



City Council Staff Report

DATE: February 17, 2016 CONSENT CALENDAR

SUBJECT: APPROVAL OF 2-HOUR TIME LIMITED PARKING ON THE EAST PALM CANYON DRIVE FRONTAGE ROAD ADJACENT TO THE CANYON SANDS CONDOMINIUM DEVELOPMENT (LINDEN WAY TO GENE AUTRY TRAIL)

FROM: David H. Ready, City Manager

BY: Public Works & Engineering Department

SUMMARY

The City has received requests from the Canyon Sands Homeowners Association and many residents living within the development to establish 2-hour time limited parking along the frontage road adjacent to E. Palm Canyon Drive and the entrance to the Canyon Sands development. Chapter 12.32 of the Palm Springs Municipal Code allows the City Council to establish parking prohibitions and time limits pursuant to adoption of a Resolution. Approval of the proposed Resolution will establish a 2-hour time limited parking zone from 8am-6pm including Saturdays and Sundays on the 4300 block of the East Palm Canyon Drive frontage road.

RECOMMENDATION:

Adopt Resolution No. _____ "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, ESTABLISHING A 2-HOUR TIME LIMITED PARKING ZONE FROM 8:00 A.M. TO 6:00 P.M. INCLUDING SATURDAYS AND SUNDAYS ON THE 4300 BLOCK OF THE EAST PALM CANYON DRIVE FRONTAGE ROAD ADJACENT TO THE CANYON SANDS CONDOMINIUM DEVELOPMENT."

STAFF ANALYSIS:

The City has received multiple requests from the Canyon Sands Homeowners Association (the "HOA"), and many residents living within the development to establish 2-hour time limited parking along the frontage road adjacent to E. Palm Canyon Drive and the entrance to the Canyon Sands development. The residents have notified the city that the frontage road is being used by non-residents as a place to sell used cars. Multiple vehicles (including motor homes) are often parked on the frontage road and displayed for sale during weekdays and on weekends. The HOA considers this as a

ITEM NO. 2K

safety concern for the residents of the Canyon Sands condominium development as it brings uninvited attention to their community. The frontage road is located on the 4300 block of East Palm Canyon Drive, on the northwest corner of the East Palm Canyon Drive and Gene Autry Trail intersection. A location map of the subject segment of street is identified in Figure 1, and a vicinity map is included as **Attachment 1**.

