



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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July 19, 2018

## CHAIR AND PLANNING COMMISSIONERS

City of Long Beach  
California

### RECOMMENDATION:

Approve a third-party Appeal (APL18-001) of the Zoning Administrator's approval action, and adopt findings to deny a component of a Local Coastal Development Permit (LCDP18-014) related to the proposed two-hour extension of parking meter operations, from 6:00 p.m. to 8:00 p.m. daily, in the Belmont Pier Parking Lot. (District 3)

APPLICANT: City of Long Beach – Department of Public Works  
c/o Michael Johnston, Administrative Analyst  
333 W. Ocean Boulevard, 9th Floor  
Long Beach, CA 90802  
(Application No. 1802-08)

### DISCUSSION

On April 23, 2018, the Zoning Administrator conducted a public hearing and conditionally approved a Local Coastal Development Permit (LCDP18-014) related to regulatory changes proposed for nine beach parking lots, including the Belmont Pier Parking Lot. The proposed changes were three-fold: making permanent the Permit Parking Program, modifying the hours of public parking, and modifying the hours of parking meter operations (Exhibit A – Modification Tables).

The Belmont Pier Parking Lot contains 273 parking stalls. It is situated between Belmont Pier and the vacant site where the locally-approved Belmont Beach and Aquatic Center is proposed to be built. Like the eight other lots subject to the original request, the Belmont Pier lot provides public parking for residents and beachgoers. Unique to the lot, however, is its proximity to commercial uses and function as an off-site patron parking area. The lot serves a node of commercial use located south of the intersection of Ocean Boulevard and Livingston Drive. Commercial uses in the area include a row of restaurant and personal service uses on 39<sup>th</sup> Place, adjacent to the parking lot, and grocery store, motel, and fast-food restaurant uses on Ocean Boulevard.

On May 3, 2018, David Hansen, President of the Belmont Brewing Company, filed a third-party Appeal (APL18-001) of the Zoning Administrator's approval action on the Belmont Pier Parking lot (Exhibit B – Application for Appeal). The scope of the appeal was limited to the proposed two-hour extension of parking meter operational hours from 6:00 p.m. to

8:00 p.m. daily in the parking lot. Reasons cited for the appeal included inconsistency with the objectives of the Belmont Pier Planned Development District (PD-2), the zoning of the Belmont Pier Parking Lot, the potential for decreased public use of the lot, impacts on investment and employment in the area, financial impacts to his business, and a loss of City revenue.

On June 21, 2018, the Planning Commission conducted a public hearing, received testimony, and voted unanimously to uphold the appeal. The Planning Commission found that the proposed extension of parking meter operations did not have merit since parking meters are intended to manage parking resources that are in high demand, and the Belmont Pier Parking Lot during Spring 2016 and Summer 2016 never exceeded seventy-nine percent (79%) (Exhibit C – Walker Study). The Planning Commission argued that the imposition of two additional hours of metered parking in the lot without a clearly demonstrated, demand-based need for the change potentially conflicts with Local Coastal Program objectives and, therefore, a positive Local Coastal Development Permit finding cannot be made. Staff has prepared denial findings for the proposed extension of the parking meter operational hours in the Belmont Pier Parking Lot, in response to the Planning Commission's action (Exhibit D – Denial Findings).

#### **PUBLIC HEARING NOTICE**

Public hearing notices were distributed on June 6, 2018, in accordance with the requirements of Chapter 21.21 of the Long Beach Municipal Code. At the time of writing of this report, staff has received no public inquiries stemming from the appeal notice. No additional public noticing is required for the presentation of denial findings.

#### **ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), projects for which staff recommends denial are not subject to CEQA review.

Respectfully submitted,



CHRISTOPHER KOONTZ, AICP  
PLANNING BUREAU MANAGER



LINDA F. TATUM, FAICP  
DIRECTOR OF DEVELOPMENT SERVICES

