

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
 200 Ocean Gate, Suite 1000
 Long Beach, CA 90802-4302
 (562) 590-5071

RECORD PACKET COPY

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:

**Item Tu16b****STAFF REPORT: MATERIAL AMENDMENT**

APPLICATION NUMBER: A-5-LOB-00-434-A1

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

AGENT: Mark Sandoval, Manager Marina & Beaches

ORIGINAL APPROVAL: One-year pilot program to allow overnight parking by permit in a public beach parking lot.

CURRENT PROPOSAL: Permanent program for overnight parking by permit in a public beach parking lot.

PROJECT LOCATION: La Verne Avenue Public Beach Parking Lot, located south of Ocean Boulevard, between Covina Avenue and Glendora Avenue, City of Long Beach, Los Angeles County.

LOCAL APPROVALS: City of Long Beach Local Coastal Development Permit Case No.0006-05.

SUBSTANTIVE FILE DOCUMENTS:

1. Local Coastal Development Permit No. 0006-05.
2. City of Long Beach Certified Local Coastal Program.
3. Coastal Development Permit 5-93-232 & Amendment (City of Long Beach).
4. Coastal Development Permit 5-00-050 & Amendment (City of Long Beach).
5. Local Coastal Development Permit Nos. 0006-04, 0006-06, 0006-07 & 0007-09.

SUMMARY OF STAFF RECOMMENDATION

Staff further 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 lot for coastal access and public recreation, require the City to enforce the provisions of the permit to prevent all-day storage of vehicles in the parking lot, require the City to monitor the permit program and use of the parking lot, 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 lot subject to this coastal development permit is 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 A5-00-434-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 the public beach parking lot other than an overnight permit-parking program that authorizes (nighttime) parking only with a City-issued permit between the hours of 10 p.m. to 8 a.m. No parking permit program is authorized, and no parking permit is required, for public parking in the public beach parking lot each day from one hour before sunrise until 10 p.m. All persons parking vehicles in the public beach parking lot between the (daytime) hours of 8 a.m. and 6 p.m. shall be required to pay the parking meters. Public parking is free (no permit is required) in the public beach parking lot between the evening hours of 6 p.m. and 10 p.m. After 10 p.m. the City may restrict use of the La Verne Avenue public beach parking lot to the northerly row of parking (nearest Ocean Boulevard) because of inadequate lighting in the majority of the public beach parking lot. The City may also restrict the size of vehicles authorized to use the parking 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 lot 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 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 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 lot after 8 a.m. each day. The enforcement plan shall ensure that any and all vehicles parked in the 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 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 La Verne Avenue 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 lot shall be used to satisfy parking requirements for any commercial use or activity.

6. Protection of Public Beach Parking Facilities

All parking spaces within the public beach parking lot 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 the public beach parking lot by any person or group other than the general public (handicapped spaces excluded). This condition shall not preclude the requirement for a City-issued parking permit, available to the general public, for use of the public beach parking lot between the hours of 10 p.m. and one hour before sunrise.

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.

III. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. Project Description

The proposed project would make permanent the following management changes to the management of the La Verne Avenue Public Beach Parking Lot that the Commission originally approved on January 11, 2001 only as a one-year pilot program:

- Keep the entry gate of the parking lot open all the time (City previously closed the entry gate at 10 p.m. and reopened it one hour before sunrise).
- Authorize only the use of 43 parking spaces (first row nearest Ocean Boulevard) in the parking lot from 10 p.m. to 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 10 p.m. until one hour before sunrise.

The La Verne Avenue Parking Lot in Belmont Shore is located on the sandy beach adjacent to Ocean Boulevard, the first road inland of the shoreline (Exhibit #3). Except for the side of the parking lot facing Ocean Boulevard, the paved parking area is surrounded on three sides by sand. The parking lot, which provides parking for beach goers, contains 161-metered parking spaces and one unmetered handicapped parking space. The street lamps on Ocean Boulevard provide the only night lighting in the parking lot. The residential neighborhood located inland of Ocean Boulevard is comprised primarily of two and three-story multi-unit apartment buildings and single family residences. The nearest commercial uses are two small commercial nodes located on Ocean Boulevard four blocks west and six blocks east of La Verne Avenue. The Second Street commercial corridor is located about one-half mile inland of the beach and parking lot (Exhibit #3).

