



City of Long Beach
Working Together to Serve

Date: April 20, 2021

To: Mayor and Members of the City Council

From: Councilwoman Suzie Price, Third District
Councilwoman Mary Zendejas, First District
Councilwoman Cindy Allen, Second District
Councilmember Al Austin, Eighth District

Subject: Request for Review of Belmont Shore Business/Commercial Parking Requirements

RECOMMENDATION:

Request the City Manager to work with the Development Service Department to review current parking policies and opportunities to update existing parking regulations to improve efficiency in support of the Business Improvement District (BID).

INTRODUCTION:

Although, the City of Long Beach has made significant progress to improve our walkability and bikeability, with improvements to pedestrian and bicycle safety and infrastructure, vehicular travel and therefore parking continues to be a necessity particularly in our business corridors and the availability of parking assists in furthering our City's economic recovery.

Long Beach consistently makes business friendly policies a priority and places tremendous value on our local businesses and our business corridors. Consistent with this, ongoing prioritization would be a review of the opportunities and policies available to better manage the existing parking stock in the Belmont Shore BID.

Improving parking has been a continuous focus, particularly in Belmont Shore where the residential neighborhood and the commercial district's close proximity create regular competition for limited street parking availability. This focus on improving parking has including evaluation of necessary red curbs¹, efforts to reduce street sweeping impacts to parking^{2,3}, a comprehensive 2016 parking study, efforts to improve parking through the

¹ <http://longbeach.legistar.com/View.ashx?M=F&ID=7729912&GUID=4121C7AF-7BEF-486E-B47B-F418E854C17F>

² <http://longbeach.legistar.com/View.ashx?M=F&ID=7851249&GUID=268948E2-4C4A-45CF-A93C-FD2F82E58C13>

³ <http://longbeach.legistar.com/View.ashx?M=F&ID=9250437&GUID=56A26E23-1AF8-4A68-8CF3-5B3094A57C99>

use of preferential parking permits⁴⁵⁶, not to mention the addition of 150 new diagonal parking spaces⁷ to better manage the residential, recreational, and commercial needs for parking.

This work has been significant and led to real results for the improved management of the available parking stock; however, more must be done to ensure we are not hindering the ability of businesses to reopen and evolve within Belmont Shore. Prior to the pandemic, many potential new businesses struggled to comply with requirements in the Zoning Code related to parking. Other areas of Long Beach (including the UPlan study in Council Districts 8 and 9) as well as other cities have developed creative solutions that allow for shared parking, employee off-site parking and streamlined changes of use for new businesses. This action directs the Development Services Department to provide the same attention to and appropriate customized solutions for Belmont Shore.

This matter was reviewed by Budget Manager Grace H. Yoon on April 9, 2021.

FISCAL IMPACT:

The recommendation requests that the City Manager work with the Development Services Department to review current parking policies and opportunities to update existing parking regulations to improve efficiency in support of the Business Improvement District (BID). Consultants were used to develop the UPlan study and the City may need to use consultant to examine the specific characteristics of the study area, develop solutions, and conduct community outreach. The potential need for a consultant and any associated cost has not been determined at this time. The requested action is anticipated to have a moderate impact on staff hours beyond the budgeted scope of duties and a moderate impact on existing City Council priorities.

⁴ <http://longbeach.legistar.com/View.ashx?M=F&ID=4954994&GUID=89B602A5-DFDD-4108-9E6E-EBE268BF460C>

⁵ <http://longbeach.legistar.com/View.ashx?M=F&ID=5172013&GUID=90C303C1-1F96-4DE0-84A6-1062D50048BD>

⁶ <http://longbeach.gov/globalassets/city-manager/media-library/documents/memos-to-the-mayor-tabbed-file-list-folders/2017/september-20--2017---parking-in-coastal-communities>

⁷ <https://www.presstelegram.com/2016/10/22/long-beach-to-revisit-planned-ocean-boulevard-lane-reduction-in-belmont-shore-area/>