

AGENDA ITEM

DATE: SEPTEMBER 7, 2004

TO: CITY COUNCIL

FROM: ROBERT L. WOODINGS, P.E.  
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

INITIATED BY: CONRAD LAPINSKI  
TRAFFIC ENGINEER

THEODORE G. SIMON, P.E.  
ENGINEERING SERVICES MANAGER

REVIEWED BY: ROBERT C. DUNEK  
CITY MANAGER

SUBJECT: NO STOPPING AND PERMIT PARKING  
RESTRICTIONS ON MALABAR ROAD

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RECOMMENDED ACTION:

Approve a Resolution entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE FOREST, CALIFORNIA, PROHIBITING STOPPING ON MALABAR ROAD ON THE NORTHEAST SIDE BETWEEN THE EXTENSION OF THE EASTERLY CURB OF CORTONA WAY AND TO THE NORTHERLY PROPERTY LINE OF 28551 MALABAR AND ON THE SOUTHWEST SIDE BETWEEN THE NORTH SIDE OF THE FIRE ACCESS LANE TO THE NORTHERLY PROPERTY LINE OF 28552 MALABAR ROAD AND TO RESTRICT PARKING ON MALABAR ROAD, EXCEPT BY PERMIT, FROM THE NORTHERLY MOST HOMES (28551 AND 28552 MALABAR ROAD) AT THE NORTH END TO THE CENTERLINE PROLONGATION OF LA QUINTA DRIVE AT THE SOUTH END

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### FISCAL IMPACT:

The fiscal impact associated with the recommended action is estimated at \$2,500 for public outreach and the installation of signs and posts for parking prohibitions. These funds are available in the City's current operating budget.

The City currently has parking permits printed which can be used for this area. Enforcement of the proposed restrictions would be absorbed into the daily activities of both deputies and community service officers during their shift hours.

### BACKGROUND:

Malabar Road is a forty (40) foot-wide, curb to curb, residential street that runs from Saddleback Ranch Road and leads to Highridge Way at the top of the hill (Attachment 1). Malabar provides access to both single-family homes and the Bella Palermo Condominiums. Currently, parking is restricted, for sight distance purposes, on the southwest side of Malabar (condo side) between Saddleback Ranch Road and the emergency fire road for the condominiums.

Along with other areas in the city, Malabar Road is the site of an ongoing parking-related dispute between single-family homeowners and the adjacent multi-family complex. Staff has received several complaints from single-family homeowners indicating that condominium residents and their guests frequently park along Malabar, instead of on-site at the multi-family complex. Staff has conducted field research to verify that vehicles owned by residents or guests of the Bella Palermo complex consistently line Malabar Road. Many single-family homeowners have stated that the overflow parking precludes their guests from using on-street parking in front of their homes, in addition to impeding street sweeping efforts, delivery services, and trash collection. Homeowners also cite excessive vehicle storage, on-street car repair activities, and aesthetic issues resulting from the overflow parking.

The impacts of overflow parking on Malabar have lead several single-family homeowners to request the City implement a restriction that would prevent condominium residents and their guests from parking in front of

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homes. Last summer, the City received a petition from the homeowners requesting permit parking on Malabar Road.

At the meeting of July 20, 2004, the City Council adopted a policy for addressing overflow parking in residential neighborhoods where there is an interface between multi-family and single-family developments.

Additionally, staff was directed to prioritize implementation of the policy to first address the parking situation on Malabar.

### DISCUSSION:

There are several factors that contribute to the parking inadequacy at the Bella Palermo complex and the neighborhood overflow that results. Many of the Bella Palermo residents simply do not have enough designated parking spaces at the complex to accommodate their vehicles. Additionally, some residents are using their garages for purposes other than parking. It is also noted that the County approved 9' x 18' garages for the complex, which are smaller than standard (10' x 20'). Therefore, a garage housing a large vehicle would have little extra room for storage.

Staff met with the Home Owners Association Board of the Bella Palermo Condominiums on August 9, 2004, to inform them of potential parking restrictions on Malabar. The Board inquired as to the extent of their ability to reduce the number of designated guest and handicap spaces in order to allow for more resident parking. The discussion also included the possibility that the Orange County Fire Authority (OCFA) would consider relaxing fire lane requirements at the complex to add up to 12 additional parking spaces. Staff is currently working to assist the HOA in its effort to add on-site parking, but it appears that the ability to convert a significant number of guest spaces to resident parking is very limited.

### Proposed Restrictions

California Vehicle Code Section 22507 authorizes local agencies, by ordinance or resolution, to restrict or prohibit the stopping, parking, or standing of vehicles on streets during all or certain hours of the day. Restrictions are generally imposed in areas where stopping, standing, or parking is dangerous to those using the street or where such activity would interfere with the movement of traffic or certain maintenance efforts, such as street sweeping.

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Staff is proposing two restrictions to address the issues caused by overflow parking on Malabar; the restrictions are illustrated in Attachment 2.

1. No Stopping Anytime on the northeast side of Malabar Road (opposite complex) between the northern most home and the entrance to Bella Palermo. Restricting parking on this stretch of Malabar has been a specific concern of homeowners, who consider this area the gateway to their neighborhood.
2. Permit Parking on Malabar Road between the northerly most homes and La Quinta Drive. This restriction would allow parking, by permit only, for residents and guests of the single-family homes fronting on Malabar Road that are affected by the overflow parking.

