

CALIFORNIA COASTAL COMMISSION

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Filed: August 28, 2003
49th Day: October 16, 2003
180th Day: February 24, 2004
Staff: FSY-LB **FSY**
Staff Report: December 29, 2003
Hearing Date: January 14-16, 2004
Commission Action:

**STAFF REPORT: REGULAR CALENDAR****APPLICATION NUMBER:** 5-02-422**RECORD PACKET COPY****APPLICANTS:** City of Seal Beach**PROJECT LOCATION:** Main Street between Pacific Coast Highway and Ocean Avenue; Electric Avenue, Central Avenue, and Ocean Avenue between 5th Street and 12th Street; and 5th Street through 12th Street from Ocean Avenue to Pacific Coast Highway, in the City of Seal Beach (Orange County).**PROJECT DESCRIPTION:** Addition of parking meters to Main Street and adjacent streets; restriction of parking between 5th Street and 12th Street to 1-hour parking (8 AM to 6 PM) and "After the Fact" approval for 80 off-street parking meter spaces located along Main Street as well as the replacement of these existing meters with new meters.**SUMMARY OF STAFF RECOMMENDATION:**

The major issue of this staff report concerns public access and recreation policies of the Coastal Act.. The project involves management of parking for competing uses rather than the inadequate supply of parking. The competing uses for parking involve three main groups: 1) residents and their guests; 2) commercial visitors and employees (Main Street); and 3) beach visitors. Staff is recommending **APPROVAL** of the proposed project subject to **Four (4) Special Conditions** requiring: **1)** revised project plans that would eliminate the proposed 1-hour restrictions between 5th Street to 12th Street; **2)** limiting the authorization of the parking program approved by this permit to a five year time limit, at the end of which the applicant may reapply for a new permit to reauthorize the parking program provided there are no adverse impacts caused by the parking program; **3)** placing the applicant on notice that any change to the parking program will require Commission approval; and **4)** condition compliance.

LOCAL & OTHER AGENCY APPROVALS RECEIVED: City Council approval; Approval-In Concept and CEQA Categorical Exemption.

SUBSTANTIVE FILE DOCUMENTS: *Down Town Parking Study* by W.G. Zimmerman Engineering, Inc. dated August 2003; *Main St. Parking Meter Study* by the City of Seal Beach dated September 2002; *Main St. Specific Parking Study* by Zucker Systems dated 1996; Letter to Seal Beach Planning Department from Commission staff dated January 16, 2003; Letter from Seal Beach Planning Department to Commission staff dated August 28, 2003; and Letter to Commission staff from Seal Beach Planning Department dated October 21, 2003.

LIST OF EXHIBITS

1. Location Map
2. Existing Parking Restrictions
3. Proposed Parking Restrictions
4. Ordinance No. 631
5. Resolution No. 2095
6. Resolution No. 2139
7. Resolution No. 2186
8. Resolution No. 2269
9. Ordinance No. 958
10. Resolution No. 2560
11. Ordinance No. 995
12. Ordinance No. 1099
13. Resolution No. 3181
14. Ordinance No. 1124
15. Ordinance No. 1173
16. Resolution No. 4242
17. Ordinance No. 1489

I. STAFF RECOMMENDATION, MOTION AND RESOLUTION OF APPROVAL

MOTION: *I move that the Commission approve Coastal Development Permit No. 5-02-422 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 permittees 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 permittees to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

III. Special Conditions

1. REVISED PROJECT PLANS

- A. **PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the applicants shall submit, for the Executive Director's review and approval, two (2) 11" x 17" sets of revised project plans. The revised plans shall show that the proposed 1-hour restrictions and any associated signs are eliminated from the following streets: 1) Westside of 5th Street; 2) Westside of 6th Street; 3) Westside of 7th Street; 4) Westside of 11th Street; 5) Westside of 12th Street; 6) Southside of Electric Avenue from 6th Street to 12th Street; 7) Southside of Central Avenue from 5th Street to 8th Street; 8) Northside of

Central Avenue from 7th Street to 8th Street; 9) Southside of Central Avenue from 10th Street to 12th Street; 10) Southside of Ocean Avenue from 5th Street to 7th Street; and 11) Southside of Ocean Avenue from 10th Street to 12th Street.

- B. The permittees shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. **TERMINATION OF THE PARKING PROGRAM**

- A. The parking program authorized by this permit shall terminate five 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 from the date of approval of this permit and shall include all of the following information: The application for a new permit shall include a parking study documenting parking utilization for the subject coastal area. The parking study shall include at least three non-consecutive summer weekends between, but not including, Memorial Day and Labor Day. The parking study shall also include a parking survey for the three non-consecutive summer weekends documenting purpose of trip, length of stay, parking location, destination, and frequency of visits.
- C. All components of the parking program approved by this permit shall be removed prior to termination of authorization for the parking unless the Commission has approved a new permit to authorize the parking program beyond five years from the date of approval of this permit.

3. **FUTURE CHANGES**

Any future change in the hours, days, meter provisions, or boundaries of the approved parking program will require an amendment to this permit.

4. **CONDITION COMPLIANCE**

- A. Within 90 days of Commission action on this Coastal Development Permit application, or within such additional time as the Executive Director may grant for good cause, the applicant shall satisfy all requirements specified in the conditions hereto that the applicant is required to satisfy prior to issuance of this permit. Failure to comply with this requirement may result in the institution of enforcement action under the provisions of Chapter 9 of the Coastal Act.
- B. Within 120 days of Commission action on this coastal development permit application, or within such additional time as the Executive Director may grant for good cause, the applicant shall implement the parking program consistent with special conditions 1 and 2.

IV. FINDINGS AND DECLARATIONS:

The Commission hereby finds and declares:

A. PROJECT LOCATION AND DESCRIPTION

1. Project Location

The proposed project area consists of: 1) Main Street between Pacific Coast Highway and Ocean Avenue; 2) Electric Avenue, Central Avenue, and Ocean Avenue between 5th Street and 12th Street; and 3) 5th Street through 12th Street from Ocean Avenue to Pacific Coast Highway, in the City of Seal Beach (Orange County) (Exhibit #1). The project area begins at the first public road paralleling the beach and extends 2 blocks inland (3 blocks inland for Main Street) and 15 blocks upcoast/downcoast.

On Main Street, commercial uses can be found along its stretch of three linear city blocks, which serves as the commercial core in the City's Main Street Specific Plan area (Old Town Area). Toward the rear of the Main Street businesses are alleys, which provide access to random private parking provisions at the back of these buildings. All roadways on Main Street are typically two-way with a single travel lane plus a parking lane in each direction. Main Street has diagonal parking along most of its length, except for some parallel spaces in the 300 block northeast on the approach to the traffic signal at Pacific Coast Highway.

Upcoast and downcoast of Main Street are residential areas, which cover the majority of the project area. These residential lots are typically less than 3,000 square feet and are developed with single-family dwellings, duplexes and apartments.

2. Project Description

The City proposes the following: 1) addition of parking meters on Main Street and adjacent streets; 2) restriction of parking from 5th Street to 12th Street to 1-hour parking (8 AM to 6 PM) and 3) "After the Fact" approval of parking meters at 80 off-street parking spaces located along Main Street as well as the replacement of these existing meters with new ones (Exhibit #3). Main Street is a commercial area with numerous types of uses such as restaurants and retail shops. The remaining portion of the project area is residential development. The following is a more thorough description of the proposed project:

a) Addition of Parking Meters to Main Street

The installation of parking meters along Main Street and the streets immediately adjoining commercial properties along Electric Avenue, Central Avenue and Ocean Avenue. Currently, there are **185** parking space on Main Street that are non-metered and have a 2-hour parking maximum. Existing parking along Electric Avenue between 8th Street and 10th Street is unrestricted, while parking along Central Avenue and Ocean Avenue between 8th Street and 10th Street is restricted to 1-hour. The **185** parking spaces located on Main Street will be changed to metered parking with a 2-hour maximum and the **38** existing parking spaces located on Electric Avenue, Central Avenue and Ocean Avenue from Main Street to mid-block will be converted to metered parking with a 2-hour maximum as well (a total of **223** parking spaces along Main Street and adjoining commercial streets will be converted to metered parking with a 2-hour maximum) (Exhibit #3).

These parking meters will be designed to have 2 heads on each pole, servicing 2 parking spaces. The meters are proposed to accept both change and pre-paid cards as payment. The City is proposing to charge \$1.00 per hour, with a 2-hour maximum, from 8 AM to 6 PM. Parking would be free between the hours of 6 PM and 8 AM, though the City intends to continue to enforce the 2-hour maximum with the use of signage.

There are currently **34** spaces (included within the **185** parking spaces available on Main Street), which are 24-minute maximum spaces. These spaces exist currently as loading and unloading zones. These spaces would remain in effect, and the parking meters at these spaces would only accept up to 24-minute worth of money.

b) Restriction of Parking From 5th Street to 12th Street to 1-Hour Parking (8 AM to 6 PM) (Residential Area)

In addition to installation of parking meters on Main Street, the City is proposing to unify the area parking restrictions between 5th Street to 12th Street to be 1-hour parking between the hours of 8 AM to 6 PM. Currently, there are **510** 1-hour restricted parking spaces and **411** unrestricted parking spaces between 5th Street and 12th Street in the area bounded by Ocean Avenue and Electric Avenue (Exhibit #2). The existing parking restrictions were initiated prior to Proposition 20 and the Coastal Act, but have undergone numerous changes since then, as detailed in Section IV.A.3. of this staff report. Parking along 8th Street and 10th Street is currently restricted to 1-hour on both sides of the street, while parking from 5th Street to 7th Street and 11th Street to 12th Street has 1-hour restricted parking on one side (Eastside) and unrestricted parking on the other side (Westside) of the street. The existing **411** unrestricted parking spaces will be changed to 1-hour restricted parking spaces under the proposed project. Post project, there will be **921** 1-hour restricted parking spaces between 5th Street and 12th Street and no unrestricted parking spaces. The number of restricted and unrestricted parking spaces would change, but the overall existing number of un-metered parking spaces will remain the same. The City would post signs restricting the parking, and it would enforce those provisions accordingly.

c) "After the Fact" Approval for 80 Off-Street Parking Meter Spaces Located Along Main Street As Well As the Replacement of These Existing Meters With New Meters

The City currently has three (3) lots on Main Street that have traditional parking meters. The City acknowledges that no Coastal Development Permit was issued for the installation of these parking meters. Ordinance No. 1489 was passed, approved and adopted on September 23, 2002, which established parking meters on these three lots (Exhibit #17). There are two (2) lots at Electric Avenue and Main Street and one (1) lot north of Ocean Avenue between Main Street and 10th Street. There are **80** parking spaces in these three (3) metered lots (Exhibit #3). These meters were installed without a Coastal Development Permit. Therefore, the installation of these meters is part of the current project submittal as well as the replacement of the existing meters with new meters.

The new parking meters will be designed to have 2 heads on each pole, servicing 2 parking spaces such as the parking meters to be installed on the on-street Main Street parking spaces. The meters are proposed to accept both change and pre-paid cards as payment. The City is proposing to charge \$1.00 per hour, with a 2-hour maximum, from 8 AM to 6 PM. Parking would be free between the hours of 6 PM and 8 AM, though the City intends to continue to enforce the 2-hour maximum with the use of signage.

The City states that the installation of **223** parking meters along Main Street, between Pacific Coast Highway and Ocean Avenue is necessary to control beach-parking activities along Main Street, and to encourage better utilization of beach, commercial and residential parking within the project area. Beneficiaries are anticipated to be the business operators along Main Street and the City. One of the principle intents of this application is to direct visitors away from Main Street commercial corridor to the beach parking lots if their destination is the beach. The parking spaces on Main Street are utilized by many beach goers at the expense of the beach lots, because parking on Main Street is free. This leads to Main Street being unable to provide adequate parking for the potential customers of the retail and restaurant uses that flank the street. Use of parking meters with a 2-hour restriction would direct most of those individuals who currently parking on Main Street to the beach lots and the other surrounding areas. The meters would discourage any beach goers who intend to stay at the beach for more than 2-hours from parking in this area because the 2-hour limit would mean that the parking available on Main Street provides an insufficient amount of time for them. This redirected traffic would potentially park on the surrounding residential streets, where approximately 1/2 of the on-street public parking spaces are unrestricted. From 1st Street to Seal Beach Boulevard one side (Eastside) of the street is limited to 1-hour parking, while the other side (Westside) of the street is unrestricted. In order to prevent these residential parking spaces from being taken up by beach goers, the City also proposes the limiting of parking between 5th Street to 12 Street on both sides of the street to 1-hour parking. The 1-hour restriction would effectively prevent beachgoers from parking on these residential streets because, for the vast majority of beachgoers, 1-hour is not an adequate amount of time to enjoy the beach.

3. History of Existing Parking Programs

Within the project area and including the two (2) public beach parking lots immediately seaward of the project area, there are currently **2,490** parking spaces, of which **1,948** are on-street parking

spaces and **542** are off-street parking spaces (comprised of **80** parking spaces in three (3) metered lots and **462** parking spaces in two (2) beach parking lots adjacent to the Seal Beach Pier) (Exhibit #2). The project description does not include the two (2) beach parking lots adjacent to the Seal Beach Pier. However, they are included in the City's analysis and the parking supply. The total number of parking spaces along Main Street from Ocean Avenue to Pacific Coast Highway (excluding municipally owned parking lots) accounts for **185** parking spaces, including **34** parking spaces with a 24-minute time restriction.

