

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(2) 590-5071

**RECORD PACKET COPY****Item Tu16a**

Filed: 6/11/2002  
49th Day: 7/30/2002  
180th Day: 12/8/2002  
Staff: CP-LB  
Staff Report: 10/17/2002  
Hearing Date: November 5, 2002  
Commission Action:

**STAFF REPORT: MATERIAL AMENDMENT**

**APPLICATION NUMBER:** 5-00-050-A1

**APPLICANT:** City of Long Beach Department of Parks, Recreation & Marine

**AGENT:** Mark Sandoval, Manager Marinas & Beaches

**ORIGINAL APPROVAL:** One-year pilot program to allow overnight parking by permit in three public beach parking lots.

**CURRENT PROPOSAL:** Permanent program for overnight parking by permit in the Alamitos Avenue Public Beach Parking Lot and the Belmont Pier Public Beach Parking Lot. The program has been discontinued in the Bayshore Avenue Public Beach Parking Lot.

**PROJECT LOCATIONS:** Alamitos Avenue Public Beach Parking Lot located south of Ocean Boulevard and east of Shoreline Drive, and the Belmont Pier Public Beach Parking Lot located at the terminus of Termino Avenue, City of Long Beach, Los Angeles County.

**LOCAL APPROVALS:** City of Long Beach Local Coastal Development Permit Case Nos. 0006-04 (Alamitos Ave. Lot) & 0007-09 (Belmont Pier Lot).

**SUBSTANTIVE FILE DOCUMENTS:**

1. City of Long Beach Certified Local Coastal Program, 7/22/80.
2. Local Coastal Development Permit Case Nos. 0006-05, 0006-06 & 0006-07.
3. Coastal Development Permit A5-LOB-00-434 & Amendment (City of Long Beach).
4. Coastal Development Permit 5-97-291 (City of Long Beach/Belmont Pier Renov.).
5. Coastal Development Permit 5-93-232 & amendment (City of Long Beach/Hours).

**SUMMARY OF STAFF RECOMMENDATION**

Staff recommends that the Commission, after a public hearing, **approve a permit amendment** for the proposed overnight parking permit program with conditions to: protect the public beach parking lots for coastal access and public recreation, extend the closing time of the Alamitos Avenue Lot to 10 p.m., require the City to enforce the provisions of the permit to prevent all-day storage of vehicles in the parking lots, require the City to monitor the permit program and use of the parking lots, and to limit the term of the permit program. Please see **Page Two** for the motion and resolution necessary to carry out the staff recommendation.

**STAFF NOTE:**

The public beach parking lots subject to this coastal development permit application are in part located seaward of the adjudicated mean high tide line (Chapter 138 Line) on publicly owned tidelands that the state has legislatively granted to the City of Long Beach. A coastal development permit is required from the Commission because the proposed project is located within the Commission's area of original jurisdiction. Pursuant to Section 30519 of the Coastal Act, any development located within the Commission's area of original jurisdiction requires a coastal development permit issued by the Commission. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act.

**PROCEDURAL NOTE:**

The Commission's regulations provide for referral of coastal development permit amendment requests to the Commission if:

1. The Executive Director determines that the proposed amendment is a material change,
2. Objection is made to the Executive Director's determination of immateriality, or
3. The proposed amendment affects conditions required for the purpose of protecting a coastal resource or coastal access.

In this case, the Executive Director has determined that the proposed amendment is a material change to the previously approved project. If the applicant or objector so requests, the Commission shall make an independent determination as to whether the proposed amendment is material. [14 California Code of Regulations 13166].

**STAFF RECOMMENDATION:**

The staff recommends that the Commission adopt the following resolution to **APPROVE** the permit amendment request with special conditions:

**MOTION:** *"I move that the Commission approve Coastal Development Permit Amendment 5-00-050-A pursuant to the staff recommendation."*

Staff recommends a **YES** vote. Passage of this motion will result in approval of the amendment as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

**I. Resolution to Approve a Permit Amendment**

The Commission hereby **APPROVES** the coastal development permit amendment and adopts the findings set forth below on grounds that the development as amended and subject to conditions will be in conformity with the policies of Chapter 3 of the

Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act. Approval of the permit 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 amended development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the amended development on the environment.

## II. Special Conditions

**Note:** The following conditions of the permit amendment replace and supercede the conditions of the originally approved permit.

### 1. Overnight Parking Permit Program

This Commission action does not authorize any parking permit program in any public beach parking lot other than an overnight permit parking program. This Commission action authorizes (nighttime) parking only in the following parking lots with a City-issued permit that is valid only during the following hours:

Alamitos Avenue Lot	Parking Permit valid 10 p.m. until 8 a.m.
Belmont Pier Lot	Parking Permit valid 10 p.m. until 8 a.m.

**Prior to the issuance of the coastal development permit and permit amendment,** the City shall extend the hours of daily public access (no permit required) to the Alamitos Avenue Public Beach Parking Lot so that it remains open until 10 p.m. No parking permit shall be required for parking in the Alamitos Avenue Public Beach Parking Lot each day from one hour before sunrise until 10 p.m. No parking permit shall be required for parking in the Belmont Pier Lot from one hour before sunrise until 12 a.m. All persons parking vehicles in a public beach parking lot between the (daytime) hours of 8 a.m. and 6 p.m. shall be required to pay the parking meters (or shall pay the parking attendant for use of the Belmont Pier Lot).

### 2. Issuance of City Parking Permits

The City-issued parking permits shall be available to the general public, and shall not be restricted only to local residents or any other preferential group. Each City-issued parking permit shall clearly state that the parking permit only authorizes use of the public beach parking lots between the hours of 10 p.m. to 8 a.m., and that use of the public beach parking lot at all other times shall be subject to the same metered/attendant parking rates as the general public, and that any violation of these terms could result in a fine and/or towing of the vehicle at the owner's expense.

### 3. Enforcement of Permit Program

**Prior to issuance of the coastal development permit and permit amendment,** the City shall submit for the review and approval of the Executive Director, an enforcement plan that demonstrates the methods that the City will employ to ensure that vehicles with

overnight parking permits are not stored in the public beach parking lots after 8 a.m. each day. The enforcement plan shall include a signage plan consistent with special condition one and shall ensure that any and all vehicles parked in a public beach parking lot between the daylight hours of 8 a.m. and 6 p.m. shall be subject to a fine and/or towing of the vehicle at the owner's expense, unless the parking meter or parking attendant fee has been paid. The enforcement plan shall delegate specific enforcement responsibilities to specific City departments. The City shall implement the overnight permit parking program and the enforcement plan consistent with the permit approved by the Commission and the enforcement plan approved by the Executive Director. Any change proposed to the approved overnight permit parking program or enforcement plan shall be submitted to the Executive Director in order to determine whether an amendment to this coastal development permit is required.