### Permit Parking Criteria

The Residential Parking Management Policy specifies several criteria that must be met in order for the City Council to consider a permit parking system. First, the single-family neighborhood must meet the definition of an Impacted Area. As such, a field review must verify that:

- 75% of the single-family residential street frontage available for parking is occupied during any consecutive 6-hour period by vehicles generated from a multi-family development
- Overflow parking precludes parking for either guests, home & yard maintenance workers, utility workers, deliveries, trash pick-up, or driveway access
- Overflow parking could affect 30 or more single-family detached homes (or 1,000 feet)

Multiple field reviews have confirmed that the single-family neighborhood on Malabar meets the Parking Management Policy's definition of an Impacted Area. Further, overflow parking from the Bella Palermo complex affects at least 30 homes on Malabar; in fact, 43 homes fall within the boundaries of the proposed permit parking area.

Once a neighborhood is identified as an Impacted Area, further criteria must be met to determine the probable efficacy of a permit system in the candidate area:

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- Existing land-use has resulted in inadequate spacing between a single-family neighborhood and the multi-family development that generates the parked vehicles.
  - ✓ This is clearly the case on Malabar, as the single-family homes are directly adjacent to the Bella Palermo complex. There is effectively no “buffer” area between the two developments.
- Reversal or mitigation of the conditions within a multi-family development that created the overflow parking is not within the City’s control, or the private property owner will not voluntarily revise the change in private property use that created the overflow parking.
  - ✓ The condominium HOA has acknowledged the impact of overflow parking on the adjacent single-family homeowners and discourse on this subject has been constructive. However, the City cannot compel the complex to accommodate more parking on-site, and in the absence of restricting the on-street parking available to condo residents and guests, there is little incentive for the HOA to confront the underlying issues that contribute to the overflow.
- Evidence indicates a permit parking program will not simply transfer overflow vehicles to adjacent residential streets and perpetuate the problem.
  - ✓ The City must take precaution to avoid a “squeezing the balloon” effect that can result from any parking restriction. Presumably, when parking is prohibited in a certain area, vehicle owners will search for other nearby areas unaffected by the new restriction. The relative isolation of Malabar Road from neighboring residential streets, coupled with the geography of the area, the proposed permit boundary limits, and existing parking restrictions, would make parking on neighboring residential streets exceedingly inconvenient for condo residents and guests.

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- By mail/ballot petition, 67% of the Impacted Area property owners (one vote per single family property) approve instituting a permit parking program.
  - ✓ Staff has surveyed the impacted single-family homeowners to assess the level of support for a permit parking restriction (Attachment 3). At the time this report was published, approximately 84% of respondents had indicated their support for a permit system. Only one respondent is not in favor of permit parking, while the remaining surveys had not been returned.

A permit parking program must also be compliant with Section 22507 of the California Vehicle Code, and the cost of implementation must be absorbed by budgeted City activities, or borne by the impacted area. As discussed earlier in this report, the proposed permit system on Malabar Road would satisfy both of these requirements.

At the core of the Parking Management Policy is the principle that the City will pursue the least intrusive alternative when considering requests for intervention. The policy, designed to provide optimal flexibility, offers a menu of prohibitions available for each individual overflow parking scenario, including:

- Red Zone- No Parking
- No Overnight Parking
- No Stopping Anytime
- No Parking- Street Sweeping Day
- Permit Parking

Generally speaking, a permit parking system is considered one of the most intrusive alternatives. For the City, a permit system entails start-up and administrative costs, in addition to ongoing enforcement. A permit system will also affect permittees and their guests, who run the risk of citation if their vehicle is parked on the street without a permit.

Despite these concerns, staff has determined that less intrusive restrictions would not be effective in addressing the concerns of the single-family homeowners on Malabar Road. For example, an indiscriminate Red Zone

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or No Stopping Anytime restriction would eliminate the overflow parking, but would also prevent parking by homeowners and their guests. A No Overnight Parking restriction would limit overflow parking during evening and morning hours, but would not address daytime overflow, which hinders delivery service, home and yard maintenance services, and trash collection. Based on staff's analysis, a 24-hour permit system is the most effective restrictive option to prevent overflow parking on Malabar, while still providing single-family residents and guests the ability to park on their street.

### Conclusion

Adoption of the attached Resolution would prevent any vehicle from parking in front of the single-family homes on Malabar Road without a valid permit (Attachment 4). Although staff is currently evaluating several areas in the city that are impacted by overflow parking, at this time it appears that the scale and severity of the problem on Malabar Road is unique in that the overflow vehicles occupy the on-street parking directly in front of dozens of single-family homes.

Due to the expanse of the proposed permit area and the scarcity of alternative parking opportunities in neighboring areas, the vehicles that currently overflow onto Malabar would most likely have to be accommodated on-site at Bella Palermo. It is noted that, under the proposed restrictions, some Malabar on-street parking will remain available. In spite of ardent support among single-family homeowners to extend the proposed No Stopping Anytime zone on the northeast side of Malabar Road (opposite complex) to Saddleback Ranch Road, staff has opted to leave this area free of restriction and available to condominium residents and guests.

Based on staff's analysis, the condominium HOA may be able to accommodate their additional vehicles by restructuring internal parking policies. To the extent the HOA is unable or unwilling to accommodate modified policies, individual homeowners would be required to find alternative parking solutions similar to residents displaced by restrictions on city arterial roads.