The following is a discussion of the project area and the background of the institution and subsequent changes to the existing residential and merchant/employee parking permit programs. The numerous changes to these parking programs show the importance of the public on-street parking spaces in this area for residents and their guests, commercial customers, employees and the general public for access to the beach, which is immediately adjacent to this parking area.

a) Municipally Owned Beach Lots

There are two (2) beach lots (8th Street Beach Parking Lot and 10th Street Beach Parking Lot) that contain a total of **462** parking spaces and are located adjacent to the Seal Beach Pier and public beach (Exhibit #2). A pay and park system is currently in use on these lots. This system works by having a customer driver park their car, purchase a ticket and then place it on their dash. The City currently charges fees for these lots on a sliding scale, with reduced costs in the morning or evening. Residents can buy an annual pass for \$60 and non-residents can buy the same pass for \$75. This allows the individual to park in the beach lots any time the lot is open. The beach lots are open from 6 AM to 10 PM daily. Daily passes can be purchased for \$6, or for the reduced rate of \$2 before 10 AM or after 6 PM, which are valid until the beach lot closes at 10 PM. Additionally, 2-hour passes can be purchased for \$3. There is no hourly rate at the beach lots.

The City has recently informed Commission staff that individuals with merchant/employee parking permits can park at the two (2) beach lots located adjacent to the Seal Beach Pier.

There is another beach lot located at 1st Street, which has **125** parking spaces for the public. A pay and park system is currently in use on this lot as well. However, the City did not include this lot in the study area for the proposed project because it is far removed from the more popular central core area near the pier and the beach area is primarily used by surfers and windsurfers.

b) Main Street

Currently, along Main Street there are **185** 2-hour maximum parking spaces available (Exhibit #2). There are currently **34** spaces (included within the **185** parking spaces available on Main Street), which are 24-minute maximum spaces. Signage informs the public about the parking restrictions. The parking spaces are monitored by parking enforcement by chalking the tires of a vehicle and then checking it at a later time.

Commission staff has researched to determine if the existing restricted 2-hour parking on Main Street was pre-coastal or if a Coastal Development permit was issued for this restriction. The City of Seal Beach installed parking meters along Main Street in the 1960's, with the purpose of the meters being to collect revenues to pay for the parking lot

adjacent to the Fire Department building at the corner of Central Avenue and 8th Street, commonly referred to as the 8th Street parking lot.

Commission staff has determined that on April 24, 1972, the City passed Resolution No. 2095, which limited parking to 1-hour along the Westside of the street. On March 12, 1973, the City passed Resolution No. 2186, which revised the parking restriction to 2-hours along Main Street. The City also passed Resolution No. 2269, which repealed Resolution No. 2186. This resolution however reinstated 2-hour parking on Main Street. The City submitted a copy of this resolution (No. 2269) to Commission staff, however the page that stated when it was adopted was missing. On June 14, 1976, the City approved resolution No. 2560, which approved removal of the parking meters along Main Street and also reinstated the 1-hour parking restriction along Main Street (both sides) from Pacific Coast Highway to Ocean Avenue.

Currently, parking is limited to 2-hours on Main Street. However, the date of the change from 1-hour parking to 2-hour parking is not known. The changes that occurred after February 1, 1973 required a Coastal Development Permit under Proposition 20 or under the Coastal Act, however no such permit was obtained by the City for these changes. Therefore, a possible violation may have occurred. The matter has been referred to the Commission's Enforcement division for further investigation.

c) Municipally Owned 8th Street Parking Lot

There are **58** parking spaces available in this lot, which serves City Hall and the Fire Department (Exhibit #2). Parking during the day in this lot is basically for City employees. In the evenings after 6 PM and on the weekends, the lot is open to the public.

The City has recently informed Commission staff that individuals with merchant/employee parking permits can park at the 8th Street City Employee Parking Lot. The date this program went into effect is unknown.

d) Municipally Owned Metered Lots on Main Street

The City currently has three (3) lots on Main Street that have traditional parking meters (Exhibit #2). There are two (2) lots at Electric Avenue and Main Street and one (1) lot north of Ocean Avenue between Main Street and 10th Street. There are **80** parking spaces in these three (3) metered lots. These meters were installed after the effective date of the Coastal Act without a Coastal Development Permit.

e) 1st Street to 4th Street; 8th Street; 10th Street and 5th Street to Electric Avenue/Ocean Avenue (Residential Area)

Currently, there are **953** 1-hour time limit parking spaces on one side (Eastside) of the street. The parking restriction is in effect between the hours of 9 AM to 6 PM, enforced daily, including Saturdays, Sundays and holidays. On the other side (Westside) of the street are **772** unrestricted parking spaces. On 8th Street and 10th Street, the public parking spaces on both sides of the street have fixed 1-hour time limit parking restrictions spaces. There are a total of **1,725** restricted and unrestricted parking spaces in this area (Exhibit #2).

f) Residential Parking Permits

The City issues residential parking permits to individuals who can show that they live within the City and it allows them to park in restricted areas for an unlimited amount of time. The cost of the permit is \$10 annually. A total of 2,100 residential parking permits were issued in the last fiscal year.

In order to analyze this program and its public access impacts, Commission staff requested all documents regarding the origin and all changes associated with the residential parking (preferential) program (Exhibits #4-17).

Ordinance No. 631 was passed, approved and adopted on September 16, 1963 by the Seal Beach City Council, which established a parking permit program allowing resident exceptions to parking in restricted areas (Exhibit #4). However it did not specifically focus on any particular area, being available City-wide.

On April 24, 1972 the City Council adopted Resolution No. 2095, which limited parking on one side of certain streets within the project area to 1-hour parking (Exhibit #5). This occurred prior to Proposition 20 regulatory period under the jurisdiction of the predecessor Commission therefore did not required a coastal development permit from the predecessor Commission. Since its inception on April 24, 1972 changes have been made to this program.

Resolution No. 2139 was passed, approved and adopted on August 28, 1972 by the Seal Beach City Council, which rescinded Resolution 2095 and reinstated restrictions on parking on one side of certain streets within the project area to 1-hour parking and expanded the restriction areas (Exhibit #6). Again, this occurred prior to the permit requirements of Proposition 20.

Ordinance No. 995 was passed, approved and adopted on June 28, 1976 by the Seal Beach City Council, which repealed Ordinance No. 631 and revised the provisions for residential parking permits in certain areas of the project area (Exhibit #11). This occurred during the Proposition 20 regulatory period under the jurisdiction of the predecessor Commission, therefore required a permit. Further, since its inception on June 28, 1976 changes have been made to the permit program.

Ordinance No. 1099 was passed, approved and adopted on July 27, 1981 by the Seal Beach City Council, which allowed residents of the City to park for 2-hours on certain streets within the project area (Exhibit #12). This occurred after the passage of the Coastal Act, therefore required a permit from the Coastal Commission.

Ordinance No. 1124 was passed, approved and adopted on July 26, 1982 by the Seal Beach City Council, which revised provisions regarding among other things residential parking (Exhibit #14). This ordinance allowed the resident to purchase two (2) guest parking permits. This occurred after the passage of the Coastal Act, therefore required a permit from the Coastal Commission.

Ordinance No. 1173 was passed, approved and adopted January 14, 1985 by the City of Seal Beach, which revised the locations where residents and other permit holders could park with this permit (Exhibit #15). This ordinance allowed individuals with permits to park in the Main Street Municipal lots and the 8th Street employee parking lot over night. This occurred after the passage of the Coastal Act, therefore required a permit from the Coastal Commission.

Resolution No. 4242 was passed, approved and adopted June 28, 1993 by the Seal Beach City Council, which reaffirmed resident only parking in the project area (Exhibit #16). This occurred after the passage of the Coastal Act, therefore required a permit from the Coastal Commission.

As detailed above many aspects of the resident parking program occurred during the Proposition 20 regulatory period or after the passage of the Coastal Act. Therefore, permits from the Coastal Commission for these actions were necessary. Additionally, several changes have been made to this preferential parking program. These changes required a Coastal Development Permit under Proposition 20 or under the Coastal Act, however no such permit was obtained by the City for these changes. The City is not seeking authorization for this existing unpermitted development through this application. Since the residential parking permit program is not before the Commission as part of the proposed project, review of this program will be done at a later time by the Commission's Enforcement division to determine if any violations have occurred. The matter has been referred to the Commission's Enforcement division for further investigation.

g) Merchant/Employee Parking Permits

The City issues merchant/employee parking permits to individuals who can show that they work or own a business within the City. The cost of the permit is \$10 annually. A total of 200 merchant/employee permits were issued in the last fiscal year.

In order to analyze this program and its public access impacts, Commission staff requested all documents regarding the origin and all changes associated with the merchant/employee parking program (Exhibits #4-17).

The merchant/employee program was passed, approved and adopted on June 28, 1976 by the City of Seal Beach as Ordinance No. 995. These parking permits allowed the business person or employee to park all day in the municipal parking lots abutting Main Street. This occurred during the Proposition 20 regulatory period under the jurisdiction of the predecessor Commission, therefore required a permit from the Coastal Commission. Since its inception on June 28, 1976 changes have been made to this program (Exhibit #11).

Ordinance No. 1173 was passed, approved and adopted January 14, 1985 by the Seal Beach City Council, which revised the locations where merchants/employees and other permit holders could park with this permit (Exhibit #15). This ordinance allowed individuals with this permit to park in the Main Street Municipal lots and the 8th Street Employee Parking Lot over night. This occurred after the inception of the Coastal Act, therefore required a permit from the Coastal Commission.

The City has recently informed Commission staff that individuals with merchant/employee parking permits can currently park in either the 8th Street City employee parking lot or the two (2) beach lots located adjacent to the Seal Beach Pier.

As detailed above many aspects of the resident parking program occurred during the Proposition 20 regulatory period or after the passage of the Coastal Act. Therefore, permits from the Coastal Commission for these actions were necessary. Additionally, several changes have been made to this preferential parking program. These changes required a Coastal Development Permit under Proposition 20 or under the Coastal Act, however no such permit was obtained by the City for these changes. The City is not seeking authorization for this existing unpermitted development through this application. Since the merchant/employee parking program is not before the Commission as part of the proposed project, review of this program will be done at a later time by the Commission's Enforcement division to determine if any violations have occurred. The matter has been referred to the Commission's Enforcement division for further investigation.

B. PUBLIC ACCESS AND RECREATION

One of the strongest goals of the Coastal Act is to protect, provide and enhance public access to and along the coast.

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, or overcrowding or overuse by the public of any single area.

Section 30213 of the Coastal Act states in part:

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

Section 30252(4):

The location and amount of new development should maintain and enhance public access to the coast by ...providing adequate parking facilities or providing substitute means of serving the development...

In preliminary studies that led to the adoption of the Coastal Act, the Commission and the Legislature reviewed evidence that land uses directly adjacent to the beach were required to be regulated to protect access and recreation opportunities. These sections of the Coastal Act state that priority of new development near beach areas shall be given to uses that provide support for beach recreation. The proposed project's major issue deals with the management of parking for competing uses rather than the inadequate supply of parking. The competing uses for parking involve three main groups: 1) residents and their guests; 2) commercial visitors and employees (Main Street); and 3) beach visitors.

A *Main Street Parking Meter Study* by the *City of Seal Beach* was completed in September 2002 for the project area. The study addressed the need for a more comprehensive approach to parking management in the Old Town Area (along Main Street):

"The parking study for the Main St. area comprises a comprehensive look at the existing parking issues relating to the commercial corridor of Main St. and the immediate adjoining streets of Ocean Avenue, Central Avenue, and Electric Avenue. It further analyzes demand for parking in those areas and discusses different ways of addressing the problems of parking, while considering possible revenue generation."

This study also analyzed the *Parking and Traffic Study* by *Zucker Systems* completed in 1996 and came to a similar conclusion:

"The Main Street Specific Plan essentially found that demand and supply were in relative balance for the overall amount of parking provided in the downtown area. The reason for this was that the only paid parking at the time was at the beach lot, and the study further concluded that people were underutilizing the beach lots and parking on Main St. The problem persists today, with employees and beach goers using parking on Main St. rather than using other available parking. Demand for parking on Main St. is high, particularly in the summer time. While there are available spaces, the main bulk of those spaces (85%+) are utilized. The average person perceives there to be a deficiency in parking when more than 80% of the parking is utilized."

In order to determine the use of parking in the project area, Commission staff in January of 2003 requested a parking demand study. In response to this request, the City submitted a parking demand study (*Down Town Parking Study*) in August of 2003 prepared by *W.G. Zimmermann Engineering, Inc.* The purpose of this analysis was to determine beach access, residential, and business parking requirements, and propose alternative solutions to meet these needs. The study area of the report was the project area. The 1st Street beach parking lot, municipally owned 8th Street parking lot and private

parking spaces located behind the businesses that front Main Street were not included in the study. The study states:

"The City of Seal Beach total beach area is approximately 52 acres. From typical field observations, visitors to the beach park between Electric Avenue and Ocean Avenue from First Street/Marina Drive to Dolphin/Marine Avenues. Beach visitors tend to park within the first two blocks from Ocean Avenue. This is dependent on the amount of items carried to the beach to support their activities. Parking within the first block from Ocean Avenue is preferred."