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 the City's management of the La Verne Avenue public beach parking lot which is 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 parking lot. A City-issued parking permit would have to be displayed in order to park a vehicle in the facility after 10 p.m. The parking lot, which currently closes at 10 p.m. each night, would remain open all the time under the proposed program.

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 lot would be open would appear to enhance the public's ability to use the parking lot and thus improve access to the beach and shoreline, the Commission was concerned that the proposed use of the parking lot 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 lot, 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.

The following special conditions were imposed for the one-year pilot program approved by Coastal Development Permit A5-LOB-00-434:

1. Overnight Parking Permit Program

This Commission action does not authorize any parking permit program in the public beach parking lot other than an overnight permit parking program that authorizes (nighttime) parking only with a City-issued permit between the hours of 10 p.m. to 8 a.m. No parking permit program is authorized, and no parking permit is required, for public parking in the public beach parking lot each day from one hour before sunrise until 10 p.m. All persons parking vehicles in the public beach parking lot between the (daytime) hours of 8 a.m. and 6 p.m. shall be required to pay the parking meters. Public parking is free (no permit is required) in the public beach parking lot between the evening hours of 6 p.m. and 10 p.m. After 10 p.m. the City may restrict use of the La Verne Avenue Lot to the northerly row of parking (nearest Ocean Boulevard) because of inadequate lighting in the majority of the public beach parking lot. The City may also restrict the size of vehicles authorized to use the parking 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 lot 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 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, 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 lot after 8 a.m. each day. The enforcement plan shall ensure that any and all vehicles parked in the 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 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 La Verne Avenue Lot for a limited period of one year. The one-year permit term will terminate one year from the date of Commission approval. During the one-year term of this permit, 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.

5. Commercial Parking Requirements

No parking spaces in the public beach parking lot shall be used to satisfy parking requirements for any commercial use or activity.

6. Protection of Public Beach Parking Facilities

All parking spaces within the public beach parking lot 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 the public beach parking lot by any person or group other than the general public (handicapped spaces excluded). This condition shall not preclude the requirement for a City-issued parking permit, available to the general public, for use of the public beach parking lot between the hours of 10 p.m. and one hour before sunrise.

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.

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 lot, nightly daily vehicle counts after 10 p.m., police reports, and neighborhood complaints. Upon expiration of the one-year term of the pilot program, Special Condition Four directed the City to apply for a permit amendment prior to the implementation of any subsequent permit terms.

The City has submitted its data and is now requesting to make permanent the overnight permit parking program (Exhibits #4-6). The City's data show that the parking lot 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 #6). The demand for the parking lot during daytime hours when the meters are in effect averaged 48.41 hours (paid hours in the lot per day) during 2001 (Exhibit #5). No citations were issued for unpermitted or unauthorized use of the parking lot at night or prior to 8 a.m. when the meters must be paid, and the police reported no citizen complaints (Exhibit #6).

Therefore, the data show that the overnight permit parking has not been negatively affecting the public's ability to use the parking lot for beach access during the hours of operation (sunrise until 10 p.m.) that were approved by the Commission on May 12, 1994 pursuant to Coastal Development Permit Amendment 5-93-232-A (City of Long Beach Curfew). Anyone may use the public parking lot during its current hours of operation, including beach goers, residents and customers of the distant commercial uses. The parking meters, however, must be paid between the hours of 8 a.m. and 6 p.m. The parking lot management system, including the parking meters and the conditions of the pilot program, protects the facility for use by beach goers by preventing the all day storage vehicles in the lot. The requirement to pay the parking meters prevents people from leaving vehicles in the facility for longer than four hours and keeps the parking spaces available for beach goers.

