

**LOCAL COASTAL DEVELOPMENT PERMIT  
FINDINGS  
Application No. 1802-08 (LCDP 18-003)  
April 23, 2018**

The subject Local Coastal Development Permit request involves proposed changes to the City's public beach parking lots. The changes would make permanent a previously approved pilot program allowing overnight permit parking in the Alamitos, Junipero, Belmont Pier, and La Verne lots; and allowing daytime permit parking in the Marina Green, Granada, 54<sup>th</sup> Place, 72<sup>nd</sup> Place, Mother's Beach, and Colorado Lagoon lots. The request also involves modification to the hours of public parking and the hours of metered parking in the aforementioned lots and the Pier Point Landing lot.

Pursuant to the certified Local Coastal Program (LCP), the La Verne, 54<sup>th</sup> Place, Mother's Beach, and Colorado Lagoon lots are located within the City's coastal permit jurisdiction, appealable to the CCC. The Alamitos, Junipero, Belmont Pier, Granada, and 72<sup>nd</sup> Place lots are bisected by the LCP's jurisdictional boundary, meaning both local and CCC permit approvals are required. The Marina Green and Pier Point Landing lots are located within the CCC permit jurisdiction and thus excluded from the scope of this local permit request.

## **Public Beach Parking Lots – Current and Proposed Regulations**

### Alamitos

Stall Count: 146

Permit Parking: Overnight, 9:00 p.m. – 6:00 a.m. (from 8:00 p.m. – 8:00 a.m.)

Public Parking: 6:00 a.m. – 9:00 p.m. (from -1 hour sunrise – 10:00 p.m.)

Metered Parking: 8:00 a.m. – 8:00 p.m. (no change from existing)

### Junipero

Stall Count: 390

Permit Parking: Overnight, 9:00 p.m. – 6:00 a.m. (from 8:00 p.m. – 8:00 a.m.)

Public Parking: 6:00 a.m. – 9:00 p.m. (from -1 hour sunrise – +1 hour sunset)

Metered Parking: 8:00 a.m. – 8:00 p.m. (no change from existing)

### Belmont Pier

Stall Count: 273

Permit Parking: Overnight, 9:00 p.m. – 6:00 a.m. (from 8:00 p.m. – 8:00 a.m.)

Public Parking: 6:00 a.m. – 12:00 a.m. (from -1 hour sunrise – 12:00 a.m.)

Metered Parking: 8:00 a.m. – 8:00 p.m. (from 8:00 a.m. – 6:00 p.m.)

### Granada

Stall Count: 645

Permit Parking: Daytime, 8:00 a.m. – 8:00 p.m. (no change from existing)

Public Parking: 6:00 a.m. – 12:00 a.m. (from -1 hour sunrise – 12:00 a.m.)

Metered Parking: 8:00 a.m. – 8:00 p.m. (from 8:00 a.m. – 6:00 p.m.)

La Verne

Stall Count: 152

Permit Parking: Overnight, 9:00 p.m. – 6:00 a.m. (from 8:00 p.m. – 8:00 a.m.)

Public Parking: 6:00 a.m. – 9:00 p.m. (from -1 hour sunrise – 10:00 p.m.)

Metered Parking: 8:00 a.m. – 8:00 p.m. (no change from existing)

54<sup>th</sup> Place

Stall Count: 139

Permit Parking: Daytime, 8:00 a.m. – 8:00 p.m. (no change)

Public Parking: 6:00 a.m. – 9:00 p.m. (from -1 hour sunrise – 10:00 p.m.)

Metered Parking: 8:00 a.m. – 8:00 p.m. (no change)

72<sup>nd</sup> Place

Stall Count: 153

Permit Parking: Daytime, 8:00 a.m. – 8:00 p.m. (no change from existing)

Public Parking: 6:00 a.m. – 9:00 p.m. (from -1 hour sunrise – +1 hour sunset)

Metered Parking: 8:00 a.m. – 8:00 p.m. (from 9:00 a.m. – 6:00 p.m.)

