Memorandum

To: Traffic and Safety Commission Item 6-1
CC: Jeff Bond
From: Aleida Andrino-Chavez
Date: 6/22/2012
Re: Parking Removal request at 400 San Pablo Avenue

The City received a request from the Manager of Kaady Carwash for the removal of one (1) on street parking located between the two driveways of the establishment. The reason for the request is that when a vehicle is parked on this spot, customers exiting the mechanical carwash have difficult seeing vehicles traveling south on San Pablo Avenue due to the horizontal curve at this location and there have been many close calls in the past months. Staff inspected this location and determined that indeed, it is difficult to see oncoming vehicles traveling San Pablo Avenue when exiting the driveway of Kaady Carwash. Speeds on San Pablo at this location are close to 35 mph and sometimes more when the signal is green further north at the intersection of San Pablo Avenue and Carlson Boulevard. The problem is exacerbated when a large vehicle is parked at the parking stall adjacent to the southernmost driveway. Staff has advised the owner of Kaady Carwash to install warning signage at the end of the mechanical carwash instructing customers to use caution when exiting the driveway.

Staff has also inspected the neighboring sites and found that most of the businesses have customer parking available within their properties, but despite the fact that some have parking in their properties, some businesses with high customer volumes, like Peet’s Coffee and Kinko’s Copy in El Cerrito, and the Albany Music School and Metro PCS in Albany, may use on street parking available on San Pablo Avenue. Staff has observed that during weekdays, there is always parking available along this segment of San Pablo Avenue with about 70% occupancy rate (at about 4:30 pm). Through conversations with business owners, it seems that the peak for this area is the weekend, particularly Saturdays when on street parking and even parking lots are heavily used.

Nevertheless, this requests points at a safety issue and staff recommends that the Commission grant this request and ask Kaady Carwash Management to install warning signs instructing customers to use caution when exiting the driveway. Business owners have been notified of this request.