The overnight permit-parking in the parking lot occurs during the hours that the parking lot is currently closed without causing any negative effects to coastal access, and there is no reduction in the current hours or amount of parking that is available for general public use. Therefore, Special Condition One states that the City-issued parking permits shall be limited to the hours between the current closing time (10 p.m.) and the current hour that the parking meters must be paid (one hour before sunrise). At all other times, the rules regarding the use of the public beach parking lot 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., 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 proposed permit program, and would not give the parking permit holders any advantage over other users of the parking lot during the current hours of operation. At 8 a.m. each morning, the parking lot 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 the parking lot all day while not being at or near the beach. This ensures that the parking facility is 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 facility for coastal access and recreation. In order to ensure that the vehicles that are permitted to be parked overnight in the parking lot are removed by 8 a.m. the next morning, Special Condition Three requires the City to submit an 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 and prevent the all-day storage of vehicles in the facility. Strict enforcement of the requirement to pay the parking meters between 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 lot 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 facility is subject to the same rules. The City may restrict the size of vehicles that may park in the parking lot, and as authorized by the coastal development permit, require parking permits for the hours between 10 p.m. and one hour before sunrise, 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 requires that all parking spaces within the public beach parking lot 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 the public beach parking lot by any person or group other than the general public (handicapped spaces excluded). This condition shall not preclude the requirement for a City-issued parking permit, available to the general public, for use of the public beach parking

lot between the hours of 10 p.m. to 8 a.m. Only as conditioned is the proposed project consistent with the public access and recreation policies of the Coastal Act.

Special Condition Five states that the parking spaces in the public beach parking lot shall not be used to satisfy parking requirements for any commercial use or activity. Although the current City proposal does not include any provision to allow public parking spaces to be counted towards the satisfaction of parking requirements for any commercial use or activity, there have been proposals in the past. 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 beach goers in the La Verne Avenue Lot 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 authorizes only the proposed one-year pilot program during which the City shall be required to monitor the parking facility and permit program. The one-year permit term will terminate one year from the date of Commission approval. 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 one-year term of this permit, 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 lot, 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 must also conform 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 regarding the management of the public beach parking lots. The LCP does state that parking for beach goers in the lots south of Ocean Boulevard, including the La Verne Avenue Lot, 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 in conformance with the certified LCP.

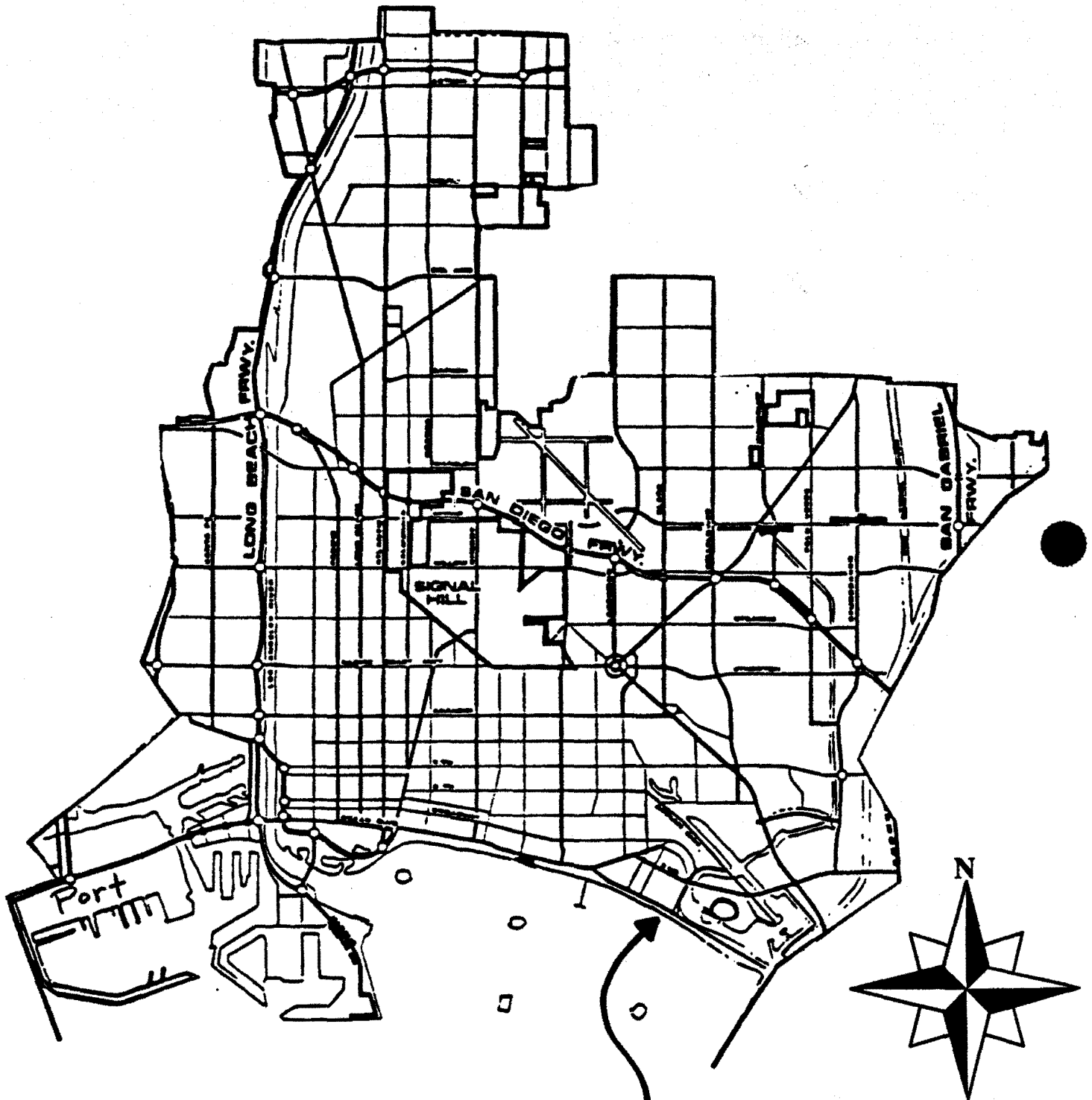
D. California Environmental Quality Act (CEQA)