The Parking Management Policy specifies that approval of a residential permit parking program is at the sole discretion of the City Council.

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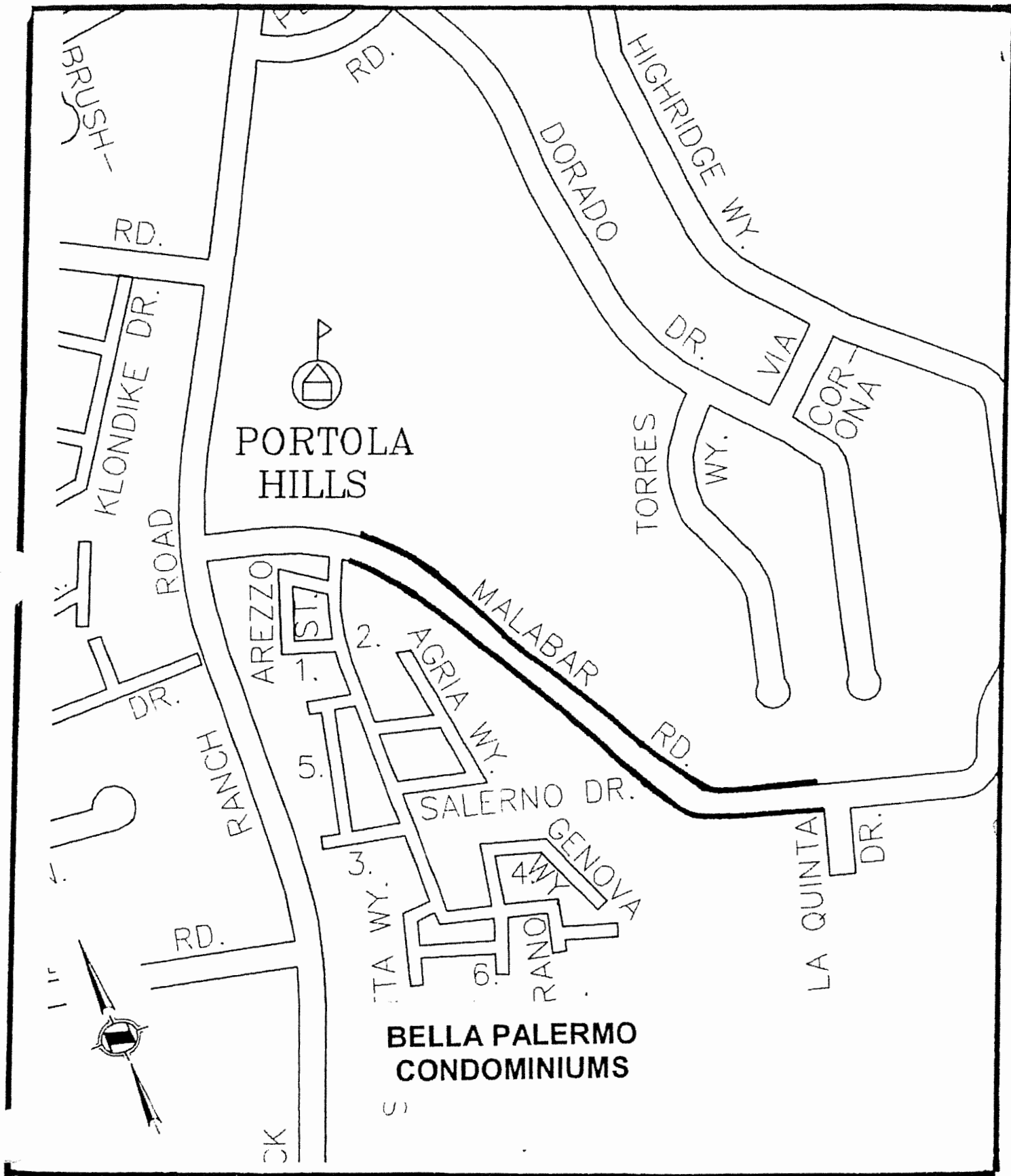
Attachments:

1. Location Map
2. Map of Proposed Restrictions
3. Letter to Impacted Area Residents
4. Resolution

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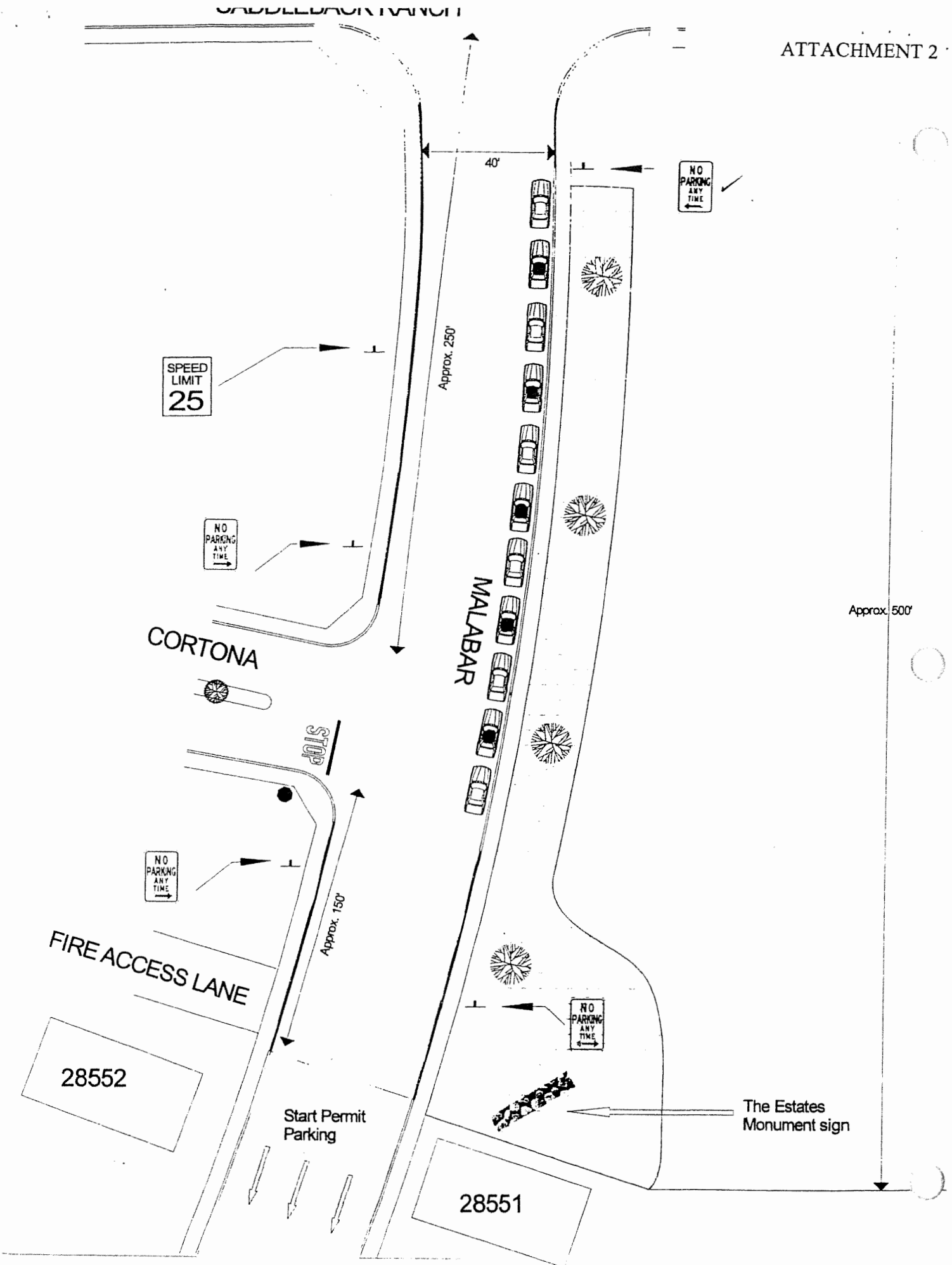


ATTACHMENT 1



**BELLA PALERMO  
CONDOMINIUMS**

LOCATION MAP





CITY OF LAKE FOREST

August 24, 2004

Subject: Residential Permit Parking

Dear Malabar Road Homeowner:

On July 20, the Lake Forest City Council adopted a Residential Parking Management Policy to address overflow parking issues that frequently occur where there is an interface between single-family homes and multi-family developments. Also at that meeting, Malabar Road was selected for priority implementation of the policy based on its long-standing, acute parking problems. Field research has verified that vehicles owned by residents or guests of the Bella Palermo complex consistently occupy much of the available on-street parking fronting the single-family homes on Malabar Road.

After a lengthy review process, which included meeting with representatives of the Bella Palermo complex, City staff has completed its analysis and anticipates recommending multiple parking restrictions to the City Council. Approval of the restrictions is at the sole discretion of the City Council. The proposed restrictions are as follows, and are also illustrated on the enclosed location map:

- No stopping on Malabar Road on the northeast side between the extension of the easterly curb of Cortona Way and to the northerly property line of 28551 Malabar Road
- No stopping on Malabar Road on the southwest side between the north side of the fire access lane to the northerly property line of 28552 Malabar Road
- No parking on Malabar Road, except by permit, from the northerly most homes (28551 and 28552) at the north end to the centerline prolongation of La Quinta Drive at the south end

In accordance with the Residential Parking Management Policy, 67% of the impacted area property owners (one vote per single-family property) must approve of permit parking in their area in order for the City Council to consider such a restriction. Based on your address, your home falls within the boundaries of the impacted area. Should the Council approve the permit parking system, any vehicle parked on the street that does not display a valid permit can be issued a citation.

Please complete and return the enclosed form, indicating whether you approve of permit parking in your area. On the form, please be sure to write your name and address in the space provided. Remember, the purpose of this survey is to determine the level of support among affected *homeowners*; if you are not the current owner, please forward



this letter to the appropriate party. Your response to this survey is confidential and will not be shared with your neighbors.

Once you have completed the form, please return it to:

Lt. Mike James  
City of Lake Forest  
25550 Commercentre Dr., Suite 100  
Lake Forest, CA 92630

You may also fax the completed form to (949) 461-3549. In order for the City Council to consider the proposed parking restrictions at their meeting of September 7, the City must be in receipt of the required number of forms by **Tuesday, August 31, at 5:00 p.m.**

Thank you for your prompt attention to this matter. Should you have any questions, please contact Ted Simon, Engineering Services Manager, at (949) 461-3488.