The study was conducted on a weekday (Wednesday, May 7, 2003) and on a weekend (Saturday, May 10, 2003). Commission staff questioned why the study was not conducted during the traditional peak beach use period (i.e. Memorial Day through Labor Day.). The City stated they were responding to the Commission staff request for the information but did not want to wait until the peak season to conduct the study. While the report was not done during the typical peak season, the City stated that the study was done on two of the warmest days of that month. The study analyzed the parking demand as follows:

"Weekday and Weekend parking demand calculation based upon the City of Seal Beach's beach area of 52 acres are described below.

Weekday

Based upon the ITE " Trip Generation Manual, 6th Edition, the weekday peak hours traffic generation average rate for beach parking is 1.30 trips per acre per hour, which will require 68 parking spaces per hour.

A parking utilization count was conducted for the study area on Wednesday, May 7, 2003 between the hours of 7:00 am to 5:00 pm, found the following results during the 1-hour heavy parking period..."

The study determined for weekday use, the following: 1) on-street parking spaces (942 = utilized and 1,006 = available); 2) Main Street off-street parking lot spaces (excluding the Main Street at Electric Avenue parking lots due to the proximity to the beach) (5 = utilized and 37 = available); 3) 8th Street beach parking lot (52 = utilized and 194 = available); and 4) 10th Street beach parking lot (20 = utilized and 196 = available). Further, the study found that 1,433 parking spaces available during the 1-hour heaviest weekday-parking period exceeded the required 68 peak-hour demand parking spaces. In conclusion, the weekday parking utilization rate was 42% ($1,019/2,452 \times 100 = 42\%$).

Furthermore the study analyzed the parking demand as follows:

Week End

Based upon the ITE " Trip Generation Manual, 6th Edition, the weekday peak hours traffic generation average rate for beach parking is 1.54 trips per acre per hour, which will require 80 parking spaces per hour.

A parking utilization count was conducted for the study area on Saturday, May 10, 2003 between the hours of 7:00 am to 5:00 pm, found the following results during the 1-hour heavy parking period..."

The study determined for weekend use, the following: 1) on-street parking spaces (1,265 = utilized and 683 = available); 2) Main Street off-street parking lot spaces (excluding the Main Street at Electric Avenue parking lots due to the proximity to the beach) (27 = utilized and 25 = available); 3) 8th Street beach parking lot (51 = utilized and 195 = available); and 4) 10th Street beach parking lot (74 = utilized and 142 = available). The 1,045 parking spaces available during the 1-hour heaviest weekday-parking period also was found to exceed the required 80 peak-hour demand parking spaces. The weekend parking utilization rate was determined to be 58% ($1,417/2,452 \times 100=58\%$).

During the weekday analysis, the study determined that out of an available 462 parking spaces in the beach parking lots, only 72 of those spaces were occupied during the 1-hour weekday heaviest parking period. During the weekend analysis, the study determined that out of an available 462 parking spaces in the beach parking lots, only 125 of those spaces were occupied during the 1-hour weekend heaviest parking period. These numbers back up the City's assertion that the beach lots are currently underutilized. However, these figures also support the idea that a good number of beach goers are probably parking in free on-street parking spaces in the project area rather than in the beach parking lots, which require a fee. During the 1-hour heaviest parking period, a beach goer would have to pay \$6 to park or purchase a 2-hour pass for \$3.

Also, a *Parking and Traffic Study* by Zucker Systems for the similar project area was completed in 1996 and concluded similar results. The project boundaries for this study were smaller and only included the area bordered by 5th Street, Pacific Coast Highway, 12th Street and Ocean Avenue, plus the two (2) beach lots parking lots southwest of Ocean Avenue adjacent to the Seal Beach Pier. The parking inventory included on-street and off-street parking spaces. The 1st Street beach parking lot and the municipally owned 8th Street parking lot were not included in this study. This study analyzed the parking supply and demand in the Main Street Specific Plan area, and summarized the investigation of existing parking opportunities and constraints:

"The study area has been visited and both on-street and off-street parking provisions and characteristics have been inventoried. The existing parking demand in the area was determined based on Saturday parking counts completed by the City of Seal Beach (see Appendix E). The parking counts were completed each hour during the mid-day (noon to 2:00 PM) and evening (6:00 PM to 9:00 PM) peak periods on April 9, 1994 (Saturday, non-peak season) and on July 2, 1994 (Saturday, peak season, July 4th weekend).

The study concluded:

"Briefly, the parking counts indicate that the majority of the on-street parking spaces in the study area, as well as the parking in the public parking lots adjacent to Main Street are occupied during peak periods. However, parking in the beach lot is generally under utilized, with 48 percent of the parking spaces vacant at 1:00 PM on Saturday, July 2, 1994, which was when the peak parking demand for the beach lot was observed."

This study provides additional information that supports the City's assertion that the beach lots are currently underutilized. The study states that it uses 85% occupancy as a threshold for parking occupancy that represents difficulty in finding a parking space in that area. The study continues that during the non-peak season (Saturday, April 9, 1994), the beach parking lots were only 20% occupied, while the remaining areas exceeded 85% during the peak parking demand. During the peak season (Saturday, July 2, 1994), the beach parking lots were only 48% occupied, while the remaining areas (except the alleys) exceeded 85% during the peak parking demand.

During the 4th of July weekend peak parking demand period, only approximately 50% of the spaces in the beach lots were filled while residential and Main Street parking were near capacity. This supports the idea that a good number of beach goers rather park in free parking spaces within a reasonable distance from the beach rather than in the beach parking lots. Presumably at least some of the people who park in the residential area would be discouraged from going to the beach at all if they had to pay the fee required to park in the lot. Therefore, the residential streets in the surrounding area should remain unrestricted in order to maximize public access opportunities.

The Commission has acted on numerous parking program requests in the South Coast District including Hermosa Beach, Venice, Santa Monica, and Long Beach. In those applications the Commission has allowed resident and other permit programs to exclude general beach going public from parking in those areas. However, where the Commission has excluded the general beach goers from free parking, the local government was required to replace elsewhere the lost parking, and that replacement parking was also required to be free of charge. In those cases where the local government precluded beach goers from free on-street parking to the beach going public, additional free on-street parking was also required. The proposed project would displace beach goers from free on-street parking, leaving only paid parking in the beach lots as an alternative. Although the City is proposing to eliminate free, unrestricted on-street parking, the City is not proposing to replace it elsewhere. This action would be precedential for the South Coast District area.

Therefore, the Commission finds that the proposed 1-hour parking limitation for the remaining 411 on-street public parking spaces within the residential area is inconsistent with the public access policies of the Coastal Act. The Commission therefore imposes **Special Condition No. 1**, which eliminates this aspect of the proposed parking program.

The majority of the proposed parking meters are located inland of the public beach area (the City also proposes a few adjacent to the beach on the Southside of Ocean Avenue at the intersection of Main Street). In Southern California, the Commission has determined that the minimal time needed on a parking meter in order to have adequate time to enjoy the beach for the average beach goer is 4-hours. The proposed parking meters will have a maximum of 2-hours. 2-hours is an adequate amount of time in this case since a majority of the parking meters are immediately adjacent to a commercial area and not the public beach area. Patrons of commercial uses typically want to park as close to the commercial use as possible and by allowing 2-hour meters, this would be accomplished. This 2-hour limit also creates turnover. Additionally, there are parking spaces for commercial visitors in the municipally owned parking lots (3 lots) off Main Street and there are 415 off-street parking spaces located in alleys behind businesses that front Main Street provided exclusively for the patrons and employees of these individual businesses. By restricting the time to 2-hours, it will aid in the acceptable management of the parking spaces closest to commercial uses. While the restrictions would effectively prevent most beach goers from using the parking spaces, beach visitors can use the beach parking lot or the unrestricted parking spaces located in the adjacent residential area. The issue is not the availability of adequate parking for the competing users, but the management of those parking spaces.

The City is concerned that with the institution of 2-hour meter parking on Main Street, that beach goers will overburden the adjacent residential area that has unrestricted parking. This concern is expressed below in the *Main Street Parking Meter Study*:

"...By putting in meters along Main St., the City can gain access to needed revenues and fairly allocate parking demand. In addition, to this, staff is aware that there may be some spillover effect to neighboring residential streets. By continuing to enforce the 1-hour parking on those streets, staff is confident that the vast majority of patrons to Main St. commercial businesses will pay and park along main St., rather than park their car on 8th or 10th Sts. and spend time walking to and from where they are going on Main St., only to have to return to move the car less than an hour later. In order to further this and to make the system uniform, staff is recommending implementing one hour parking be implemented on all streets between 5th St. & 12th St."

However, restricting the currently unrestricted public on-street parking spaces located in the residential neighborhood between 5th Street and 12th Street would adversely impact public access. Currently, on one side (Eastside) of the streets between 5th Street to 12th Street is limited 1-hour parking and on the other side (Westside) is unrestricted parking. Converting both sides of the street to 1-hour parking will not provide adequate time for those that wish to park in this public area to enjoy the beach thereby precluding beach goers from using these public streets. Redirecting beach goers that are parked on Main Street to the beach lots or residential neighborhoods is acceptable because it manages access for two priority Coastal Act uses; beach access and visitor serving commercial uses. But, under the City's proposed parking restrictions for all residential streets between 5th Street to 12th Street, this area would no longer service beachgoers because one hour parking is not enough time to walk to the beach, recreate and return to your car. One hour parking would completely eliminate the opportunity to park in these spaces for the beach access.

The City has stated that the two highest demands for parking in the project area is for residential and beach use. Restricting the residential area parking to 1-hour would adversely impact access to the beach. In addition, the parking spaces to be restricted include those located within the first two blocks from Ocean Avenue. According to the *Down Town Parking Study (2003)* prepared by *W.G. Zimmermann Engineering, Inc.*, this is the area that the beach going public prefers to park their automobiles. As proposed by the City, unrestricted parking will still be available between 1st Street to 4th Street and between 13th Street to Ocean Avenue/Electric Avenue. These parking spaces are located at the far east and west ends of the project area, not where the City's study shows is the beach parking demand area. Thus, restricting these parking spaces would adversely impact public access to the coast and be inconsistent with the public access provisions of the Coastal Act.

Therefore, **Special Condition No. 1** is being imposed, which requires the applicant to submit revised plans with the proposed 1-hour restrictions and any associated signs eliminated from the following streets: 1) Westside of 5th Street; 2) Westside of 6th Street; 3) Westside of 7th Street; 4) Westside of 11th Street; 5) Westside of 12th Street; 6) Southside of Electric Avenue from 6th Street to 12th Street; 7) Southside of Central Avenue from 5th Street to 8th Street; 8) Northside of Central Avenue from 7th Street to 8th Street; 9) Southside of Central Avenue from 10th Street to 12th Street; 10) Southside of Ocean Avenue from 5th Street to 7th Street; and 11) Southside of Ocean Avenue from 10th Street to 12th Street.

As conditioned, the establishment of the parking program in the remaining project area will not significantly impact public beach parking, at this time. However, with each subsequent year, as Southern California's population increases, the amount of visitors to the beach will increase and there will be an increase in the demand for short-term and long-term beach parking within the beach lots and surrounding area. Therefore, to ensure that the approved parking restrictions will not adversely impact beach access in the future, **Special Condition No. 2** is being imposed. **Special Condition No. 2** states that the authorization for the parking restrictions will terminate in five years. The City may apply for a new permit to reauthorize the parking program. The City may also develop alternative parking for

the public in the future that the Commission may consider as appropriate replacement parking to mitigate the loss of public on-street spaces. If the City decides to continue the parking restrictions, prior to the expiration of the authorization of the parking restrictions, the City shall submit a new permit application which shall include a parking study that evaluates parking utilization for the streets within the proposed parking zone and the nearby beach parking during the summer weekends. To gather information that would be representative of the summer period the survey weekends shall be spread-out over the summer period and not consecutive weekends. The study shall include a parking survey for the streets within the zone and within the surrounding area to determine purpose of trip, length of stay, parking location, destination, and frequency of visits.

Furthermore, to ensure that any change in the restrictions or size of the zone will not adversely impact coastal access, **Special Condition No. 3** is being imposed. **Special Condition No. 3** states that any proposed change in the hours, days, meter provision (time or fee) or boundaries of the proposed parking program will require an amendment to this permit.

Therefore, as conditioned, the proposed project is consistent with Sections 30210, 30211, 30212.5, 30213 and 30252 (4) of the Coastal Act.

C. UNPERMITTED DEVELOPMENT

Ordinance No. 1489 was passed, approved and adopted on September 23, 2002 by the City of Seal Beach which allowed the installation of parking meters on three (3) municipal owned parking lots off Main Street. Also, currently there is 2-hour on-street parking on Main Street. However, the date of the change from 1-hour parking on Main Street approved on June 14, 1976, by the City, as Resolution No. 2560 to 2-hour parking is not known. In addition, there have been changes to the residential parking permit program and merchant/employee parking permit program since the passage of Proposition 20 and the Coastal Act. There are no records of permits issued for these developments. Although unpermitted development has taken place on the property prior to submission of this permit application, consideration of the application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Action by the Commission on the permit does not constitute a waiver of any legal action with regard to the alleged violation nor does it constitute an admission as to the legality of any development undertaken on the subject site without a Coastal permit.