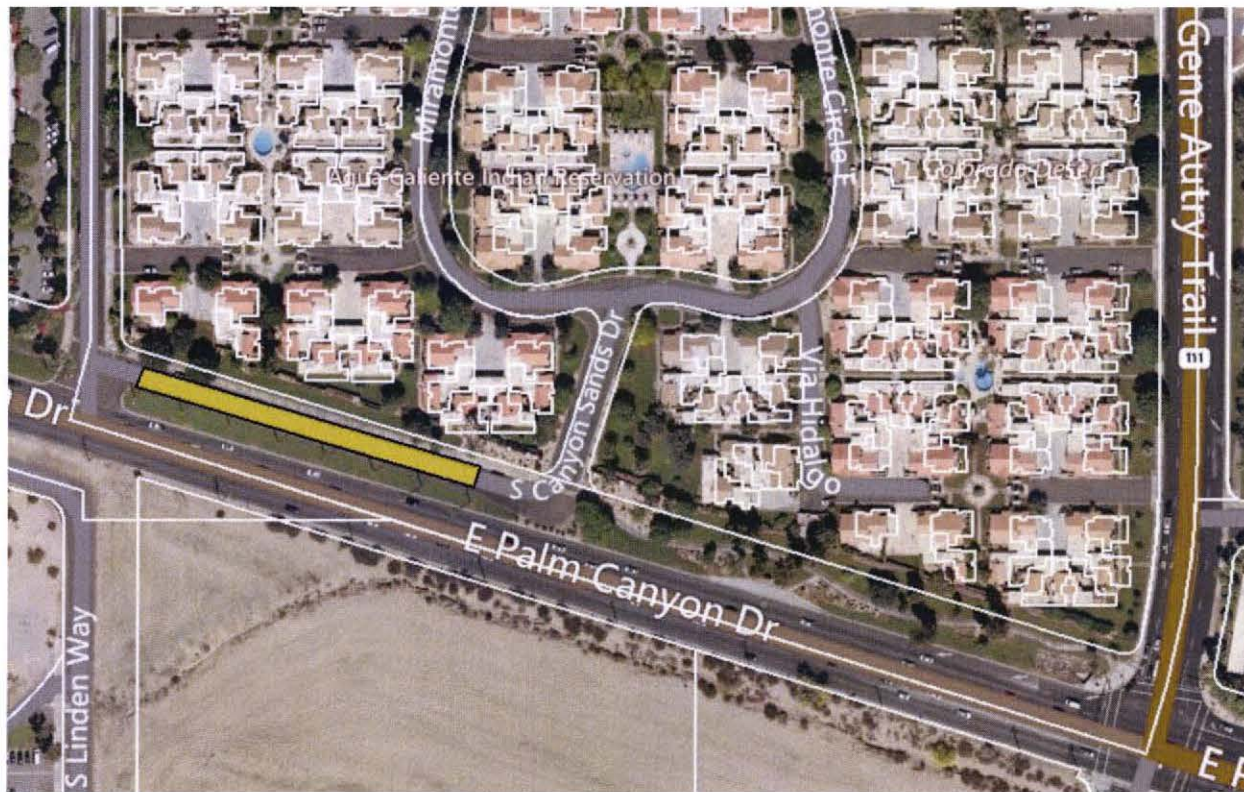


Figure 1

A recent site investigation performed by staff from the Public Works and Engineering Department has confirmed the parking of cars displayed for sale along the northerly side of the frontage road. The southerly side of the frontage road currently prohibits on-street parking. During a short visit of the site, staff observed quite a few vehicles taking access onto the frontage road and retrieving contact information displayed on the used cars. Site pictures are included as **Attachment 2**.

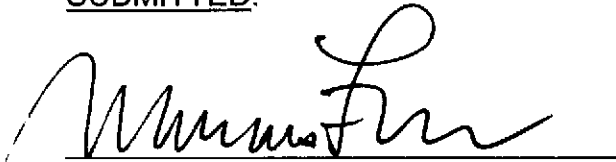
Several personal letters have been submitted to the city in support of finding a solution to the nuisance of used car sales on this frontage road. The HOA Board is requesting the installation of restricted parking signs on the frontage road as a way to mitigate this situation. The restricted parking sign shall read, "Two Hour Parking 8AM to 6PM, including Saturdays and Sundays." This letter submitted by the HOA represents the 299 homeowners within the community that agree with the establishment of 2-hour time restricted parking along the frontage road. Supporting letters are included as **Attachment 3**.

Based on all of the evidence, staff is recommending that the City Council approve and establish a 2-hour time limited parking zone on the frontage road located at the 4300 block of East Palm Canyon Drive, in accordance with Chapter 12.32.010 of the Palm Springs Municipal Code. The adoption the Resolution will authorize the City Engineer to install signage and markings appropriate for enforcement of the new time limited parking zone.

FISCAL IMPACT:

The cost for installing 2-hour restricted parking signs along the frontage road will be approximately \$1,000. Staff is requesting the HOA to reimburse the City for any costs associated with installation of the traffic signs required to establish the new time limited parking zone.

SUBMITTED:



Marcus L. Fuller, MPA, P.E., P.L.S.
Assistant City Manager/City Engineer



David H. Ready, Esq., Ph.D.
City Manager

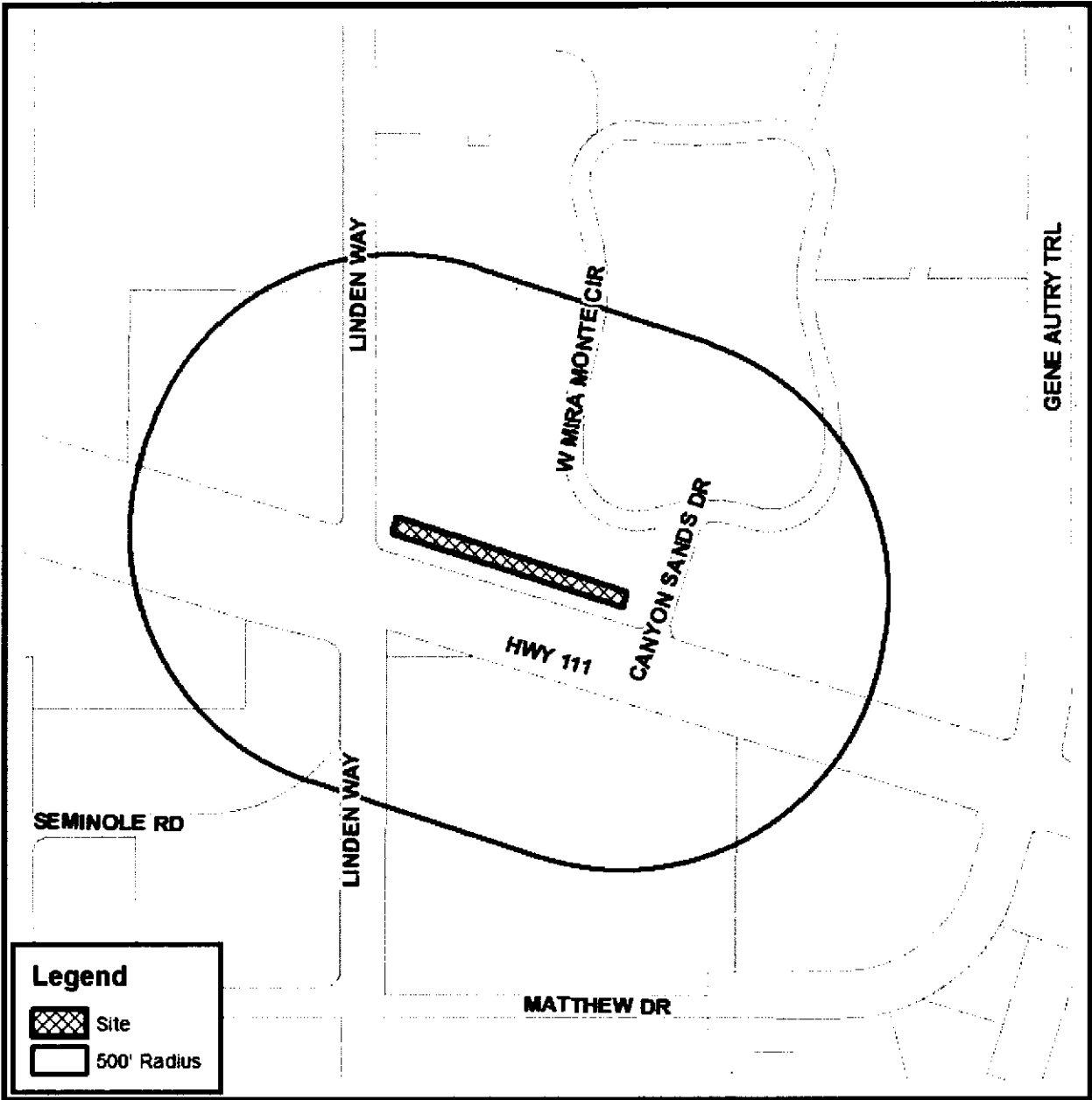
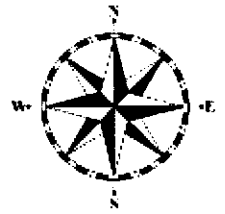
Attachments:

1. Vicinity Map
2. Site Pictures
3. Supporting Letters
4. Resolution

ATTACHMENT 1



Department of Public Works and Engineering
Vicinity Map



CITY OF PALM SPRINGS

ATTACHMENT 2











ATTACHMENT 3

Canyon Sands Homeowners Association

2269 Miramonte Circle West
Palm Springs, CA 92264
(760) 328-5219 Fax: (760) 328-1160
canyonsandshoa@dc.rr.com

December 30, 2015

Canyon Sands Residents,

As you may be aware the Canyon Sands HOA Board, Community Welfare Committee and Property Manager, have been for some time researching and discussing the issue of the "used car lot" at the entrance to our community.