4. Term of Coastal Development Permit

This Commission action authorizes the City to implement an overnight permit parking program in the Alamitos Avenue Lot and Belmont Pier Lot for a limited term. The term approved pursuant to this permit amendment shall terminate on December 31, 2004. During the approved term, the City shall monitor the overnight permit-parking program and collect data to be used during the City's and/or Commission's review of any subsequent permit terms. A new local coastal development permit, or an amendment to this coastal development permit, must be obtained prior to the implementation of any subsequent permit terms. The City shall keep a record of the number of parking permits issued, the daytime parking demand for the lot, nightly daily vehicle counts after 10 p.m., police reports, and neighborhood complaints. The data shall be submitted to the Executive Director at the end of each calendar year.

5. Commercial Parking Requirements

No parking spaces in the public beach parking lots shall be used to satisfy parking requirements for any commercial use or activity, except as expressly permitted by a valid coastal development permit.

6. Protection of Public Beach Parking Facilities

All parking spaces within the public beach parking lots shall be reserved for the use of the general public and shall be available for use on a first-come, first-served basis. There shall be no exclusive use of parking spaces or reserved parking spaces within a public beach parking lot by any person or group other than the general public (handicapped spaces excluded). This condition does not prohibit the City from requiring a City-issued parking permit, available to the general public, for use of the Alamitos Avenue Lot between the hours of 10 p.m. and one hour before sunrise, and between the hours of 12 a.m. and one hour before sunrise for use of the Belmont Pier Lot.

7. Conditions Imposed by Local Government

This action has no effect on conditions imposed by a local government pursuant to an authority other than the Coastal Act. The City may restrict the size of vehicles authorized to use the parking lots.

### III. Findings and Declarations

The Commission hereby finds and declares:

#### A. Project Description

The proposed project would make permanent the following management changes for the Alamitos Avenue and Belmont Pier public beach parking lots that the Commission originally approved on March 12, 2001 only as a one-year pilot program:

- Keep access to each parking lot open all the time. The City previously closed the entry gate of the Alamitos Avenue Lot one-hour after sunset, and the Belmont Pier Lot was closed at midnight. The City reopened each closed parking lot one-hour before sunrise.<sup>1</sup>
- Authorize the use of the two parking lots from closing time until one-hour before sunrise only by vehicles displaying City-issued parking permits (\$30 per month).
- Install new signs to inform the public of the requirement for a parking permit from closing time until one hour before sunrise.

The ***Alamitos Avenue Parking Lot*** near Downtown Long Beach is located on the beach east of Shoreline Drive, the first road inland of the shoreline (Exhibit #2, p.1). The Alamitos Avenue Parking Lot contains 136 metered parking spaces and three unmetered handicapped parking spaces. The parking meters, which are in effect from 8 a.m. to 6 p.m. daily, cost \$0.25 for each fifteen minute period of time.

Pursuant to amended Coastal Development Permit 5-93-232 (City of Long Beach), the City previously opened the gate to the Alamitos Avenue Parking Lot one hour before sunrise and closed the gate one hour after sunset. The one-way parking lot exit (tiger claw) is always open. The lot is lit at night by street lamps.

The Alamitos Avenue Parking Lot is bordered on the east and south by the beach and Marina Green Park (Exhibit #2, p.1). This public parking lot provides a primary parking reservoir for visitors to the City's westernmost beach. The Downtown Shoreline area, Shoreline Drive and the parking lot access road occupy the area immediately west of the parking lot. The historic fifteen-story Villa Riviera apartment building and its parking garage abut the north side of the parking lot. Several residents of the Villa Riviera have requested that the City and Commission permit residents to store their vehicles in the City-owned parking lot because there is an inadequate on-site parking supply for their building.

The nearest commercial uses are located inland of Ocean Boulevard in Downtown Long Beach, several hundred feet away from the Alamitos Avenue Parking Lot.

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<sup>1</sup> Prior to the one-year pilot program, the City opened and closed each of its public beach parking lots consistent with the hours approved by the Commission pursuant to its May 12, 1994 approval of Coastal Permit Amendment 5-93-232-A1.

The **Belmont Pier Parking Lot** in Belmont Shore is located on the sandy beach between the Belmont Pier and the Belmont Plaza Pool (Exhibit #2, p.2). A three-story residential condominium building is located on the inland (north) side of the parking lot. This parking lot provides parking for beach goers, fishers and customers of the Belmont Brewery, La Palapa Restaurant and other commercial uses located near the pier and Belmont Plaza.

The Belmont Pier Parking Lot contains 253 parking spaces. The parking meters were recently removed from the parking lot and replaced with an attendant parking system pursuant to Coastal Development Permit 5-97-291 (City of Long Beach). A ticket is issued for each vehicle as it passes through the entrance gate. The parking lot attendant accepts the fee for parking and opens the exit gate as a vehicle leaves the parking lot. The rate for parking is \$0.25 for each fifteen minute period, with a ten-dollar maximum. Pursuant to amended Coastal Development Permit 5-93-232 (City of Long Beach), the Belmont Pier Parking lot is open for use from one hour before sunrise until midnight. The lot is lit at night by street lamps.

The **Bayshore Parking Lot**, which was part of the previously approved one-year pilot program, has been discontinued. Therefore, the City does not permit overnight use of the parking lot. The Bayshore parking lot, which is not gated, is a narrow public parking area situated between the sandy beach of Alamitos Bay and the north side of Ocean Boulevard on the Alamitos Bay Peninsula (Exhibit #2, p.3). The Bayshore Parking Lot contains 40 metered parking spaces, 17 parking spaces reserved for slip renters, and three unmetered handicapped parking spaces. There are no gates to prevent access to these parking spaces, but a City ordinance prohibits use of the metered parking spaces after 10 p.m. The parking meters, which are in effect from 8 a.m. to 6 p.m. daily, cost \$0.25 for fifteen minutes.

## **B. Recreation and Public Access**

One of the basic goals of the Coastal Act is to protect and maximize public access and recreational opportunities to and along the coast. Pursuant to Section 30604(c) of the Coastal Act, because the proposed development is located between the first public road and the sea, the proposed project can be approved only if it is found to be consistent with the following public access and recreation policies of the Coastal Act.

Section 30210 of the Coastal Act states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211 of the Coastal Act states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212.5 of the Coastal Act states:

Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

Section 30213 of the Coastal Act states:

Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30221 of the Coastal Act states:

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

The proposed project involves changes to the City's management of the Alamitos Avenue and Belmont Pier public beach parking lots located on the beach between the Ocean Boulevard and the shoreline. The City proposes to continue the previously approved pilot program to allow overnight vehicle storage in the two parking lots. A City-issued parking permit would have to be displayed in order to park a vehicle in the facilities after official parking lot closing time. The City currently closes the entry gate of the Alamitos Avenue Lot one-hour after sunset, and the Belmont Pier Lot is closed at midnight. The City currently reopens each parking lot one-hour before sunrise. Under the proposed program, the parking lots would remain open all the time.

