

CALIFORNIA COASTAL COMMISSION

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Prepared June 18, 2009 (for the July 9, 2009 hearing)

To: Coastal Commissioners and Interested Persons

From: Dan Carl, District Manager
 Susan Craig, Coastal Planner

Subject: City of Capitola Major Amendment Number 1-09 (Parking Meter Zones and Parking Meter Rates). Proposed major amendment to the City of Capitola's certified LCP to be presented for public hearing and Commission action at the California Coastal Commission's July 9, 2009 meeting to take place at the San Luis Obispo County Government Center, Board of Supervisors Chambers, 1055 Monterey Street, San Luis Obispo.

Summary

The proposed amendment to the City's Implementation Plan (IP) would split Capitola Village Area Parking Zone A into two parking zones (Zone A(1) and Zone A(2)), and would allow for an increase in the parking meter rates in the Central Village area from \$1.00 per hour to \$1.50 per hour. Although allowing a rate increase in the Central Village will make it slightly more expensive to park there, the increase is fairly small, and existing allowed rates otherwise in the City would remain unchanged. In addition, as required by the LCP, the City operates a free public parking and shuttle service during summer weekends and summer holidays. Because of the free summer shuttle service and because existing rates outside the Central Village would remain unchanged, the minor rate increase in the Central Village should not result in a significant barrier to access, including low-cost access to the coast. Staff recommends that the Commission find the proposed amendment consistent with and adequate to carry out the public access and recreation policies of the City's Land Use Plan (LUP), and that the Commission approve the IP amendment as submitted.

IP Amendment Action Deadline: This proposed LCP amendment was filed as complete on May 11, 2009. It is IP only and the 60-day action deadline is July 10, 2009. Thus, unless the Commission extends the action deadline (it may be extended by up to one year), the Commission has until July 10, 2009 to take a final action on this IP amendment.

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I. Staff Recommendation – Motion and Resolution

Staff recommends that the Commission, after public hearing, approve the proposed amendment as submitted. The Commission needs to make one motion in order to act on this recommendation.

Approval of Implementation Plan Amendment as Submitted

Staff recommends a **NO** vote on the motion below. Failure of the motion will result in certification of the implementation plan amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

Motion. I move that the Commission **reject** Major Amendment Number 1-09 to the City of Capitola Local Coastal Program Implementation Plan as submitted by the City of Capitola.

Resolution to Certify the IP Amendment as Submitted. The Commission hereby certifies Major Amendment Number 1-09 to the City of Capitola Local Coastal Program Implementation Plan as submitted by the City of Capitola and adopts the findings set forth below on the grounds that the amendment is consistent with and adequate to carry out the certified Land Use Plan. Certification of the Implementation Plan amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives or mitigation measures which could substantially lessen any significant adverse impact which the Implementation Plan Amendment may have on the environment.

II. Findings and Declarations

The Commission finds and declares as follows:

A. Proposed IP Amendment

The City of Capitola’s IP contains standards for the two parking meter zones in the City: Zone A and Zone B. Zone A includes metered parking spaces located along both sides of certain streets in and surrounding the Central Village, as well as metered parking spaces along Cliff Drive in the City. Currently the parking meter rate in Zone A is \$1.00 per hour from 8:00 a.m. to 8:00 p.m., seven days a



week. Zone B exclusively applies to the City's Pacific Cove Parking Lot, which is located about ¼ of a mile from the beach. Currently the parking meter rate in Zone B is \$0.50 per hour from 8:00 a.m. to 8:00 p.m., seven days a week.

The proposed IP amendment would split parking meter Zone A into two zones: Zone A(1) and Zone A(2). Zone A(1) would include all metered parking spaces located along both sides of certain streets in and surrounding the Central Village. Zone A(2) would include the metered spaces along Cliff Drive (located just outside the Central Village) exclusively. The proposed amendment would change the IP to allow for an increased parking meter rate in the Central Village area (proposed Zone A(1)) from \$1.00 per hour to \$1.50 per hour. The proposed amendment does not affect the parking meter rate along Cliff Drive (proposed Zone A(2)), which would remain at \$1.00 per hour. No changes to Zone B (Pacific Cove Parking Lot) IP standards are proposed.