Section 13096 of the California Code of Regulations requires Commission approval of 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 has been conditioned in order to be found consistent with the certified Long Beach LCP and the public access and recreation 3 policies of the Coastal Act. As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and is consistent with the Coastal Act and the applicable requirements of CEQA.

End/cp

City of Long Beach

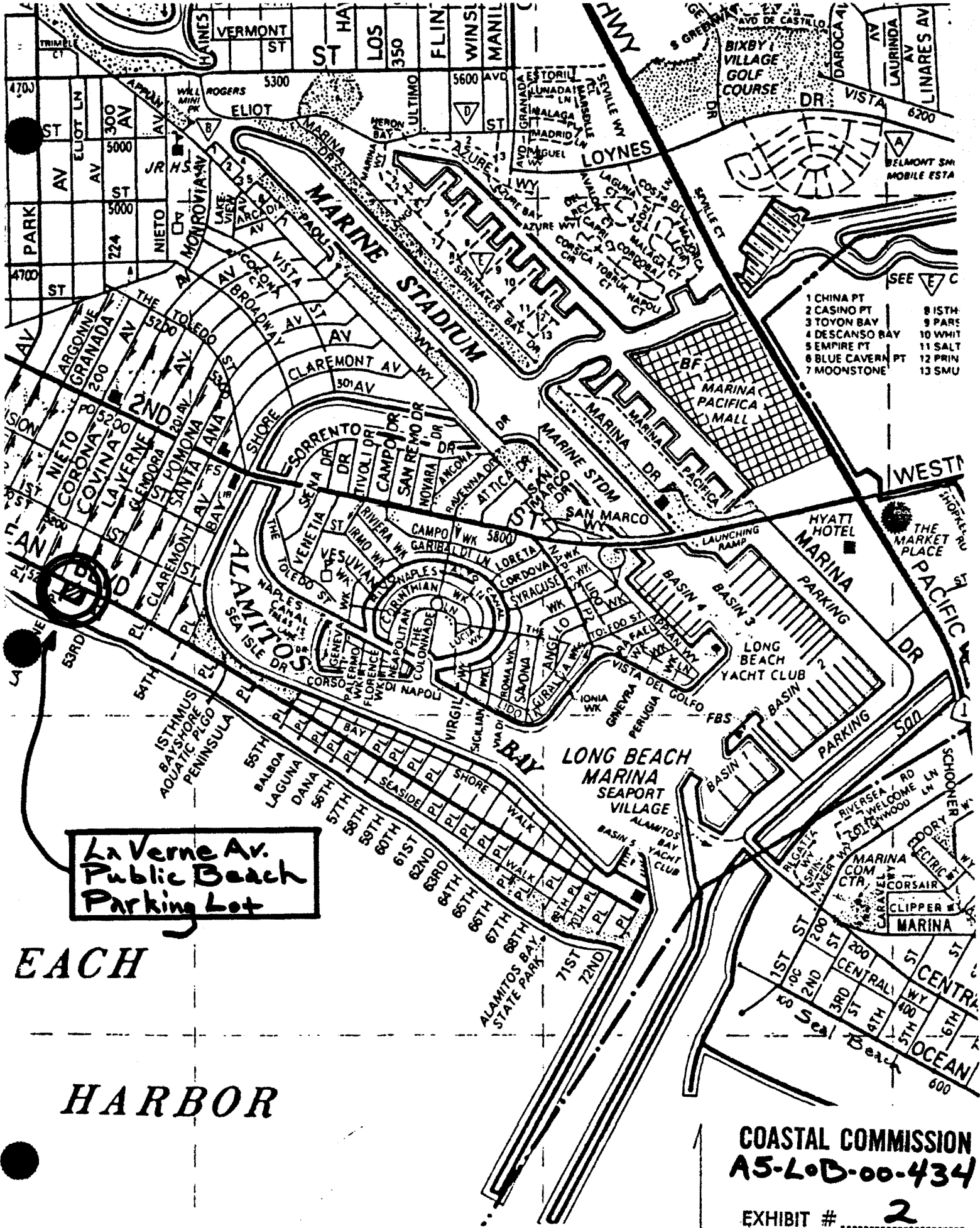


