



# STAFF REPORT

## SAUSALITO CITY COUNCIL

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### AGENDA TITLE:

Adopting a Resolution Establishing:

- (1) Parking Restrictions on the South Side of Johnson Street between Caledonia and Bridgeway (No Parking Anytime – Tow Away)
- (2) Parking Restrictions on the West Side of Buchanan Drive from the Northeast Corner of APN 064-322-01, Owned by the Sausalito School District, Southerly 340 feet Towards the Cross-Walk Adjacent to 620 Nevada Street (Passenger Loading Only During School Drop Off and Pick Up Hours), and
- (3) Prohibiting “U” Turns from either direction on Buchanan Drive beginning at the STOP Bar at Nevada Street hence 745 feet Northerly as measured along the Centerline.

### RECOMMENDED MOTION:

Adopt a Resolution of the City Council of the City of Sausalito Establishing Said Parking and Traffic Restrictions and Directing the Necessary Markings, Signage, Maintenance and Enforcement

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### SUMMARY

**Johnson Street:** Public parking along the entire frontage of 333 Johnson Street was prohibited prior to construction of the new Fire Station (see attached photograph from MapJack®). The approved plans for the new Station did not specify the curb color or other restrictions for any but one space designated for Fire Department use. The Initial Study/Mitigated Negative Declaration certified for the Public Safety Facilities Project identified the possibility of creating additional public parking spaces in the vicinity of the Project, but did not establish a requirement regarding the use of the roadway between the driveway for the Johnson Street side of the apparatus bay and the curb return at Caledonia with the exception of one space being designated for Fire Department vehicles (see, for example, the artist’s rendering of the Fire Station prepared by Glass Architects attached).

Prohibition on public parking along the subject 50-foot long frontage would allow the Fire Department to utilize the space as provided for in the approved plans, as well as provide for use by other official public safety or first-response vehicles during both normal operations as well as during times the Emergency Operations Center (located at the west side of the Fire Station) is activated. Because the proposed restriction does not reduce the number of public spaces present before the Project received environmental clearance, the contemplated action does not require further

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environmental review. Staff recommends that Council adopt the proposed parking restriction.

**Buchanan Drive:** On the basis of a request received from officials of the Sausalito School District, City Staff from Police and Public Works have evaluated the traffic patterns associated with pedestrian and vehicular access to and egress from the Bayside School and Willow Creek Academy during school hours. A number of improvements to pavement markings and warning signage have been made based on warrants. These improvements do not require Council approval. Warranted improvements that do require Council consideration are proposed hereunder: (1) restrictions on parking on the west side of Buchanan Drive along a portion of the Sausalito School District frontage to allow passenger loading only during school drop-off (7:30 to 8:30 AM) and pick-up hours (1:30 PM to 3:30 PM) Monday through Friday except School Holidays, and (2) prohibiting (for safety reasons) "U" turns from either direction on Buchanan Drive to approximately 111 Buchanan at all times.

These proposed changes have been developed with Sausalito School District input, and the Department of Public Works issued notice of the proposed changes to residents in the vicinity of Buchanan, Nevada and Wateree by US Mail on September 16<sup>th</sup> (copy attached). As of September 22, two residents had contacted the City on this matter. One recommended that a limited number of spaces used for overnight parking be exempted from the proposed restrictions. The attached Figure 1 depicts these changes consisting of two (2) standard length parallel parking spaces extending from the end of the red curb at the cross-walk landing on the westerly side of Buchanan opposite 640 Nevada northward. The proposed regulations would be implemented by painting (and maintaining) the parking-restricted curb segment white and installing and maintaining signage in conformance with the California Manual on Uniform Traffic Control Devices (see attached figure). The other resident questioned the need for the "U" turn prohibition and the extent of the restricted parking zone.

With the Council's approval of the parking and turning restrictions, it is anticipated that the drop-off and pick-up of school children will be significantly safer for both children and motor vehicle operators than it is without the restrictions, Police will have the authority to cite violators of the restrictions and have the Court uphold the citations, and the traffic flow in the neighborhood will also be improved – all with minimal impact to neighborhood parking.

## **ALTERNATIVES**

**Johnson Street:** Council could direct that the subject frontage not restricted by the approved plans for the PSF be made available for other purposes including disabled or metered parking.

