



City Council Meeting

Tuesday, August 26, 2025



Residential Parking Permit Program



Residential Parking Permit Program

► How It Works

- Permit zones created based on petition, parking study, and City Council approval.
- Valid permits exempt vehicles from time-limited or prohibitive parking restrictions.
- Guest and caregiver permits available for short-term needs.
- Limit of 2 permits per household.
- Enforcement - Commerce Safety Officers (CSO) to enforce.



Residential Parking Permit Program

■ Implementation Process

1. Contact Public Works about intent to petition the neighborhood for permit parking and Staff will then establish the boundaries of the permit zone.
2. Resident petition (75% resident approval per block).
3. City staff conducts parking study.
4. Traffic Commission reviews and recommends.
5. City Council approval required for implementation.
6. Installation of signage and enforcement procedures follow.
7. Residents apply for annual permits (\$40/year/permit).

Residential Parking Permit Program

► Permit Criteria

To receive a residential permit, the resident must submit the following:

1. Filled out permit application form.
2. Vehicle registration, proof of vehicle ownership/lease.
3. Proof of residence.
4. **Caregiver Permit:** Medical affidavit or proof of caregiver contract and vehicle information of caregiver.
5. **Guest Permit:** Requested by resident and only valid for 24-hours.



Pilot Program Implementation

➤ Initial Target Neighborhoods

- Bandini Neighborhood
- Rosewood Neighborhood

➤ Total Estimated Cost

- Approx. 400 signs required for both neighborhoods.
- Approx. **\$120,000** for sign installation at both neighborhoods.

➤ Funding Considerations

- Signage and administrative costs for determining Permit Parking Zone, reviewing petition, and preparing Parking Study are the primary upfront costs.
- Permit fees will partially cover administration and ongoing program operation.
- Additional funding may be required for CSO Enforcement.
- Cost allocation for Program is required.



Residential Parking Permit Program

► **Highlights of the Program**

- Discourage long-term, non-resident parking in residential areas.
- Prioritize curbside parking for residents, their guests, and authorized service providers.
- Enhance neighborhood quality of life and safety.

► **Concerns of the Program**

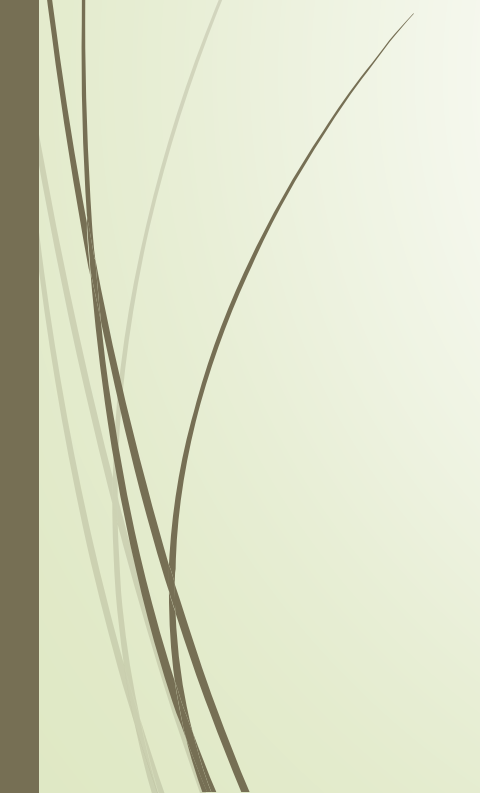
- Parking may spillover to adjacent streets or neighborhoods.
- Cost to manage and implement the program.
- Cost to residents to obtain parking permits.
- Enforcement is required to maintain effectiveness.
- Monitoring and limiting guest permits may be difficult, especially during events such as birthday parties or large gatherings.



Residential Parking Permit Program

▀ **Requires a Draft Ordinance**

Pursuant to California Vehicle Code § 22507, the City Council may, by ordinance or resolution, designate certain streets as preferential parking zones, and establish rules and procedures regulating the evaluation and recommendation of such zones, and the issuance of permits allowing preferential parking within these zones.





Parking T's Permit Program



Parking T's Permit Program

- **City's Existing Ordinance Section 10.44.180 - Spaces—Markings.**
 - The city administrator or the director are authorized to install and maintain parking space markings to indicate parking spaces adjacent to curbings where authorized parking is permitted.
 - When parking space markings are placed on the highway or street, subject to other and more restrictive limitations, no vehicle shall be stopped, left standing or parked other than within a single space.
 - (Ord. No. 706, § 2, 2-5-2019)



Parking T's Permit Program

► Purpose:

- A Parking T Marker is a T-shaped pavement marking used to delineate individual parallel parking spaces, enhancing parking efficiency and reducing conflicts.
- Advantages: Helps maximize parking, prevent double parking, and provide orderly parking, while improving traffic safety by maintaining proper sight distances from driveways, crosswalks, and intersections, as well as adequate clearance from fire hydrants.
- Disadvantages: Need for ongoing enforcement to ensure compliance, regular maintenance to keep markings visible, and initial installation efforts, which requires dedicated resources and budget.