D. LOCAL COASTAL PROGRAM

Section 30600(c) of the Coastal Act provides for the issuance of coastal development permits directly by the Commission in regions where the local government having jurisdiction does not have a certified local coastal program. The permit may only be issued if the Commission finds that the proposed development will not prejudice the ability of the local government to prepare a Local Coastal Program, which conforms with Section 30604 of the Coastal Act.

On July 28, 1983, the Commission denied the City of Seal Beach Land Use Plan (LUP) as submitted and certified it with suggested modifications. The City did not act on the suggested modifications within six months from the date of Commission action. Therefore, pursuant to Section 13537(b) of the California Code of Regulations, the Commission's certification of the land use plan with suggested modifications expired. The LUP has not been resubmitted for certification since that time.

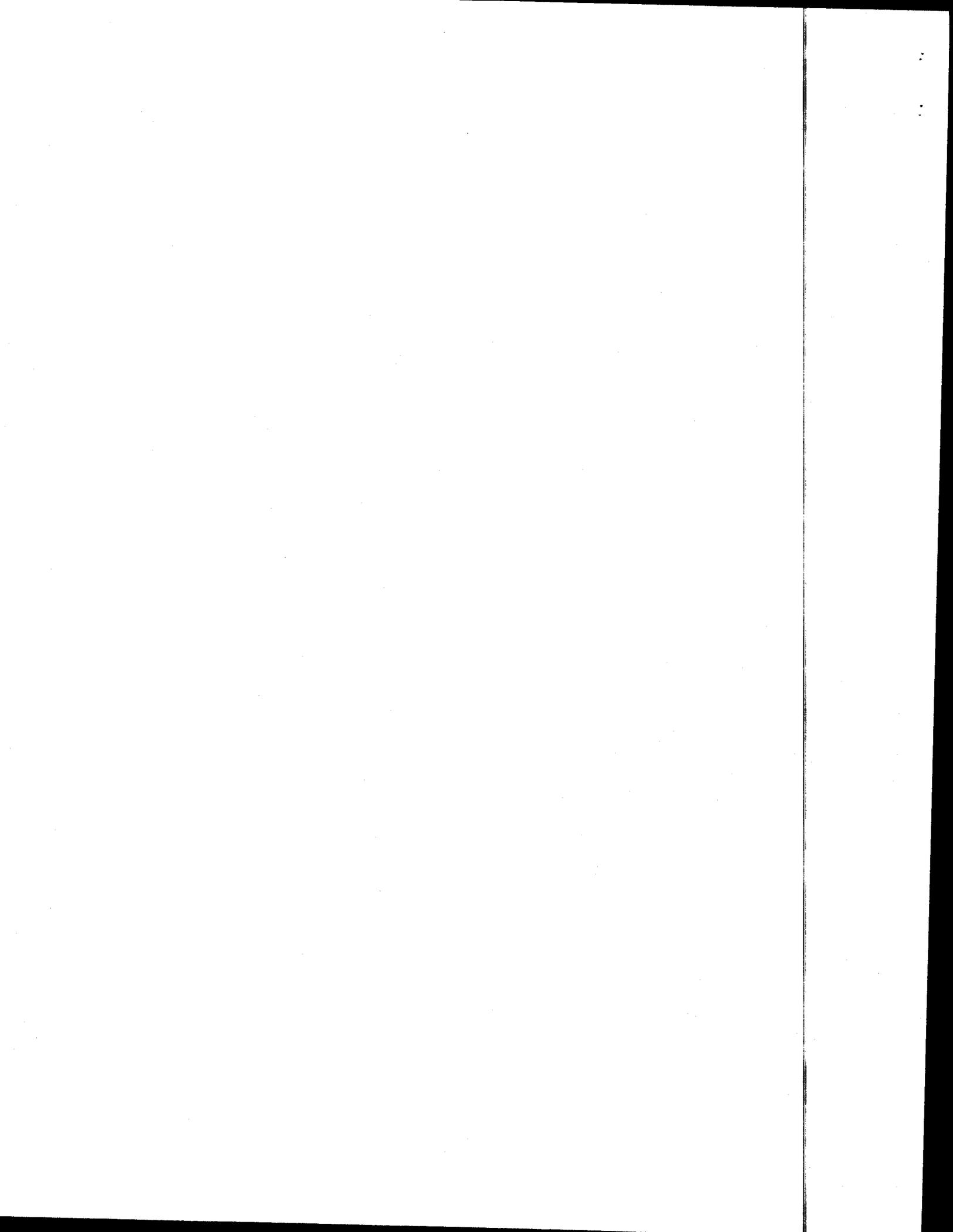
The proposed development, as conditioned, is consistent with the Chapter Three policies of the Coastal Act. Therefore, the Executive Director finds that approval of the proposed development, as conditioned, would not prejudice the ability of the City to prepare a certified coastal program consistent with the Chapter 3 policies of the Coastal Act.

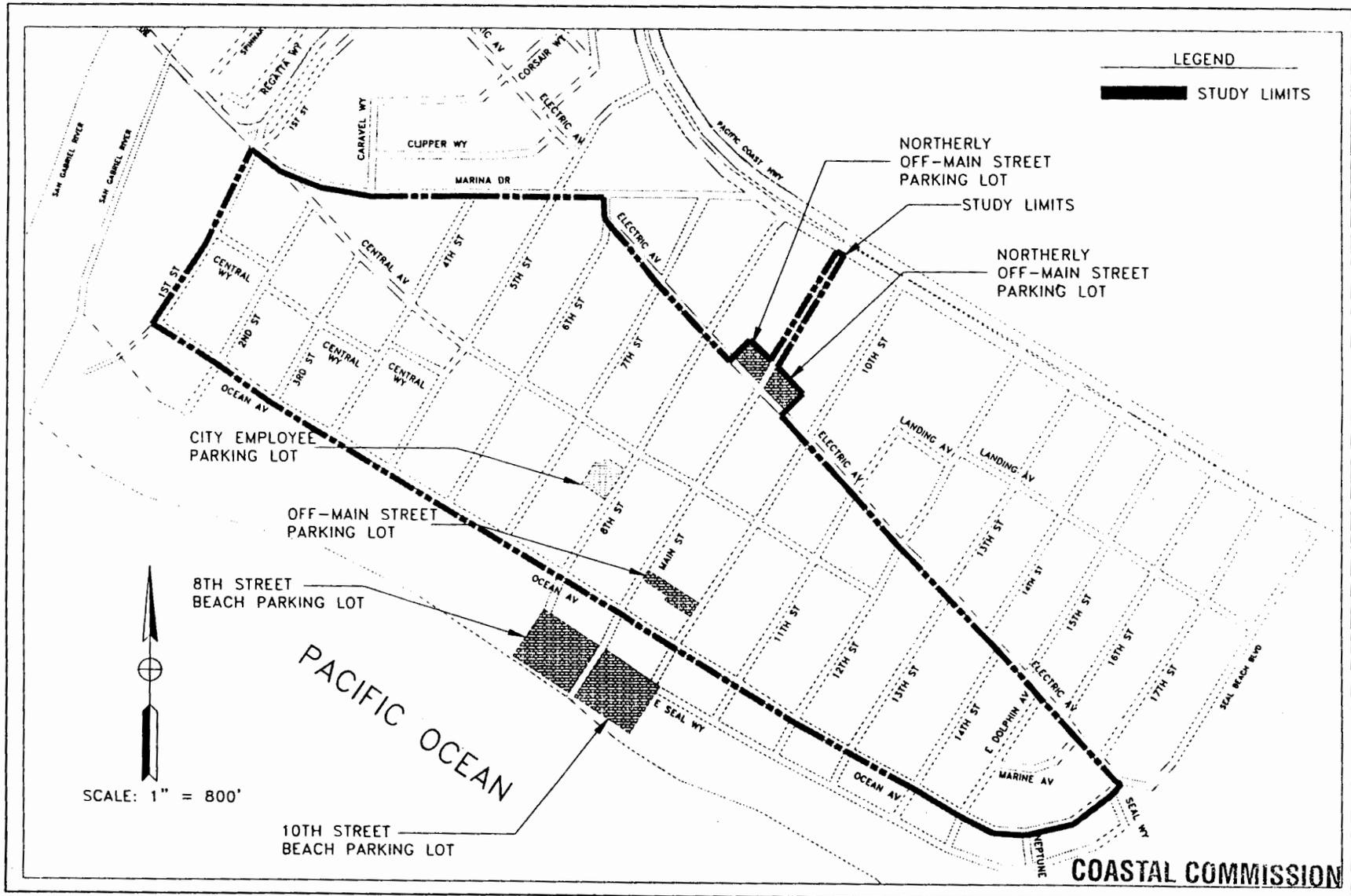
E. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 13096(a) of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permit applications 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 further feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

As conditioned, the proposed project has been found consistent with access and recreation policies of the Coastal Act. Mitigation measures include: **1)** revised project plans that would eliminate the proposed 1-hour restrictions between 5th Street to 12th Street; **2)** limiting the authorization of the parking program approved by this permit to a five year time limit provided there is no adverse impacts caused by the parking program, at the end of which the applicant may reapply for a new permit to reauthorize the parking program; **3)** placing the applicant on notice that any change to the parking program will require Commission approval; and **4)** condition compliance.

As conditioned, there are no feasible alternatives or additional 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 can be found consistent with the requirements of the Coastal Act to conform to CEQA.

