

CALIFORNIA COASTAL COMMISSION

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**W9h**

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Staff: MS-LB
Staff Report: 5/22/03
Hearing Date: June 11, 2003
Commission Action:

STAFF REPORT: REGULAR CALENDAR**APPLICATION NUMBER:** 5-03-052**RECORD PACKET COPY****APPLICANT:** City of Redondo Beach**PROJECT LOCATION:** Riviera Village, Central Traffic District No. 3, Redondo Beach
(Los Angeles County)**PROJECT DESCRIPTION:**

Establishment of a Riviera Village Business Employee Parking Meter Permit Program; installation of parking meters in non-metered on-street parking area (within Riviera Village); increase parking meter time limits from two hours to four hours and increase parking meter rates from twenty-five (\$.25) cents per hour to fifty (\$.50) per hour (within Riviera Village).

LOCAL APPROVALS RECEIVED:

1. Approval of installation of parking meters and rate increase, Ordinance No. 2898-02, Redondo Beach City Council, December 3, 2002.
2. Approval of establishing a Riviera Village Employee Parking Meter Permit Program and parking meter permit fee, Resolution No. CC-0211-138, November 19, 2002.

SUBSTANTIVE FILE DOCUMENTS:

1. City of Redondo Beach Land Use Plan
2. The Coastal Commission April 8, 2003 staff report approving the City of Redondo Beach Implementation Plan for Coastal Zone Area One.

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending that the Commission grant a coastal development permit for the proposed development with special conditions relating to public access.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution to **APPROVE** the coastal development permit application with special conditions:

MOTION: *I move that the Commission approve Coastal Development Permit No. 5-03-052 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

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

RESOLUTION TO APPROVE THE PERMIT:

The Commission hereby **APPROVES** a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned 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. Approval of the permit 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 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 development on the environment.

II. STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. **SPECIAL CONDITIONS**

1. Termination of Preferential Parking Program

A. The Riviera Village Employee Parking Program authorized by this permit shall terminate three years from the date of approval of the permit.

B. The City may apply for a new permit to reauthorize the parking program. Any such application shall be filed complete no later than 54 months (two years, six months) from the date of approval of this permit and shall include a parking study documenting parking utilization of the streets within the Riviera Village area, which surrounds the employee parking zone; and parking utilization of the employee parking spaces. The parking study shall include:

- (1) a record of the number of permits sold to business owners for employees,
- (2) a record of the complaints received by the public and business owners concerning parking availability,
- (3) a survey of parking available at least three non-consecutive summer weekends between, but not including, Memorial Day and Labor Day, and
- (4) a survey that includes interviews of visitors to be carried out on the three non-consecutive summer weekends chosen for the survey in subsection (3) above, documenting purpose of trip, length of stay, parking location, destination, and frequency of visits. The survey shall include justification for the size of the sample chosen.

C. All posted parking restriction signs applicable to the employee parking area shall be removed prior to termination of authorization for the employee parking program unless the Commission has approved a new permit to authorize the employee parking program beyond five years from the date of approval of this permit.

2. Future Changes

With the acceptance of this permit the applicant agrees that any change in the hours, days, or boundaries of the proposed Riviera Village Employee Parking Program will require an amendment to this permit.

purchasing the permits and monitoring usage and retrieving permits when employment ends. The permit allows the employee to park at certain meters, identified by color-coded meter poles, within the central portion of the Riviera Village parking triangle lot and 25 percent (every fourth meter) of the meters on the outlying streets in the Riviera Village (Exhibit 2). The permit allows the employee to park for up to nine hours without putting coins into the meter. Vehicles that display the general purpose, citywide parking meter permit may park at any non-employee parking meter and the permit will be valid for the time limit on the meter. However, the general-purpose meter permit will not be valid at the Riviera Village employee-designated parking spaces and they must pay the meter with coins.

The City also proposes to install parking meters at 113 non-metered spaces along Vista del Mar and South Catalina Avenue. The non-metered spaces are currently under 2-hour maximum time limits that are designated by signs that are located along the streets. The City proposes to increase all of the parking meter rates and time limits as described above.

As discussed below, the proposed Riviera Village Employee Permit Parking Program provides a way to maintain available parking for customers and beach goers and still provide an opportunity for business employees to find parking. The program does not exclude anyone from using any of the on-street or Riviera Village lot parking spaces and therefore does not impact public access to the beach.

According to the City, as it exists today employees of businesses within Riviera Village park at any meter in the district using the general-purpose parking meter permit and park for the duration of the day. The City has not been enforcing the meter limits in the area in response to requests made by the Riviera Business Association to suspend enforcement. Some individual business owners objected to this custom, because employees occupy parking spaces in front of their business establishments, which reduce available parking for customers. The City was asked to begin enforcing the meter limits again. Before doing so, the City requested that the Riviera Village Association work with the City to develop a plan to address the employee parking needs, while still providing adequate, convenient parking for patrons of businesses of the area. The end result is the proposed plan described herein.