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COASTAL COMMISSION
A5-LB-00-434.1

EXHIBIT # 1

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- 1 CHINA PT
- 2 CASINO PT
- 3 TOYON BAY
- 4 DESCANSO BAY
- 5 EMPIRE PT
- 6 BLUE CAVERN PT
- 7 MOONSTONE
- 8 15TH
- 9 PARE
- 10 WHIT
- 11 SALT
- 12 PRIN
- 13 SMU

**La Verne Av.
Public Beach
Parking Lot**

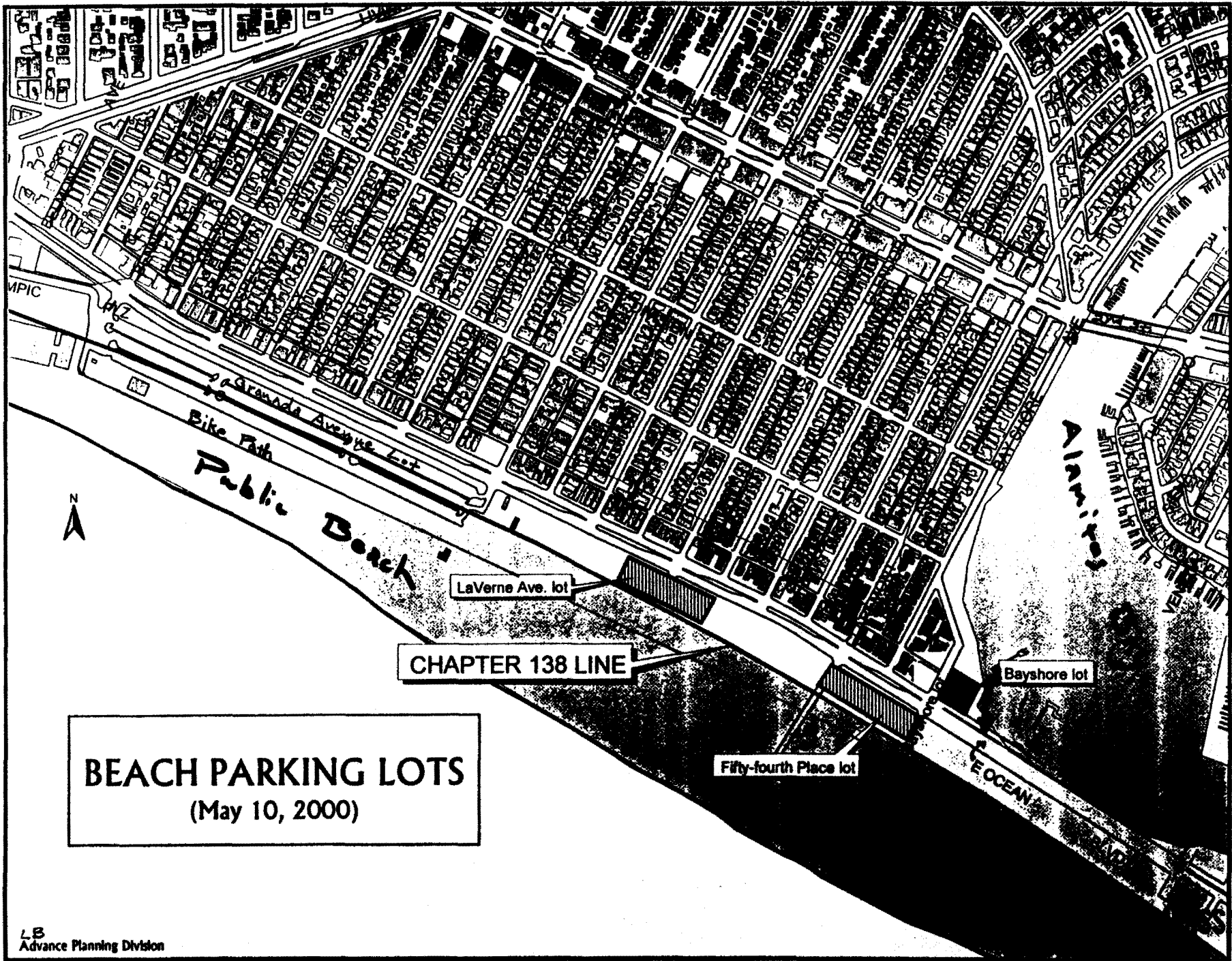
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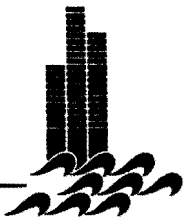
EXHIBIT # 2

