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October 19, 2018

VIA ELECTRONIC MAIL

Christopher Koontz, AICP
Planning Manager
Long Beach Development Services
Planning Bureau
333 West Ocean Blvd, 5th Floor
Long Beach, CA 90802
christopher.koontz@longbeach.gov

Re: Long Beach Transportation and Parking Solutions, Inc.; Parking Study

Dear Mr. Koontz:

This firm represents Long Beach Transportation and Parking Solutions, Inc. ("LBTAPS"). I am writing to request that the consideration by the City Council of the parking study prepared by KOA Corporation pursuant to the October, 2016 Settlement Agreement and Release of Claims among LBTAPS and the City of Long Beach, inter alia.

That settlement agreement provides that "LBTAPS shall be given at least 15 days' notice of the City Council meeting at which the Report will be presented."

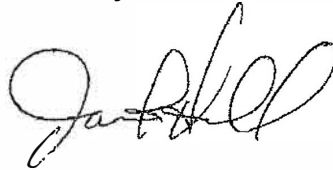
At the last meeting our clients had with staff, staff indicated they would share the final draft with us. However, LBTAPS was not notified directly that the final draft was done or that consideration of the report by the City Council had been scheduled. The first our clients heard about the Council meeting was when a reporter messaged them through LBTAPS' Facebook page on October 16, 2018, informing them that the parking study report was on the City Council agenda for October 23, 2018.

I am therefore requesting that the consideration of the report be postponed to a later date in order to allow the City to comply with the settlement agreement.

I also note that staff is recommending that City Council "receive and file" the study. It is our understanding that "receive and file" means that the contract with KOA will be ended. By taking this action, means the City would be foregoing the opportunity to get a professional review of the parking regulations in the downtown area, a review that is included in the cost of the study. Staff may wish to reconsider its recommendation if our understanding of the consequences of that recommendation are correct.

I may be contacted at 310-982-1760 or at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie T. Hall", with a stylized, cursive script.

Jamie T. Hall

From: Transportation And Parking Solutions taps@lbparking.com
Subject: Parking Study - read asap before voting!
Date: October 22, 2018 at 8:32 AM
To: district1@longbeach.gov
Cc: District2@longbeach.gov, District3@longbeach.gov, District4@longbeach.gov, District5@longbeach.gov, Dee.Andrews@longbeach.gov, District6@longbeach.gov, District7@longbeach.gov, District8@longbeach.gov, District9@longbeach.gov

Dear City Council Members,

The City's parking study for Downtown and Alamitos Beach is on City Council's agenda for City Council consideration on Oct. 23.

All districts should pay attention because your district's parking requirements can be lowered, too, without supportive data or professional evaluation to show how much parking is actually needed. This is what was done in Downtown and Midtown despite what you've been told. Better planning is needed *especially* if the city doesn't want to require adequate parking from developers. This study provides an opportunity that is unlikely to happen again. Your help is needed!

There are some important things that you should know before you vote. For one, the study's conclusions are seriously flawed because **there was no evaluation** to determine how much parking is needed in all of those new buildings. Your vote could end the parking study contract and lose the ability to get that eval within cost of this study. Our attorney sent staff a letter months ago showing why doing this evaluation is within the work scope of the study and required by our settlement (attached).

Before you vote, we think the City Council and/or Planning Commission deserve to have the study session on parking that you have asked for. This is important because parking issues will not go away and require a constant and concerted effort from everyone. If we can do parking right, then we can have the multi-modal transportation system and quality of life that we all want for Downtown Long Beach.

City Council can vote to:

1. direct city management to take certain actions in response, or
2. conduct direct further study, or
3. (city staff recommended) "receive and file" (take no immediate action on the report, leave staff to further implement some currently implementable measures like restriping/diagonal parking, and bring other measures to a future Council meeting for future consideration.)

Postponement? Our attorney has written to ask for a postponement of this agenda item because we weren't given the 15 days' notice that the city promised in the settlement. That time is needed to review and inform the public.

