


CROCKETT COMMUNITY SERVICES DISTRICT

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TO: Police Liaison Committee
FROM: General Manager 
SUBJECT: Parking Survey Results
DATE: January 2, 2019

The Police Liaison Committee (PLC) regularly hears complaints from the public made to the Sheriff's Department and California Highway Patrol regarding parking problems throughout the community. The District Board considered the level of involvement the PLC should take as it relates to parking issues and generally supports the PLC being involved in fostering communication. The PLC authorized a parking survey for the downtown Crockett area. The survey was mailed to all residences and businesses in the town of Crockett along with mailing the survey to commercial building property owners in downtown.

The survey results were presented at the December 3 PLC meeting but questions were raised on the accuracy of the results. It was determined that a few cells were hiding a portion of the total count on some of the questions. The data itself was correct. The corrected Parking Survey Report Summary is being submitted for PLC consideration.

In addition comments that were submitted by mail or online have been compiled. Comments with an asterisk (*) were those expressed by multiple individuals.

ACTION REQUESTED:

Discuss the results of the parking survey, form opinions, and make recommendations to the Sheriff's Department, California Highway Patrol, and/or County Public Works.

PARKING SURVEY RESPONSES

	<u>YES</u>	<u>NO</u>
1. Do you feel there is adequate parking in downtown today?	92	114
2. Would you like to see more parking added downtown or adjacent to the downtown area?	144	61
3. Would you pay for parking downtown in order to provide for more parking?	47	158
4. Do you feel there will be adequate parking if vacant store fronts become full with active businesses?	55	148
5. Do you currently shop downtown?	128	78
6. Would you shop downtown more if there was additional parking?	79	121
7. Would you eat downtown if there were more restaurants?	188	14
8. Should the two-hour daytime parking limit downtown be enforced?	110	93
9. Do you live downtown?	41	166
10. Do you work downtown?	31	174

11. Do you have a preference on the types of businesses you'd like to see downtown?

- Butcher shop, bakery, hardware store, movie theatre/music hall, restaurant.
- Restaurant/diner, gift shop.*
- Restaurants.*
- Grocery store.*
- Not one that requires more parking.
- There's no room to build more businesses.
- Bike shop, bakery.*
- Diner, deli, beer and wine bar (not a dive bar).
- Businesses that provide what Crockett needs and don't depend on out-of-towners.
- Breakfast place.*
- Something that doesn't attract motorcycles.
- Bookstore, music store.
- Decent coffee shop, burger place, bakery.
- More restaurants.*
- Food related. Problem with downtown is not parking its boring business. Create demand for more parking then talk about adding parking.
- Something to attract people.
- Office supplies, hardware, photocopy store.
- Family-owned.
- Pomona grocery or deli.*
- Deli shop, clothing store, massage place.
- Deli, bakery, restaurants.*
- Restaurant, Starbucks, brewery, wine shop (tasting).
- Deli again, electronics store.
- Retail and restaurants.
- Mom and pop/no cookie cutter business.
- Retail open to the public.
- No more bars. A little grocery store would be nice. A Super Cuts hair salon. A consignment shop.