The City's signs posted in the Alamitos Avenue parking lot states that payment of the parking meters is required for parking between the hours of 8 a.m. and 6 p.m. A parking attendant collects the required parking fees in the Belmont Pier Lot. Therefore, parking is currently free for all users of the Alamitos Avenue Lot from the morning opening until 8 a.m., and from 6 p.m. until the lot closes at one hour after sunset (the Alamitos Lot closes as early as 5:15 p.m. in the winter and as late as 9:15 p.m. in the summer). Parking is free in the Belmont Pier Lot only when the parking attendant is not on duty (varies seasonally).

Anyone may use the public parking lots during the current hours of operation, including beach goers, residents and customers of the distant commercial uses. The parking meters, however, must be paid to use the Alamitos Avenue parking lot between the hours of 8 a.m. and 6 p.m. The parking attendant must be paid to use the Belmont Pier Lot. The current parking lot management system, including the parking meters, protects the facilities for use by beach goers by preventing the all day storage vehicles in the beach lots. The requirement to pay the parking meters/fees discourages people from leaving vehicles in the facilities for the whole day and keeps the more parking spaces available for beach goers.

The previously approved pilot program was approved by the Commission with conditions and a monitoring program to ensure that it would not restrict public access to the coast or

negatively impact public recreational opportunities. While the proposed increase in hours that the parking lots would be open would appear to enhance the public's ability to use the parking lots and thus improve access to the beach and shoreline, the Commission was concerned that the proposed use of the parking lots for overnight vehicle storage could have the opposite effect. Public access and recreation would be negatively impacted if the proposed project reduces the hours that beach goers can use the parking lots, or if the amount of parking that is currently available for use by beach goers is reduced. Therefore, the approval of the pilot overnight parking permit program was conditioned in order to protect the existing use of the public parking lot for coastal access.

During the one-year pilot program, overnight vehicle storage in the parking lots occurred without causing any negative effects to coastal access. There was no reduction in the hours or amount of parking that was available for general public use. The City's monitoring of the one-year pilot program supports this conclusion. During the one-year term of the pilot program, Special Condition Four directed the City to monitor the overnight permit-parking program and collect data regarding the number of parking permits issued, the daytime parking demand for the lots, nightly daily vehicle counts after 10 p.m., police reports, and neighborhood complaints.

The City has submitted its data and is now requesting to make permanent the overnight permit parking program (Exhibits #3-5). The City's data show that the parking lots and the permit program are not being used to capacity, or to the point where public access and recreation would be negatively affected. Only thirteen overnight parking permits were sold during the one-year pilot program (Exhibit #5). The demand for the Alamitos Avenue parking lot during daytime hours when the meters are in effect averaged 73.43 hours (paid hours in the lot per day) during 2001 (Exhibit #5). The demand for the Belmont Pier parking lot during daytime hours was much greater: an average of 252.05 paid hours in the lot per day during 2001. No citations were issued for unpermitted or unauthorized overnight use of the parking lots, and the police reported no citizen complaints (Exhibit #5).

Therefore, the data show that the overnight permit parking, with only thirteen passes sold, has not negatively affected the public's ability to use the parking lots for beach access. However, in order to continue to protect public access to the parking that supports access to the shoreline and coastal recreational activities, Special Condition One states that

This Commission action does not authorize any parking permit program in any public beach parking lot other than an overnight permit parking program. This Commission action authorizes (nighttime) parking only in the following parking lots with a City-issued permit that is valid only during the following hours:

Alamitos Avenue Lot	Parking Permit valid 10 p.m. until 8 a.m.
Belmont Pier Lot	Parking Permit valid 10 p.m. until 8 a.m.

**Prior to the issuance of the coastal development permit and permit amendment,** the City shall extend the hours of daily public access (no permit required) to the Alamitos Avenue Public Beach Parking Lot so that it remains open until 10 p.m. No parking permit shall be required for parking in the Alamitos Avenue Public Beach Parking Lot each day from one hour before sunrise until 10 p.m. No parking permit shall be required for parking in the Belmont Pier Lot from one hour



before sunrise until 12 a.m. All persons parking vehicles in a public beach parking lot between the (daytime) hours of 8 a.m. and 6 p.m. shall be required to pay the parking meters (or shall pay the parking attendant for use of the Belmont Pier Lot).

Special Condition One requires the City to extend the hours of daily public access (no permit required) to the Alamitos Avenue Public Beach Parking Lot to 10 p.m. instead of its current closing time at one hour after sunset. This provision is necessary to protect public access to the Alamitos Avenue Lot after 6 p.m. when the City proposes to require users to display an overnight parking permit. In the wintertime, when beach parking demand is lowest, the City closes the entrance gate to the Alamitos Avenue Lot at about 6 p.m. (one hour after sunset). However, in the summertime, when beach parking demand is highest, the City closes the entrance gate to the Alamitos Avenue Lot after 9 p.m. (one hour after sunset).

The proposed requirement to display an overnight parking permit after 6 p.m. would reduce the existing level of public access to this beach parking lot in the summertime when it is heavily used by beach goers. The Alamitos Avenue Lot is a popular destination for residents of Downtown and North Long Beach due to its situation as the westernmost sandy beach in the City (Exhibit #2). During the summer, many beach goers do not leave the beach until after the sun goes down. As proposed by the City, the overnight parking permit holders (i.e. residents of the abutting Villa Riviera apartment building) would begin using the public beach parking lot for overnight parking at 6 p.m., while the beach goers would have to move their cars out of the Alamitos Avenue Lot by 6 p.m. unless they have purchased a \$30 overnight parking permit.

Anyone can currently park a vehicle in the Alamitos Avenue Lot after 6 p.m. in the summer for free because the meters are in effect only until 6 p.m. The proposal to allow only overnight vehicle storage in the lot at 6 p.m. would conflict with the use of the parking facilities by beach goers during summer evenings. In order to maintain equal access to the Alamitos Avenue parking facility during summer evenings, the requirement for overnight parking permits shall not begin until 10 p.m., and the parking lot shall be open to the general public for free parking, including both permit holders and beach goers without permits, from 6 p.m. until 10 p.m. As conditioned, the City-issued parking permits will not be valid during the peak beach use periods when the parking supply is protected to support access to the shoreline and coastal recreational activities.

During the hours that each parking lot is open for public use, access to the parking shall be equal and the rules regarding the use of the public beach parking lots shall be the same for the general public (those without parking permits) and persons who have purchased a City-issued parking permit. Only as conditioned is the proposed project consistent with the public access and recreation policies of the Coastal Act.