Sincerely,

CITY OF LAKE FOREST



Mike James, Lieutenant  
Chief of Police Services

Enclosures



## MALABAR ROAD HOMEOWNER SURVEY

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Please indicate your support of the proposed residential permit parking program on Malabar Road by placing a check in the appropriate box below. Your response is confidential and will not be shared with your neighbors.

- I, \_\_\_\_\_, own a single-family home on Malabar Road within the proposed permit parking area limits, and SUPPORT permit parking in my area.
- I, \_\_\_\_\_, own a single-family home on Malabar Road within the proposed permit parking area limits, and DO NOT SUPPORT permit parking in my area.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_ Malabar Road  
Address

Please complete and return this form to:

Lt. Mike James  
City of Lake Forest  
25550 Commercentre Dr., Suite 100  
Lake Forest, CA 92630

You may also fax the completed form to (949) 461-3549. In order for the City Council to consider the proposed parking restrictions at their meeting of September 7, the City must be in receipt of the required number of forms by **Tuesday, August 31, at 5:00 p.m.**

RESOLUTION NO. 2004-44

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE FOREST, CALIFORNIA, PROHIBITING STOPPING ON MALABAR ROAD ON THE NORTHEAST SIDE BETWEEN THE EXTENSION OF THE EASTERLY CURB OF CORTONA WAY AND TO THE NORTHERLY PROPERTY LINE OF 28551 MALABAR AND ON THE SOUTHWEST SIDE BETWEEN THE NORTH SIDE OF THE FIRE ACCESS LANE TO THE NORTHERLY PROPERTY LINE OF 28552 MALABAR ROAD AND TO RESTRICT PARKING ON MALABAR ROAD, EXCEPT BY PERMIT, FROM THE NORTHERLY MOST HOMES (28551 AND 28552 MALABAR ROAD) AT THE NORTH END TO THE CENTERLINE PROLONGATION OF LA QUINTA DRIVE AT THE SOUTH END

WHEREAS, Section 22507 of the California Vehicle Code authorizes local agencies to restrict or prohibit the stopping, parking, or standing of vehicles on local streets during all or certain hours of the day; and

WHEREAS, Malabar Road is currently posted No Parking Anytime on the southwest side from Saddleback Ranch Road to the fire access road and on the northeast side from Saddleback Ranch Road extending 60 feet; and

WHEREAS, the residents of the single family homes on Malabar Road have expressed interest in having preferential parking privileges on their street; and

WHEREAS, the cost of implementing a permit parking program is nominal and the situation is created by circumstances beyond the control of the affected residents.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE FOREST DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That a permit parking program on Malabar Road be established;

SECTION 2. No person shall stop, park, or leave standing any vehicle on the north side of Malabar Road between the extension of the east curb of Cortona Way and the northerly property line of 28551 Malabar Road;

SECTION 3. That the Director of Public Works/City Engineer is hereby directed to place appropriate signs giving adequate notice of these prohibitions.

PASSED, APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by the following vote, to wit:

\_\_\_\_\_  
PETER HERZOG  
MAYOR

ATTEST:

\_\_\_\_\_  
SHERRY A.F. WENTZ, CMC  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
SCOTT C. SMITH,  
CITY ATTORNEY

STATE OF CALIFORNIA     )  
COUNTY OF ORANGE     ) SS  
CITY OF LAKE FOREST    )

Resolution No. \_\_\_\_\_

September 7, 2004

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I, Sherry A.F. Wentz, City Clerk of the City of Lake Forest, California do hereby certify that the foregoing Resolution No. 2004-\_\_\_\_\_ was duly passed and adopted at a regular meeting of the Lake Forest City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2004, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

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SHERRY A.F. WENTZ, CMC  
CITY CLERK





AGENDA ITEM

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DATE: JULY 17, 2007

TO: CITY COUNCIL

FROM: ROBERT L. WOODINGS, P.E. *[Signature]*  
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

INITIATED BY: SCOTT BACSIKIN, P.E. *[Signature]*  
TRAFFIC ENGINEERING

REVIEWED BY: ROBERT C. DUNEK *[Signature]*  
CITY MANAGER

SUBJECT: EXTEND PERMIT PARKING RESTRICTIONS ON  
MALABAR ROAD TO INCLUDE A PORTION OF  
HIGHRIDGE WAY AND ADD A STREET  
SWEEPING RESTRICTION

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RECOMMENDED ACTION:

Approve a Resolution entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE FOREST, CALIFORNIA, TO EXTEND THE EXISTING PERMIT PARKING RESTRICTION ON MALABAR ROAD TO INCLUDE THE PORTION OF HIGHRIDGE WAY TO THE EASTERLY PROPERTY LINE OF 19822 HIGHRIDGE WAY AND ESTABLISHING A STREET SWEEPING RESTRICTION ON A PORTION (230 FEET) OF MALABAR ROAD.

FISCAL IMPACT:

The estimated fiscal impact associated with the recommended action is \$1,000 for public outreach and the installation of signs and posts for parking prohibitions. These funds are available in the City's current operating budget.

City staff will print new parking permits, in a different color than the existing permits, to be distributed to all homes within the permit area. Enforcement of the proposed restrictions would be absorbed into the daily activities of both deputies and community service officers.

**BACKGROUND:**

Malabar Road is a residential street 40 feet wide, that runs from Saddleback Ranch Road and leads to Highridge Way at the top of the hill. Malabar Road provides access to both single-family homes and the Bella Palermo Condominiums.