- Somewhere healthy to eat.
- A hardware store.*
- FOOD food food food. MORE FOOD! a gym, a nail spa/salon and a produce/meat market + a HARDWARE STORE (ace)
- No more Businesses. There are more residents downtown than businesses.
- No more if they are going to impact the already absolutely horrible parking situation in the downtown area that affects ALL the downtown residents
- Organic produce market, small grocery store, meat & seafood market, take-out restaurants, chocolatier, ice cream/donut shop/bakery, cheese/wine shop. Businesses where residents can purchase common items locally.
- bakery, dry cleaners, grocery store, wine shop, cheese shop, espresso / coffee shop
- Cafes, full service restaurants, wine bar, unique boutique, deli or small grocer
- More restaurants and food related business, wine and cheese, produce, breads.
- Crockett needs businesses that would attract tourists. Waterfront shops. Fishing industry. Crockett could easily be like Sausalito where tourists would come and enjoy the shops and scenery. That area around the Nantucket is such a waste. It must've been beautiful in its heyday
- I'd LOVE to open a restaurant (hometown) which backs first responders and attracts the weekend bicyclists and those who don't want to drive to dine near the water. I have an idea and some of the funding.
- I have no preferences for any businesses coming to town. I just don't want to see it taken over by outside folks trying to gentrify the area and forcing out the original residents. I work in Oakland and I am seeing gentrification spreading to our neck of the woods by people being forced out of their homes by skyrocketing rent. The person that owns old Emilio's cafe/Bakery is going to try to do this.
- I'd like to see small businesses that people in town need or want, not franchises. A hardware store, laundromat, bookstore or secondhand store might be well-utilized by Crockett residents.
- Restaurants, Coffee Shops, and Pubs -- especially those providing music venues; Specialty stores, such as Antiques. Smaller, quirky shops are risky. But, if enough move in to provide a center of gravity, Crockett could become better known as a destination
- a. One or two more restaurants; b. butcher shop that sold beef/grass fed; lamb/grass fed; chicken/free range and eggs from free range chickens (for good local source: Johnson chicken farm in Briones. They basically do eggs. They also raise pasture-raised cows and once a year you and a neighbor can order a part of a cow or a whole cow in advance.) Perhaps a retail draw would be meat from certified, wildlife-friendly, ranchers committed to sustainable ranching practices and their products are labeled as such. THAT would be cool. c. Fresh flowers and basic garden supplies and seeds that for flowers and plants that are not genetically modified with freaking pesticides.
- Food, things for kids to do, hardware store, organic grocery store, farmers market, produce market, toy store.
- 1. One unique eatery that draws people from other towns, perhaps fresh salad & soup place, an organic food eatery, protein mama store (no carb store, meat and plant protein foods only)--must be non-franchise store.

2. A small co-op that provides and encourages community sharing: tools borrow/exchange service, seed exchange, job board, resume review, community gardening, etc.

- Dining. I would love to have open restaurants. The occasional "Thursday Soup Night" is quaint, but not sustainable. Currently, only the Sweet Shop the is consistent with their hours but with a limited menu. (I love the Sweet Shop). I prefer to dine at establishments that offer a tap, wine or full bar for lunch and dinner. Since these require liquor licenses, that is not possible due to current county regulations. Without incorporation and a local government, any opinions or ideas are null and void. Crockett outlook is stagnant at best. Good luck.
- Meat/fish market, drugstore, farmer's market, laundromat, barber (men and women), bookstore. Doux Yoga, Funky Frog, and the Fiber Arts Studio are wonderful additions to the downtown area.
- Decent cafe or deli, watch prices please Market with fresh vegetables, fruit, meat but not so elaborate as to cut into J&L's business Business that high school kids would like...???
- I'd prefer ones that rely on both the community and outside patrons for business, giving us a lively downtown and attracting more visitors.
- All types are welcome. We dont shop downtown because there is no development. PLEASE ALLOW DEVELOPMENT!!!!
- Specialty Shops: Charcuterie, Butcher Shop, Fish Market, Liquor/wine shop, Bicycle repair shop with retail; Cafes; Bait & Tackle Shop; Family Restaurants; Motorcycle accessories/retail shop.
- Ethnic food, a brewery in the old bank bldg across from C& H, comfort food or pm café.
- No but you could use this money for the homeless Hercules PD keeps giving us or fixing the roads or fixing the horrid speed bump or more sheriff's at night to deter theft.
- This is a small town. We only have so many storefronts, and I do not wish Crockett to become any busier than it is, currently. We could use a deli, to replace the one we lost.
- Beer tap room or brewery, restaurants that are open later, restaurants with outdoor seating.
- A really great brunch place would do very well. I'd eat there every weekend. (Talking eggs benedict-type place. lol) A Trader Joes would be amazing. An upscale wine bar with outdoor seating, live music, and a water view. (I can dream.) Make it a weekend destination like Port Costa!
- Deli/sandwich shop/internet cafe. Yogurt shop. A real bakery (not a shop that sells baked goods). Good (and affordable) burger/hotdog joint. A restaurant that can sustain itself to stay open longer in the evenings, say 9pm-10pm (and maybe later on weekends).
- A Kosher Deli, A Tailoring Dress shop, An Instructive Children's Art Studio, Dry Cleaner, Pharmacy, Children's Tutor Studio, Larger Library, Soda/Ice Cream Shop.
- Dining and/or deli which help create community. Not in favor of metering or businesses that don't provide an opportunity for socialization.