Because the parking meters do not have to be paid after 6 p.m. in the Alamitos Avenue lot, those persons with City-issued parking permits could leave their vehicle in the parking lot at 6 p.m. (or before if they pay the meter) and not be required to move their vehicle from the parking lot until 8 a.m. the next morning. These hours are consistent with the City's intended pilot program, and would not give the parking permit holders any advantage over other users of the parking lots. At 8 a.m. each morning, the parking lots would be available only to those persons who are present to pay the parking meters. The required payment of the parking meters after 8 a.m. prevents people from leaving their vehicle in a parking lot all day while not

being at or near the beach. This ensures that the parking facilities are protected to support coastal access and recreation.

The 8 a.m. limitation on the proposed overnight permit parking program is necessary to protect the public parking facilities for coastal access and recreation. In order to ensure that the vehicles that are permitted to be parked overnight in the parking lots are removed by 8 a.m. the next morning, Special Condition Three requires the City to submit a signage and enforcement plan for approval by the Executive Director that demonstrates the methods that the City will use to enforce the requirement to pay the parking meter/attendant and prevent the all-day storage of vehicles in the facilities. Strict enforcement of the requirement to pay the parking meters/attendant between the hours of 8 a.m. and 6 p.m. when beach use peaks is necessary to protect public access to the shoreline. Only as conditioned is the proposed project consistent with the public access and recreation policies of the Coastal Act.

In addition, the public access and recreation policies of the Coastal Act require that the public beach parking lots be open and available for use by the general public with no preferential treatment for any person or group. This means that everyone using the facilities is subject to the same rules. The City may restrict the size of vehicles that may park in the parking lots, and as authorized by the coastal development permit, require parking permits for the hours between 10 p.m. and one hour before sunrise (between midnight and one hour before sunrise for the Belmont Pier Lot), but the parking permits shall be available to the general public. This action does not authorize any preferential parking system that would limit the sale of parking permits to local residents or reserve any parking spaces for anyone. Special Condition Six states:

All parking spaces within the public beach parking lots shall be reserved for the use of the general public and shall be available for use on a first-come, first-served basis. There shall be no exclusive use of parking spaces or reserved parking spaces within a public beach parking lot by any person or group other than the general public (handicapped spaces excluded). This condition does not prohibit the City from requiring a City-issued parking permit, available to the general public, for use of the Alamitos Avenue Lot between the hours of 10 p.m. and one hour before sunrise, and between the hours of 12 a.m. and one hour before sunrise for use of the Belmont Pier Lot.

Special Condition Five states that the parking spaces in the public beach parking lots shall not be used to satisfy parking requirements for any commercial use or activity, except as expressly permitted by a valid coastal development permit. The Belmont Pier parking lot has previously been identified as a parking reservoir for specific adjacent commercial uses, including uses on the pier. Only as conditioned is the proposed project consistent with the public access and recreation policies of the Coastal Act.

Finally, because the existing and future demand for parking by beachgoers in the Alamitos Avenue and Belmont Pier and Bayshore public beach parking lots is not known, and the demand for overnight parking permits is not yet known, the full effect of the proposed project as conditioned cannot be fully anticipated. More information is needed. Therefore, the approval of this coastal development permit amendment is limited to a term that ends on December 31, 2004. During this term, the City shall be required to monitor the parking facilities and the overnight parking permit program. A new local coastal development permit,

or an amendment to this coastal development permit, must be obtained prior to the implementation of any subsequent permit terms. During the term of this permit amendment, the City shall monitor the overnight permit-parking program and collect data to be used during the City's and/or Commission's review of any subsequent permit terms. The City shall keep a record of the number of parking permits issued, the daytime parking demand for the lots, nightly daily vehicle counts after 10 p.m., police reports, and neighborhood complaints. As conditioned, the proposed project is consistent with the Coastal Act policies which encourage public access and recreational use of coastal areas.

**C. Certified Local Coastal Program (LCP)**

The proposed project, as conditioned, conforms to the certified Long Beach LCP. The Commission on July 22, 1980 certified the Long Beach LCP. The certified Long Beach LCP does not contain any policies that directly address the management of the public beach parking lots. The LCP does state that parking for beach goers in the lots south of Ocean Boulevard is adequate during most of the summer months. The LCP also states that only beach-dependant recreational facilities should be located on the beach. As conditioned, the proposed project does not conflict with any provisions of the certified LCP, and can be found to be in conformance with the certified LCP.

**D. California Environmental Quality Act (CEQA)**

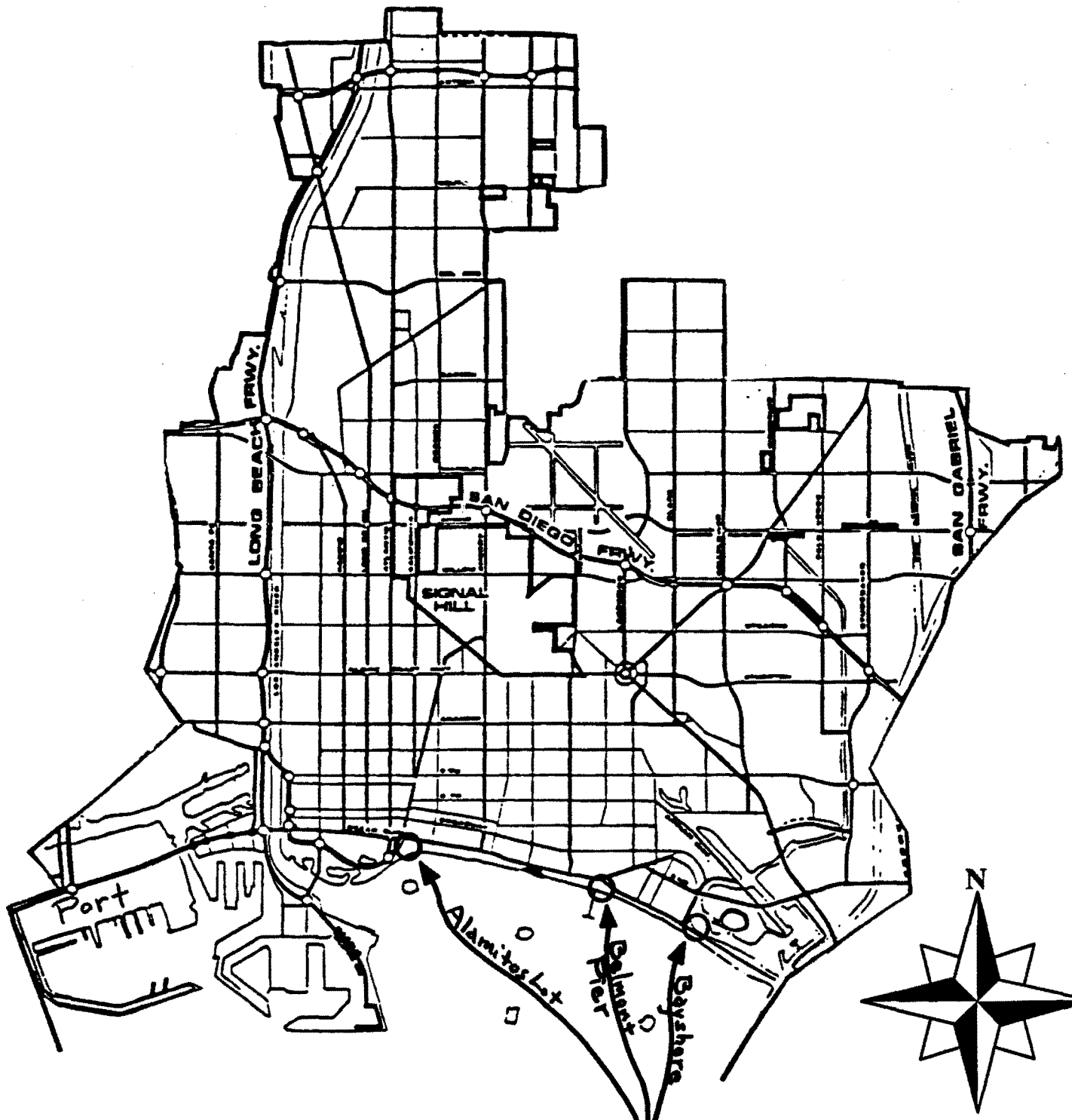
Section 13096 Title 14 of the California Code of Regulations requires Commission approval of a coastal development permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The proposed project, as conditioned, has been found consistent with the Chapter 3 policies of the Coastal Act. All adverse impacts have been minimized by the recommended conditions of approval and there are no feasible alternatives or additional feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Commission finds that the proposed project as conditioned can be found consistent with the requirements of the Coastal Act to conform to CEQA.

