



Legislation Text

File #: 22-308, Version: 1

Report Prepared by: Frank Quintero, Deputy City Manager

SUBJECT: Discussion and Direction Regarding Commercial Truck Parking Alternatives

REPORT IN BRIEF

Staff is seeking direction from the City Council regarding commercial truck parking alternatives including allowing commercial truck parking in the Airport Industrial Park, partnerships/agreements for the construction and use of parking lots, and referrals to existing truck parking yards.

RECOMMENDATION

Provide direction to staff regarding the commercial truck parking alternatives.

ALTERNATIVES

1. Approve as recommended by Staff; or
2. Approve, subject to conditions as specified by the City Council; or,
3. Refer to staff for reconsideration of specific items as requested by the City Council; or
4. Defer action until a specific date; or
5. Deny the request.

AUTHORITY

Charter of the City of Merced, Section 200;

CITY COUNCIL PRIORITIES

City Council Goals & Priorities for Fiscal Year 2022-2023; Quality of Life (a) Citywide commercial truck parking enforcement

DISCUSSION

The City Council directed staff to permanently close the Commercial Truck Parking located on S. West Avenue immediately adjacent to the former Pepsi Bottling plant. The subject area was capped in 2002, then opened to the public in 2007 for commercial truck parking as complaints from residents increased regarding semi-trucks and tractor trailers parking in residential zones and other areas throughout the City. The City did not charge a fee or provide lighting or security at the site.

At the direction of the City Council, signs were installed noting that the Commercial Parking Lot would be permanently closed on April 11, 2022. During the City Council meeting of April 4, 2022, Council asked staff to consider alternatives for commercial truck parking.

No Parking in Residential Areas

Per Section 10.28.290 of the Merced Municipal Code - Commercial vehicles in residential districts, are not allowed to park commercial vehicles in residential areas except for pickups or deliveries. The Code reads as follows, "No person shall park or leave standing any commercial vehicle, as defined in the Vehicle Code of the state, upon any street within any residential district of the city, if such vehicle has a manufacturer's gross vehicle weight rating of ten thousand pounds or more, for any purpose other than making pickups or deliveries of persons, goods, wares, and merchandise from or to any building or structure, located on such street or for any purpose other than delivering materials to be used in the actual and bona fide repair, alteration, remodeling, or construction of any building or structure upon such street for which a building permit has previously been obtained. A residential district of the city is any area of the city which is classified as residential under the provisions of Title 18.

Commercial Truck Parking Alternatives for Consideration

- Commercial Truck Parking the Airport Industrial Park:

In 1997, the City received several complaints about trailers parked in the Airport Industrial Park (AIP.) The public streets were being used as storage for trailers. The issue became critical especially as the Youth Sports Complex gained popularity and other facilities were being used by pedestrians. An emergency ordinance (#1962) was adopted prohibiting trailer parking on Wardrobe Avenue and public parking lots. Subsequently, an ordinance (#1978) was passed restricting any truck, trailer, or semitrailer parking on several streets within the Airport Industrial Park between the hours of 3:30am to 5:30am. There are also several no parking areas designated throughout the Airport Industrial Park including portions of Grogan Avenue, Hawk Drive, Heron Way, and Eagle Street identified in the Merced Municipal Code.

As businesses within the AIP expand or vacant buildings are occupied and the use is intensified, the need for additional employee parking is absorbed by on-street parking where allowed. This is most clearly demonstrated along Grogan Avenue west of Macready Drive.

To assess the potential for on-street truck, trailer, or semitrailer parking throughout the AIP, a study would be required to re-evaluate the current business mix, employee parking need, delivery/shipping requirements, and parking restrictions that are contained in the Merced Municipal Code. One of the most recent requests for No Parking designation was for a portion along Eagle Street. The requesting property owner noted that the streets are not wide enough to safely accommodate both employee parking and truck traffic.

It should be noted that Fire Station #52 is located at 1400 Falcon Way. Allowing truck parking along Falcon Way, Condor Way, and Eagle Street may impede the emergency response time of the crew based at Fire Station #52.

- Partnerships/Agreements:

Publicly-owned parcel - The City may want to consider developing a site under a long-term revenue-sharing agreement between public and private partners. Although short in supply, the City of Merced owns sites in the Airport Industrial Property. The City could issue a Request for Proposal to seek a developer/operator to construct a commercial truck parking facility. According to a recent CalTrans

presentation, the per unit costs for each truck parking space is \$25,000 to \$75,000.

In this scenario, the City Council would have to weigh the return on investment of transitioning the City-owned sites into commercial truck parking versus retaining the sites for revenue and job generating industrial uses.

Cooperative Agreements - Consider transitioning large existing parking facility that is used on a periodic or seasonal basis, such as a fairground, oversized parcel that is not fully used, or an existing former truck parking lot this is now idle. Other agreements may be considered for a parking facility during non-peak times for truck parking. Forms of the agreement may either a public-public or public-private agreement between the owner of the large parking facility and public sector.

Private Development - Attempt to recruit a truck stop, travel plaza, or truck oasis at a site close to the highway and with expanded capacity to house commercial trucks. This is subject to a landowner wanting the property to be developed into a truck plaza or similar use.

- **Use of Existing Truck Parking Yards:**

Just outside of the Merced City Limits are three truck parking yards that have capacity for additional 24/7 secure truck parking. The truck parking yards include 1) Truck Storage Yard at 3310 Beachwood Drive, 2) Freedom Truck Yard at 788 E. Childs Avenue, and 3) Central Valley Business Park at 1000 E. Childs Avenue. The secured truck parking yards rent for \$150.00 per month.

When staff is called on where commercial trucks, semis, or tractor trailers, the callers are being referred to the three commercial truck parking yards.

Staff suggests continuing referring clients to the three existing truck parking yards.

IMPACT ON CITY RESOURCES

No appropriation of funds is needed.

ATTACHMENTS

None