- We need something that will draw people into Crockett. How about an upscale dispensary / sweets shop? Would bring in tourists and wealthy hippie types and would make Crockett stand out from Port Costa, Martinez, Benecia etc. Sort of a pun for "Sugar City." Also would be nice to have practical businesses like an Ace Hardware or a little grocery/deli like we used to have on Pomona.

12. Other Comments:

- Two- hour limit in front of C&H, Loring Avenue, high school student drivers take up a lot of the parking in down town instead of parking in the lot that was made for them.
- Why doesn't "downtown" include Pomona between Port and 3rd? 3rd is a residential street and parking should be for residents only perhaps with sticker enforcement. Stickers could be issued one per bedroom.
- More disabled parking should be available considering the steep hills. I wanted to go to a pottery show a couple of years ago but was unable to find parking so I could walk there.
- The problem is the residents of this town that live in town dump their abandoned cars in parking lots, along with unwanted dump items and multiple cars from one house take up space for people to park that come to work causing us to have to park on the street. It leaves no parking for business or employees.
- The building right next to Valona Square, by Four Corners Pizza, and the old department store on the corner of Wanda and 2nd Avenue are eyesores. The windows are broken and someone has stacked all kinds of weird stuff on the sidewalk. I suggest tearing those two structures down. Pave over the area for parking, plus put in some greenery for beautification.
- Do not make residents in down town area pay for parking or put a limit on how long they can park on their own street.
- Due to Toots, St. Rose, and school football games, etc we residents have to walk literally blocks to find parking and double park to unload our groceries. It is horrible to find any parking that is safe and close to home as the drunks from the bar have hit our vehicles on numerous occasions (and by our I mean other residents other than ourselves as well as ourselves). We have people littering in our yards and on our porches and peeing on our building and trying to enter our yards. We should not have to fight for safe and accessible parking and we definitely should NOT have to pay for parking in our own neighborhood or have a two-hour parking limit that would cause residents to have to move our cars to avoid parking fines due to this.
- Current businesses do not maintain their parking lot tidy and proper fencing between neighbors posing safety hazards for customers. Bar patrons loiter downtown areas and throw trash on resident property or on sidewalk. Adjacent parking away from residential areas would be preferable to avoid interference for residents with already limited available parking. Many homes do not have garages and driveways. Bus commuters use street parking also.
- I love living in Crockett! I think Port Costa's Bull Valley shows that people will come to more hidden places if there is a reason to come. We need more high quality establishments.

- Would really like see a replacement for the Valona Cafe in that same space. (So would the weekend cyclists!) I'd like to see more places that have takeout as well as sit down meals; like many in Crockett, I'm a commuter.
- Some of the questions on the survey were a little vague. Question three. Is this paying for parking by the hour or paying for a parking structure?
 - Get rid of the bars. Customers take up parking and do not care about the neighborhood. Noisy and rude. Bars bring down the quality of the town.
 - I feel that a parking enforcement officer, a person who walks around downtown and looks official would be much more beneficial than paid parking meters. The person would keep an eye on the downtown area and be able to report to the sheriff any activities of concern.
 - Two hour parking should either be enforced or taken off the books. To have an ordinance that is not enforced sets a poor example for all other ordinances and local government in general.
 - KEEP CROCKETT QUIANT! Pay parking is a terrible idea that will negatively impact this towns identity. Also, downtown is MIXED USE, the residents need to be able to park as well, keep that in the forefront of the planning process
 - Parking has always been an issue in town. I live on Wanda St. right around the corner from Toot's and the yoga studio. Parking has become an increasing challenge when I get home from work around 7:30 to 8:30 every night (I work 6 days a week). It's bad enough that the man that owns the old bakery is taking a chunk of parking for his renovation project of the building, but I fear he is going to try to confiscate parking for his own property/business at the expense of everyone else. I'm sorry but this is how I feel about it. If permit parking for residence is what it takes to guarantee that the residence can have somewhere to park, then fine. HOWEVER, I am not on board with how this whole thing is playing out.
 - It is almost impossible for tenants to find parking in the downtown area. If the tenants could have a plaque in their car saying they live there so they would not get a ticket.-Sometimes I have to park blocks away from my house. Pretty creepy in the nighttime hours with all the tweakers hanging out.
 - I am a business owner downtown. I live and work in the same downtown building. As much as I would appreciate parking limit enforcement downtown as a business owner, as a downtown resident it would be a disaster. Maybe parking permits for downtown residents?
 - Downtown Crockett was made to be a business area. Now there are too many multi unit living spaces and everyone has many cars that live there. Not sure this parking problem is fixable.
 - I haven't lived in Crockett as long as most people (I've only been here 10 years), but I fell in love with it exactly the way it is! so I'm not a big fan of huge changes or "upgrades", especially anything that might trigger gentrification of our little town.
 - I'd love to see downtown become more vital. When it does, parking will move up on the priority scale.
 - The fact is, we have cars and no garages or driveways in this old town. People have to park on the street & they work different shifts. Businesses haven't closed due to lack of parking. Solano Avenue in Albany is a perfect example. Maybe landlords could limit to 1 vehicle per person.