End/cp



# City of Long Beach

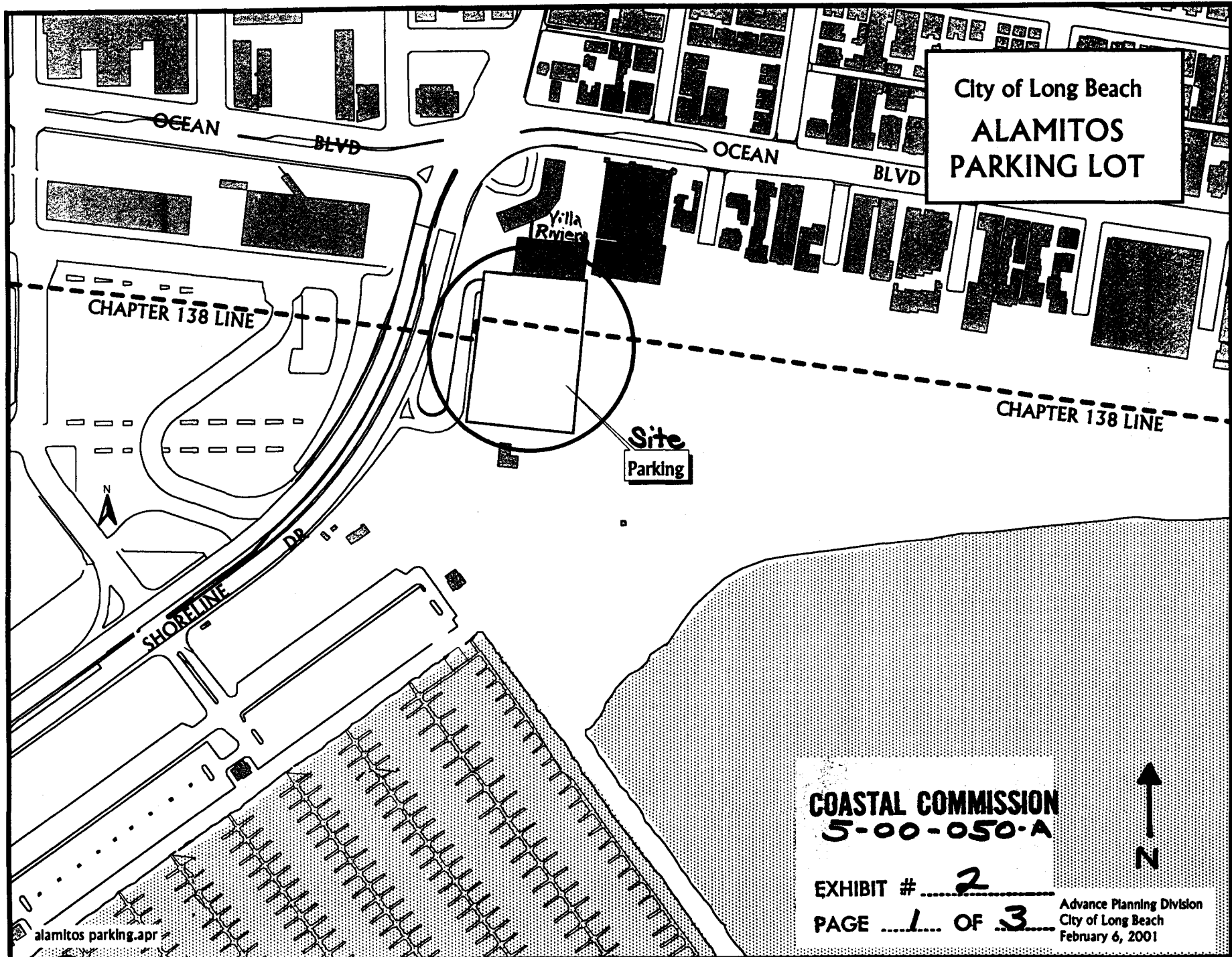


Beach Parking Lots  
(See Exhibit #2)

