



# Marine Advisory Commission

## Long Beach, California

205 N. Marina Drive, Long Beach, CA 90803

David Thornburg, Chair  
Mark Turpin, Vice Chair  
Camille Daniels

Colin Kelly  
Elizabeth Lambe  
Theresa Marino

Tom Mayes  
Jo Murray

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October 24, 2019

Mayor Robert Garcia  
411 West Ocean Blvd., 11<sup>th</sup> Floor  
Long Beach, CA 90802

**RE: Parking and Ingress and Egress Concerns for Alamitos Bay Marina (ABM) Pertinent to Basins 1, 2, and 3 as a result of the Developments in and around the major Intersections of Alamitos Bay Marina and changes to Marina Drive.**

Dear Mayor Garcia,

As you know, the Marine Advisory Commission (MAC) is responsible for consulting with and advising the City Council and/or City staff on matters in formulating city policies regarding marinas, beaches, waterways near-shore areas adjacent thereto and facilities thereon.

By request of the City's Economic Development Department, the MAC conducted two meetings on May 23, 2019, and September 18, 2019, that served as public forums for Alamitos Bay Marina (ABM) Parking and Circulation Master Plan. The stakeholders who attended included tenants, permittees, business tenants, residents, visitors, and customers. They expressed concerns and issues regarding parking, ingress and egress to the ABM especially Basins 1, 2, and 3 as a result of the developments in and around the major intersections of ABM and changes to Marina Drive. We recommend that the City work with staff to address the following concerns that were raised at the two meetings:

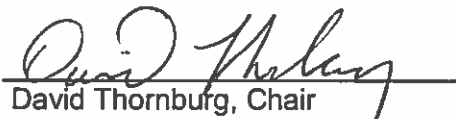
- Protecting the ingress and egress for the permittees and stakeholders that access the area who feel they will likely experience additional traffic congestion, loss of quality time and potential loss of business for the business tenants in the ABM Basins 1, 2, and 3.
- Protecting the parking rights and parking places that are paid by the monthly tenants and permittees of the Alamitos Bay Marina. All the ABM parking lots were 100% built and maintained with bonds in the 1960s that have been paid back by monthly tenant lease fees over the past 50+ years. The latest ABM improvements bonds are currently being paid back by the monthly tenant lease fees. These fees include parking spaces reserved for permittees and business tenant's employees and customers.
- Protecting the intent that the free parking spaces within basins 1, 2, and 3 provide coastal access and quality of life per the Coastal Act for residents, visitors, business customers, as well as the boating community's events. All of these help with the

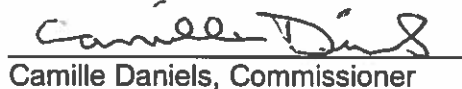
payback of bonds. Stakeholders raised concerns that these parking lots were not intended to be used as spillover parking spaces for adjoining retail and shopping centers like 2nd & PCH, Marina Pacifica, Gelsons and the MarketPlace which are all within the 2nd and PCH area. These stakeholders are also concerned that the parking ratios for CenterCal 2nd & PCH retail development are not consistent with the City's own municipal code for ready to eat restaurants nor full-service restaurants and may cause spillover to basins 1, 2 and 3. An additional concern voiced many times by stakeholders was that parking meters will be installed in the lots of Basin 1, 2, and 3, and that the revenues from these meters will not go back into the payment of the bonds which funded and maintains the lots.

- Upon review of the City's 2011 and 2015 Traffic Impact Analysis Studies, especially in reference to the impacts to major intersections in and around Alamitos Bay Marina, the recommendations of these studies involve roadway widening and restriping to reconfigure and add lanes to specific approaches of key intersections. The reconfiguration of Marina Drive from a four-lane road to a two-lane contradicts the recommendations of these studies. We recommend that the City monitor the developing situation (traffic moving and people moving) on Marina Drive in order to ensure that permittees will maintain access to the Marina and businesses. We appreciate the improved delineation of the bike lanes and pedestrian crosswalks on Marina Drive which ensure safety in the area of the Marina.

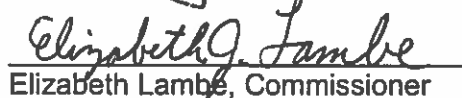
We sincerely thank you for your time and consideration of these issues brought to the MAC by the stakeholders at the two hearings.

Sincerely,

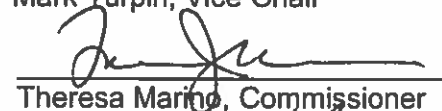
  
David Thornburg, Chair

  
Camille Daniels, Commissioner

  
Colin Kelly, Commissioner

  
Elizabeth Lamb, Commissioner

  
Mark Turpin, Vice Chair

  
Theresa Marino, Commissioner

  
Tom Mayes, Commissioner

  
Jo Murray, Commissioner

c: California Coastal Commission  
Long Beach City Council  
Tom Modica, Acting City Manager  
Linda Tatum, Director, Development Services  
Gerardo Mouet, Director, Parks, Recreation and Marine  
Elvira Hallinan, Manager, Marinas and Beaches