



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** James R. Helmer

**SUBJECT: ESTABLISHMENT OF THE  
ARENA WEST RESIDENTIAL  
PERMIT PARKING ZONE**

**DATE:** 02-26-04

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Approved

Date

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Council District: 6

## **RECOMMENDATION**

Approve an ordinance establishing a residential permit parking zone in the Arena West neighborhood as part of the Arena Residential Permit Parking (RPP) zone.

## **BACKGROUND**

In 1995, the City Council approved the establishment of residential permit parking (RPP) zones in several neighborhoods in the vicinity of the San Jose Arena (HP Pavilion). These zones were created due to their proximity to the HP Pavilion and the concerns that if parking was not restricted, vehicular volume on many of the residential streets would increase and parking intrusion by non-residents would occur on event days.

The Avalon Bay at Cahill Park (Avalon) housing complex was constructed in the Fall 2002 between the Diridon train station and the St. Leo's residential permit parking zone, as illustrated in Figure 1 (attached). The developer of the Avalon complex has requested that the City implement an RPP zone adjacent to this complex to address resident concerns regarding the limited availability of on-street parking during arena events.

## **ANALYSIS**

The Avalon housing complex, consisting of 208 units, is located between The Alameda, Wilson Street, Bush Street and San Fernando Street. The complex is closer to the HP Pavilion than many of the neighborhoods in the existing Arena RPP zone. As shown in Figure 1, there are very few on-street parking spaces adjacent to the Avalon housing complex. However, because these spaces are unrestricted, many HP Pavilion patrons find it convenient to park in this

neighborhood to avoid parking fees, leaving limited spaces available to residents and their guests.

In February 2004, the property managers of the Avalon apartment complex conducted outreach with all tenants to determine the support level for establishing an RPP zone. Based upon the responses received, over 90% of the residents supported permit parking.

Due to the multiple number of housing units in this development and the limited availability of on-street parking in this zone, it is proposed that each unit be provided a maximum of one (1) parking permit for either resident or guest parking. Consistent with other neighborhoods in the Arena RPP zone, vehicles with an Arena West parking permit would only be allowed to park within the Arena West permit zone. In response to concerns raised by many residents about requiring visitors to have permits during the weekend, it is proposed that the permit zone only be in effect weekday evenings between the hours of 6pm and 11pm, and all day on weekends.

The Arena West RPP zone will be renewed bi-annually, with a proposed effective date of July 1, 2004. This will provide time to acquire and distribute permits to the residents. The Department of Transportation will work with the property manager to provide notification of the pending implementation of the permit zone, along with permit application materials, to residents within the Avalon housing complex.

### **PUBLIC OUTREACH**

The proposed establishment of the Arena West RPP zone was discussed and supported by the Arena Event Operations Committee (AEOC) at its May 16, 2003 meeting. The San Jose Arena Authority was also present at this meeting and assisted with the distribution of information regarding the proposed new permit zone to The Alameda Business Association and all of the neighborhood associations in the vicinity of the HP Pavilion. There were no concerns raised by any of the businesses along The Alameda regarding the proposed permit zone.

### **COORDINATION**

The proposed permit zone has been coordinated with the City Attorney's Office and the Planning, Building and Code Enforcement Department.

### **COST IMPLICATIONS**

The cost of implementing the new permit zone will be absorbed within the existing resources of the Department of Transportation. The bi-annually collected parking permit fee of \$25 per permit will accrue to the General Fund and offset any added costs. The parking fine for citations

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issued to vehicles parked without an RPP permit is currently \$51. Parking citation revenue will also accrue to the General Fund.

**CEQA**

Exempt: PP03-05-163

JAMES R. HELMER  
Director of Transportation

Attachment