Parking T's Permit Program

► Overview:

- The Public Works Director may designate public parking spaces using Parking T Markers in areas with inefficient on-street parking or congestion—especially within residential neighborhoods.
- Initiation may occur via a resident petition or at the discretion of the Director, especially in high-demand zones such as parks, public facilities, or business districts.
- Required support from property owners within the affected residential area is no less than 75% for petition-driven requests.
- Proposed installations undergo a 15-day public notice and comment period, after which they are scheduled for installation within 60 days if approved.
- A six-month post-installation evaluation may follow to assess effectiveness; markings may be removed if no longer effective or needed.

Parking T's Permit Program

► **Specifications:**

- Stall width: 7 to 8 feet from curb face to back of T-marking
- Stall length: 17 to 20 feet from back of T to centerline of adjacent T or to the next stall
- Striping: 4-inch-wide reflective white paint, per standard guidelines

► **Estimated Cost:**

- Painted T's (1 block)
Estimated total: \$3,510
- Thermoplastic T's (1 block)
Estimated total: \$4,410



Questions?

Residential Parking Permit Program

➤ Draft Ordinance Section 10.44.200

10.44.200 ESTABLISHMENT OF PREFERENTIAL PARKING ZONES.

A. Pursuant to California Vehicle Code § 22507, the City Council may, by resolution, designate certain streets as preferential parking zones, and establish rules and procedures regulating the evaluation and recommendation of such zones, and the issuance of permits allowing preferential parking within these zones.

B. Prior to the City Council considering any resolution designating any preferential parking zone, the Public Works Director or its designee shall first have evaluated and recommended to the City Council the establishment of any preferential parking zone. The City Engineer's evaluation and recommendation regarding any preferential parking zone shall be conducted pursuant to the rules and procedures adopted, by resolution of the City Council, pursuant to §10.44.200 A.

C. The City Council may, by resolution, establish fees relating to the administration of the preferential parking zones.

Residential Parking Permit Program

10.44.205 PROHIBITIONS.

When preferential parking zones have been authorized by the City Council, and signs have been posted giving notice of preferential parking zone restrictions, it shall be unlawful:

A. 1. For any person to park a vehicle on any public street or alley subject to a "Time-Limited Parking Except By Permit" limitation for a period longer than the subject time limitation, unless a preferential parking zone permit therefore has been issued by the City of Commerce and is displayed on the vehicle. For purposes of this Section, successive acts of parking upon any public street subject to a "Time-Limited Parking Except By Permit" limitation, or portion of such street within the same preferential parking zone, shall be deemed a single act of parking, subject to the time-limit parking restriction applicable to that preferential parking zone.

2. This restriction shall not apply to government vehicles, public utility vehicles, emergency vehicles or any vehicle parked while it is being loaded or unloaded.



Residential Parking Permit Program

- B. 1. For any person to park a vehicle on any public street subject to a “No Parking Anytime Except By Permit” limitation, unless a preferential parking zone permit therefore has been issued by the City of Commerce and is displayed on the vehicle.
2. This restriction shall not apply to government vehicles, public utility vehicles, emergency vehicles or any vehicle parked while it is being loaded or unloaded.
- C. For any person to represent himself/herself as eligible for a preferential parking zone permit or to furnish false information in an application therefore presented to the Public Works Director or its designee, or any other City employee or City official having a duty to act upon such application.
- D. For any person holding a preferential parking zone permit to allow the use or display of such permit on a motor vehicle other than the motor vehicle for which the permit was issued.
- E. For any person to copy, produce or otherwise bring into existence a facsimile or counterfeit preferential parking zone permit.



Residential Parking Permit Program

F. For any person to knowingly use or display a facsimile or counterfeit preferential parking zone permit.

G. For any person to buy, sell or use a preferential parking zone permit in violation of the rules and procedures adopted, by resolution of the City Council, pursuant to 10.44.200 A.

10.44.210 PENALTIES.

A. Any violation of this Subchapter shall be deemed an infraction and subject to the penalties set forth in 10.12 of this Code.

B. Any violation of this Subchapter shall be cause for denial nonrenewal or revocation of any preferential parking zone permit.

10.44.215 APPEAL RIGHTS.

Any denial, nonrenewal or revocation of any preferential parking zone permit may be appealed to the City Council within twenty (20) days of such denial, nonrenewal or revocation.