Fellow resident, Doug Jones, proactively contacted the Palm Springs City Administration asking for their recommendations to help bring an end to this practice, which many view as a safety concern as well as a nuisance and an eyesore. In partnership with the Canyon Sands HOA Board, Mr. Jones has drafted the attached letter requesting a 2-hour parking limit be instituted on our access road between 8 a.m. and 6 p.m. including weekends. This letter will be sent by the Canyon Sands Board of Directors to Marcus Fuller, Assistant City Manager.

We are asking Canyon Sands residents to send personal letters to Marcus Fuller, City Administrator stating their concerns with the "used car lot situation" and requesting the 2-hour parking limit. To simplify things for you, feel free to take Mr. Jones' attached letter, personalize it and send it to:

Marcus Fuller, Assistant City Manager,
3200 E. Tabquitz Canyon Way,
Palm Springs, CA 92262.

Or if you prefer, Sharlene will have copies of the letter in the office until 1/18/16 which you can sign. She will collect and send any signed letters to Mr. Fuller by 1/21/16.

We hope that if this issue has been of concern to you, that you will write a personal letter and encourage your neighbors to do the same OR you may come by the office to sign one of the prepared letters. This will show the City how passionate Canyon Sands residents are about this matter. We want to get as many letters as possible in front of them as soon as possible, so please try to send your letter by 1/21/16.

The Board and Community Welfare Committee have explored several other options, none of which were enforceable. We believe this is a better opportunity to dramatically reduce the parking problem that continues to be a safety problem as well as an eyesore in front of our beautiful community.

The Canyon Sands Board of Directors appreciates your participation in dealing with this long-time problem. We thank you, in advance, for taking the time to write a letter on this important topic for Canyon Sands.

Your Board of Directors

SAMPLE OF LETTER CANYON SANDS BOARD WILL BE SENDING TO CITY OF PALM SPRINGS

Marcus Fuller
Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Regarding: Parking in the 4300 block of East Palm Canyon Drive

Dear Mr. Fuller:

We, the undersigned board members, represent the 299 homeowners of Canyon Sands, a condominium development at the northwest corner of Gene Autry Trail and East Palm Canyon Drive.

The access road to our complex is being used by non-residents as a place to sell used cars. On weekends as many as a half dozen vehicles (including motor homes) can be present. This causes additional traffic, people conducting financial transactions in front of our property, and unwanted attention and activity around our neighborhood.

We are requesting that the City of Palm Springs place restricted parking signs on the 4300 block of East Palm Canyon Drive that read "Two hour parking 8AM to 6PM - Saturdays and Sundays included."

We feel this will stop the sale of used cars in front of our complex and improve our quality of life.

Thank you in advance for your assistance in this matter.

Sincerely,

We are in complete agreement with the issue contained in the above letter. Your cooperation in aiding our request will be deeply appreciated.

*Sandy & Karl Jackson
Residents for 38 years*

1/3/16

January 12, 2016

Marcus Fuller
Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Regarding: Parking in the 4300 block of East Palm Canyon Drive

Dear Mr. Fuller:

We, the undersigned board members, represent the 299 homeowners of Canyon Sands, a condominium development at the northwest corner of Gene Autry Trail and East Palm Canyon Drive.

The access road to our complex is being used by non-residents as a place to sell used cars. On weekends as many as a half dozen vehicles (including motor homes) can be present. This causes additional traffic, people conducting financial transactions in front of our property, and unwanted attention and activity around our neighborhood.