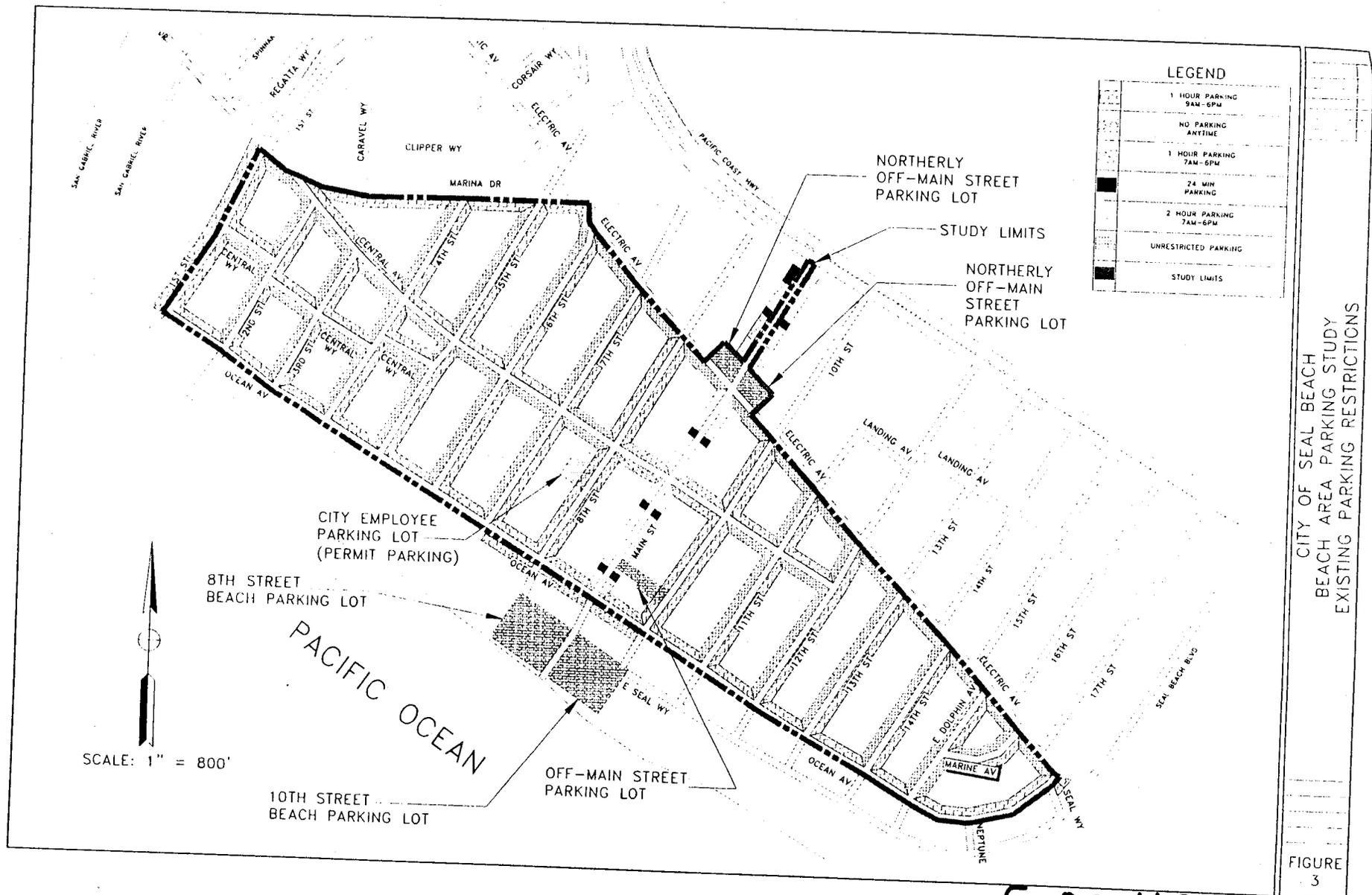




CITY OF SEAL BEACH
 BEACH AREA PARKING STUDY
 STUDY LIMITS

FIGURE
 1

COASTAL COMMISSION
 5-02-422
 EXHIBIT # 1
 PAGE 1 OF 1



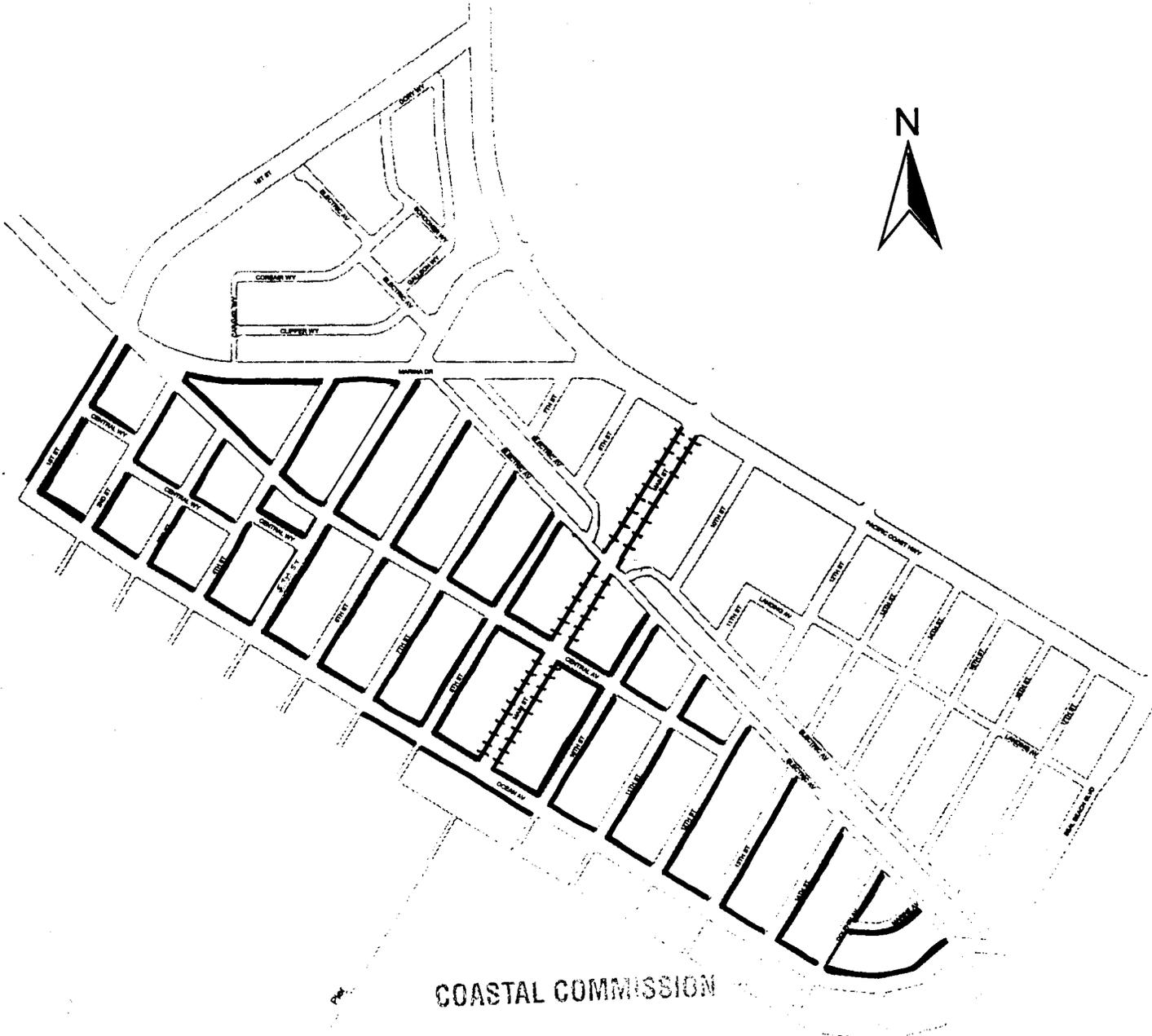
CITY OF SEAL BEACH
BEACH AREA PARKING STUDY
EXISTING PARKING RESTRICTIONS

FIGURE
3

5-02-422
COASTAL COMMISSION

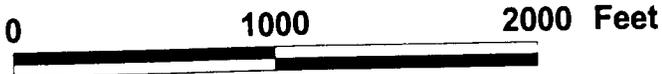
EXHIBIT # 2
PAGE 1 OF 2

Current Parking Restrictions

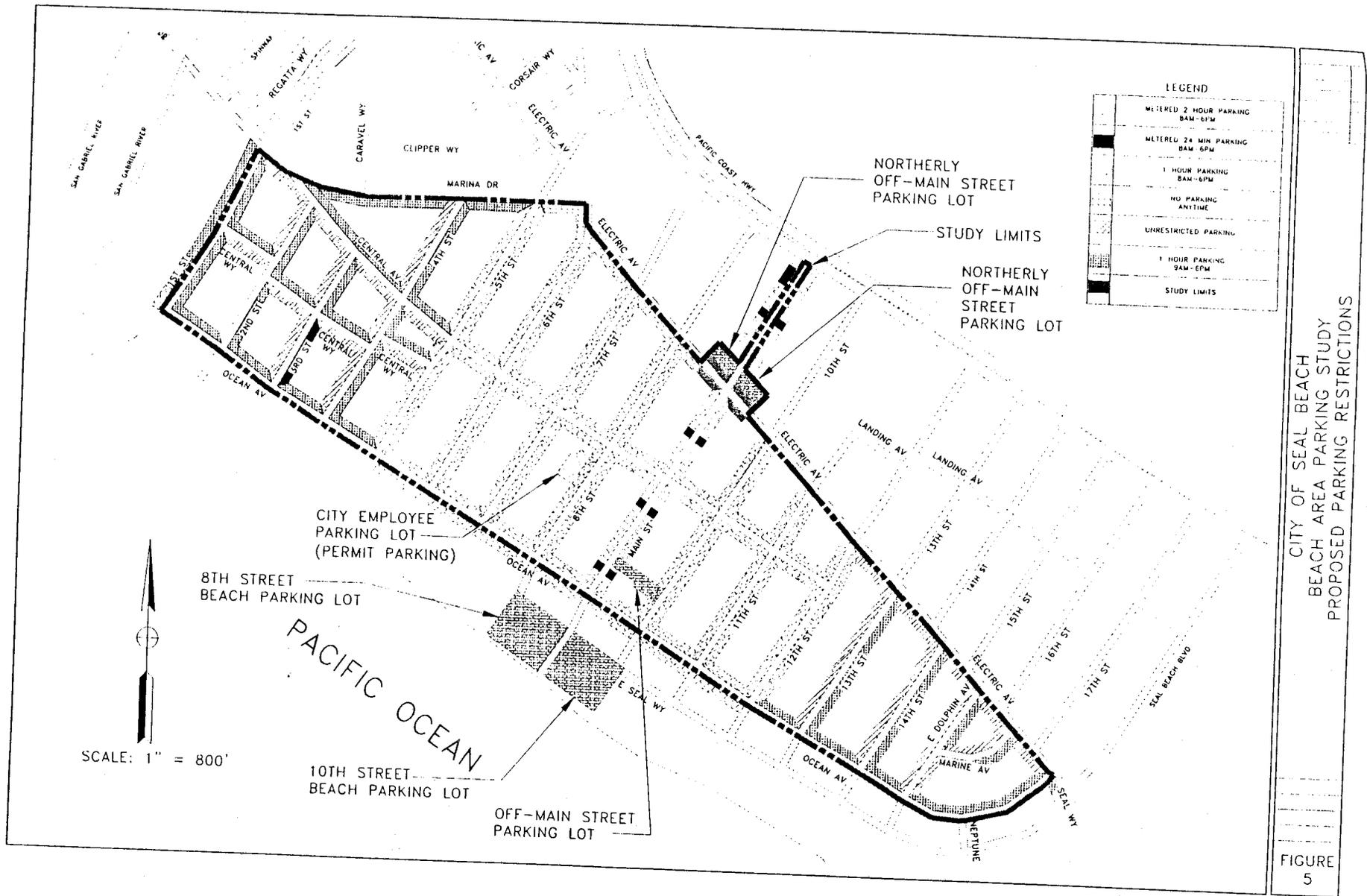


COASTAL COMMISSION

EXHIBIT # 2
PAGE 2 OF 2



	1hr parking
	2hr parking

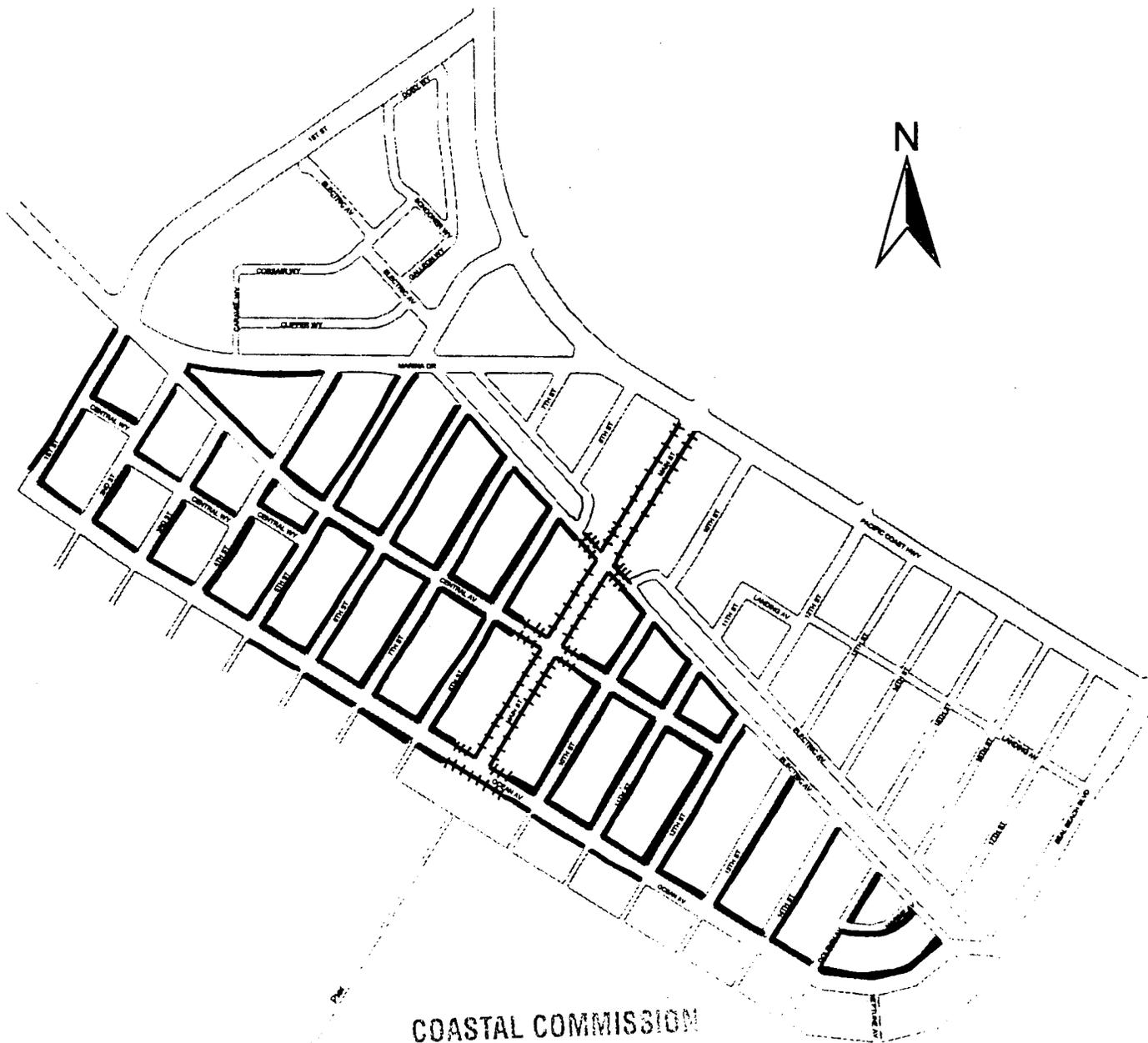


CITY OF SEAL BEACH
 BEACH AREA PARKING STUDY
 PROPOSED PARKING RESTRICTIONS

COASTAL COMMISSION
 5.02.422

EXHIBIT # 3
 PAGE 1 OF 2

Proposed Parking Restrictions



COASTAL COMMISSION

EXHIBIT # 3
PAGE 2 OF 2



	1hr parking
	Metered

CENTRAL OFFICIAL COPY
NOT TO BE TAKEN FROM
THE CITY CLERK'S OFFICE

CITY OF SEAL BEACH
ORANGE COUNTY, CALIFORNIA

ORDINANCE NO. 631

RECEIVED
South Coast Region
AUG 28 2003
CALIFORNIA
COASTAL COMMISSION

AN ORDINANCE TO AMEND CHAPTER 13 OF THE CODE OF THE CITY OF SEAL BEACH ENTITLED "MOTOR VEHICLES AND TRAFFIC" AS TO PARKING IN RESTRICTED AREAS AND PARKING PERMITS THEREFOR.