Please see Exhibit A for the proposed IP changes and Exhibit B for parking meter zone location maps.

B. Consistency Analysis

1. Standard of Review

The proposed amendment affects the LCP's IP only. The standard of review for IP amendments is that they must be consistent with and adequate to carry out the policies of the certified LUP.

2. Applicable LUP Policies

Selected applicable LUP policies include (in relevant part):

LUP Policy II-2: It shall be the policy of the City of Capitola to maintain the existing shuttle bus system so that it serves as an alternative to automobile use and parking within the Village. Furthermore, the City shall continue to seek out and implement other parking alternatives that may become available in the future. The intensity of development within Capitola Village shall be limited to the availability of parking...

LUP Policy II-4: Provide for a safe pedestrian and bicycle path and/or sidewalk on or along Cliff Drive, and provide improvements including landscaping, benches, etc., and parking turnout areas to facilitate both pedestrian and auto use.

LUP Policy II-9: Provide adequate parking nearby to support the wharf uses...

LUP Policy IV-1: The City shall designate the following areas as visitor-serving and/or recreation uses: a) The Capitola Village commercial area (retail, restaurants, lodging, etc.)...

LUP Policy IV-2: Areas designated as visitor-serving and/or recreational shall be reserved for visitor support services or recreational uses...



3. Analysis

Capitola Village is an extremely popular visitor destination, particularly during summer months, and parking is often in short supply. The proposed amendment separates parking meter Zone A into two new zones (Zone A(1) and Zone A(2)) to allow for an increase in the parking meter rate in the Central Village area (proposed Zone A(1)) from \$1.00 per hour to \$1.50 per hour, while maintaining the parking meter rate of \$1.00 per hour for parking spaces located along Cliff Drive (proposed Zone A(2)).¹ An increase in parking meter rates in coastal areas can have a detrimental impact on public access depending on the amount of the increase, the availability of lower-cost parking options nearby, and the availability of alternative transportation methods (e.g., shuttles, buses, etc.) that provide access to the beach.

The parking meter rates in the Central Village have not been raised since 2002. For a two-hour parking stay in the Central Village (which is the existing time limit)² the proposed change means that visitors would spend \$1.00 more to park for those two hours than they do now. For beachgoers who may wish to spend more than two hours at the beach, longer term parking continues to be available in the nearby Pacific Cove parking lot (which has a 12-hour parking limit) and in the metered parking spaces along Cliff Drive (which has a four-hour parking limit on the ocean side of the street and a 12-hour parking limit on the inland side of the street). Under the proposed amendment, the existing parking meter rates in these longer-term parking areas will be maintained. The City also operates a free shuttle service during summer weekends and summer holidays. Visitors during these summer periods can park their cars in a remote parking area for free and ride the free shuttle to the Central Village and Capitola Beach. This shuttle system maintains and enhances public access to Capitola Beach, the Central Village, and Capitola Wharf while maintaining and enhancing the character of the Central Village and the surrounding residential areas by limiting automobile traffic and parking impacts on the Central Village during the peak periods of the summer season. Given the availability of alternative lower-cost and longer-term parking areas in the City, and further given the City's commitment to operation of the free shuttle during peak summer periods, the relatively minor increase in parking rates in the Central Village proposed by the amendment can be found consistent with the LUP. Although it is true that the rate increase will make lower cost parking incrementally more difficult to find, the fact that the City operates a free shuttle service and the availability of existing longer-term and lower-cost parking alternatives serve to offset this minor impact. With the free shuttle and these other options in and around the Central Village, the proposed rate increase will not have a significant detrimental impact on low-cost public access to the coast. Thus the proposed amendment, as submitted, is consistent with the public access and recreation policies of the City's LUP.

¹ The City still needs to approve an appealable CDP to actually implement the proposed rate increase. Such a CDP would be expected to follow this LCP amendment.

² The City limits parking in the Central Village area to two hours to provide more turn-over in parking to facilitate visitor parking, including to benefit the many retail and restaurant businesses located in the Central Village, as well as to provide access to Capitola Beach.



