



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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**Zoning Administrator Meeting
Action Summary
April 23, 2018
Item No. 3**

Application No.: 1802-08 (LCDP18-003)

Address: Public Beach Parking Lots

Council District: 2, 3

Project Description: A Local Coastal Development Permit involving proposed changes to the City's public beach parking lots. The changes would make permanent a previously approved pilot program to allow overnight permit parking in the Alamitos, Junipero, Belmont Pier, Granada, and La Verne parking lots; and to allow daytime permit parking in the 54th Place, 72nd Place, Mother's Beach, and Colorado Lagoon parking lots. The request also involves modifications to the hours of public parking and the hours of metered parking in each lot.

Summary

Mark Hungerford, planner, provided information on (1) the Local Coastal Development Permit requirement, (2) the various permit jurisdictions of the parking lots, and (3) the current and proposed hours of permit parking, public parking, and metered parking for each lot. Jonathan Iniesta, planner, next outlined the special conditions proposed for the project and provided a summary of public testimony received prior to the hearing.

The Zoning Administrator opened the public hearing and questioned whether physical improvements were being made to the lots. Staff replied that no physical improvements were proposed at this time.

The Zoning Administrator asked for additional information on a noise complaint referenced in the summary of pre-hearing public testimony. Staff replied that the complaint was related to nighttime noise disturbances in the La Verne parking lot.

The Zoning Administrator asked the applicants, Michael Johnston and April Walker of the Department of Public Works, to explain the rationale behind proposed public parking and metered parking hours of operation. The applicant cited consistency and ease of management and enforcement as the motivation for the proposed changes. The applicant mentioned demand-based pricing had been removed from the proposal and, prompted by an interjection from an audience member, described the concept of demand-based pricing.

The Zoning Administrator open the item up for public testimony.

1. Kyle Johnson, Belmont Shore resident and holder of both daytime and overnight parking permits. Requests 24-hour permit parking in the Belmont Pier lot due to the parking impacted nature of the area.
2. Frank Marshall, Belmont Shore resident. Cites a variety of vice behaviors in the parking lots and recommends making the permit fees costly enough to provide for better enforcement and clean-up of parking lots.
3. Romeo Pineda, Alamitos Beach resident. Inquires about how to obtain a permit, how permit parking is impacted by special events, and offers that 6:00 a.m. is too early for the overnight permit cut-off time. Also mentions the parking restriction signage on Ocean Boulevard is too small.
4. Kurt S, resident. Expresses concerns about people sleeping in vehicles and parking lot maintenance.
5. Beverly August, Belmont Shore resident. Expresses concerns about La Verne parking lot, including trash and loitering.
6. David Hansen, co-owner of Belmont Brewing Company. Says operating the meters later hurts his business, as does an increase in meter rates. Mentions these actions will drive people out of the lots and into the neighborhood for parking, increasing congestion. Cites PD-2's public-private partnership language.
7. David Lott, co-owner of Belmont Brewing Company. Says parking machines in the Belmont Pier lot are constantly malfunctioning, leading to customer complaints. Urges investing in more consistent and reliable machines.
8. Claude LeBlond, Shoreline Yacht Club member. Expresses concerns about parking lot rates being too high and frustration with the Marina Green lot's two-hour time limitation.
9. Brian Cochrane, Belmont Shore resident. Says overnight parking hours begin later than most people arrive home from work. Mentions noise from Belmont Pier parking lot is substantial. Requests parking permit and revenue data.
10. William Hulburt, Belmont Shore resident. Stresses the need for better enforcement of parking regulations at the 54th Place lot and others.

The Zoning Administrator closed public testimony and asked follow-up questions of the applicant.

ZA: How do special events affect permit holders?

AW: Permit holders are notified in advance of upcoming events, and understand as a term of permit holding that they can be temporarily displaced.

ZA: What is the frequency of parking lot maintenance?

AW: Parking lots are cleaned weekly by street sweeper.

ZA: How is the maximum length of meter time allowed determined?

AW: Unsure, but open to changes provided they do not conflict with any existing ordinance.

ZA: Why was 9:00 p.m. – 6:00 a.m. chosen as the overnight permit parking hours?
MJ: To provide for overlap of permit and public parking at the beginning and end of each day.

ZA: When an overnight permit holder remains in the lot after 8:00 a.m., what happens?
MJ: They must pay the parking meter.

ZA: Is permit data available?
AW: Not presently, but this can be obtained from the parking permit operator (LAZ Parking).

CT: Who would hear complaints about the malfunctioning machines?
AW: Parking enforcement (Public Works).

CT: Who is responsible for the parking regulation signs on Ocean Boulevard?
AW: Parking enforcement (Public Works).

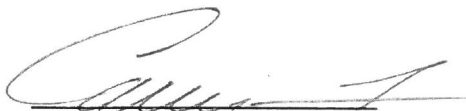
The Zoning Administrator, after considering staff's findings and public testimony, approved the Local Coastal Development Permit request with the follow added condition:

1. Signage that clearly identifies the hours of public parking and provides a contact for maintenance and/or nuisance concerns shall be installed in a conspicuous location or locations within each lot.

The Zoning Administrator closed the public hearing.

Zoning Administrator Action

Conditionally Approved.



Carrie Tai, AICP
Zoning Administrator