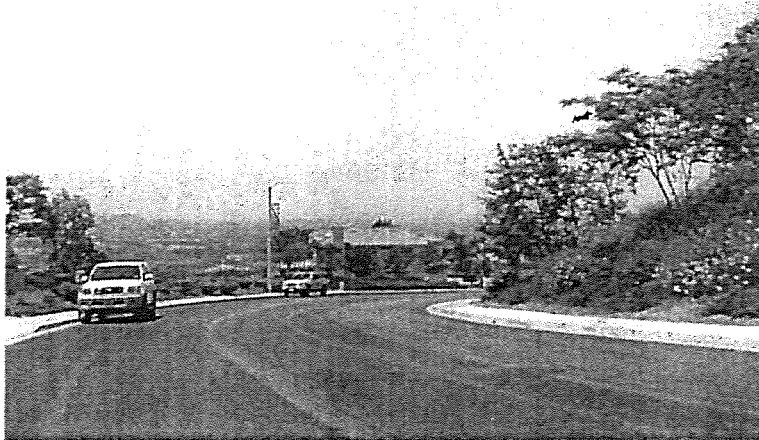
Currently, parking is restricted for sight distance on Malabar Road north of the single-family homes. A 230-foot section opposite the Bella Palermo entrance is available for on-street parking. The section of Malabar Road from the first homes on the north end to the centerline prolongation of La Quinta Drive at the south end is posted Parking by Permit Only. The City Council approved the permit parking restriction in September 2004 in response to severe overflow parking from the multi-family complex. A location map showing the existing permit parking area is attached (Attachment 1).

Since the implementation of the permit parking restriction, staff has received complaints from some Malabar Road and Highridge Way residents who reside outside the current permit area. These homeowners contend that the restrictions have displaced vehicles from the Bella Palermo complex



On-street parking opposite Bella Palermo

further south toward Highridge Way, where on-street parking remains unrestricted. Staff has observed approximately four vehicles owned by residents and guests of the multi-family complex parked in this area; however, the vehicles typically are not parked in front of single-family homes, and instead are parked along an open space area on Highridge Way.



Open Space area on Highridge Way

At the September 2004 City Council meeting, based on staff recommendation, the Council opted to preserve a segment of unrestricted, on-street parking across from the Bella Palermo complex in order to accommodate limited overflow parking from the complex. However, since the restrictions were implemented, vehicles can be found parked in this area continuously. Residents from the Bella Palermo complex state that space is “saved” during the day by a vehicle that is then parked onsite or in the garage overnight. Residents rotate their own vehicles in and out of these spaces which does not give opportunity for others to park within this area. And, the high demand for parking on this street segment prevents effective street sweeping for this portion of Malabar Road, which was one of the goals of the original permit parking restriction.

In December 2006, consistent with the Parking Management Policy guidelines which require a bi-annual review of parking restrictions, staff began a re-evaluation of the Malabar restrictions. On December 14, 2006, surveys were mailed to each single-family home on Malabar Road and the portion of Highridge Way up to the undeveloped section (Attachment 2). The letter asked residents both within and outside of the permit area

whether the parking program should remain in place with the current limits or be expanded to include homes currently outside the limits of the permit area. With 100% of the residents responding, the survey indicated that the majority of the residents on Malabar Road, and a few on Highridge Way, would like to have their home included in the permit parking program.



Malabar Road within existing permit parking zone

#### DISCUSSION:

Several factors that contribute to overflow parking on Malabar Road and precipitated a permit parking program are still evident. The overflow parking is primarily attributable to the on-site parking limitations at the Bella Palermo complex. Many of the Bella Palermo residents simply do not have enough designated parking spaces at the complex to accommodate their vehicles, which creates a parking overflow problem into the adjacent single-family neighborhood. Additionally, the complex does not allow any commercial vehicles to be parked on-site other than in garages.

After careful evaluation of the current parking restrictions staff believes it is appropriate to extend the existing permit area and to impose a street sweeping parking prohibition for the street segment opposite the multi-family complex, as discussed below.

#### Proposed Permit Area Boundary Extension

Based on the results of the recent survey, staff is proposing to extend the permit parking restriction to the south end of Malabar Road continuing on

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to Highridge Way, including the two homes prior to the undeveloped area. This action would add nine homes to the permit area, which are now impacted by the overflow parking. The number of displaced vehicles should be accommodated within the undeveloped area just beyond this proposed permit area boundary. Therefore, the extension of the permit parking area should not push the overflow vehicle parking up Highridge Way in front of other homes currently not affected. The illustrated restrictions are provided on the attached Location Map (Attachment 1).

#### Proposed Street Sweeping Restriction

Based on complaints received by residents of the single-family homes and the Bella Palermo complex, and from field observations, staff is recommending a street sweeping restriction for the portion of Malabar Road opposite the Bella Palermo Condominium driveway. A street sweeping restriction on Malabar Road is consistent with prior Council action related to other overflow parking areas, such as Oswego Road and Fawn Ridge Road. On each of these streets, parking restrictions designed to address overflow parking also included street sweeping restrictions.