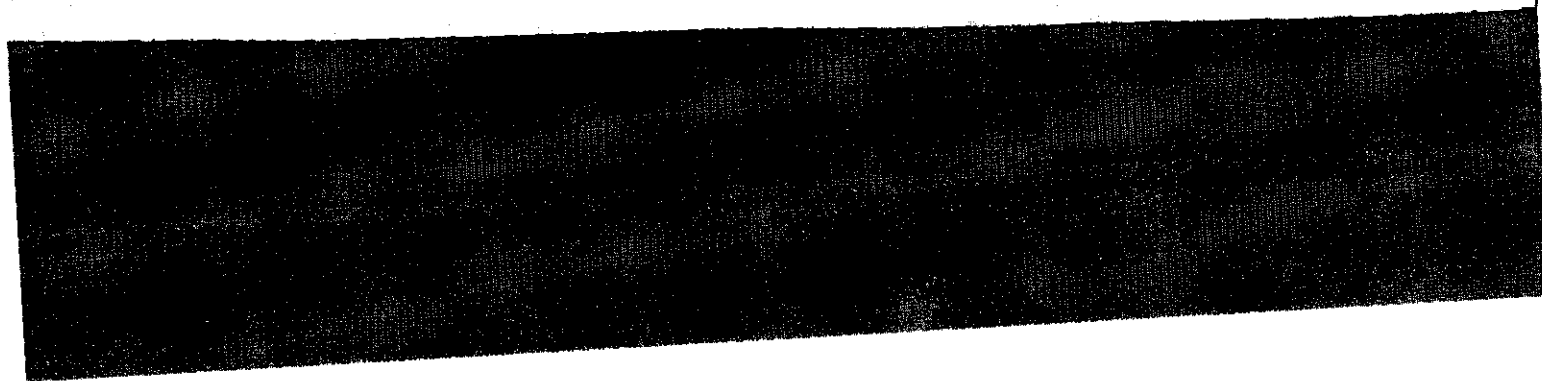
We are requesting that the City of Palm Springs place restricted parking signs on the 4300 block of East Palm Canyon Drive that read "Two hour parking 8AM to 6PM - Saturdays and Sundays included."

We feel this will stop the sale of used cars in front of our complex and improve our quality of life.

Thank you in advance for your assistance in this matter.

Sincerely,

Patricia R. Wheeler



2252 Miramonte Circle East, #F
Palm Springs, CA 92264
January 2, 2016

Marcus Fuller
Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Mr. Fuller:

I live in Canyon Sands Condominiums at the northwest corner of Gene Autry Trail and East Palm Canyon Drive.

The access road to the complex is being used by non-residents as a place to sell used cars. On weekends as many as a half dozen vehicles (including motor homes) can be present. This causes additional traffic, people conducting financial transactions in front of the complex, and unwanted attention and activity around the neighborhood.

I am requesting the City of Palm Springs to place restricted parking signs on the 4300 block of East Palm Canyon Drive that read "Two hour parking 8am to 6pm - Saturdays and Sundays included.

I feel this will stop the sale of used cars in front of the Canyon Sands Condominiums complex and improved the quality of life for our community.

Sincerely,



S. Calvin Riley



John A Delaney
2545 S. Gene Autry Trail
Unit C
Palm Springs, CA 92264-5858

January 11, 2016

Mr. Fuller
Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Dear Mr. Fuller:

I am a resident of Palm Springs, and I live in the Canyon Sands Condominium development on the northeast corner of Gene Autry Trail and East Palm Canyon Drive.

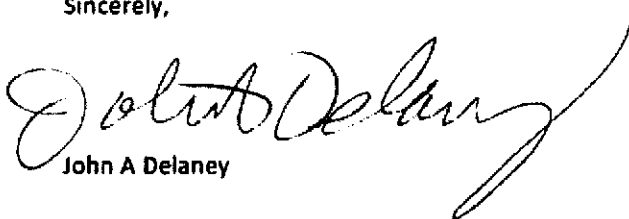
The main access road to our complex is being used by non-residents as a place to sell used cars, pick-up trucks and motor homes. Not only does this cause additional traffic, but it also causes people conducting financial transactions in front of our property and unwanted attention and activity around the Melody Ranch neighborhood. It is my understanding that our Board of Directors either has sent, or will be sending you a letter of a similar nature.

I am writing to request that the City of Palm Springs place restricted parking signs on the 4300 block of East Palm Canyon Drive that read "Two hour parking 8AM to 6PM – Saturdays and Sundays included. Actually Saturdays & Sundays are the important days. There is hardly anything there during the week days.

I believe this will stop the sale of used cars in front of our complex and improve the quality of life our residents.

Thank you for your anticipated assistance in handling this matter.

Sincerely,


John A Delaney

Diana Rosin
430 7th St.
Santa Monica, CA 90402

January 12, 2016

Marcus Fuller
Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Regarding Parking in 4300 block of East Palm Canyon Drive

Dear Mr. Fuller:

I, the undersigned, am a member of the 299 member Homeowner Association of Canyon Sands, a condominium development at the northwest corner of Gene Autry Trail and East Palm Canyon Drive.