The proposed Riviera Village employee parking permit program provides designated parking spaces for business employees at 25 percent of the on-street parking meter spaces and at a central area within the Riviera Village lot within Avenida del Norte, Via el Prado and South Elena Avenue. This parking lot is located approximately 900 feet inland from the Esplanade, which runs adjacent to and parallel to the public beach. Meters along the Esplanade are not affected by this permit. The proposed plan discourages general-purpose permit users from parking in the employee-designated parking spaces by not honoring their permit in those parking spaces. This allows for more opportunity for the employees to utilize the designated parking spaces. The employee parking permit also allows the employee to park up to 9 hours. This encourages the employee to use the designated parking spaces by not having to keep feeding the meter or moving their car. When the employees use the employee-designated parking spaces, it frees up parking

spaces adjacent to the Riviera Village businesses, which include restaurants, antique shops, art galleries, local pharmacies, banks, travel agencies and boutiques. In addition, it frees up parking for beach goers who park in this area and do not mind walking a few blocks. Although the general-purpose parking permits are not honored at the employee designated parking spaces, the employee-designated parking spaces are available to anyone who wishes to park in the spaces and place coins in the meters. The Commission is requiring the City to monitor the program for three years to learn whether or not employees are actually using the permit program, whether or not the program is essentially doing what it is intended to do, provide parking for employees of the Riviera Village businesses and provide more parking opportunity for visitors who are heading to the local shops or to the beach. As conditioned, this permit will terminate at the end of three years and the City may return to the Commission with an application for a new permit at which time the City must show what information or data was collected over the previous three-year period. The Commission is also requiring that any future changes to the Riviera Village Parking Permit Program during the three years from the date of approval requires an amendment to this permit. Only as conditioned does the Commission find the development consistent with the public access policies of the Coastal Act.

The City is proposing to install additional parking meters in the Riviera Village area where there are no parking meters currently. The new parking meters will be installed at 113 parking spaces along Vista Del Mar and along the 1700, 1800 and 1900 blocks of South Catalina Avenue. While there are no existing meters at these locations, there are street signs, which restrict the parking space time limits to a maximum of two hours. Installing parking meters, which require a fee does not exclude anyone from parking in the spaces, is not inconsistent with neighboring cities' practices and the fee amount is consistent with the remaining parking meters within the adjacent areas. The installation of the new parking meters will free up the spaces by discouraging residents from parking their vehicles and leaving them there for extended periods of time. The proposed development is consistent with the public access policies of the Coastal Act.

The City proposes to increase the parking meter rates from twenty-five cents per hour to fifty cents per hour and to increase the time limits on all of the parking meters within the Riviera Village area from two hours to four hours. According to the City, the parking meter rates have not been increased within the last 3-5 years. Requiring fifty cents an hour is not inconsistent with neighboring coastal city parking meter rates. Increasing the time limits from two to four hours actually provides a better parking opportunity for beach goers by allowing them to park for a longer period of time before having to place additional coins in the parking meters. The applicant contends that the existing and the proposed parking problem encourages beach goers to use the parking spaces thus increasing public access to the coastline. The Commission finds that the proposed project, as conditioned, is consistent with the public access policies of the Coastal Act.

C. Local Coastal Program

Section 30604(a) of the Coastal Act provides that the Commission shall issue a Coastal Development Permit only if the project will not prejudice the ability of the local government

Property Notice Map for Coastal Commission application

Central Traffic
District 3

Installation
of New Parking
Meters



200 0 200 400 600 800 Feet

Streets subject to parking meter changes

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EXHIBIT # 2
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APPENDIX B

RECEIVED
South Coast Region

FEB 6 2003

ORDINANCE NO. 2898-02

AN ORDINANCE OF THE CITY COUNCIL OF CALIFORNIA
REDONDO BEACH AMENDING SECTION 3-6.03
OF CHAPTER 6 OF TITLE 3 OF THE REDONDO
BEACH MUNICIPAL CODE RELATING TO
PARKING METERS

THE CITY COUNCIL OF THE CITY OF REDONDO BEACH,
CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Section 3-6.03 of Chapter 6 of Title 3 of the Redondo Beach
Municipal Code is hereby amended as follows:

"3-6.03 Installation of parking meters: Rates for parking.

→ Parking meters may be installed in all or any part of the parking meter
zones established by this chapter. Each parking meter shall be of such
type as to display a signal showing legal parking upon the deposit therein
of one or more coins of the United States at the following rates:

(a) Fifty cents an hour. Parking at the following locations shall be at the
rate of fifty (50¢) cents an hour.

- (1) 100 and 200 blocks of Avenue I;
- (2) 200 block of Avenida del Norte;
- (3) 1700 and 1800 blocks of South Elena Avenue;
- (4) 200 block of Vista del Mar;
- (5) 1700, 1800 and 1900 block of South Catalina Avenue;
- (6) 100 block of Via Valencia;
- (7) Riviera Lot, the lot bounded by South Elena Avenue, Avenida
del Norte and Via el Prado; and
- (8) Lot 1, the lot bounded by the 1800 block of Camino De La
Costa and the 1800 block of South Catalina Avenue and the South
City limits.

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EXHIBIT # 3
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