- We need a plan that doesn't include parking for vehicles in the downtown. Valet or shuttle services, biking or walking. We have no room for more cars or money for a parking garage. Need to determine other solutions.
- Just started a business at 628 #203 where the funky frog used to be.
- I'd like to see more innovative thinking around parking instead of just adding new parking. Here are my (Monica J) ideas: 1. Convert some parking on 2nd from Pomona to Wanda to 10-30-60 minute parking, so people can hop in and get something from Sweet Shoppe or do quick shop at Funky Frog or drop off kids for tutoring and pick up pizza. 2. Repaint the parking T's so we can squeeze more cars into the same space for all-day parking. 3. When inviting businesses downtown, ensure you have a balance of businesses--some open 6a-noon (donuts, cafes), some 8a-5pm (finance, eateries), some 3p-11pm (tutor, FMTs, eateries), some 9p-2a (bars); this keeps people moving in/out of Crockett all day long and parking is more available. 4. Allow residents to park wherever they can find a space as long as they move it by 8am or so (be kind!). 5. Put up a bike rack downtown. 6. Create an app. The City of San Diego (ParkItDTSD) created one for its downtown area and other cities are doing the same: <https://www.92101urbanliving.com/bestparking-apps/> Perhaps someone at the Chamber can compile a list of apps including cost and effectiveness and then Crockett can decide which, if any, they'd like to use. ALSO, many times businesses will say the reason they don't have customers is due to parking, when parking is not actually the issue. In Q6, I didn't answer, because my not shopping in Crockett has nothing to do with parking.
- Replace the street lights that semi trucks keep knocking out and stop the drivers from using GOOGLE Maps to get in and out of town via NON truck routes.
- If we can get businesses that attract customers on a regular basis, at that point we will need additional parking. If/when that happens, I'd like to see parking away from downtown (to maintain character) and a shuttle service (maybe with WestCat).
- I'm an active community member and home owner living in Rodeo with two children in the school district. Our towns are dying. Incorporation is the only way that we can survive.
- Several parking spaces adjacent to Carquinez Vista Manor have been eliminated by street construction for a very long time.
- This survey not well worded. There was no way to emphasize DO NOT ENFORCE 2 hour parking. Why would we want to chase people out of town??? Would you like to see more parking? Depends on how you plan to do it. Would you shop downtown if there was additional parking? Depends on whether the shops were useful for us to shop in. Would you pay for parking? In Crockett? are you kidding? ABSOLUTELY NOT. Please do not consider cultivating an aura of exclusivity in any way. However, I could see new lot(s) being monitored by ??? so that residents do not fill them up. OR give residents opportunity to rent/reserve a spot in the lot.
- Kind of vague questions, but you should explore giving residents a residential parking permits (like Berkeley) if you do the downtown parking limits.
- Other cities have areas that are tennant only parking during certain hours. Being a tennant and coming home late at night and having to park several blocks away from my place is frustrating. Additionally several of the spots that exist are