The access road to our complex is being used by non-residents as a place to sell used cars. On weekends a number of vehicles (including large motor homes) are present. This causes additional traffic, people conducting financial transactions (many in cash) in front of our property. It brings unwanted attention, and activity in our neighborhood.

We are requesting the City of Palm Springs place restricted parking signs on the 4300 block of East Palm Canyon Drive that reads "Two hour parking 8am to 6pm – Saturdays and Sundays included"

We feel this will stop the sale of used cars in front of our complex and improve quality of life in the neighborhood.

Thank you very much.


Diana Rosin

Canyon Sands Homeowners Association

2269 Miramonte Circle West
Palm Springs, CA 92264
(760) 328-5219 Fax: (760) 328-1160
canyonsandshoa@dc.rr.com

January 18, 2016

Marcus Fuller
Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Regarding: Parking in the 4300 block of East Palm Canyon Drive

Dear Mr. Fuller:

We, the undersigned board members, represent the 299 homeowners of Canyon Sands, a condominium development at the northwest corner of Gene Autry Trail and East Palm Canyon Drive.

The access road to our complex is being used by non-residents as a place to sell used cars. On weekends as many as a half dozen vehicles (including motor homes) can be present. This causes additional traffic, people conducting financial transactions in front of our property, and unwanted attention and activity around our neighborhood.

We are requesting that the City of Palm Springs place restricted parking signs on the 4300 block of East Palm Canyon Drive that read "Two hour parking 8AM to 6PM – Saturdays and Sundays included."

We feel this will stop the sale of used cars in front of our complex and improve our quality of life.

Thank you in advance for your assistance in this matter.

Sincerely,



Diane Weist
President



Steve Fanning
Vice President



Jill Gonyea
Secretary



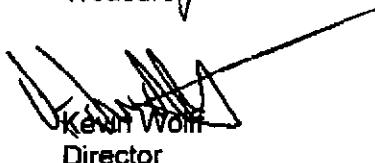
Erna Yake
Treasurer



Hal Castle
Director



Al Cooke
Director



Kevin Wolf
Director

Marcus Fuller
Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Regarding: Parking in the 4300 block of East Palm Canyon Drive

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We feel this will stop the sale of used cars in front of our complex and improve our quality of life.

Thank you in advance for your assistance in this matter.

Sincerely,

Kevin R. Hawksworth

North D. Kehl

2366-C Miramonte Circle East
Canyon Sands

January 18, 2016

Marcus Fuller
Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Regarding: Parking in the 4300 block of East Palm Canyon Drive

Dear Mr. Fuller:

I am a resident of Canyon Sands, a condominium development located at the northwest corner of Gene Autry Trail and East Palm Canyon Drive.

The access road to our complex is being used by non-residents as a place to sell used cars. On weekends as many as a half dozen vehicles (including motor homes) can be present. This causes additional traffic, people conducting financial transactions in front of our property, and unwanted attention and activity around our neighborhood.

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We feel this will stop the sale of used cars in front of our complex and improve our quality of life.

Thank you in advance for your assistance in this matter.

Sincerely,

Michael W Pontarelli RN
2440 S Linden Way #E
Palm Springs, CA

These vehicles are really an eyesore on our beautiful community and a safety issue as folks come in off I11 and make sweeping U turns at our front entrance an often just double park in the (1000) vehicles. Thank you for your consideration

January 18, 2016

Marcus Fuller
Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

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We feel this will stop the sale of used cars in front of our complex and improve our quality of life.

Thank you in advance for your assistance in this matter.

Sincerely,

Thomas C. ...
4493-B E SEVEN LAKES DRIVE
PALM SPRINGS, CA 92264

January 18, 2016

Marcus Fuller
Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Regarding: Parking in the 4300 block of East Palm Canyon Drive

Dear Mr. Fuller:

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We feel this will stop the sale of used cars in front of our complex and improve our quality of life.

Thank you in advance for your assistance in this matter.

Sincerely,


2490C Miramonte Circle
Palm Springs CA 92264

January 18, 2016

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Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

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We feel this will stop the sale of used cars in front of our complex and improve our quality of life.

