



Date: March 7, 2023

To: Honorable Mayor and Council

From: Vice Mayor Cindy Allen, Second District  
Councilwoman Mary Zendejas, First District  
Councilwoman Suely Saro, Sixth District

Subject: Increasing Off-Street Parking in Alamitos Beach

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**R-16**

**RECOMMENDED ACTION:**

Request the City Manager to work with the Public Works, Economic Development, and Development Services Departments and report back in 120 days identifying vacant and/or underused properties beginning first in Alamitos Beach, and potentially later expanding to other parking-impacted areas, that could be utilized to increase off-street parking supply; and develop a streamlined process for private property owners to alter or open up their properties to provide additional parking supply. The report back should also explore revenue and assessment tools to pay for the improved provision of public parking.

**DISCUSSION:**

Parking has long been a challenging issue in Long Beach, and it has recently become increasingly more difficult for residents, businesses, and visitors as our community continues to evolve and grow. The COVID-19 pandemic further contributed to the reduction in available parking in these areas as more residents are working from home, car ownership has increased and transit ridership has declined. It is now clear that some of these commuting and lifestyle changes may become permanent rather than transitory. The City already has many parking impacted areas and these new factors are further intensifying long-time congestion and parking supply issue.

One of the most notorious parking impacted areas is the Alamitos Beach neighborhood. This is a popular area amongst residents and visitors due to its unique characteristics and nearby attractions. According to a 2018 parking study, there are more than 5,000 on-street parking spaces and 233 off-street parking spaces available to the general public. On-street parking is the primary public parking supply for Alamitos Beach as off-street publicly available parking opportunities are limited.

The neighborhood has become a parking impacted area because the existing housing stock was developed at a time when the provision of parking was not required and when



the neighborhood was still primarily served by public transit. Since there has been limited new development or redevelopment of properties within Alamitos Beach, there has been little new off-street parking supply. Additionally, as vehicle ownership rates have increased over time, demand for on-street parking is strained.

This letter requests the City Manager to work with the relevant Departments and report back in 120 days identifying vacant and/or underused properties beginning first in Alamitos Beach, and potentially later expanding to other parking-impacted areas, that could be utilized to increase off-street parking supply; and develop a streamlined process for private property owners to alter or open up their properties to provide additional parking supply.

One example of a vacant and underutilized property that could quickly increase the supply of off-street parking is the Senior Center, located at 1150 E. 4th St near the Retro Row area of Alamitos Beach. As the Senior services provided there will be moving in the future to a new location downtown, the parking lot is a significant opportunity area immediately following senior service relocation. This site will require a process to decide it's future long-term, but can provide nearly 40 off-street parking spots in the interim. As this is City-owned property, the City is taking the lead and currently developing a plan for how to make these off-street parking spots available to residents and/or visitors while the facility's future is under consideration.

Creating a process for private property owners to use existing parking at underutilized properties during off-hours or unused parking at vacant properties will create more off-street parking sites and help alleviate parking demand in parking impacted areas, where on-street parking is limited and demand is already strained. Additionally, off-street can often be more secure than on-street parking, may create employment opportunities, and can provide revenue to property owners who opt to provide make parking available.

Improvements require funding sources and many tools exist to help pay for the provision of public parking. The requested report back will explore assessment district, parking districts, changes to metering rates and policies, financing of public lots and structures and other tools which may be available to finance the provision of public parking.

Beginning this study and report in Alamitos Beach will also provide a testing ground for the rest of the City's parking impacted neighborhoods, especially as some short-term solutions are desired by many neighborhoods as re-zoning to comply with the Land Use element is rolled out over time.

This matter has been reviewed by Budget Analyst Joe R. Guerrero on February 26, 2023.



### **FISCAL IMPACT:**

This recommendation requests the City Manager to work with the Public Works, Economic Development, and Development Services Departments and report back in 120 days identifying vacant and/or underused properties beginning first in Alamitos Beach, and potentially later expanding to other parking-impacted areas, that could be utilized to increase off-street parking supply; and develop a streamlined process for private property owners to alter or open up their properties to provide additional parking supply. The requested action is anticipated to require a moderate level of staff hours beyond the budgeted scope of duties and a moderate impact on existing City Council priorities. The requested report back includes a request to explore financing mechanisms to offset any costs associated with the provision of parking.

### **EQUITY LENS STATEMENT:**

Staff will consider issues of equity and access with any program proposals brought forward to ensure the City's commitment for everyone reaching their highest level of health and potential for a successful life, regardless of background, neighborhood, or identity.