**Buchanan Drive:** None identified.

## ISSUES

None identified. Staff has requested comments from the residents and property owners in the vicinity of Buchanan, Nevada and Wateree and will convey any comments received following packet production to Council during the course of the meeting.

## FISCAL IMPACT

The cost of painting and maintaining the curbs is minimal. Returning the Johnson Street Fire Station frontage to no parking represents no revenue lost, but a potential revenue opportunity lost.

Staff has applied for a grant from the Transportation Authority of Marin ("TAM") under Measure "A" for Safe Routes to School funding that would pay for all of the painting, pavement markings and signage associated with the Buchanan item. A TAM representative indicated that he has recommended funding of this project and that a September 23, 2010 TAM Board Meeting will address the matter. The Buchanan item is revenue neutral.

## STAFF RECOMMENDATIONS

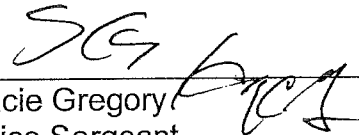
Staff recommends that the City Council of the City of Sausalito adopt the attached Resolution Establishing

- (1) Parking Restrictions on the South Side of Johnson Street between Caledonia and Bridgeway (No Parking Anytime – Tow Away)
- (2) Parking Restrictions on the West Side of Buchanan Drive from the Northeast Corner of APN 064-322-01 owned by the Sausalito School District Southerly approximately 340 feet to a point 64 feet from the Cross-Walk adjacent to 620 Nevada Street (Passenger Loading Only During School Drop Off and Pick Up Hours), and
- (3) Prohibiting "U" Turns from either direction on Buchanan Drive beginning at the STOP Bar on Nevada Street hence 745 feet Northerly as measured along the Centerline.

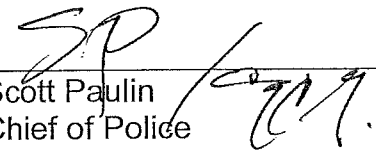
## ATTACHMENTS:

MapJack® Pre-PSF Curb on Johnson Street  
Artist's Rendering of Fire Station Johnson Frontage (Glass Architects)  
Copy of Notice to Buchanan Neighbors  
Figure depicting proposed curb color on Buchanan Drive


PREPARED BY:

  
\_\_\_\_\_  
Stacie Gregory  
Police Sergeant


REVIEWED BY (Department Head):

  
\_\_\_\_\_  
Scott Paulin  
Chief of Police

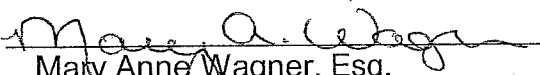
REVIEWED BY:

  
\_\_\_\_\_  
Jeremy Graves, AICP  
Community Development Director

REVIEWED BY:

  
\_\_\_\_\_  
Jonathon Goldman  
Director of Public Works

REVIEWED BY:

  
\_\_\_\_\_  
Mary Anne Wagner, Esq.  
City Attorney

SUBMITTED BY:

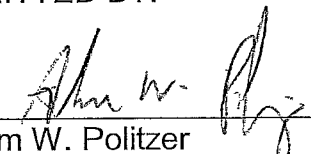
  
\_\_\_\_\_  
Adam W. Politzer  
City Manager

Image from MapJack® depicting Fire Station 1 Johnson Street frontage prior to demolition



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Artist's Rendering of Fire Station Johnson Frontage (Glass Architects)