Thank you in advance for your assistance in this matter.

Sincerely,

Rita M. McDermott
2550 MIRAMONTE CIR, UNIT 1F
PALM SPRINGS CA 92264

January 18, 2016

Marcus Fuller
Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Regarding: Parking in the 4300 block of East Palm Canyon Drive

Dear Mr. Fuller:

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We feel this will stop the sale of used cars in front of our complex and improve our quality of life.

Thank you in advance for your assistance in this matter.

Sincerely,



2522 S. LINDEN WAY UNIT F

January 18, 2016

Marcus Fuller
Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Regarding: Parking in the 4300 block of East Palm Canyon Drive

Dear Mr. Fuller:

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Thank you in advance for your assistance in this matter.

Sincerely,


2367A MIRAMONTE CIRCLE
PALM SPRINGS, CA 92264

January 18, 2016

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Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

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Thank you in advance for your assistance in this matter.

Sincerely,



Harve D. Tucker
2530 Miramonte Cir. E - Unit B
Palm Springs, CA 92264

January 18, 2016

Marcus Fuller
Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

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We feel this will stop the sale of used cars in front of our complex and improve our quality of life.

Thank you in advance for your assistance in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Frances Menzies". The signature is written in black ink and is positioned below the word "Sincerely,".

January 18, 2016

Marcus Fuller
Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Regarding: Parking in the 4300 block of East Palm Canyon Drive

Dear Mr. Fuller:

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Thank you in advance for your assistance in this matter.

Sincerely,



2389 Unit E East.

January 18, 2016

Marcus Fuller
Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Regarding: Parking in the 4300 block of East Palm Canyon Drive

Dear Mr. Fuller:

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We feel this will stop the sale of used cars in front of our complex and improve our quality of life.

Thank you in advance for your assistance in this matter.

Sincerely,

*Jacqueline Kramer
4345 E. Seven Lakes Dr. Unit C
Palm Springs, CA 92264*

January 18, 2016

Marcus Fuller
Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

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Dear Mr. Fuller:

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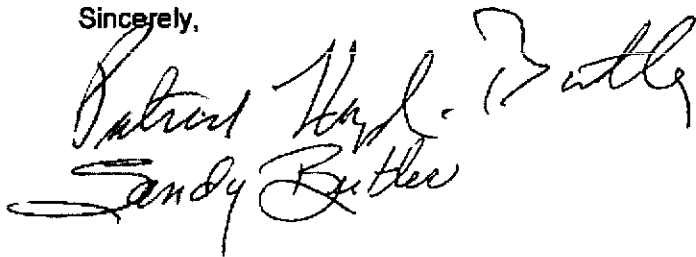
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We feel this will stop the sale of used cars in front of our complex and improve our quality of life.

Thank you in advance for your assistance in this matter.

Sincerely,

Handwritten signature of Sandra Butler in cursive script.

January 18, 2016

Marcus Fuller
Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Regarding: Parking in the 4300 block of East Palm Canyon Drive

Dear Mr. Fuller:

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Thank you in advance for your assistance in this matter.

Sincerely,



236-B MIRAMONTE CIR. W.
PALM SPRINGS, CA 92284

January 18, 2016

Marcus Fuller
Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

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Thank you in advance for your assistance in this matter.

Sincerely,

Mary J. Sakutis
Mary J. Sakutis

January 18, 2016

Marcus Fuller
Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Regarding: Parking in the 4300 block of East Palm Canyon Drive

Dear Mr. Fuller:

I am a resident of Canyon Sands, a condominium development located at the northwest corner of Gene Autry Trail and East Palm Canyon Drive.

The access road to our complex is being used by non-residents as a place to sell used cars. On weekends as many as a half dozen vehicles (including motor homes) can be present. This causes additional traffic, people conducting financial transactions in front of our property, and unwanted attention and activity around our neighborhood.

We are requesting that the City of Palm Springs place restricted parking signs on the 4300 block of East Palm Canyon Drive that read "Two hour parking 8AM to 6PM – Saturdays and Sundays included."

We feel this will stop the sale of used cars in front of our complex and improve our quality of life.