Mother's Beach

Stall Count: 150

Permit Parking: Daytime, 8:00 a.m. – 8:00 p.m. (no change from existing)

Public Parking: 6:00 a.m. – 9:00 p.m. (from 8:00 a.m. – 8:00 p.m.)

Metered Parking: 8:00 a.m. – 8:00 p.m. (no change from existing)

Colorado Lagoon

Stall Count: 57

Permit Parking: Daytime, 8:00 a.m. – 8:00 p.m. (no change from existing)

Public Parking: 6:00 a.m. – 9:00 p.m. (from 8:00 a.m. – 8:00 p.m.)

Metered Parking: 8:00 a.m. – 8:00 p.m. (from 9:00 a.m. – 6:00 p.m.)

**1. THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM, INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW AND MODERATE-INCOME HOUSING.**

The parking lots subject to local permit consideration are located in Area A, Bluff Community (Alamitos lot); Area B, Bixby Park / Bluff Park Neighborhood (Junipero); Area C, Belmont Heights Neighborhoods (Belmont Pier, Mother's Beach, and Colorado Lagoon lots); Area D, Belmont Shore (Granada and La Verne lots); and Area E, Naples Island and the Peninsula (54<sup>th</sup> Place and 72<sup>nd</sup> Place lots) of the City's certified Local Coastal Program (LCP).

The LCP's Transportation and Access general policy #3 calls for the provision of "slightly more parking." This is to be done primarily through an increase in

parking lot capacity on the beach. While not physically providing additional parking stalls to the beach-adjacent lots, the subject proposal would allow for overnight parking in lots that otherwise would be closed to the public, thereby reducing demand for on-street parking in some of the City's most parking impacted neighborhoods.

The LCP's General Strand Policies for Use and Access #15 prohibits overnight RV parking and/or camping in any shoreline parking lot. As conditioned, oversized vehicles (including RVs) and camping would be prohibited.

The LCP does not contain regulations or policies that directly address the management of the beach parking lots. The LCP does, however, reference an adequate supply of beach parking during most of the summer months. The Beach Policy Analysis (Walker Analysis) prepared for the subject request found that during the months of heaviest beach parking lot usage – Spring and Summer conditions – there remains sufficient stall amounts to accommodate both permit holders and non-permit holders, including the periods of overlap for each user group.

**2. THE PROPOSED DEVELOPMENT CONFORMS TO THE PUBLIC ACCESS AND RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT. THIS SECOND FINDING APPLIES ONLY TO DEVELOPMENT LOCATED SEAWARD OF THE NEAREST PUBLIC HIGHWAY TO THE SHORELINE.**

As conditioned, the project is found to conform to the public access and recreation policies of the California Coastal Act. These policies encourage the provision and protection of coastal access and recreational uses in coastal areas.

The Walker Analysis demonstrates that the parking lots are not being used to capacity, and that the permit parking pilot project that's in place has not resulted in negative impacts to public access to the coast or recreational areas. The permit program does not give preference to the permit holders over the general public during the hours that the parking lots are open for public access. Anyone may use the public parking lots during the hours of operation on a first-come, first-served basis.

Overnight parking for permit holders occurs primarily during the hours that the parking lots are currently closed to the public. The 8:00 a.m. limitation on the overnight parking permits will ensure that overnight parking permit holders vacate the lots during daylight hours, when beach use peaks and coastal access and recreation demands are highest, or pay as the general, non-permit holding public would. A condition of approval requiring an enforcement plan detailing how to curb stays longer than permitted has been added to the proposal.

The proposal involves no reduction in the quantity of parking stalls available for public use in any of the beach parking lots. The proposal also involves no expansion of the permit parking program – no new lots are being introduced to the permit parking inventory.

The proposed changes in the opening and closing times of the beach parking lots, and the hours of metered parking for each lot, are intended to be more customer friendly and improve the enforcement of parking lot regulations. Defining and standardizing the open/closed hours and the meter hours of the lots will allow for higher transparency of parking policies, which will eliminate confusion for those seeking to access the coast. Revenue generated from the extending hours of metered parking will provide support for expenses associated with parking lot and landscape maintenance, machine/meter maintenance and repair, and parking operator management.