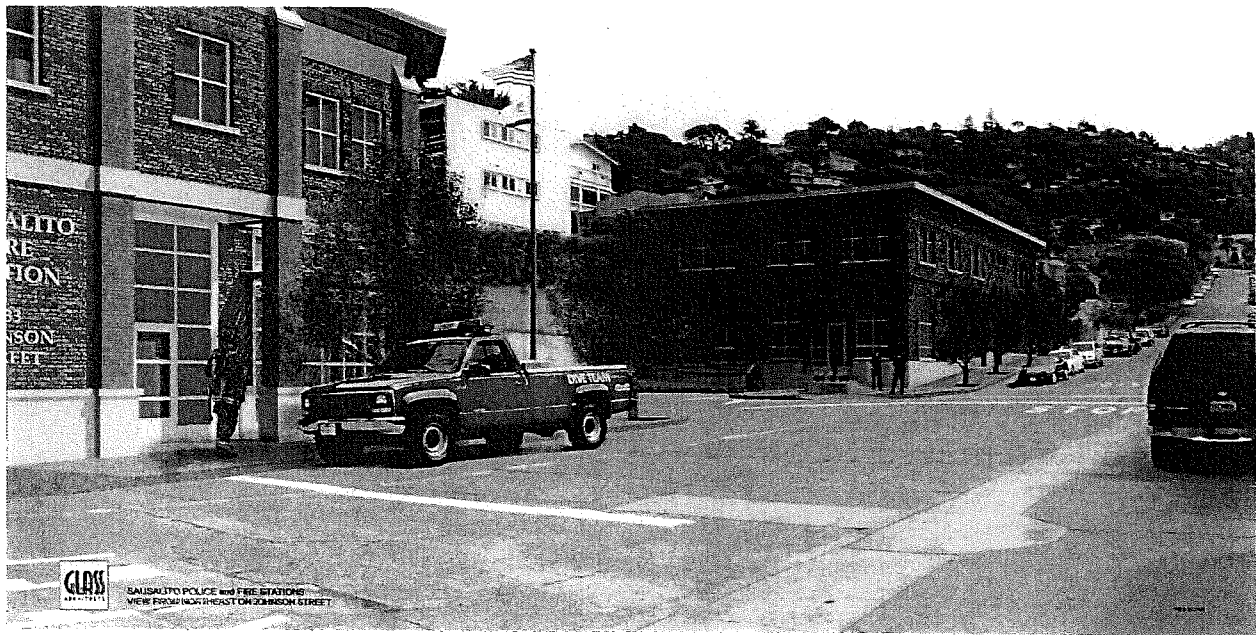






Figure depicting proposed curb color on Buchanan Drive





Copy of Notice to Buchanan Drive Neighbors



**CITY OF SAUSALITO**

Jonathan Leone, Mayor  
Adam Politzer, City Manager

September 16, 2010

Neighbors  
**Bayside School and Willow Creek Academy**  
630 Nevada Street  
Sausalito, California

**SUBJECT: Notice of Planned Parking and Traffic Regulation Changes  
Buchanan Drive School Frontage**

Dear Neighbors:

In response to school zone traffic and pedestrian safety issues, City Staff, Bayside School and Willow Creek Academy staff have identified the need to change the hours of public parking on Buchanan Street fronting the school. Specifically, the planned changes will:

- Prohibit parking on the west side of Buchanan during school drop-off and pick up times to allow for a passenger loading zone on the curb closest to the schools. Public parking will continue to be allowed at all other times.
- Prohibit "U"-turns on Buchanan between Nevada and approximately 111 Buchanan Drive due to limitations on sight distance

These matters will be heard by the City Council at its meeting of September 28, 2010. If you object to the proposed changes, please contact me at (415) 289-4176 or via email at [jgoldman@ci.sausalito.ca.us](mailto:jgoldman@ci.sausalito.ca.us) and I will ensure that you have an opportunity to provide your comments to the Council. You are also welcome to contact me if you have any questions, would like additional information or to voice your support for the planned changes.

Sincerely,  
City of Sausalito

Jonathon Goldman  
Director of Public Works

Attachment

cc: Distribution List  
Todd Teachout – City Engineer  
File – Safe Route to School Bayside/Willow Creek 2010

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RESOLUTION No. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAUSALITO  
ESTABLISHING:**

- (1) PARKING RESTRICTIONS ON THE SOUTH SIDE OF JOHNSON STREET BETWEEN CALEDONIA AND BRIDGEWAY (NO PARKING ANYTIME – TOW AWAY)**
- (2) PARKING RESTRICTIONS ON THE WEST SIDE OF BUCHANAN DRIVE FROM THE NORTHEAST CORNER OF APN 064-322-01 OWNED BY THE SAUSALITO SCHOOL DISTRICT SOUTHERLY APPROXIMATELY 340 FEET TO 64 FEET FROM THE WESTERLY LANDING OF THE CROSS-WALK ADJACENT TO 620 NEVADA STREET (PASSENGER LOADING ONLY DURING SCHOOL DROP-OFF HOURS (7:30 TO 8:30 AM) AND PICK-UP HOURS (1:30 PM TO 3:30 PM) MONDAY THROUGH FRIDAY EXCEPT SCHOOL HOLIDAYS), AND**
- (3) PROHIBITING “U” TURNS FROM EITHER DIRECTION ON BUCHANAN DRIVE BEGINNING AT THE STOP BAR AT NEVADA STREET HENCE 745 FEET NORTHERLY AS MEASURED ALONG THE CENTERLINE.**