Thank you in advance for your assistance in this matter.

Sincerely,

~~Ernest B. Loda~~
2468 Miramonte Circle E
Unit #C
Palm Springs, CA 92264

January 18, 2016

Marcus Fuller
Assistant City Manager
City of Palm Springs
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Regarding: Parking in the 4300 block of East Palm Canyon Drive

Dear Mr. Fuller:

I am a resident of Canyon Sands, a condominium development located at the northwest corner of Gene Autry Trail and East Palm Canyon Drive.

The access road to our complex is being used by non-residents as a place to sell used cars. On weekends as many as a half dozen vehicles (including motor homes) can be present. This causes additional traffic, people conducting financial transactions in front of our property, and unwanted attention and activity around our neighborhood.

We are requesting that the City of Palm Springs place restricted parking signs on the 4300 block of East Palm Canyon Drive that read "Two hour parking 8AM to 6PM – Saturdays and Sundays included."

We feel this will stop the sale of used cars in front of our complex and improve our quality of life.

Thank you in advance for your assistance in this matter.

Sincerely,

Michelle & Terry Johnson
2441 GENE AUTRY #E

ATTACHMENT 4

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM SPRINGS, CALIFORNIA, ESTABLISHING A 2-HOUR TIME LIMITED PARKING ZONE FROM 8:00 A.M. TO 6:00 P.M. INCLUDING SATURDAYS AND SUNDAYS ON THE 4300 BLOCK OF THE EAST PALM CANYON DRIVE FRONTAGE ROAD ADJACENT TO THE CANYON SANDS CONDOMINIUM DEVELOPMENT

WHEREAS, the existing frontage road at the 4300 block of East Palm Canyon Drive, adjacent to the Canyon Sands condominium development located at the northwest corner of the East Palm Canyon Drive and Gene Autry Trail intersection functions only as access to the entrance to the Canyon Sands condominium development, (hereinafter referred to as the "Frontage Road"; and

WHEREAS, the City has received requests from the Canyon Sands Homeowners Association, its Board of Directors, and numerous residents living within the Canyon Sands condominium development, to address the use of the Frontage Road for parking of cars for sale by non-residents of the Canyon Sands condominium development; and

WHEREAS, Section 12.28.040 of the Palm Springs Municipal Code allows the owner of a vehicle to park a vehicle on any City street for up to 72 consecutive hours unless stricter provisions for parking on a particular City street have been established by the City Council; and

WHEREAS, the City Council finds that the Frontage Road provides on-street parking to the Canyon Sands condominium development; and

WHEREAS, owners of vehicles parking vehicles for up to 72 consecutive hours along the Frontage Road displaying such vehicles for sale is inconsistent with the use of the Frontage Road for access to the Canyon Sands condominium development and parking by its residents; and

WHEREAS, City Council finds and the Canyon Sands Homeowners Association, its Board of Directors, and many of its residents have determined, that time limited street parking on the Frontage Road will establish additional on-street parking for their use.

THE CITY COUNCIL OF THE CITY OF PALM SPRINGS DOES HEREBY RESOLVE AS FOLLOWS:

Section 1: The City Council hereby establishes 2-hour time limited parking from 8:00 A.M. to 6:00 P.M., including Saturdays and Sundays, on the existing frontage road at the 4300 block of East Palm Canyon Drive, adjacent to the Canyon Sands condominium development.

Section 2: The City Engineer is hereby directed and authorized to establish the restricted two-hour parking area as approved herein Section 1 of this Resolution, by the installation of signs and/or markings in conformance with California Vehicle Code §22507 and Palm Springs Municipal Code §12.32.010.

Resolution No.

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Section 3: This Resolution shall take effect immediately upon adoption by the City Council of the City of Palm Springs.

ADOPTED this 17th day of February, 2016.

David H. Ready, City Manager

ATTEST:

James Thompson, City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) ss.
CITY OF PALM SPRINGS)

I, JAMES THOMPSON, City Clerk of the City of Palm Springs, hereby certify that Resolution No. _____ is a full, true and correct copy, and was duly adopted at a regular meeting of the City Council of the City of Palm Springs on February 3, 2016, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

James Thompson, City Clerk
City of Palm Springs, California