COASTAL COMMISSION  
5-00-050-A

EXHIBIT # 1

PAGE 1 OF 1



City of Long Beach  
**ALAMITOS  
PARKING LOT**

OCEAN

BLVD

OCEAN

BLVD

CHAPTER 138 LINE

CHAPTER 138 LINE

Villa  
Riviera

Site  
Parking



SHORELINE  
DR



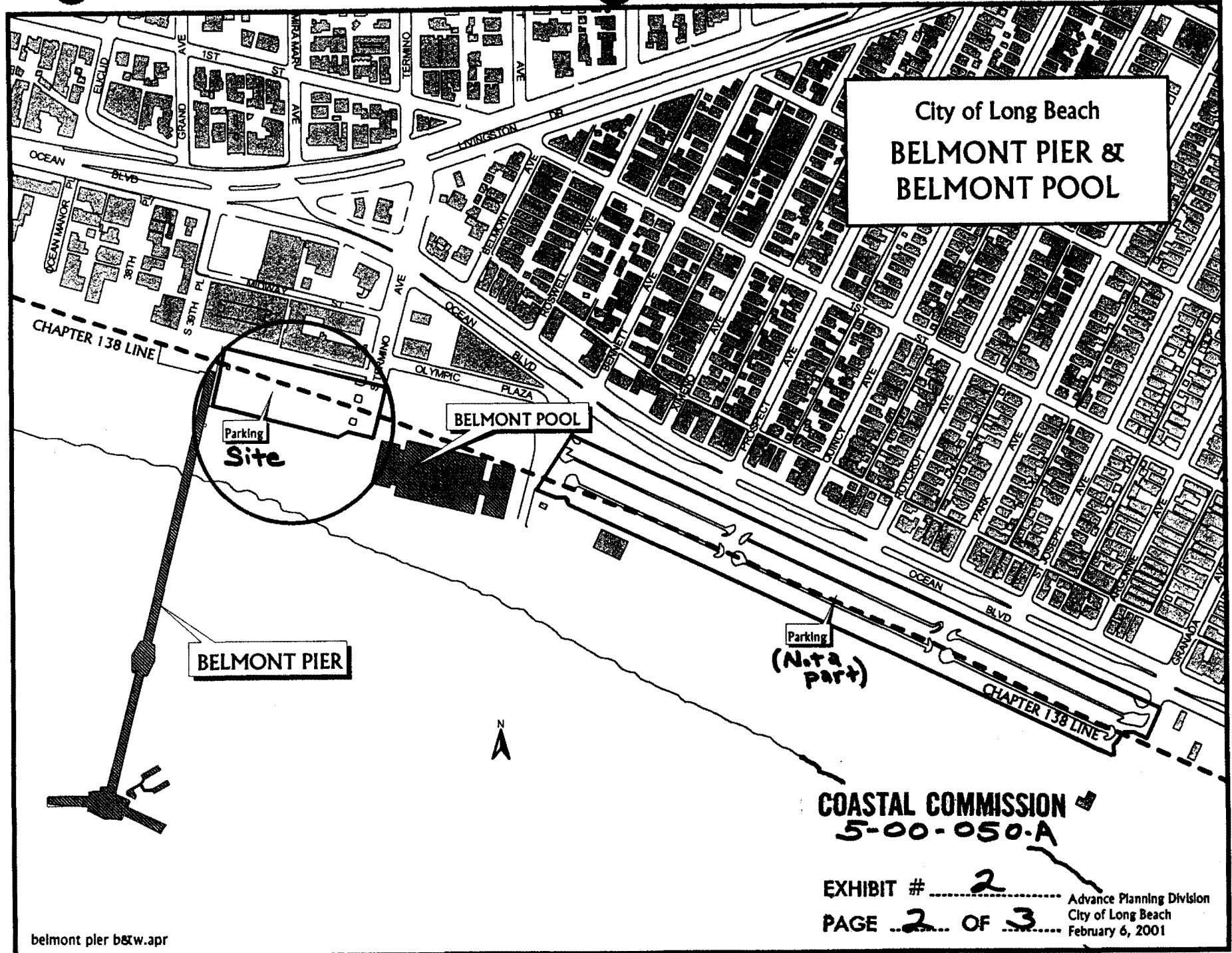
**COASTAL COMMISSION**  
**5-00-050-A**

EXHIBIT # 2

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Advance Planning Division  
City of Long Beach  
February 6, 2001