vaguely 2 or 3 car spots. If people park just a little too far into the middle it eliminates an entire spot. Perhaps better defined parking spots could help so people know that areas are 2+ spots and park accordingly. Also some home owners have painted their own red curb areas which are much larger than actual areas that should be marked off near driveways. I feel this needs to be addressed. Some repainting of existing parking areas could help expand the parking areas. If paid parking is implemented or 2 hour time limits enforced people that live downtown should receive an exempt parking pass. Many nights when I arrive home those are the only spots available near my house. shouldn't have to park even further away just because I live downtown.

- It's not hard to understand why prospective business people are hesitant about embarking on a biz venture in Crockett. Unchecked petty theft and vandalism, inadequate parking to support an influx of traffic are pretty much the kiss of death to a business here.
- charging for parking, enforcing the 2 hour parking limit is anti-business and limit and turn-off the number of visitors to Crockett
- I will stop supporting crockett business if i have to pay for metered parking.
- If parking limits are enforced there should be exemptions for those who live there.
- If we expect to have viable businesses and restaurants Downtown we must add parking and have the spaces on 2nd and Pomona fluid, while also providing for the residents who live Downtown.
- I like Crockett the way it is. Most people, with exception to a few new-comers, live here because it is a small town. We are all used to driving out of town to do our shopping, etc. Please don't ruin this town, by making it busier than it is! We like it the way it is! There is plenty of parking if you want it, and don't mind walking a block!
- Meters would be a terrible idea. Not fair and ridiculous.
- The construction workers and residents take up most of the parking and residents store their infrequently used vehicles on the street. Enforcing the 2 hr time limit would likely help.
- I'm more concerned about the people who live downtown having parking than I am about businesses
- Any changes to parking should take into consideration all of the people who LIVE in the downtown area and need to park longer than 2 hour intervals.
- Consider making 2nd Ave one way from Wanda to Pomona and replace parallel parking with diagonal parking.
- My father was a Crockett old-timer. He always said if you have enough places to eat, people will come
- #3 is a confusing question. #6 does not apply to me, as I live 2 blocks from downtown and mostly walk. Parking, or lack of, does not affect my shopping habits – lack of opportunities to shop downtown does, though. #8 enforce 2-hr parking, but provide residents with permits.
- Enforcing a 2 hour limit will not work. Every business has people that live above them just about. You can't expect people who live there to move every 2 hours. We are a small town and we know that with that comes parking issues.
- RE: would you pay to park downtown? NO meters. But perhaps a small fee for a lot or parking structure, maybe comped by local businesses. If the lot under the overpass were made safer, that could be utilized (manned, patrolled, cameras, more lights for night time.) Weekends High school lots open, possibly with a small(!) fee

- I think it would be helpful to have a mix of metered or time limited parking during normal business hours but not all parking in the survey area since some of it is residential. I suspect a number of people would be more satisfied with the existing parking situation if they'd walk a few blocks. Expecting parking more than 2 blocks away from a downtown business seems unreasonable to me based on the business/residential density.
- Don't forget, when they start construction at the middle school you will have forty more cars looking for parking on Pomona and the surrounding area.
- Being stuck in Crockett with only a pizza place with an unacceptable wait time is not fun and there should be more of a choice than The DF and Nantucket.
- Parking lots are ugly and detract from the fabric of downtown.
- Enforce parking regulations for unattached trailers and 3 day time limit, stop allowing building remodeling from blocking parking spaces long term.
- We should have a permit system for residents who live downtown. One permit PER adult in household. They can be static cling stickers put on the INSIDE of back or front window and with date constraints.
- I don't think charging for parking would improve things.
- Definitely not in favor of any kind of "Metering" or pay to park.
- Looking forward to seeing more downtown activation. Crockett is just off I-80, between SF and the Napa Valley and can easily be a destination, just like the Dead Fish.
- Faster removal of derelict/abandoned cars would both help with the parking situation and would be a boon to local business.
- Charging for parking would kill business. Why not eliminate abandoned cars and camping on the streets. Store fronts appear to be apartments. That doesn't encourage new businesses. If resident parking is a problem, why not issue renewable parking permits to residents.
- Regarding number 3, how would we pay for more parking? Meters, signs, or tax dollars? If it is tax dollars, what will change in terms of enforcement, which is minimal as it is throughout the town? Also, are we at risk of having stored or rarely used vehicles being transplanted into other neighborhoods if parking is enforced downtown? I think we need to resolve the parking problem throughout the town and not just fix it in one area and potentially make it worse elsewhere. We also need to consider how the downtown residents can have adequate parking. This is all doable, but it can't be business as usual. Regarding # 6, it would depend on the business as to whether or not I would shop downtown. I want to support town businesses, but I personally shop more out of need and not for fun. Thank you for all of your efforts.
- There are not enough people in Crockett to support businesses by themselves so we really need to draw people in. We already have a notable restaurant (Dead Fish) so we don't need another one of those. That is why I am suggesting a non-trashy dispensary, with a snack shop as a little wink to "Sugar City." An upscale wine bar might be another option. Or a boutique that is NOT another art gallery.
- Get rid of everyone on the chamber and start fresh because there not doing anything to help this town.