THE CITY COUNCIL OF THE CITY OF SEAL BEACH DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 13, Article VIII Section 13-74(d) of the Code of the City of Seal Beach is hereby amended to read:

(d) In any area established by resolution of the Council as a no parking or limited parking area where such area is indicated by appropriate signs or by red paint upon the curb surface; provided, however, that the Council may by further resolution permit parking in such areas by any vehicle for which a parking permit has been issued and is exhibited in accordance with the provisions of Division 4 of this Chapter VIII; and provided further that any commercial vehicle may park in such area in accordance with the provisions set forth in said Division 4 of this Chapter VIII.

SECTION 2: Chapter 13, Article VIII of the Code is hereby amended by adding thereto Division 4 to read:

Division 4 - PARKING PERMITS.

Section 13-126 - Parking Permits, General

Any bonafide resident of an area in which parking has been limited or prohibited by a resolution of the Council under authority of Section 13-74(d) shall be entitled to a parking permit for each vehicle owned or regularly operated by such bonafide resident as provided in this Division 4.

Section 13-127 Application; Investigation Fee

To obtain a parking permit such bonafide resident shall file an application therefor with the Chief of Police upon a form

5-02-422
EXHIBIT # 4
PAGE 1 OF 5

to be furnished by him and shall accompany each application with an investigation fee in the sum of \$1.50 for each vehicle for which a license is applied. Each such application shall set forth the name and address of the applicant; the location of the place and length of residence of the applicant; the license numbers and motor vehicle numbers of the vehicle or vehicles; the make, model and type of each vehicle, the necessity for the permit requested and such other information as the chief of police may require.

Section 13-128 - Investigation

Upon the filing of the application referred to in the preceding section the chief of police shall cause to be made such investigation as he may deem proper to ascertain whether such permit should be granted.

Section 13-129 - Issuance or Denial

If, after the investigation provided for in the preceding section, the chief of police determines that the applicant is not a bonafide resident of the area in which parking has been prohibited or that the vehicle is not owned or regularly operated by a bonafide resident of the area, the application shall be denied.

Section 13-130 - To be Signed by Chief of Police

All permits granted under this division shall bear the signature or approval of the chief of police.

Section 13-131 - Contents and Effect

Each permit obtained under this division shall contain a brief description of the vehicle to which it is to be attached, the area within which such vehicle may be parked, and the expiration date thereof. Such permit shall be effective only as to such vehicle and such area.

COASTAL COMMUNITY

EXHIBIT #

4

PAGE

2

OF

5

Section 13-132 - Term

No parking permit issued under this division or renewal thereof shall continue for a period longer than the vehicle for which the permit so issued is owned or regularly operated by a bonafide resident of the area for which the permit has been issued and in no event longer than one year from the date of the permit.

Section 13-133 - Destruction

Upon the transfer of the vehicle described in the permit issued under this division or upon the permittee's change of place of residence to an area other than that described in the permit, rendering such permit unnecessary, the permittee shall destroy such permit and report such destruction to the chief of police.

Section 13-134 - Renewal

Upon the expiration of the permit issued under this division, or within twenty days prior thereto, upon application in writing, accompanied by an investigation fee of \$1.50, the chief of police shall cause to be made such investigation as he may deem proper to ascertain whether a renewal of such permit should be granted. The chief of police may grant a renewal of such permit if, as a result of such investigation, he determines that the permittee is still a bonafide resident of the area and is the owner of or regularly operates the vehicle for which the permit is required.

Section 13-135 - Duplicates

If a permittee loses, surrenders or destroys an unexpired permit issued under this division for a certain vehicle, he may obtain another permit for the same vehicle for the unexpired term or a permit for a substituted vehicle for the unexpired term upon the payment of a fee of one dollar.

Section 13-136 - Display of Sticker

A sticker supplied by the city evidencing the issuance of a permit under this division shall be at all times displayed in

the lower corner of the side window to the rear of the driver's seat of the vehicle for which the permit was issued, but if the vehicle is of such a type that does not so permit the display, the sticker shall be displayed in the lower right-hand corner of the windshield. At either point, the sticker shall be plainly visible from the exterior of the vehicle.

Section 13-137 - Emergency Permits

The chief of police shall have, in addition to the other powers and duties granted in this division, the discretionary power, in emergencies, to issue to any person a parking permit for a period not exceeding three consecutive days. Such permit may be either oral or written, at the discretion of the chief, and no investigation fee shall be charged.

Section 13-138 - Commercial Vehicles

A commercial vehicle may be parked without a permit in such area in which parking has been limited or prohibited by the Council under authority of Section 13-74(d) for a period not to exceed one hour unless such vehicle is being used to load or unload property in which event such vehicle may be parked for such additional time as is reasonably necessary to complete such service.

SECTION 3: Severability

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person, firm, corporation or circumstance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The Council of the City of Seal Beach hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion be declared invalid or unconstitutional.

COUNCIL COMMISSION

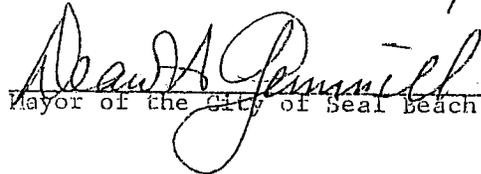
SECTION 4: Effective Date.

That this ordinance shall take effect and be in full force and virtue thirty (30) days from and after the date of final passage thereof.

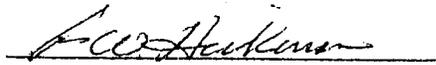
SECTION 5: Certification

That the City Clerk shall certify to the passage and adoption of this ordinance; shall cause the same to be entered in the book of original ordinances of said City; shall make a minute of the passage and adoption thereof in the records of the proceedings of the City Council of the said City in the minutes of the meeting at which the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law.

PASSED, APPROVED, AND ADOPTED this 16th day of Sept, 1963.

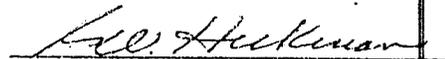

Mayor of the City of Seal Beach

ATTEST:


City Clerk

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 631, passed, approved, and adopted at a regular meeting of the City Council of the City of Seal Beach held on the 16th day of Sept, 1963.

DATED: Sept 16, 1963


City Clerk

ROLL CALL VOTE:

AYES: Speaker Anderson, Leonard, Brewster
NOES: Gemmill
ABSENT: none
ABSTAIN: none

EXHIBIT # 4
PAGE 5 OF 5

RESOLUTION NO. 2095

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAL BEACH RESTRICTING PARKING ON CERTAIN STREETS OR PORTIONS OF CERTAIN STREETS IN THE COASTAL DISTRICT.

WHEREAS, automobile parking congestion has become a serious problem in the coastal portion of the City, especially in those areas nearest the beach; and

WHEREAS, the City Council has requested that the Planning Commission study the parking question and report on possible solutions to the problem; and

whereas, the Planning Commission has reviewed possible alternatives to the parking congestion problem and has adopted Planning Commission Resolution No. 626 recommending restricted parking on one side of certain streets or portions of certain streets within the coastal district.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Seal Beach does hereby resolve:

1. That on-street parking will be limited to one-hour in the following areas south of Marina Drive and South of the Pacific Electric right-of-way effective as of June 1, 1972.
 - A. The easterly side of all north-south streets from First Street through and including Neptune Avenue.
 - B. The westerly side of Main Street.
 - C. The northerly side of Ocean Avenue, Central Avenue, Central Way and Marine Avenue, and the southerly side of Ocean Avenue between Eighth and Tenth Streets.
2. Parking permits shall be issued to all bona fide residents ^{of} ~~of these areas in which parking has been limited~~ as provided under Article XII of Chapter 13 of the Code of the City of Seal Beach.
3. Any resolutions or portions of resolutions in conflict with this resolution are hereby rescinded.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Seal Beach at a meeting held on the 24th day of April, 1972, by the following vote:

AYES: Davis, Blackman, Holden, Sales, Smith

NOES: none

ABSENT: none

ABSTAIN: none

H.R. Holden
Mayor

ATTEST:
Jerry Weir
City Clerk

COASTAL COMM. NO. 5.02.422
EXHIBIT # 5
PAGE 1 OF 1

RESOLUTION NO. 2129

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAL BEACH RESTRICTING PARKING ON CERTAIN STREETS OR PORTIONS OF CERTAIN STREETS IN THE COASTAL DISTRICT AND RESCINDING RESOLUTION NO. 2095

WHEREAS, automobile parking congestion has become a serious problem in the coastal portion of the City, especially in those areas nearest the beach; and

WHEREAS, the City Council has requested that the Planning Commission study the parking question and report on possible solutions to the problem; and

WHEREAS, the Planning Commission has reviewed possible alternatives to the parking congestion problem and has adopted Planning Commission Resolution No. 626 recommending restricted parking on one side of certain streets or portions of certain streets within the coastal district.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Seal Beach does hereby resolve:

1. That on-street parking will be limited to one-hour in the following areas south of Marina Drive and south of the Pacific Electric right-of-way effective as of June 1, 1972.
 - A. The easterly side of all north-south streets from First Street through and including Neptune Avenue.
 - B. The westerly side of Main Street.
 - C. The westerly sides of Eighth and Tenth Streets between Central Avenue and Ocean Avenue.
 - D. The northerly side of Ocean Avenue, Central Avenue, Central Way and Marine Avenue, and the southerly side of Ocean Avenue between Eighth and Tenth Streets.
2. Parking permits shall be issued to all bona fide residents as provided under Article XII of Chapter 13 of the Code of the City of Seal Beach.
3. Resolution No. 2095 and any resolution or portions of resolutions in conflict with this resolution are hereby rescinded.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Seal Beach at a meeting held on the 28th day of August, 1972, by the following vote:

AYES: Barnes, Walden, McKnew, Sales

NOES: none

ABSENT: Blackman

ABSTAIN: none

MB Sales
Mayor

ATTEST:

Judy Wini
City Clerk

COASTAL COMMISSION

5.02.422

EXHIBIT # 6

PAGE 1 OF 1

RESOLUTION NO. 2186

*repealed by
resolution #*

2269

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SEAL BEACH REVISING PARKING
FEES AND TIME LIMITS IN PARKING DISTRICT
NUMBER ONE

The City Council of the City of Seal Beach does hereby
resolve:

WHEREAS, Ordinance Number 632 of the City of Seal Beach
established Parking District Number One to serve the
needs of the merchants and promote the greatest
common good.

WHEREAS, said merchants have recently indicated their
support for a change of limited time parking from
24 minutes and 1 hour to 2 hours between the hours
of 9:00 a.m. and 6:00 p.m. on a permanent basis and
without regard to season; and

WHEREAS, the City Council wishes to place Parking District
Number One on a stronger fiscal basis; and

WHEREAS, the experience of the District to date indicates
a need for an increase in parking fees; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the
City of Seal Beach establishes the following as a
policy for the placement of parking meters in Parking
District Number One:

1. The City Council shall allow any interested party who
wishes to participate, the opportunity to purchase,
at \$75.00 per year, a parking sign that shall be
placed on the parking meter installation base in
lieu of a parking meter.
 - a. Said parking sign shall be furnished and
installed by the City.
 - b. Said parking sign shall be worded as follows:
"Two hour free parking provided by 'name and
address of business.' "
 - c. Said \$75.00 annual fee shall be paid annually
in advance in accordance with administrative
procedures established by the City Manager.
 - d. All meter installations for which parking
signs are not purchased or are not re-purchased
annually shall have parking meters placed
thereon.

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Be it further resolved that the hourly meter fee for Parking District Number One shall be at the rate of ten cents (.10¢) per hour and, that time limits for all meters throughout the District shall be increased to two hours.

PASSED, APPROVED, AND ADOPTED this 12 day of March 1973.

Frank Sales
Mayor of the City of Seal Beach

Attest:

Jerdys Weir
City Clerk of the City of Seal Beach

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF SEAL BEACH)

I, Jerdys Weir, City Clerk of the City Council of the City of Seal Beach, do hereby certify to the passage and adoption of the foregoing resolution at a meeting thereof held on the 12th day of March, 1973, by the following vote:

AYES: Councilmen James Backus, Fred McKee, John
NOES: Councilmen None
ABSENT: Councilmen None

Jerdys Weir
City Clerk

COASTAL COMMUNITY

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RESOLUTION NUMBER 2269

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAL BEACH REAFFIRMING PARKING FEES AND TIME LIMITS FOR METERED PARKING IN PARKING DISTRICT NUMBER ONE AND THE ESTABLISHMENT OF VARIABLE PARKING TIME LIMITS FOR COURTESY PARKING IN PARKING DISTRICT NUMBER ONE AND REPEALING RESOLUTION NUMBER 2186.