C. California Environmental Quality Act (CEQA)

The Coastal Commission's review and development process for LCPs and LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. Therefore, local governments are not required to undertake environmental analysis of proposed LCP amendments, although the Commission can and does use any environmental information that the local government has developed. CEQA requires that alternatives to the proposed action be reviewed and considered for their potential impact on the environment and that the least damaging feasible alternative be chosen as the alternative to undertake.

The City found that, pursuant to CEQA Section 21080.9, CEQA did not apply to its adoption or preparation of the subject IP Amendment. This staff report has discussed the relevant coastal resource issues with the proposal. All public comments received to date have been addressed in the findings above. All above findings are incorporated herein in their entirety by reference.

As such, there are no additional feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse environmental effects which approval of the amendment would have on the environment within the meaning of CEQA. Thus, the proposed amendment will not result in any significant environmental effects for which feasible mitigation measures have not been employed consistent with CEQA Section 21080.5(d)(2)(A).



Exhibit 2: Copy of adopted amendment with strikeout / underline**AMENDED MUNICIPAL CODE SECTION 10.36.055****10.36.055 Parking meter zones/rates.**

A. The following parking meter zones are hereby established in the city of Capitola:

1. Parking Meter Zone A(1). The area ~~depicted~~ labeled as Zone A(1) on the map attached hereto as Exhibit "A" found on file in the office of the city clerk, shall constitute parking meter zone A(1). The city public works director, acting in the director's capacity as superintendent of streets, is hereby authorized to install parking meters in all public parking spaces located in zone A(1) and to place appropriate signage in zone A(1) relative to said metered parking. Parking meters will operate in zone A(1) each day of the week from the hours of eight a.m. to eight p.m. The city council, by resolution or minute order, may designate days when said parking meters will not operate.

Parking meter zone A(1) includes parking spaces along both sides of the following streets located in and surrounding the Capitola Village:

- a. Capitola Avenue from Monterey Avenue to Beulah Drive;
- b. Monterey Avenue from Esplanade to the Union Pacific Railway;
- c. Esplanade along its entire length from Stockton Avenue to Monterey Avenue;
- d. San Jose Avenue from Capitola Avenue to Esplanade;
- e. Stockton Avenue from Capitola Avenue to Cliff Drive;
- f. ~~Cliff Drive from Stockton Avenue to the city limits;~~
- gf. Wharf Road from Stockton Avenue to the Capitola Municipal Wharf;

2. Parking Meter Zone A(2). The area labeled as Zone A(2) on the map attached hereto as Exhibit "A" found on file in the office of the city clerk, shall constitute parking meter zone A(2). The city public works director, acting in the director's capacity as superintendent of streets, is hereby authorized to install parking meters in all public parking spaces located in zone A(2) and to place appropriate signage in zone A(2) relative to said metered parking. Parking meters will operate in zone A(2) each day of the week from the hours of eight a.m. to eight p.m. The city council, by resolution or minute order, may designate days when said parking meters will not operate.

Parking meter zone A(2) includes parking spaces along both sides of the following street:

- a. Cliff Drive from Stockton Avenue to the city limits;

CCC Exhibit A
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B. 43. Parking Meter Zone B. The city-owned parking lot adjacent to, and directly to the north and east of Capitola City Hall, portion of APN 35-141-33 located at 426 Capitola

Avenue, which encompasses the area known as Pacific Cove Parking Lot, as depicted on the map attached hereto as Exhibit "B" found on file in the office of the city clerk, shall constitute parking meter zone B. The city public works director, acting in the director's capacity as superintendent of streets, is hereby authorized to install parking meters in all public parking spaces located in zone B and to place appropriate signage in zone B relative to said metered parking. Parking meters will operate in zone B each day of the week from the hours of eight a.m. to eight p.m. The city council by resolution or minute order may designate days when said parking meters will not operate.