- I live at the corner of Ceres Street, and Port. I have lived in Crockett since February 2018, and find this community rather enjoyable. Thank You to the Sheriff's Department for their vigilance.
- Don't take away our small town charm or "pave paradise and put up a parking lot."
- Adequate parking is critical to the business fiber of any community. Many potential businesses looking at Crockett have rejected Crockett because of the lack of parking.
- I think more interesting businesses or good food we draw more business. The pet store is nice and I enjoy the gallery. Not sure what the others are. Seem to be people living in retail spots.
- Parking is not the issue. Cars should not dominate our lives and design thinking. Please consider doing as many dense commercial areas of the country and world have done successfully-- designate an area of downtown as car free (even if only on a very limited trial basis).
- I live walking distance from downtown and we have parking issues already. Afraid that 2 hour limits on downtown parking will push them out into the surrounding neighborhoods. I think that no car should be left in the same spot for over a week...get rid of semi-abandoned vehicles, trailers etc. Maybe some lines painted to keep people from taking up two car lengths?
- The parking has been messed up ever since they did those stupid curbs buses can't turn and that has taken away 4 to 6 parking spots on every intersection that the curbs were remolded.
- Please have the county actually work with people when they complain about trash cans and cones being left out for parking. As a landowner with 1 vehicle this situation has gotten too far out of hand.
- Don't use St. Rose parking lot.
- We live here and two-hour parking is just not right. How would you like tickets for parking where you live.
- The County made a huge huge mistake when they built the Senior Housing at 2nd and Wandsa St. That use to be a huge parking lot which provided adequate parking in the area. Good luck at resolving that huge mistake.
- No more antique or art galleries. Businesses that bring in families. My family has been around for over 100 years. The old families are dying off. I'd hate to see Crockett become nothing but a renters paradise.
- There is not enough parking for residents as it is. Some people have so many vehicles that they take up all the spaces. One apartment where I live has 3 cars, 2 pickups and 2-3 motorcycles for 3 adults taking up all the spaces for the other tenants. When we call for parking enforcement they come by and they move their vehicles for one day and then move them back and then they sit there for another month. Perhaps permits—2 per unit or something might help alleviate the problem. It is an ongoing frustration as I don't get home until late because of my job and there is never any where to park. Also, we have people that have these huge oversized trucks which take up even more space.
- We like a quiet town.
- Do I want to lose quality of life for you to make a profit? No! leave Crockett alone!
- Parking is limited in residential areas. Also, people have 2-3 cars.

- Small town! "No parking meters."
- Please enforce the parking violations now.
- Business owners park in front of their place of business all day often.
- Stop conversion of stores into sub-par housing.
- Clean up storefronts.
- As things are right downtown parking is not a problem most of the time.
- Not to keen on the tattoo business.
- Parking isn't my issue. It's the quality and hours open that affect my limited shopping downtown.
- The reason there is little public parking downtown is because of all the people living over businesses. Four apartments take up eight spaces.