100%	0	0%	1	25%
5	125%	0	0%	0	0%
3	75%	2	50%	0	0%

	1		1	1	1
3	75%	2	50%	1	25%
		1	7%	4	27%
		1	7%	1	7%
		1	7%	5	33%
		1	7%	0	0%
2	100%	1	50%	1	50%
2	100%	1	50%	0	0%
4	24%	3	18%	0	0%
6	35%	0	0%	0	0%
2	40%	2	40%	2	40%
2	40%	1	20%	0	0%
1	13%	1	13%	1	13%
1	13%	1	13%	1	13%
1	11%	2	22%	2	22%
1	11%	2	22%	3	33%
2	25%	1	13%	3	38%
3	38%	2	25%	3	38%
3	20%	2	13%	4	27%
8	53%	4	27%	5	33%
7	88%	1	13%	2	25%
7	88%	1	13%	3	38%
4	31%	2	15%	5	38%
6	46%	1	8%	2	15%
6	50%	3	25%	3	25%
8	67%	3	25%	6	50%
4	36%	4	36%	5	45%
5	45%	4	36%	2	18%
2	25%	1	13%	0	0%
1	13%	0	0%	0	0%
1	13%	1	13%	0	0%
1	13%	1	13%	0	0%
3	43%	2	29%	0	0%
4	57%	3	43%	0	0%
2	29%	3	43%	3	43%
3	43%	2	29%	2	29%
6	29%	11	52%	1	5%
13	62%	10	48%	7	33%
4	57%	5	71%	3	43%
5	71%	3	43%	4	57%
14	78%	10	56%	13	72%
16	89%	13	72%	12	67%
		0	0%	0	0%
		1	6%	6	38%
		0	0%	0	0%
		0	0%	4	33%
5	83%	0	0%	1	17%
6	100%	0	0%	1	17%

9	100%	5	56%	4	44%
10	111%	6	67%	3	33%
2	100%	2	100%	1	50%
2	100%	1	50%	0	0%
2	67%	1	33%	1	33%
3	100%	2	67%	1	33%
8	89%	0	0%	1	11%
9	100%	1	11%	1	11%

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0%	0%	5	24%
0%	0%	1	20%
0%	0%	1	4%
0%	0%	3	38%
0%	0%	2	25%
0%	0%	4	16%
0%	0%	1	25%
0%	0%	2	50%
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0%	0%	4	24%
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0%	0%	1	13%
0%	0%	1	7%
0%	0%	1	13%
0%	0%	0	0%
0%	0%	3	25%
0%	0%	2	18%

0%	0%	0	0%
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0%	0%	3	19%
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0%	0%	4	19%
0%	0%	1	20%
0%	0%	1	4%
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0%	0%	4	50%
0%	0%	9	36%
0%	0%	1	25%
0%	0%	3	75%
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0%	0%	0	0%
0%	0%	3	18%
0%	0%	1	20%
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0%	0%	3	43%
0%	0%	6	29%
0%	0%	4	57%
0%	0%	11	61%
0%	0%	6	38%
0%	0%	2	17%
0%	0%	3	50%
0%	0%	2	22%
0%	0%	1	50%
0%	0%	0	0%
0%	0%	0	0%