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**WHEREAS**, prior to the demolition of Fire Station, and its subsequent rebuilding as part of the Sausalito Public Safety Facilities Project (the “Project”) for which the final Initial Study/Mitigated Negative Declaration dated May, 2006 was certified by the Planning Commission of the City of Sausalito with its Resolution of June 14, 2006 (the “Final IS/MND”), the curb along the southerly side of Johnson Street between Bridgeway and Caledonia was restricted by driveways and a red curb along its entire length to “NO PARKING – TOW-AWAY”; and

**WHEREAS**, with the substantial completion of the Project of August 3, 2010, and the temporary occupancy of Fire Station 1 and the Sausalito Police Station pending final project completion the need for the entirety of said curb segment for use by official public safety or first-response vehicles during both normal operations as well as during times the Emergency Operations Center (located at the west side of the Fire Station) is activated has been identified in addition to the single space set aside in the Final IS/MND; and

**WHEREAS**, restoration of the NO PARKING TOW-AWAY along the subject Johnson Street frontage will not reduce the number of public parking spaces available when compared with the condition existing prior to the Project; and

**WHEREAS**, the safety and efficiency of emergency response remains a high priority for Fire Station 1 and Sausalito Police Station operations; and

**WHEREAS**, on the basis of a request from officials of the Sausalito School District, City Staff from Police and Public Works have evaluated the traffic patterns associated with pedestrian and vehicular access to and egress from the Bayside School and Willow Creek Academy in the vicinity of Buchanan Drive, Wateree Street and Nevada Street during school hours; and

**WHEREAS**, a number of improvements to pavement markings and warning signage have been made by City Staff based on warrants developed from this evaluation; and

**WHEREAS**, certain further improvements are proposed – to wit: (1) restrictions on parking on the west side of Buchanan Drive along a certain portion of the Sausalito School District frontage to allow passenger loading only during school drop-off (7:30 to 8:30 AM) and pick-up hours (1:30 PM to 3:30 PM) Monday through Friday except School Holidays, and (2) prohibiting (for safety reasons) “U” turns from either direction at all times on Buchanan Drive along the road segment extending from the STOP bar at Nevada hence northerly a distance of 745 feet as measured along the centerline; and

**WHEREAS**, these proposed further improvements have been developed with notice of the proposed changes to residents in the vicinity of Buchanan, Nevada and Wateree by US Mail on September 16<sup>th</sup> and revised in response to the comments received; and

**WHEREAS**, under the Sausalito Municipal Code, Title 15, Vehicles and Traffic, Sections 15.04.070 and 15.040.080, the City Council of the City of Sausalito may, by resolution, regulate or prohibit the turning movements and parking restrictions contemplated hereunder.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Sausalito:

1. Restricts Parking on the South Side of Johnson Street to "NO PARKING ANYTIME – TOW AWAY"
2. Restricts Parking on the West Side of Buchanan Drive from the Northeast corner of Marin County Assessor's Parcel No. 064-322-01 Owned by the Sausalito School District Southerly Approximately 340 feet to a point 64 feet from the Westerly Landing of the Cross-Walk Adjacent to 620 Nevada Street to "PASSENGER LOADING ONLY DURING SCHOOL DROP-OFF HOURS (7:30 TO 8:30 AM) AND PICK-UP HOURS (1:30 PM TO 3:30 PM) MONDAY THROUGH FRIDAY EXCEPT SCHOOL HOLIDAYS"
3. Prohibits "U" Turns from Either Directions on Buchanan Drive Beginning at the STOP BAR at Nevada Street Hence 745 feet Northerly as Measured along the Centerline of Buchanan
4. Directs City Staff to Install and Maintain Pavement Markings, Curb Markings and Signage Necessary for and Enforce Said Prohibitions and Restrictions.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Sausalito on the 28th day of September, 2010 by the following vote:

**AYES:** Councilmembers:  
**NOES:** Councilmembers:  
**ABSTAIN:** Councilmembers:  
**ABSENT:** Councilmembers:

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MAYOR OF THE CITY OF SAUSALITO

ATTEST:

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CITY CLERK

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