The City's contracted street sweeping service, Sunset Property Services, sweeps Malabar Road on Friday between 8 a.m. to 12 p.m. A street sweeping restriction is appropriate at this time, and staff anticipates the restriction will be welcomed by many condominium residents. Currently the street is rarely, if ever, swept at the gutter, which creates a water quality and cleanliness problem. This restriction will enable the sweepers to access this section of gutter area on a weekly basis. Additionally, on-street parking across from the complex is often monopolized by a small number of vehicles owned by condominium residents who rotate their vehicles in and out of this area daily to "save" a space. An added benefit of the street sweeping restriction would be to allow other Bella Palermo residents and guests an opportunity to park in the area by clearing the roadway of parked vehicles on a weekly basis.

#### Conclusion

Adoption of the attached Resolution (Attachment 3) would make it a violation for any vehicle to park on street sweeping day opposite Bella

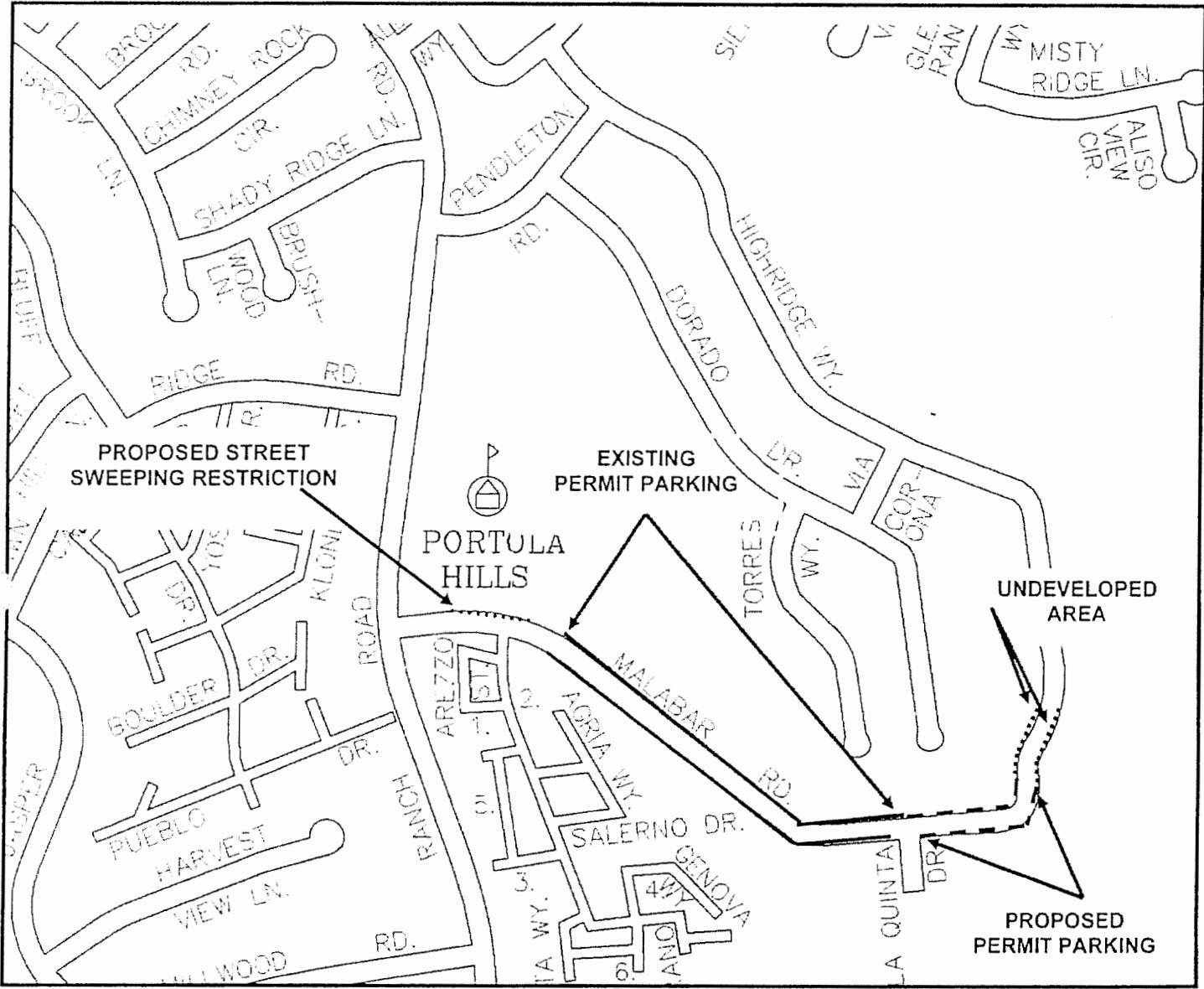
Agenda Item – Permit Parking/Street Sweeping Restrictions Malabar Road  
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Palermo Condominium Complex. In addition, a permit would be required to park in front of the single-family homes on Malabar Road and a portion of Highridge Way. The Parking Management Policy specifies that approval of a residential permit-parking program is at the sole discretion of the City Council.

Attachments:

1. Location Map of Existing and Proposed Restrictions
2. Initial Survey Letter dated December 14, 2006
3. Resolution

ATTACHMENT 1



LOCATION MAP  
NOT TO SCALE

CITY OF LAKE FOREST



December 14, 2006

Mayor  
Richard T. Dixon

Mayor Pro Tem  
Mark Tettemer

Council Members  
Peter Herzog  
Kathryn McCullough  
Marcia Rudolph

City Manager  
Robert C. Dunek

Subject: Malabar Road Permit Parking

Dear Malabar Road Homeowner:

On September 7, 2004, the Lake Forest City Council adopted a Permit Parking restriction along Malabar Road from 28551 Malabar Road to the centerline prolongation of La Quinta Drive. In an effort to determine the effectiveness of the permit parking restrictions, the City is re-evaluating this area along with several other permit parking areas in the city.

