



Panoramic Hill Association

September 20, 2023

Panoramic Hill Off-Street Parking Survey Overview

The purpose of this survey is to catalog the number and location of dwellings in the Panoramic Hill neighborhood which have limited access to off-street parking; with specific focus on how many dwellings have no off-street parking or dwellings which have access to only a single off-street parking space. This survey covers both the City of Berkeley and City of Oakland sections of the neighborhood.

The survey focuses on compiling data for dwellings with either zero or one off-street parking space because it is a common practice in our society for many households to function using two vehicles. Therefore, households in this neighborhood with less than two off-street parking spaces often heavily rely on public street parking in their day to day lives.

The City of Berkeley allows each household in the Panoramic Hill neighborhood to receive residential parking permits allowing three vehicles to park on the street. In addition households can purchase one day and two week permits for visitors, contractors, etc. Also available from the City of Berkeley are special hangtag permits for in-home healthcare care-givers. Relevant here because the Panoramic Hill neighborhood has had a significant population of residents over 70 years old. (*The City of Oakland has similar permit allowances as Berkeley, but only a portion of the Oakland area of Panoramic requires a permit for long term parking.*)

Because of the neighborhood's orientation on a hillside bounded by UC Berkeley athletic facilities, public parkland or dense student housing, there is a general lack of feasible alternatives for local resident off-street parking.

Survey Results

Results found 46 dwellings in the neighborhood which have no off-street parking and 37 dwellings that have access to a single off-street parking space. The survey has grouped its findings into four distinct geographical zones, each of which tends to share a regional on-street parking supply.

ZONE ONE - LOWER HILL AREA - BERKELEY

The largest concentration of dwellings with limited parking is in the first three blocks of Panoramic Way and the adjoining single blocks of Mosswood Road and Arden Road:

FIRST BLOCK PANORAMIC WAY - #1 to #48

Zero Off-Street: 4 Dwellings

One Off-Street: 13 Dwellings

SECOND BLOCK PANORAMIC WAY - #60 to #77

Zero Off-Street: 8 Dwellings

One Off-Street: 4 Dwellings

MOSSWOOD ROAD - #6 to #48 (*plus* 19 ORCHARD LANE)

Zero Off-Street: 3 Dwellings

One Off-Street: 4 Dwellings

THIRD BLOCK PANORAMIC WAY - #74 to #130

Zero Off-Street: 1 Dwelling

ARDEN ROAD - #10 to #100 (& 38 MOSSWOOD ROAD)

Zero Off-Street: 6 Dwellings

One Off-Street: 6 Dwellings

There is also one house immediately above Arden Road at 157 Panoramic Way with no off-street parking. This area from Arden Road down to the entrance of Panoramic Way is a geographically distinct grouping of dwellings which were primarily constructed during the first wave of development of the neighborhood before 1950.

In this zone there are a total of **22 dwellings** with no off-street parking and **27 dwellings** with a single off-street parking space. This area is currently served by a count of approximately **60 on-street public parking spaces**.

ZONE TWO - MID PANORAMIC WAY / APARTMENT AREA - BERKELEY

A second area with a high concentration of dwellings with limited or no off-street parking is the dense section of dwellings near the entrance to the Lower Jordan Trail, from 303 to 365 Panoramic Way. This zone includes a significant number of apartment units for the neighborhood, including an eleven unit complex and a three unit complex. This section of Panoramic Way is also unique in its concentration of perpendicular public parking spaces, set back from the roadway allowing passage of two-way traffic. The area has at least 16 perpendicular parking spaces, the count of which lacks specificity because the exact boundary between public and private parking in the area near 352 Panoramic Way is unclear.

The parking supply conditions of the apartment complexes is as follows. The apartment complex at 340, 342 & 344 Panoramic Way has a two car garage on property, if that garage is available to tenants, that would tally as:

PANORAMIC WAY - #340 to #342

Zero Off-Street: 1 Dwelling

One Off-Street: 2 Dwellings

The apartment complex at 360 Panoramic Way has a mailbox with 11 apartment units labeled "A" through "K". The complex has an off street parking lot with 6 parking spaces, if divided among the 11 apartments that would tally as:

PANORAMIC WAY - #360 units A through K

Zero Off-Street: 5 Dwelling

One Off-Street: 6 Dwellings

In this zone there are also two dwellings built on lots off of the street and adjacent to the connector trail between the Upper and Lower Jordan trails, those dwellings park vehicles in this same zone.

PANORAMIC WAY - #425 & to #444

Zero Off-Street: 2 Dwellings

ZONE THREE - UPPER PANORAMIC WAY - OAKLAND

A third area with a significant concentration of dwellings with no off-street parking is the section of Panoramic Way in Oakland from 430 Panoramic Way to 700 Panoramic Way, this section stretches from the entrance of the Lower Jordan Trail to the scenic overlook area at the junction with upper Dwight Way. A large portion of this roadway is sub-standard, extremely narrow and of uneven width. The downhill edge of the roadway is often poorly defined. Also along this section of roadway the public parking areas are not clearly marked, sometimes there is signage which indicates either the beginning or ending of a public parking area, but without a corresponding sign designating the opposite end of a parking area. Given the unclear signage, a rough estimate of on-street public parking is 20 spaces from 422 to 567 Panoramic Way. In this area the dwellings with no off-street parking are all on the downhill side of the roadway except for 517 Panoramic Way which is on the up-hill side and is marked with blue disabled parking signage in front of the home.

PANORAMIC WAY - #442 to #517

Zero Off-Street: 6 Dwellings

Starting at 567 Panoramic Way there is a stretch of roadway without homes in the area of Derby Creek. Dwellings begin again at 604 Panoramic and from 604 Panoramic Way to 650 Panoramic Way there are several more dwellings which lack off-street parking. This section of roadway is somewhat wider than

the road from 442-517; this area also lacks clear designation of where it is legal for the public to park, but a reasonable estimate could be at least 20 public parking spaces. It is also unclear in this area how many dwelling units exist, this survey assumes only single units per address.

PANORAMIC WAY - #604 to #650
Zero Off-Street: 3 Dwellings

ZONE FOUR - UPPER DWIGHT WAY - OAKLAND

This area has several dwellings with no off-street parking scattered along upper Dwight Way from its start at the Oakland border, extending from 3241 to 3382 Dwight Way. They included, the geodesic dome at 3303 Dwight Way, two cottages uphill from the road at 3374 & 3382 Dwight Way and a landlocked home which appears on maps as 3241 Dwight Way, but is accessed via a stairway off of Dwight Place. Similar to Panoramic Way in Oakland, this area of Dwight Way in Oakland lacks definitive signage indicating where it is legal or safe to park along the roadway, a rough estimate is approximately 11 public spaces between 3303 and 3455 Dwight Way.

DWIGHT WAY - #3241 to #3382
Zero Off-Street: 4 Dwellings