

**LOCAL COASTAL DEVELOPMENT PERMIT
CONDITIONS OF APPROVAL
Application No. 1802-08 (LCDP 18-003)
Date: April 23, 2018**

Special Conditions:

1. This local coastal development permit approval is for changes to the City's public beach parking lots. The changes would make permanent a previously approved pilot program allowing overnight permit parking in the Alamitos, Junipero, Belmont Pier, and La Verne lots; and allowing daytime permit parking in the Granada, 54th Place, 72nd Place, Mother's Beach, and Colorado Lagoon lots. The request also involves modification to the hours of public parking and the hours of metered parking in the lots. The approved changes are as follows:

Alamitos

Stall Count: 146

Permit Parking: Overnight, 9:00 p.m. – 6:00 a.m. (from 8:00 a.m. – 8:00 a.m.)

Public Parking: 6:00 a.m. – 9:00 p.m. (from -1 hour sunrise – 10:00 p.m.)

Metered Parking: 8:00 a.m. – 8:00 p.m. (no change from existing)

Junipero

Stall Count: 390

Permit Parking: Overnight, 9:00 p.m. – 6:00 a.m. (from 8:00 a.m. – 8:00 a.m.)

Public Parking: 6:00 a.m. – 9:00 p.m. (from -1 hour sunrise – +1 hour sunset)

Metered Parking: 8:00 a.m. – 8:00 p.m. (no change from existing)

Belmont Pier

Stall Count: 273

Permit Parking: Overnight, 9:00 p.m. – 6:00 a.m. (from 8:00 a.m. – 8:00 a.m.)

Public Parking: 6:00 a.m. – 12:00 a.m. (from -1 hour sunrise – 12:00 a.m.)

Metered Parking: 8:00 a.m. – 8:00 p.m. (from 8:00 a.m. – 6:00 p.m.)

Granada

Stall Count: 645

Permit Parking: Daytime, 8:00 a.m. – 8:00 p.m. (no change from existing)

Public Parking: 6:00 a.m. – 12:00 a.m. (from -1 hour sunrise – 12:00 a.m.)

Metered Parking: 8:00 a.m. – 8:00 p.m. (from 8:00 a.m. – 6:00 p.m.)

La Verne

Stall Count: 152

Permit Parking: Overnight, 9:00 p.m. – 6:00 a.m. (from 8:00 a.m. – 8:00 a.m.)

Public Parking: 6:00 a.m. – 9:00 p.m. (from -1 hour sunrise – 10:00 p.m.)

Metered Parking: 8:00 a.m. – 8:00 p.m. (no change from existing)

54th Place

Stall Count: 139

Permit Parking: Daytime, 8:00 a.m. – 8:00 p.m. (no change)

Public Parking: 6:00 a.m. – 9:00 p.m. (from -1 hour sunrise – 10:00 p.m.)

Metered Parking: 8:00 a.m. – 8:00 p.m. (no change from existing)

72nd Place

Stall Count: 153

Permit Parking: Daytime, 8:00 a.m. – 8:00 p.m. (no change from existing)

Public Parking: 6:00 a.m. – 9:00 p.m. (from -1 hour sunrise – +1 hour sunset)

Metered Parking: 8:00 a.m. – 8:00 p.m. (from 9:00 a.m. – 6:00 p.m.)

Mother's Beach

Stall Count: 150

Permit Parking: Daytime, 8:00 a.m. – 8:00 p.m. (no change from existing)

Public Parking: 6:00 a.m. – 9:00 p.m. (from 8:00 a.m. – 8:00 p.m.)

Metered Parking: 8:00 a.m. – 8:00 p.m. (no change from existing)

Colorado Lagoon

Stall Count: 57

Permit Parking: Daytime, 8:00 a.m. – 8:00 p.m. (no change from existing)

Public Parking: 6:00 a.m. – 9:00 p.m. (from 8:00 a.m. – 8:00 p.m.)

Metered Parking: 8:00 a.m. – 8:00 p.m. (from 9:00 a.m. – 6:00 p.m.)

2. Parking permits shall be available to the general public, and shall not be restricted to local residents or any other preferential group.
3. No parking spaces in the public beach parking lots shall be used to satisfy parking requirements for any residential or non-residential use or activity without prior approval from the Department of Development Services.
4. An Enforcement Plan detailing the methods employed to ensure that vehicles with overnight parking permits are not stored in the stored in the overnight parking lots shall be subject to Director of Development Services review and approval. No changes to the approved Enforcement Plan shall be made without prior Director of Development Services authorization.
5. Parking for habitation purposes shall be prohibited in all public beach parking lots.
6. Oversized vehicles are prohibited from receiving a daytime or overnight parking permit. "Oversized Vehicle" shall mean a vehicle which exceeds eighty-five inches (85") high or eighty inches (80") wide or twenty-two feet (22') long on a residential street or eighty-five inches (85") high or twenty-two feet (22') long, as determined by Department of Motor Vehicles records, exclusive of projecting lights or devices allowed by Sections 35109 or 35110 of the California Vehicle

Code.

7. 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 to the satisfaction of the Director of Development Services. All signage shall be updated in a timely manner should contact information change.

Standard Conditions:

8. This permit and all development rights hereunder shall terminate two years from the effective date of this permit unless construction is commenced or a time extension is granted, based on a written and approved request submitted prior to the expiration of the two-year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
9. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes, if any, set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
10. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
11. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions, which are a part thereof. These specific requirements must be recorded with all title conveyance documents at time of closing escrow.
12. The Director of Long Beach Development Services is authorized to make minor modifications to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project. Any major modifications shall be reviewed by the Zoning Administrator.
13. Any graffiti found on site must be removed within 24 hours of its appearance.

14. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.