City of Long Beach  
**BELMONT PIER &  
BELMONT POOL**



**BELMONT PIER**

**BELMONT POOL**

Parking  
**Site**

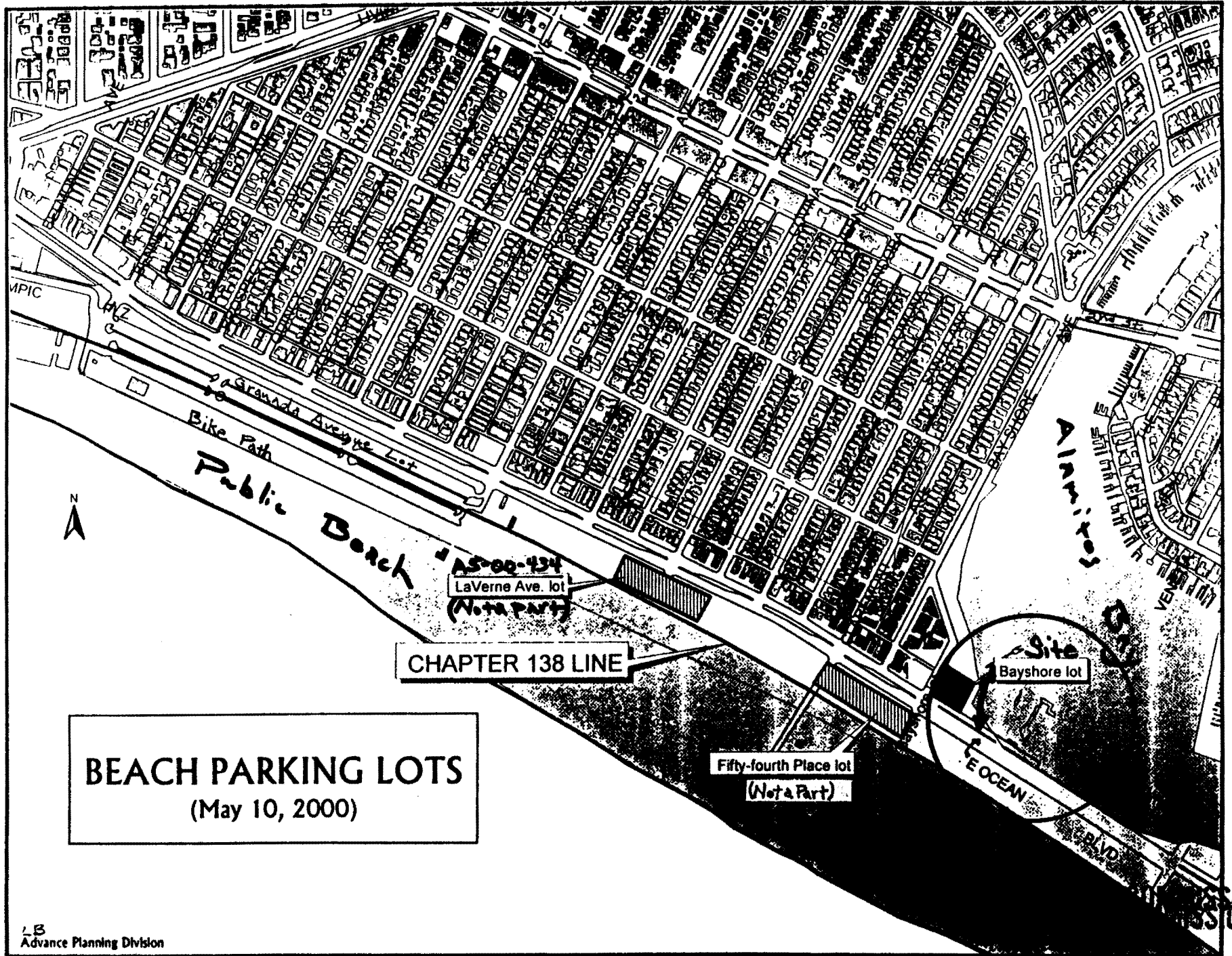
Parking  
**(Not a part)**



**COASTAL COMMISSION**  
**5-00-050-A**

EXHIBIT # 2  
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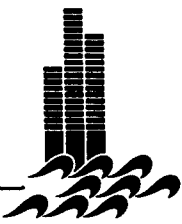
Advance Planning Division  
City of Long Beach  
February 6, 2001



**BEACH PARKING LOTS**  
(May 10, 2000)

LB  
Advance Planning Division





# CITY OF LONG BEACH

DEPARTMENT OF DEPARTMENT OF PARKS, RECREATION AND MARINE

205 Marina Dr. | Long Beach, CA 90803 | 562-570-3215 FAX 562-570-3247

MARINE BUREAU

April 23, 2002

**RECEIVED**  
South Coast Region

APR 25 2002

CALIFORNIA  
COASTAL COMMISSION

Mr. Charles Posner  
Coastal Program Analyst  
California Coastal Commission  
200 OceanGate, 10th Floor  
Long Beach, CA 90802

Re: Amendment to CDP Nos. 5-00-050, ~~5-00-00-100~~, and A5-LOB-00-434 <sup>AI</sup> ~~AI~~ <sup>AI</sup> ~~AI~~ <sup>AI</sup>

Dear Mr. Posner:

Attached are Amendment Request Forms, City of Long Beach Planning Commission and City Council Approvals for amending the pilot program for overnight parking at the Alamitos Avenue, Belmont Veterans Memorial Pier, 54<sup>th</sup> Place, and LaVerne Avenue beach parking lots. Permits were issued for a one-year pilot program. That pilot program is due to expire in April and we are seeking to make this a permanent program.

The program was designed such that a permanently affixed pass was sold to any individual seeking overnight parking in these lots, at a cost of \$30 a month or partial month. To avoid vehicle storage in these lots, the pass did not supplant the meters during the hours of meter operation. The permits are required between 10:00 p.m. and 8:00 a.m. only, so coastal access was not be reduced or impacted.

The passes were sold by the Marine Bureau and could be purchased at the Alamitos Bay Marina office. Any individual seeking a pass is required to show vehicle registration and pay for one year in advance or remaining portion thereof.

A sign was posted at the entrance to each lot stating "Overnight Parking by Permit Only, L.B.M.C.10.30.080". Each sign is two feet by three feet, and posted in accordance with City Ordinances. The cost to implement this program was less than \$500.00, which included signage and stickers. The cost to keep this program going is estimated to be less than \$150.00 annually for the cost of stickers.

Prior to the program, Marine Patrol Officers were responsible for closing the access to these lots each night, then opening them each morning. During the program they patrolled these lots to check for usage, problems and illegally parked vehicles. The program did not create a need for increased patrols nor was there an increase in crime or illegal parking.

**COASTAL COMMISSION**  
**5-00-050-A**

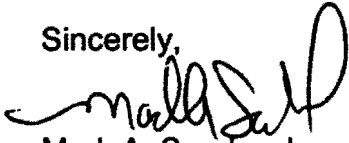
EXHIBIT # 3

PAGE 1 OF

CDP-5-00-050 included Alamos Avenue Public Beach Parking Lot, Belmont Pier Public Beach Parking Lot and Bayshore Avenue Public Beach Parking Lot. Parking around the Bayshore Avenue Public Beach Parking Lot was not impacted, so this lot was never opened for overnight parking. Therefore, we have pulled this lot from the program. The program was well received by the participants, especially in the Alamos Avenue Lot. The program has relieved a parking problem with the condominium owners in the area.

If you have any questions or need more information, please call me at 562/570-3215.

Sincerely,



Mark A. Sandoval  
Manager, Marine Bureau

MAS:bjg  
CCC overnight parking amendment.doc

COASTAL COMMISSION

EXHIBIT # 3  
PAGE 2 OF 2



# CITY OF LONG BEACH

DEPARTMENT OF PARKS, RECREATION, AND MARINE

205 Marina Dr. | Long Beach, CA 90803 | 562-570-3215 FAX 562-570-3215

MARINE BUREAU

**RECEIVED**  
South Coast Region

JUN 11 2002

CALIFORNIA  
COASTAL COMMISSION

June 3, 2002

Mr. Charles Posner  
Coastal Program Analyst  
California Coastal Commission  
200 Oceangate, Suite #1000  
Long Beach CA 90802-4302

Re: Application No. 5-00-050-A1 & A5-LOB-00-434-A1

Dear Mr. Posner:

The following additional information is provided as requested to complete Coastal Development Permit Amendment Applications referenced above.

1. We do not keep data on the number of vehicles in each parking lot by hour and day of the week. The average number of paid hours used per lot on a daily basis between 8:00 a.m. and 6:00 p.m. during calendar year 2001 are as follows:

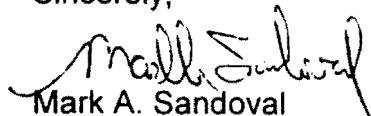
- |                        |                     |
|------------------------|---------------------|
| a. Alamitos Avenue lot | 73.43 hrs. per day  |
| b. Belmont Pier lot    | 252.05 hrs. per day |
| c. La Verne Avenue lot | 48.41 hrs. per day  |

When an individual purchases a parking permit, either annual daytime pass or overnight parking, they are not restricted to a specific lot. A permit can be used at any of the lots noted on the permit.

- Again, permits are not issued for a specific lot. Enclosed is a copy of the report provided to Mr. Bob Bernard about the overnight parking program pilot program.
- Enclosed is a copy of the City's parking permit application/program rules and an actual overnight parking permit.

Please do not hesitate to give me a call if you have any questions or need additional information.

Sincerely,

  
Mark A. Sandoval  
Manager, Marine Bureau

Attachments  
MAS:bjg  
Overnight coastal response.doc

COASTAL COMMISSION  
5-00-050-A

EXHIBIT # 4

PAGE 1 OF 1

**RECEIVED**  
South Coast Region

JUN 11 2002

CALIFORNIA  
COASTAL COMMISSION

**Date:** March 1, 2002  
**To:** Bob Benard  
**From:** Mark Sandoval  
**Subject:** Overnight Parking Program Criteria

---

The overnight parking program began on May 1, 2001. During the first six-months of operation, a total of six passes were sold, with one customer returning their pass at the end of October 2001.