WHEREAS, Ordinance 632 of the City of Seal Beach established Parking District Number One to serve the needs of the merchants and promote the greatest common good; and

WHEREAS, Resolution Number 2186 of the City of Seal Beach changed the time limits for metered parking in Parking District Number One from 24 minutes and one hour to two hours between the hours of 9:00 a.m. and 6:00 p.m. on a permanent basis without regard to season, increased the hourly meter fee to \$.10 per hour and established a program allowing the purchase of a parking space by any interested party at a cost of \$75.00 per year; and

WHEREAS, a need has been shown to amend the courtesy parking program to allow for variable parking time limits for those businesses purchasing courtesy parking spaces;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Seal Beach re-establishes the following as a policy for the placement of parking meters with amendments allowing for variable parking time limits at the option of the purchaser of courtesy parking in Parking District Number One:

1. The City Council shall allow any interested party who wishes to participate, the opportunity to purchase, at \$75.00 per year, a parking sign that shall be placed on the parking meter installation base in lieu of a parking meter.
 - a. Said sign shall be furnished and installed by the City.
 - b. Said sign shall reflect one of the following parking time limits as chosen at the option of the purchaser of the sign:
 1. 24 minutes
 2. 1 hour
 3. 2 hours.
 - c. Said parking sign shall be worded as follows: "(optional time as chosen by purchaser) free parking courtesy of (name of business)."
 - d. Said annual fee shall be paid annually in advance in accordance with administrative procedures established by the City Manager.
 - e. All meter installations for which parking signs are not purchased or are not re-purchased annually shall have parking meters placed thereon.

BE IT FURTHER RESOLVED that the hourly meter fee for Parking District Number One shall remain at the rate of ten cents (\$.10) per hour and, that time limits for all meters throughout the District shall remain at two hours;

BE IT FURTHER RESOLVED that this Resolution shall repeal Resolution Number 2186.

COASTAL COMMISSION

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ORDINANCE NO. 958

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEAL BEACH AMENDING DIVISION 2, RESTRICTED OR PROHIBITED PARKING ON CERTAIN STREETS, OF ARTICLE VIII, CHAPTER 13, OF THE CITY CODE, ADDING PROVISIONS FOR SHORT TERM PARKING ZONES.

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

Section 1. Sec. 13-87, Division 2, Article VIII, of Chapter 13, Motor Vehicles and Traffic, relating to restricted parking, is hereby amended to read as follows:

Sec. 13-87. Short term parking zones.

Green curb markings with time limits stenciled thereupon shall mean no standing or parking for a period of time longer than indicated, and in no case longer than twenty-four minutes, between 9:00 A.M. and 6:00 P.M. on any day unless otherwise indicated by signs.

When authorized signs, parking meters or curb markings have been determined by the city traffic engineer to be necessary and are in place giving notice thereof, no operator of any vehicle shall stop, stand or park such vehicle adjacent to any such legible curb marking or sign or parking meter in violation thereof.

PASSED, APPROVED and ADOPTED by the City Council of the City of Seal Beach at a regular meeting thereof held on the 28th day of April, 1975.

MB Sales
Mayor ProTempore

ATTEST:

Jerdys Weir
City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF SEAL BEACH)

I, Jerdys Weir, City Clerk of the City of Seal Beach and ex-officio clerk of the City Council, do hereby certify that the foregoing ordinance was introduced at a meeting of the City Council of the City of Seal Beach on April 28, 1975, and adopted at a meeting held on April 28, 1975, by the following vote:

- AYES: Councilmen Blackman, Gadden, Weir
- NOES: Councilmen None
- ABSENT: Councilmen McKraw
- ABSTAIN: Councilmen Barton

Jerdys Weir
City Clerk

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RESOLUTION NO. 2560

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAL BEACH APPROVING REMOVAL OF PARKING METERS, ESTABLISHING RESTRICTIVE PARKING ON CERTAIN STREETS IN THE COASTAL DISTRICT, AND SETTING FEES FOR PARKING PERMITS.

WHEREAS, the parking debt owed to the city for the municipal parking lot between Main Street and Tenth Street has been retired; and

WHEREAS, merchants in the Main Street area have indicated that the removal of the parking meters and standardization of the parking regulations is desirable; and

WHEREAS, Chapter 13 of the City Code provides for the City Council to set fees for parking permits in limited parking zones and on municipal parking lots by resolution.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Seal Beach does hereby resolve:

1. That all parking meters be removed from the area known as Parking District No. 1.
2. That on-street parking will be limited to one-hour in the following areas:
 - A. Main Street from Pacific Coast Highway to Ocean Avenue.
 - B. Ocean Avenue from Eighth Street to Tenth Street.
 - C. Central Avenue from Eighth Street to Tenth Street.
3. That off-street parking in municipal parking lots, except the beach parking lots, will be limited to one-hour.
4. That limited twenty-four minute parking will be permitted where the need is proven by the individual merchant to the city's traffic safety committee.
5. That parking permits shall be issued as provided under Article XII of Chapter 13 of the Code of the City of Seal Beach.
6. That fees for the various types of parking permits shall be as follows:
 - A. Residential Parking Permit - - \$1.50 for each vehicle.
 - B. Customer Parking Permit - - - \$75.00 for each permit.
 - C. Employee Parking Permit - - - \$75.00 for each permit.
7. That these provisions shall become effective on August 1, 1976.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Seal Beach at a meeting there held on the 14th day of June, 1976, by the following vote:

AYES: Councilmen Blackman, Gray, Trudgen, Kucich, Laugel
NOES: Councilmen None
ABSENT: Councilmen None

ATTEST: 1

Thomas E. Blanton
Mayor

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ORDINANCE NO. 995

AN ORDINANCE OF THE CITY OF SEAL BEACH AMENDING SEC. 13-87 OF ARTICLE VIII, STOPPING, STANDING AND PARKING, AND ARTICLE XII, PARKING PERMITS, OF CHAPTER 13 OF THE CITY CODE OF THE CITY OF SEAL BEACH, AND REPEALING ORDINANCE NO. 631.

THE CITY COUNCIL OF THE CITY OF SEAL BEACH HEREBY ORDAINS AS FOLLOWS:

Section 1. Section 13-87 of Article VIII of Chapter 13 of the Code of the City of Seal Beach, California, is hereby amended to read as follows:

Sec. 13-87. Short term parking zones. Green curb markings with time limits stenciled thereupon shall mean no standing or parking for a period of time longer than indicated, and in no case longer than twenty-four minutes, between 9:00 a.m. and 6:00 p.m. on any day unless otherwise indicated by signs.

When authorized signs, parking meters or curb markings have been determined by the city traffic engineer to be necessary and are in place giving notice thereof, no operator of any vehicle shall stop, stand or park such vehicle adjacent to any such legible curb marking or sign or parking meter in violation thereof unless displaying special parking stickers or devices indicating purchased extended parking rights.

Section 2. Chapter XII, Parking Permits, of Chapter 13 of the City Code of the City of Seal Beach, California, is hereby amended to read as follows:

Sec. 13-126. Generally. Parking permits may be issued for areas in which parking has been limited or prohibited by a resolution of the council under authority of Section 13-74(d) for each vehicle owned or regularly operated as provided in this article.

Sec. 13-127. Types of Permits.

(a) Residential Parking Permits. Any bona fide resident of the city may purchase a residential parking permit for use in any area where parking has been limited except Main Street, Ocean Avenue from Eighth Street to Tenth Street, Central Avenue from Eighth Street to Tenth Street, and the municipal parking lots.

(b) Customer Parking Permits. Any licensed businessperson in the city may purchase individual customer parking permits which may be used by any customer with the permission of the businessperson in the Main Street business area and abutting municipal parking lots for a period up to a maximum of three (3) hours.

(c) Employee Parking Permits. Any licensed businessperson or their employee may purchase individual employee parking permits which may be used by the employee for all day parking in the municipal parking lots abutting Main Street.

Sec. 13-128. Application.

(a) To obtain a residential parking permit, each bona fide resident shall furnish the name and address of the applicant, proof of residence and the make, model and license number of each vehicle.

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(b) To obtain customer parking permits, each businessperson shall provide the name and address of the business and be currently licensed to operate a business in the city.

(c) To obtain employee parking permits, each businessperson shall provide the name and address of the business and be currently licensed to operate a business in the city. Any employee of a business licensed to operate in the city may obtain an employees parking permit by providing his or her name and address and proof of employment.

Sec. 13-129. Description of Permits; Display.

(a) The residential parking permit shall be an adhesive backed sticker supplied by the city evidencing the issuance of a permit under this article and shall be displayed on the left rear bumper of the vehicle at all times.

(b) The customer parking permits and employee parking permits shall be evidenced by portable cylinder devices, identified as to type by a distinctive color, with identifying serial numbers, and placed in the interior of the vehicle in such a manner as to be clearly visible to the parking control officer.

Sec. 13-130. Duration.

(a) No residential parking permit issued under this article or renewal thereof shall continue for a period longer than the vehicle for which the permit so issued is owned or regularly operated by a bona fide resident of the city and in no event longer than one year from the date of the permit.

(b) No customer parking permit or employee parking permit issued under this article or renewal thereof shall continue for a period longer than one year. In the event that a business is discontinued or an employee leaves his employment, the permit may be transferred to another qualified business or employee by registering the transfer at the city administration building.

Sec. 13-131. Destruction of residential parking permit due to transfer of vehicle or change of address. Upon the transfer of the vehicle described in the permit issued under this article or upon the permittee's change of place of residence to an area other than that described in the permit, rendering such permit unnecessary, the permittee shall destroy such permit and report such destruction at the city administration building.

Sec. 13-132. Renewal. Upon the expiration of the permit issued under this article and if the permittee still qualifies under the conditions of this article, renewal of such permit will be granted upon payment of the proper fee.

Sec. 13-133. Fees; Duplicates.

(a) Fees for each of the above described types of permits shall be set by resolution of the City Council.

(b) If a permittee loses, surrenders or destroys an unexpired residential parking permit issued under this article for a certain vehicle, he may obtain another permit for the same vehicle for the unexpired term or a permit for a substituted vehicle for the unexpired term upon the payment of a fee of one dollar.

(c) If a cylinder device issued under this article for customer or employee parking is lost or stolen, a duplicate may be obtained for the unexpired term upon payment of a fee of ten dollars.

Sec. 13-134. Emergency permits. The chief of police shall have the discretionary power, in emergencies, to issue to any person a parking permit for a period not exceeding three consecutive days. Such permit may be either oral or written, at the discretion of the chief, and no fee shall be charged.

Sec. 13-135. Commercial vehicles may park without permit. A commercial vehicle may be parked without a permit in such area in which parking has been limited or prohibited by the council under authority of section 13-74(d) for a period not to exceed one hour unless such vehicle is being used to load or unload property, in which event such vehicle may be parked for such additional time as is reasonably necessary to complete such service.

Section 3. Ordinance No. 631 is hereby repealed in its entirety.

Section 4. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be advertised as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Seal Beach at a regular meeting thereof held on the 25th day of June, 1976.

Mona E. Blackmon
Mayor

ATTEST:

Jerdys Weir
City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF SEAL BEACH)

I, Jerdys Weir, City Clerk of the City of Seal Beach and ex-officio clerk of the City Council of the City of Seal Beach, do hereby certify to the passage and adoption of the foregoing ordinance by the City Council at a regular meeting thereof held on the 25th day of June, 1976, by the following vote:

AYES: Councilmen Blackmon, Day, Hedges, Trudell, Dabbs
NOES: Councilmen None
ABSENT: Councilmen None

Jerdys Weir
City Clerk

COASTAL COMMISSION

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ORDINANCE NUMBER 1099

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEAL BEACH, CALIFORNIA, AMENDING CHAPTER 13, ARTICLE XII OF THE SEAL BEACH MUNICIPAL CODE RELATING TO PARKING PERMITS.

THE CITY COUNCIL OF THE CITY OF SEAL BEACH DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Chapter 13, Article XII, Section 13-127 of the Seal Beach Municipal Code is hereby amended to read as follows:

Section 13-127. Types of Permits.
Residential Parking Permits. Any bona fide resident of the City may purchase a residential parking permit for use in any area where parking has been limited except the municipal parking lots. On Main Street, Ocean Avenue from Eighth Street to Tenth Street, and Central Avenue from Eighth Street to Tenth Street, parking permits will allow two (2) hour parking only.

Section 2. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause same to be published as required by law.

PASSED, APPROVED and ADOPTED by the City Council of the City of Seal Beach, California, at a meeting thereof held on the 27th day of July, 1981.

Frank Luzzo
Mayor

ATTEST:
Joanne M. Yeo
City Clerk

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STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF SEAL BEACH)

I, Joanne M. Yeo, City Clerk of the City of Seal Beach, California, do hereby certify that the foregoing ordinance was introduced at a meeting of the City Council held on the 14th day of July, 1981, and adopted at a meeting thereof held on the 27th day of July, 1981, by the following vote:

AYES: Councilmembers Kredell, Luzzo, Supple, Understony
NOES: Councilmembers None
ABSENT: Councilmembers Deity
Joanne M. Yeo

RESOLUTION NUMBER 3181

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAL BEACH, CALIFORNIA, ESTABLISHING FEES FOR TEMPORARY, GUEST AND MERCHANT/EMPLOYEE PARKING PERMITS.