We have done a great deal of research and have our own highly experienced parking consultant, Michael Kodama. There is no one on City Staff with that level of expertise *on parking*. We would be happy to answer questions. If you wish to contact Michael Kodama directly:

Michael R. Kodama
Cell: 818 468-8593 mkodama@mkplanners.com



Michael R. Kodama
Planning Consultant

Thanks,
Debbie Dobias (562)432-5856
Laura Greco
Board of Directors,
TAPS
LBparking.com

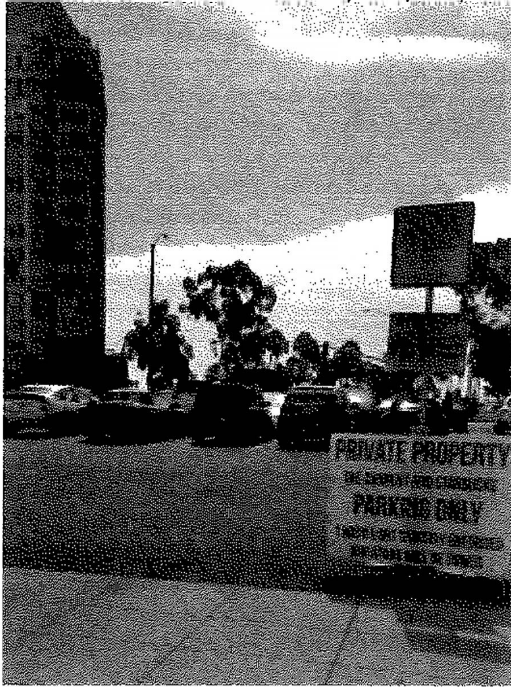
PS. We were very impressed and appreciative of the good work from KOA and City reps Eric Widstrand and Carrie Tai, especially at first. They had thorough, creative, open and honest discussions on multiple fronts. At some point something changed, especially on the subject of the Downtown parking regulations.

The staff's cover letter to the study tells you this:

KOA found no evidence that new development in Downtown has triggered any parking shortage, or that there is need to reconsider parking requirements for new development.

KOA found no evidence *because they didn't look*. They didn't collect data or look at the Census or determine how many new residents will need those parking structures or look at what's happening in the new buildings.

Here is one bit of evidence that's hard not to see. The Current's residents that have no parking in their new building fill this parking lot (which closes this month for another development) and park in the neighborhood.



Letter to KOA re
Downtown ...hlighted.pdf

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April 5, 2018

Mr. Frank Barrera
KOA Corporation
2141 W. Oranewood Avenue
Orange, CA 92868

Re: Long Beach Downtown Plan Parking Requirements

Dear Mr. Barrera:

I want to reiterate our thanks for the hard work you and your team have put into the parking study so far. There is, however, an area that we have not yet seen addressed and want to make sure it is also being considered by you as required by the RFP and our settlement agreement with the City of Long Beach. As you know, the basic purpose of the study was articulated in both documents as follows: "This study shall result in a comprehensive on-street and off-street parking analysis that includes developing a public and private parking system that is inclusive of all users of parking in the Project Areas." One of the detailed provisions regarding the study in the downtown area was, "The selected consultant will consider all existing standards as part of this effort." Those standards obviously include the parking standards adopted as part of the Long Beach Downtown Plan. I am writing to convey my client's request for assurance that in connection with the study, KOA will be considering those parking standards and will "[m]ake any recommendations [with respect to those standards] deemed warranted based on the data analyzed."

One of the additional provisions in the scope of work was, "Consultant will conduct a comprehensive review of public parking management strategies, practices and opportunities, in the Downtown area, including an examination of how to protect the integrity of parking for all existing residential buildings." One of our client's concerns which was repeatedly stressed in crafting the settlement was that the parking standards in the Downtown Plan were not adequate to satisfy the actual parking demand for new residential structures and thus resulted in compromising the insufficient parking currently available for existing residential buildings even further. One of the major impacts on the integrity of parking for existing residential buildings is the cumulative effect of existing parking lots being replaced by new developments. We believe

Mr. Frank Barrera
April 5, 2018
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these impacts need to be reviewed as part of this study. They were not addressed in the Downtown Plan.

Thank you again.

Sincerely,

A handwritten signature in black ink, appearing to read 'Julian K. Quattlebaum, III', with a long horizontal flourish extending to the right.

Julian K. Quattlebaum, III

Cc: Mr. Eric Widstrand
Ms. Carrie Tai
Dawn McIntosh, Esq.
Ms. Debora Dobias
Ms. Laura Greco
Mr. Michael Kodama
Jamie T. Hall, Esq.