



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Blvd., 5th Floor

Long Beach, CA 90802

(562) 570-6194 FAX (562) 570-6068

June 21, 2018

CHAIR AND PLANNING COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Deny a third-party Appeal (APL18-001) by David Hansen and adopt findings upholding the Zoning Administrator's approval of a Local Coastal Development Permit (LCDP18-003) relating to proposed changes to the City's regulation of select public beach parking lots. (Districts 2 and 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

Pursuant to the California Coastal Act, a coastal development permit is required for any development in the coastal zone, unless specifically exempted. This includes actions that may potentially impact the use of state waters or affect access to state waters. The California Coastal Commission (Coastal Commission) considers the implementation of permit parking and changes of the hours of operation or availability for public use of a state waters-adjacent public parking facility to fall under the definition of "development."

The City's beach parking lots provide coastal parking for residents and visitors (Exhibit A – Location Map). Since 2001, the pilot Beach Parking Permit Program (Program) has been in effect to facilitate coastal access, provide more affordable parking options, and decrease demand for street parking in some of the City's most parking impacted areas. The Program allows purchase of annual daytime parking permits for the Granada, 54th Place, 72nd Place, Mother's Beach, and Colorado Lagoon lots; and purchase of annual overnight parking permits for the Alamitos, Junipero, Belmont Pier, and La Verne lots (Exhibit B – Permit Parking Table). Program approvals granted to the City by the Coastal Commission have since expired. New coastal development permits from the City and Coastal Commission are being sought to formalize and continue the Program on a permanent basis.

In addition to making the pilot Program permanent, the subject proposal involves modification to the hours of public parking and the hours of metered parking in the aforementioned parking lots. Proposed changes to the hours of public parking in each lot

CHAIR AND PLANNING COMMISSIONERS

June 21, 2018

Page 2 of 4

are intended to standardize times and provide clarity to parking lot users and those enforcing parking policies. Currently, the parking lots subject to this permit have five different sets of operating hours, and seven of the nine lots use vague and fluctuating “sunrise” and “sunset” language for opening and/or closing times. This proposal creates two sets of operating hours: Belmont Pier and Granada Lots would be open for public parking from 6:00 a.m. to 12:00 a.m., and Alamitos, Junipero, La Verne, 54th Place, 72nd Place, Mother’s Beach, and Colorado Lagoon Lots would be open for public parking from 6:00 a.m. – 9:00 p.m. (Exhibit C – Public Parking Table). The proposed changes to the lots’ hours of metered parking are intended to provide similar standardization and generate revenue that will be used to support parking lot maintenance and operations. Currently, the parking lots that are subject to this permit have three different sets of metered parking hours. This proposal creates a single set of metered parking hours—8:00 a.m. to 8:00 p.m.—in effect for all nine parking lots (Exhibit D – Metered Parking Table). An analysis of the City’s beach parking regulations found that during the months of peak beach parking lot usage—Spring and Summer conditions—there remains sufficient stall counts in the lots to accommodate both parking permit holders and the general public (Exhibit E – Walker Study).

Pursuant to the certified Local Coastal Program (LCP), the La Verne, 54th Place, Mother’s Beach, and Colorado Lagoon Lots are located within the City’s coastal permit jurisdiction, appealable to the Coastal Commission. The Alamitos, Junipero, Belmont Pier, Granada, and 72nd Place Lots are bisected by the LCP’s jurisdictional boundary, meaning both local and Coastal Commission permit approvals are required. The Marina Green and Pier Point Parking Lots, while subject to proposed hours of public parking and hours of metered parking changes, are located entirely within the Coastal Commission’s permit jurisdiction and thus excluded from the scope of the Local Coastal Development Permit request.

The Zoning Administrator conducted a public hearing on April 23, 2018, for consideration of a Local Coastal Development Permit (Exhibit F – Zoning Administrator Hearing Minutes). Prior to the hearing, staff received written responses from nine individuals and telephone calls from 10 individuals. Written responses included support (2), opposition (3), questions about the proposal (3), and no opinion (1) (Exhibit G – Pre-Hearing Testimony). It should be noted that one of the opposition letters related to the Marina Green Parking Lot, a City lot located within the Coastal Commission’s permit jurisdiction, is not subject to this permit. Telephone feedback included support (2), opposition (2), and questions about the proposal (6).

After hearing a staff presentation and receiving testimony from 10 members of the public and Public Works staff, the Zoning Administrator conditionally approved the Local Coastal Development Permit, finding the proposal conforming to the LCP and the public access and recreation policies of the California Coastal Act (Exhibit H – Findings). The Zoning Administrator added a condition of approval requiring signage at each lot that identifies the hours of public parking and provides a contact for parking lot maintenance and/or nuisance concerns (Exhibit I – Conditions of Approval).

On May 3, 2018, David Hansen filed a third-party appeal within the 10-day appeal period (Exhibit J – Application for Appeal). Mr. Hansen, President of the Belmont Brewing Company, opposes the extension of metered parking hours in the Belmont Pier Parking Lot for a variety of reasons, including inconsistency with the objectives of the Belmont Pier Planned Development District (PD-2), the zoning of the Belmont Pier 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.

There are no references to paid public parking in the PD-2 Ordinance. The General Use and Development Standards of PD-2 stipulate that the existing number of public parking spaces in the district shall be retained. The Ordinance also states that the existing Belmont Pier Parking Lot shall remain. The proposal involves no reduction in parking stalls or any physical changes beyond the installation of updated public information signage. Revenue generated from the extended 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 services.

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.

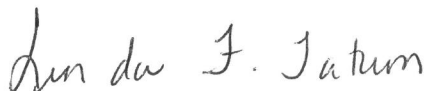
ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, this project is exempt per Section 15301 – Existing Facilities, and Section 15303 – New Construction or Conversion of Small Structures (Exhibit K – Categorical Exemption CE-18-033).

Respectfully submitted,



CARRIE TAI, AICP
CURRENT PLANNING OFFICER



LINDA F. TATUM, FAICP
DIRECTOR OF DEVELOPMENT SERVICES

LT:CT:MH/JI

CHAIR AND PLANNING COMMISSIONERS

June 21, 2018

Page 4 of 4

Attachments:

- Exhibit A – Location Map
- Exhibit B – Permit Parking Table
- Exhibit C – Public Parking Table
- Exhibit D – Metered Parking Table
- Exhibit E – Walker Study
- Exhibit F – Zoning Administrator Hearing Minutes
- Exhibit G – Pre-Hearing Testimony
- Exhibit H – Findings
- Exhibit I – Conditions of Approval
- Exhibit J – Application for Appeal
- Exhibit K – Categorical Exemption CE-18-033