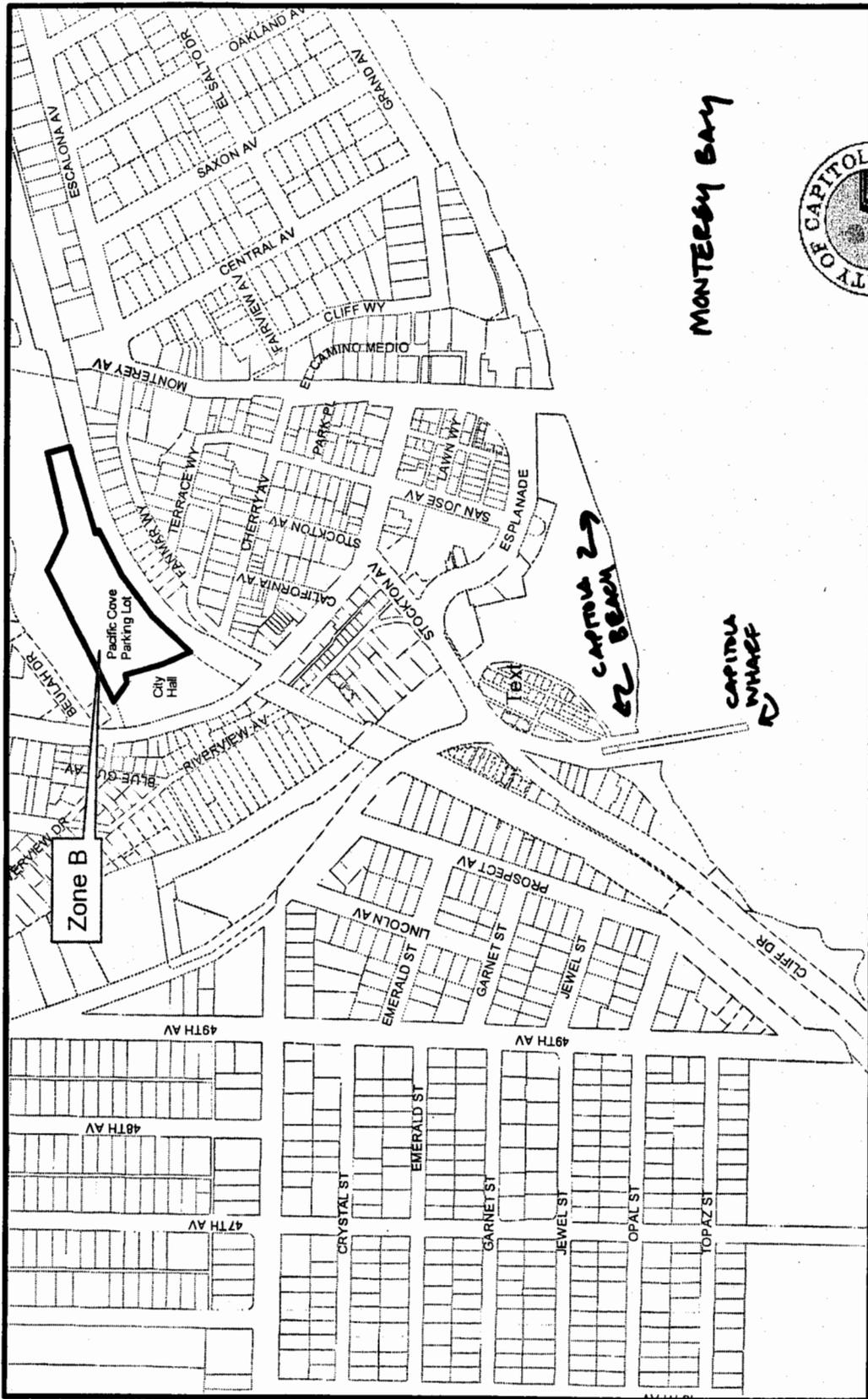
2B. The following parking meter rates are hereby established in the city of Capitola:

Zone A(1) (Village Area).....	\$1.00-1.50 per hour
<u>Zone A(2) (Cliff Drive Area).....</u>	<u>\$1.00 per hour</u>
Zone B (Pacific Cove Parking Lot).....	\$0.50 per hour

Exhibit A – Parking Meter Zones A(1) and A(2)
Exhibit B – Parking Meter Zone B

CCC Exhibit A
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City of Capitola Parking Meter Zone B



February 2009