Attached is a copy of a Program Criteria Report that was designed for the review of this program. It was determined that too few passes have been issued to adequately evaluate this program.

Operationally, Marine Patrol Officers close off beach parking lots that do **not** allow overnight parking and verify that the vehicles parked in the open lots have overnight parking stickers. There were no citations issued during this period to unauthorized vehicles. The Police Department reported that there were no reports of problems, including citizen complaints, in the open lots. Car counts were not performed on a daily basis due to such low usage.

I have requested that Marine Patrol report to me when they see a lot contain in excess of 10 vehicles with passes in a single lot. To date, this has not happened.

To date a total of 13 passes have been sold.

The Police Department continues to report that the opening of these lots has not caused any problems or extra work on their behalf. They check the lots a minimum of twice each night.

MAS:bjg

attachment  
cc: Kevin King

**COASTAL COMMISSION**  
5-00-050-AEXHIBIT # 5  
PAGE 1 OF 3

# Program Criteria Overnight Parking

Month: \_\_\_\_\_

	Alamitos Ave. Lot	Belmont Veterans Mem	LaVerne Ave. Lot	54th Place Lot	Bayshore Lot
Passes Issued					
Passes Returned					
<b>Enforcement:</b>					
Illegal Parking Citations Issued					
Nuisance Calls					
Neighborhood Complaints					
Vandalism					
<b>Operation:</b>					
Maintenance Problem Reports					
Usage Counts					
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
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EX. 5 p. 2 of 3



# CITY OF LONG BEACH

DEPARTMENT OF PARKS, RECREATION, AND MARINE

205 Marina Dr. | Long Beach, CA 90803 | 562-570-3215 FAX 562-570-3247

MARINE BUREAU

## Overnight Beach Parking Program Program Rules

I, the undersigned, am purchasing an Overnight Beach Parking lot pass, under the following conditions and agree to the restrictions stated herein:

- 1) The term of the overnight beach parking permit begins June 1, 2002 and expires on May 31, 2003.
- 2) Special events, such as the Grand Prix, may close an entire lot to public use. Permits are not valid during these closures.
- 3) The cost is \$30.00 per calendar month, or part of calendar month, payable in advance through May 31, 2003. If a permit is returned, a refund will be given for any unused portion.
- 4) A permit will only be issued to the registered owner, with a current, valid registration. The vehicle must be operable. Permit is valid for that vehicle only.
- 5) The pass shall be permanently affixed to the vehicle for which it was assigned, on the lower (driver's side) portion of the vehicle's windshield.
- 6) The permit is valid only in the Alamitos Avenue Beach Lot, The Belmont Veterans Memorial Lot, the 54<sup>th</sup> Place Lot and LaVerne Avenue Lot. Permits are valid only between the hours of 6:00 p.m. and 8:00 a.m. Tickets will be issued during hours of meter operation if meter is not paid.
- 7) Only vehicles 20-feet or less can participate in the program.
- 8) Commercial vehicles are not allowed to participate in the program.
- 9) No one is allowed to stay in a vehicle overnight in any beach parking lots, even with an overnight permit.

Name: \_\_\_\_\_ Pass #: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Vehicle Make: \_\_\_\_\_ Model: \_\_\_\_\_ License: \_\_\_\_\_

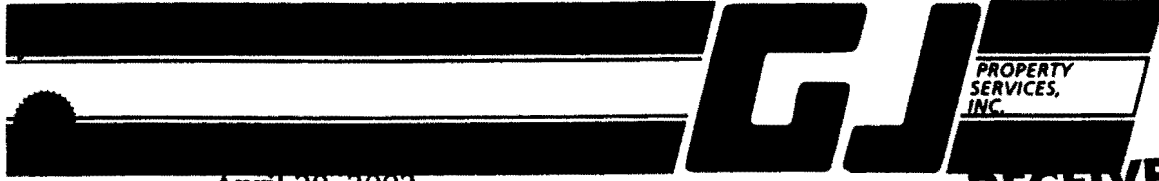
Office Use: Staff Int. \_\_\_\_\_

Invoice # \_\_\_\_\_

**COASTAL COMMISSION**

EXHIBIT # 5

PAGE 3 OF 3



April 29, 2002

**RECEIVED**  
South Coast Region

APR 30 2002

CALIFORNIA  
COASTAL COMMISSION

Mr. Mark Sandoval  
Marine Bureau Manager  
Alamitos Bay Headquarters  
205 Marina Drive  
Long Beach CA 90803

Re: Belmont Veterans Memorial Pier/Overnight Parking by Permit Only  
Case No. 0007-09(MOD)

Dear Mr. Sandoval:

This letter is being written at the direction of the Board of Directors of the Belmont Shore Condominiums Homeowners Association, a 71-unit condominium complex located at 3939 Allin Street, Long Beach, which is adjacent to the Belmont Veterans Memorial Pier parking lot.

The Board is on record as being in favor of the above proposal (see enclosed letter of March 14, 2002), presently with the inclusion of the following:

*In addition to monthly permits for overnight parking, stipulation shall be made for parking on a one-night-only basis, with the installation of a coin box to dispense overnight permits.*

**RATIONALE:**

1. The population density in the area is such that it would seem to be a "crime" for a parking lot owned and maintained by the government at tax payers expense to go unused. According to our information, very few monthly permits have been applied for. We are all aware of the impact that lack of parking has made in the area.
2. At one point, we had been informed that the lot was being maintained for people from outside the area to use the beach. The beach closes at 10 p.m.; therefore, overnight parking will not interfere with use by beachgoers but will bring in revenue that is otherwise lost.
3. The cost for security in the area will not be impacted negatively—to the contrary, the fact that more people will be paying to park will have a positive effect on the "bottom line" and will more than make up for costs to maintain a permit dispenser.

Page One of Two

*Serving Southern California*

COASTAL COMMISSION  
5-00-050 A

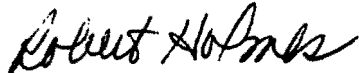
EXHIBIT # 6

April 29, 2002  
TO: Mr. Mark Sandoval  
Page Two

Please contact me to discuss this issue and to bring about a solution that will have a positive effect upon area residents and upon the City of Long Beach.

I look forward to hearing from you.

On behalf of the Board of Directors



Robert R. Holmes  
Managing Agent

RRH:eb  
enclosure

cc: Board of Directors  
~~California Coastal Commission~~  
City of Long Beach, Planning & Building Department

(855 per pkg marine bureau)

COASTAL COMMISSION

EXHIBIT # 6  
PAGE 2 OF 2