



Meeting Date: 06/19/07

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input checked="" type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other Study Session

Prepared By: Matthew G. Winegar, AICP *MGW* Agenda Item No. 0-1
 Reviewed By: City Manager *[Signature]* City Attorney *[Signature]* Finance *SW* Other (Specify)

DATE: June 7, 2007

TO: City Council

FROM: Matthew G. Winegar
Development Services Director *[Signature]*

SUBJECT: Pilot Curb Cut Program for the Bartolo Square North and South, and Hill Street Neighborhoods

RECOMMENDATION

That City Council:

1. Authorize the implementation of a pilot curb cut and front yard driveway program in the Bartolo Square North and South, and Hill Streets Neighborhoods.
2. Direct staff to prepare a "Green Lawn" Ordinance.

DISCUSSION

In response to a significant number of requests to permit curb cuts and front yard driveways in the Bartolo Square North and South and Hill Street neighborhoods, which would otherwise not be permitted, the City Council formed an ad hoc committee to study the parking problem as well as other issues which affect the livability of these neighborhoods. Council members Zaragoza and Flynn form the Neighborhood Conservation Task Force (NCTF). The NCTF held several public meetings as well as a neighborhood council meeting to listen to resident concerns. The NCTF directed that staff prepare a draft pilot program that would permit curb cuts and associated driveways for single family lots within the three affected neighborhoods. It is a pilot program in the sense that it is limited to the three neighborhoods and not intended to be applied to other areas of the City at this time.

The essence of the program is that curb cuts and front yard driveways would be permitted subject to the following principle conditions:

- Curb cuts would be allowed only on a limited basis on collector streets due to potential traffic safety issues. They would be permitted on local streets subject to the standard conditions.
- The size of front yard driveways is regulated.

- ADA regulations must be complied with.
- Property owners must obtain a City encroachment permit and the curb cut must be installed by a licensed contractor. Costs must be born by the property owner. Improperly installed illegal driveways must be rebuilt to City specifications as a condition of issuing a permit for a curb cut. The owner must permit and pay for a special inspection to verify that the related garage is fully accessible for code required vehicle storage. The City would reserve the right to perform periodic inspections to confirm the garage is code-compliant.
- Each permit would be conditioned to require the installation of a motion-activated light on the adjacent alley.

The specific conditions applicable to the pilot program are contained in Attachment 1. The intended result for the proposed program is to provide additional off-street parking by:

- Permitting front yard driveways
- Encouraging use of garages

The proposed program also addresses the issue of neighborhood overcrowding and illegal dwelling units through the required garage inspections.

“Green Lawn” Ordinance – The purpose of the “Green Lawn” Ordinance would be to limit the amount of front yard pavement, and to require that front yard landscaping be maintained in good condition.

FINANCIAL IMPACT

The costs of the encroachment permits and initial special inspection requests are born by the property owner. The periodic inspection activities would be a City cost unless the property owner is assessed.

MGW:sae

Attachment #1 – Pilot Curb Cut/Front Yard Paving Program

NEIGHBORHOOD CONSERVATION TASK FORCE

BARTOLO/HILL STREET NEIGHBORHOODS PILOT CURB CUT/FRONT YARD PAVING PROGRAM

CURB CUTS

Collector Streets

Curb cuts on collector streets are limited to the following:

1. Bona fide disabled parking, and/or
2. Residential lots where an illegal curb cut and/or driveway existed as of October 1, 2006, or
3. Where a City-approved residential dwelling addition consisting of one or more sleeping rooms has been constructed since January 1, 2000.

Where the above conditions do not exist, no new curb cuts shall be permitted.

Local Streets

Curb cuts shall be permitted as provided in the General Conditions.

General Conditions

1. Curb cuts shall be installed by licensed contractors per City of Oxnard Standards and Specifications.
2. The width of any curb cut in the pilot neighborhoods shall be limited to 15 feet in the "W" dimension.
3. Curb cuts shall maintain required ADA access dimensions at the adjacent public sidewalk.
4. Curb cut/driveway combinations shall be placed at side property lines to maintain maximum on-street parking.
5. As a pre-condition to issuing an encroachment permit, any on-site garages shall be verified by City inspectors to be compliant with City Code as to capability to store vehicles. A special inspection fee is required.

6. The costs of the initial verification inspection shall be borne by the property owner.
7. For those properties located on an alley, the property owner shall install and maintain in working order, a light at least 200 watt illumination on the alley adjacent to the garage. Light may be attached to the garage or placed on a pole and shall be controlled by a motion sensor and /or photovoltaic cell.

FRONT YARD PARKING AND PAVING

1. The area of front yard available for vehicle parking shall be limited to that necessary to park two vehicles. The area per vehicle shall be limited to 12' x 20' or 240 square feet; 24' x 20' or 480 square feet for two vehicles.