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BEACH PARKING LOTS
(May 10, 2000)

LB
Advance Planning Division



CITY OF LONG BEACH

DEPARTMENT OF DEPARTMENT OF PARKS, RECREATION AND MARINE

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MARINE BUREAU

April 23, 2002

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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-LOB-00-100~~^{A1}, and A5-LOB-00-434^{A1}

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, 54th 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
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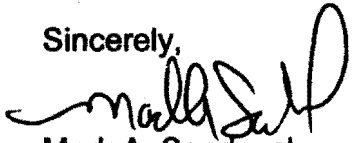
EXHIBIT # 4
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Charles Posner
April 23, 2002
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CDP-5-00-050 included Alamitos Avenue Public Beach Parking Lot, Belmont Pier Public Beach Parking Lot and Bayshore Avenue Public Beach Parking Lot. Parking 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 Alamitos 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

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CCC overnight parking amendment.doc

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COASTAL COMMISSION

EXHIBIT # 4
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

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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:

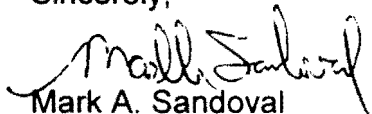
a. Alamitos Avenue lot	73.43 hrs. per day
b. Belmont Pier lot	252.05 hrs. per day
c. La Verne Avenue lot	48.41 hrs. per day

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.

2. 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.
3. 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.

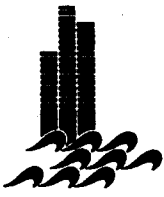
Sincerely,


Mark A. Sandoval
Manager, Marine Bureau

Attachments
MAS:bjg
Overnight coastal response.doc

COASTAL COMMISSION
A5-LOB-00434.A

EXHIBIT # 5
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
A5-LoB-00-434A

EXHIBIT # 6

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					
Enforcement:					
Illegal Parking Citations Issued					
Nuisance Calls					
Neighborhood Complaints					
Vandalism					
Operation:					
Maintenance Problem Reports					
Usage Counts					
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
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EX. 6 P2.f3



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 left (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 Pier Lot, the 54th 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
AS-LOB-00-4347

EXHIBIT # 6

PAGE 3 OF 3