

## LOCAL COASTAL DEVELOPMENT PERMIT FINDINGS

Application No. 1802-08 (LCDP 18-014)

Belmont Pier Parking Lot

July 19, 2018

The subject Local Coastal Development Permit request involves proposed changes to the City's regulation of the Belmont Pier Parking Lot. The proposed changes would make permanent the lot's overnight Permit Parking Program, modify the hours of public parking, and modify the hours of parking meter operations.

The Belmont Pier Parking Lot contains 273 parking stalls. It is one of four City beach parking lots to offer overnight permit parking. In addition to making permanent the overnight Permit Parking Program, the proposal includes reducing the hours of public parking by one hour (from -1 hour sunrise - 12:00 a.m. to 6:00 a.m. - 12:00 a.m.) and increasing the hours of parking meter operations by two hours (from 8:00 a.m. - 6:00 p.m. to 8:00 a.m. - 8:00 p.m.).

### **1. THE PROPOSED DEVELOPMENT CONFORMS TO THE CERTIFIED LOCAL COASTAL PROGRAM, INCLUDING BUT NOT LIMITED TO ALL REQUIREMENTS FOR REPLACEMENT OF LOW AND MODERATE-INCOME HOUSING.**

#### Permit Parking

The LCP's Transportation and Access General Policy #3 calls for the provision of "slightly more parking." This is to be achieved primarily through an increase in parking lot capacity on the beach. While not physically providing additional parking stalls to the Belmont Pier Parking Lot, making permanent the Permit Parking Program would allow for overnight parking in a lot that otherwise would be closed to the public, thereby reducing demand for on-street parking in some of the City's most parking-impacted neighborhoods. A positive finding can be made.

#### Hours of Public Parking / Hours of Metered Parking

The Belmont Pier Parking Lot provides public parking for a multitude of users that includes residents, visitors to Belmont Pier and beach, and patrons of local commercial businesses. The lot is located adjacent to Belmont Pier and situated among a node of commercial use that includes a row of restaurant and personal service uses on 39<sup>th</sup> Place, adjacent to the parking lot, and grocery store, motel, and fast-food restaurant uses on Ocean Boulevard. Per the LCP, "there are parking problems associated with the commercial node and Belmont Pier." These problems are primarily related to limited parking supplies and the wide variety of uses served by the Belmont Pier lot and other parking areas. The diverse mix of Belmont Pier lot users is unique to the lot relative to other public beach parking lots, which are almost exclusively used by residents and beachgoers due to their relative

isolation from commercial areas. Because of its usage by commercial patrons, an increase in the Belmont Pier lot's hours of metered parking would potentially have impacts that are absent from other beach parking lots. An increase in metered parking hours without any other operational considerations for commercial businesses may deter commercial patrons from using the lot, as customers may opt instead to search the area's already-limited parking supplies for cheaper parking or choose to patronize businesses elsewhere. This would hinder the LCP's efforts to "revitalize this underutilized area" and thus a positive finding for extended metered parking hours cannot be made.

**2. THE PROPOSED DEVELOPMENT CONFORMS TO THE PUBLIC ACCESS AND RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT. THIS SECOND FINDING APPLIES ONLY TO DEVELOPMENT LOCATED SEAWARD OF THE NEAREST PUBLIC HIGHWAY TO THE SHORELINE.**

Permit Parking

The Walker Analysis demonstrates that the Belmont Pier Parking Lot is not being used to capacity and that overnight permit parking has not resulted in negative impacts to public access to the coast or recreational areas. Permits are available to the public at large (i.e., no specific user group is given purchasing preference) to ensure non-discriminatory access to the lot. Additionally, no stall preference is given to permit holders over the general public during the hours that the parking lots are open to the public. Anyone may use the public parking lots during the hours of operation on a first-come, first-served basis.

Overnight parking for permit holders occurs primarily during the hours that the lot is closed to the public. Furthermore, overnight permit parking involves no reduction in the quantity of parking stalls available for public use in the lot. A positive finding can be made.

Hours of Public Parking / Hours of Metered Parking

Proposed changes in the opening and closing times of the Belmont Pier Parking Lot, and the hours of metered parking for the lot, are intended to simplify regulations and improve enforcement of parking lot regulations. As mentioned in the previous finding, an increase in metered parking hours could deter commercial patrons from using the lot or visiting the area altogether. This would have a negative impact on efforts to revitalize the area and therefore a positive finding for extended metered parking hours cannot be made.