Please complete and return the enclosed survey, indicating whether you continue to support the permit parking in your area as posted, would like to eliminate it, or would like to extend its limits. On the form, please be sure to respond to all questions that apply. The purpose of this survey is to determine the overall program effectiveness.

Once you have completed the form, please return it in the enclosed self-addressed stamped envelope. Or, you may fax the completed form to Karen Urman at (949) 461-3512. We are requesting your response by **Tuesday, December 26, at 5:00 p.m.**

Thank you for your prompt attention to this matter. Should you have any questions, please contact Karen Urman, Traffic Engineering Technician at (949) 461-3427 or Ted Simon, Engineering Services Manager, at (949) 461-3488.

Sincerely,

CITY OF LAKE FOREST

Robert L. Woodings, P.E.  
Director of Public Works/City Engineer

Enclosures

Cc:

Theodore G. Simon, P.E., Engineering Services Manager  
Karen Urman, Traffic Engineering Technician

FAKUrman\parking\Malabar\Re-survey Malabar Permit Parking.doc





## MALABAR ROAD HOMEOWNER SURVEY

Please indicate your support of the residential permit parking program on Malabar Road by placing a check in the appropriate boxes below.

- 1. I, \_\_\_\_\_, own a single-family home within the existing  
(name)  
permit parking area limits. Skip question 2.
- 2. I, \_\_\_\_\_, own a single-family home outside the existing  
(name)  
permit parking area limits.
- 3. I SUPPORT the permit parking area as it currently exists and do not feel any  
changes should be made
- 4. I SUPPORT the permit parking area, but feel the limits should be extended to  
include my residence.
- 5. I DO NOT SUPPORT the permit parking area as it currently exists and do not  
feel it should remain in place.

Once you have completed the form, please return it in the enclosed self- addressed stamped envelope. Or, you may fax the completed form to Karen Urman at (949) 461-3512. We are requesting your response by **Tuesday, December 26, at 5:00 p.m.**

RESOLUTION NO. 2007-\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE FOREST, CALIFORNIA, TO EXTEND THE EXISTING PERMIT PARKING RESTRICTION ON MALABAR ROAD TO INCLUDE THE PORTION OF HIGHRIDGE WAY TO THE EASTERLY PROPERTY LINE OF 19822 HIGHRIDGE WAY AND ESTABLISHING A STREET SWEEPING RESTRICTION ON A PORTION (230 FEET) OF MALABAR ROAD

WHEREAS, Section 22507 of the California Vehicle Code authorizes local agencies to restrict or prohibit the stopping, parking, or standing of vehicles on local streets during all or certain hours of the day; and

WHEREAS, the Lake Forest City Council previously enacted a resolution placing parking restrictions on portions of Malabar Road; and

WHEREAS, Malabar Road is currently posted "No Parking Anytime" on the southwest side from Saddleback Ranch Road to the fire access road and on the northeast side from Saddleback Ranch Road extending 60 feet; and

WHEREAS, Malabar Road is currently posted "No Stopping Anytime" on the southwest side from the fire access road to the northerly property line of 28552 Malabar Road and on the northeast side of Malabar Road between the extension of the east curb of Cortona Way and the northerly property line of 28551 Malabar Road; and

WHEREAS, Malabar Road is currently restricted to parking by permit from 28552 Malabar Road to the centerline prolongation of La Quinta Drive; and

WHEREAS, the majority of the residents of the single family homes on Malabar Road have expressed an interest in expanding the permit parking areas to the entirety of Malabar Road; and

WHEREAS, the cost of extending the permit parking program is nominal;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKE FOREST DOES HEREBY RESOLVE AS FOLLOWS:

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SECTION 1. That the permit parking program on Malabar Road be extended to include all of Malabar Road and a portion of Highridge Way to the easterly property line of 19822 Highridge Way. The permit parking shall apply to both sides of the affected street areas.

SECTION 2. That parking is prohibited on Malabar Road, on the northeast side from 60 feet from Saddleback Ranch Road to the extension of the east curb of Cortona Way opposite the Bella Palermo Condominiums, on Fridays from 8:00 a.m. to 12:00 p.m. due to street sweeping services.

SECTION 3. That the Director of Public Works/City Engineer is hereby directed to place appropriate signs and markings giving adequate notice of the prohibitions contained within this Resolution.

PASSED, APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2007, by the following vote, to wit:

\_\_\_\_\_  
RICHARD T. DIXON  
MAYOR

ATTEST:

\_\_\_\_\_  
SHERRY A.F. WENTZ, CMC  
CITY CLERK

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APPROVED AS TO FORM:

\_\_\_\_\_  
SCOTT C. SMITH,

CITY ATTORNEY

STATE OF CALIFORNIA )

COUNTY OF ORANGE ) SS

CITY OF LAKE FOREST )

I, Sherry A.F. Wentz, City Clerk of the City of Lake Forest, California do hereby certify that the foregoing Resolution No. 2007-\_\_\_\_\_ was duly passed and adopted at a regular meeting of the Lake Forest City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2007, by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

\_\_\_\_\_  
SHERRY A.F. WENTZ, CMC  
CITY CLERK