THE CITY COUNCIL OF THE CITY OF SEAL BEACH DOES HEREBY RESOLVE AS FOLLOWS:

- WHEREAS, the Seal Beach Municipal Code, Chapter 13, Article XII, permits parking in certain areas where parking has been limited with the use of a parking permit; and
- WHEREAS, the need has arisen to better accommodate 1) temporary summer renters; 2) guests of permanent residents; and 3) downtown merchants and their employees; and
- WHEREAS, the City Council of the City of Seal Beach, by resolution, sets fees for such permits.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Seal Beach, California, does hereby resolve that the fees for the following parking permits issued pursuant to Chapter 13, Article XII of the Seal Beach Municipal Code shall be as follows:

- 1. Temporary Parking Permit (Renter) \$5.50 each
- 2. Guest Parking Permit 6.00 each
- 3. Merchant/Employee Parking Permit 25.00 each

PASSED, APPROVED AND ADOPTED by the City Council of the City of Seal Beach, California, at a meeting held on the 12th day of July, 1982, by the following vote:

AYES: Councilmembers Donnell, Argen, Laszlo, Kaiser, Vanderstacy

NOES: Councilmembers None

ABSENT: Councilmembers None

William K. Vanderstacy
Mayor

ATTEST:
Joanna McLo
City Clerk

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ORDINANCE NUMBER 1124

AN ORDINANCE OF THE CITY OF SEAL BEACH,
CALIFORNIA, AMENDING CHAPTER 13, ARTICLE
XII OF THE SEAL BEACH MUNICIPAL CODE
RELATING TO PARKING PERMITS.

THE CITY COUNCIL OF THE CITY OF SEAL BEACH DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Chapter 13, Article XII, of the Seal Beach Municipal Code is hereby amended as follows:

Sec. 13-126. Generally.

- (a) Parking permits may be issued for areas in which parking has been limited or prohibited by a resolution of the Council under authority of Section 13-74(d) for each vehicle owned or regularly operated as provided in this article.
- (b) Parking permits may be used in any area where parking has been limited except the municipal parking lots.
- (c) On Main Street, Ocean Avenue from Eighth Street to Tenth Street, and Central Avenue from Eighth to Tenth Street only, parking permits will allow two (2) hour parking.

Sec. 13-127. Types of Permits/Application/Display.

- (a) Residential Parking Permit. Any bona fide resident of the City may purchase one or more residential parking permits. To obtain a residential parking permit, each bona fide resident shall furnish the name and address of the applicant, proof of residence, and the make, model and license number of each vehicle. A residential parking permit shall be an adhesive-backed sticker supplied by the City evidencing the issuance of a permit under this article and shall be displayed on the left rear bumper of the vehicle at all times.
- (b) Temporary Parking Permit (Renter). Any person temporarily residing within the City may purchase a temporary parking permit by furnishing a rental agreement or lease indicating the dates of occupancy, address of property, persons renting property, and make and license number of the vehicle to which it is to be issued. The temporary parking permit shall be affixed to the vertical surface of the left rear bumper of the vehicle to which it is issued. The temporary parking permit will be identical to the resident parking permit.
- (c) Guest Parking Permit. Any resident may purchase a guest permit for use by guests of that resident upon showing proof of residency. There will be a limit of two (2) guest stickers per resident. The guest parking permit shall be laminated and is to be affixed with masking tape to the inside left rear window of the vehicle.

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- (d) Merchant/Employee Parking Permit. Any merchant/employee working within the Old Town area of the City may purchase a merchant/employee permit upon showing proof of employment. The merchant/employee parking permit shall be affixed to the vertical surface of the left rear bumper of the vehicle to which it is issued. The merchant/employee parking permit will be identical to the resident parking permit.

Sections 13-128, Application, and 13-129, Description of Permits--Display, are hereby deleted.

Section 13-130, Duration, is hereby renumbered and amended to read:

Sec. 13-128. Duration.

- (a) Parking permits shall be valid from July 1 of the year issued or the date of issuance until June 30 of the following year.
- (b) No parking permit issued under this article or renewal thereof shall continue for a period longer than the vehicle for which the permit so issued is owned or regularly operated and in no event longer than one year from the date of the permit.

Section 13-131, Destruction of Residential Parking Permit Due to Transfer of Vehicle or Change of Address, is hereby renumbered and amended to read:

Sec. 13-129. Destruction of Parking Permits Due to Transfer of Vehicle or Change of Address. Upon the transfer of the vehicle described in the permit issued under this article, or upon the permittee's change of place of residence to an area other than that described in the permit, rendering such permit unnecessary, the permittee shall destroy such permit and report such destruction at the City Administration Building.

Section 13-132, Renewal, is hereby renumbered as Section 13-130.

Section 13-133, Fees--Duplicates, is hereby renumbered and amended to read:

Sec. 13-131. Fees--Duplicates.

- (a) Fees for each of the above-described types of permits shall be set by resolution of the City Council.
- (b) If a permittee loses, surrenders or destroys an unexpired parking permit issued under this article for a certain vehicle, he may obtain another permit for the same vehicle for the unexpired term or a permit for a substituted vehicle for the unexpired term upon the payment of a fee of one dollar.

Section 13-134, Emergency Permits, is hereby renumbered as Section 13-132.

Section 13-135, Commercial Vehicle May Park Without Permit, is hereby renumbered as Section 13-133.

COASTAL COMMISSION

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Ordinance Number 1124

PASSED, APPROVED and ADOPTED by the City Council of the City of Seal Beach, California, at a meeting thereof held on the 26th day of July, 1982.

Willemke Naudenstam
Mayor

ATTEST:

Joanne M Yeo
City Clerk



STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF SEAL BEACH)

I, Joanne Yeo, City Clerk of the City of Seal Beach and ex-officio clerk of the City Council, do hereby certify that the foregoing ordinance was introduced at a meeting of the City Council of the City of Seal Beach held on July 12, 1982, and adopted at a meeting held on July 26, 1982 by the following vote:

AYES: Councilmembers Raywell, Orger, Hoyle, Pinner, Naudenstam
NOES: Councilmembers None
ABSENT: Councilmembers None

Joanne M Yeo
City Clerk

COASTAL COMMISSION

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ORDINANCE NUMBER 1173

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEAL BEACH, CALIFORNIA, AMENDING CHAPTER 13, ARTICLE XII OF THE SEAL BEACH MUNICIPAL CODE RELATING TO PARKING PERMITS.

THE CITY COUNCIL OF THE CITY OF SEAL BEACH DOES ORDAIN AS FOLLOWS:

Section 1. Chapter 13, Article XII, Section 13-126 of the Code of the City of Seal Beach, California is hereby amended to read as follows:

ARTICLE XII -- PARKING PERMITS

Sec. 13-126. Generally.

- (a) Parking permits may be issued for areas in which parking has been limited or prohibited by a resolution of the Council under authority of Section 13-74(d) for each vehicle owned or regularly operated as provided in this article.
- (b) Parking permits may be used in any area where parking has been limited.
- (c) On Main Street, Ocean Avenue from Eighth Street to Tenth Street, and Central Avenue from Eighth to Tenth Street only, parking permits will allow two (2) hour parking. (Ord. No. 1124, S 1.)
- (d) In the municipal parking lots on Main Street, parking permits will allow parking between the hours of 12:00 A.M. and 6:00 A.M.
- (e) In the Eighth Street City Employee Parking Lot south of Central Avenue, parking permits will allow parking between the hours of 12:00 A.M. and 6:00 A.M.

Section 2. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause same to be published as required by law.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Seal Beach, California, at a regular meeting thereof held on the 14th day of January, 1986.


Mayor

ATTEST:


City Clerk



COASTAL COMMISSION

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RESOLUTION NUMBER 4242

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEAL BEACH ESTABLISHING RESIDENTIAL PERMIT PARKING ONLY FOR EIGHTH STREET AND TENTH STREET, BETWEEN OCEAN AVENUE AND ELECTRIC AVENUE, AND FOR CENTRAL AVENUE BETWEEN SEVENTH AND EIGHTH STREET AND TENTH AND ELEVENTH STREET, AND SETTING FORTH PARKING RESTRICTIONS FOR THE EIGHTH STREET/CENTRAL AVENUE MUNICIPAL PARKING LOT

WHEREAS, at the direction of the City Council, staff prepared a March 22, 1993 Memorandum to the City Council regarding "Main Street Parking Analysis", which provided a historical overview of the parking issues along Main Street, the various studies which have discussed the issue, and alternatives which have been considered in the past as potential solutions; and

WHEREAS, the City Council conducted a joint workshop with the Planning Commission and Environmental Quality Control Board on May 3, 1993, to receive citizen input regarding potential solutions to address the concerns regarding the lack of parking along Main Street and the adjoining residential areas; and

WHEREAS, at the conclusion of the workshop, the City Council indicated they wished to consider both short-term and long-term solutions to the parking issue; and

WHEREAS, the City Council considered on May 10, 1993 a staff report presenting a number of potential short-, medium-, and long-range programs/actions to address the Main Street parking issue. The City Council directed staff to provide additional information and recommendations on specific short-term programs and/or actions; and

WHEREAS, the City Council considered on May 24, 1993 a staff report presenting a number of potential short-range programs/actions to address the Main Street parking issue, with the City Council instructing staff to proceed with proposals for modifications to the existing payment structure at the 8th and 10th Street beach lots, the opening of the 8th Street/Central Avenue lot between 5:00 P.M. and 10:00 P.M. for public parking and for resident parking after 10:00 P.M., the provision of parking meters at all City-owned parking lots along Main Street, and the provision of additional signage along Main Street regarding the availability of parking along the alleys adjacent to the businesses; and

WHEREAS, the City Council considered on June 14, 1993 a staff report presenting a number of potential medium- to long-range programs/actions to address the Main Street parking issues, focusing on the development of a Specific Plan and an "In Lieu" parking program developed in accordance with the provisions of AB 1600; and

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WHEREAS, the City Council directed staff to proceed with the Specific Plan and Ab 1600 process, and in addition to institute permit parking only on 8th and 10th Streets between Ocean Avenue and Electric Avenue and on Central Avenue between 7th and 8th Streets and between 10th and 11th Streets.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Seal Beach hereby resolves as follows:

Section 1. The City Council establishes the following parking restrictions on certain public streets located within the "Central Traffic District" as defined in Chapter 13, Article I, Section 13-4, set forth below:

- A. Eighth Street between Ocean Avenue and Electric Avenue: Resident Parking Only.
- B. Tenth Street between Ocean Avenue and Electric Avenue: Resident Parking Only.

Section 2. The City Council establishes the following parking restrictions on certain public streets located adjacent to the "Central Traffic District" as defined in Chapter 13, Article I, Section 13-4, set forth below:

- A. Central Avenue between Seventh Street and Eighth Street: Resident Parking Only.
- B. Central Avenue between Tenth Street and Eleventh Street: Resident Parking Only.

Section 3. The City Council establishes the following parking restrictions on certain public parking lots located adjacent to the "Central Traffic District" as defined in Chapter 13, Article I, Section 13-4, set forth below:

- A. Eighth Street/Central Avenue parking lot (adjacent to Fire Station No. 44):
 - 1) Permit Parking Only, Monday through Saturday, 7:00 A.M. to 5:00 P.M. and 10:00 P.M. to 7:00 A.M.

Section 4. These provisions shall become effective on August 1, 1993.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Seal Beach at a meeting thereof held on the 28th day of June, 1993, by the following vote:

AYES: Councilmembers Shaw, Rouse, Sawyer, Hastings
NOES: Councilmembers None
ABSENT: Councilmembers Lesko

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Anna Vassilakis
MAYOR

ATTEST:
Joanna M. Co
CITY CLERK



ORDINANCE NO. 1489

AN ORDINANCE OF THE CITY OF SEAL BEACH
REGARDING PARKING METERS AND AMENDING CHAPTER 13
OF THE CODE OF THE CITY OF SEAL BEACH

THE CITY COUNCIL OF THE CITY OF SEAL BEACH DOES ORDAIN AS FOLLOWS:

Section 1. Section 13-109.1 of Article X of Chapter 13 of the Code of the City of Seal Beach is hereby amended to read as follows:

"Section 13-109.1 Parking Meter Zones. Parking meter zones are hereby established at the off-street municipal parking lots and along Main Street, Ocean Avenue, Central Avenue and Electric Avenue as delineated on the "City of Seal Beach Parking Meter Zone Map" dated SEPTEMBER 23 2002. Such map is incorporated herein by reference. The city manager or the designee thereof shall cause parking meters to be installed and maintained in all parking meter zones."

Section 2. Section 13-111 of Article X of Chapter 13 of the Code of the City of Seal Beach is hereby amended to read as follows:

"Section 13-111. Hours and Days of Parking Meter Operation. Parking meters in the parking meter zones shall be operated between the hours of 8:00 a.m and 6:00 p.m. on every day unless otherwise indicated by signs at a particular zone."

Section 3. Section 13-117 of Article X of Chapter 13 of the Code of the City of Seal Beach is hereby amended to read as follows:

"Section 13-117. Parking Meter Fees. The parking meter fee for parking meter zones shall be one dollar (\$1.00) per hour on a year-round basis."

Section 4. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance or any part thereof. The City Council of the City of Seal Beach hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Seal Beach at a meeting thereof held on the 23rd day of September, 2002.

Jon H. Larsen
Mayor
City of Seal Beach

ATTEST:
Joanne M. Leo
City Clerk

COASTAL COMMISSION
5.02.422
EXHIBIT # 17
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STATE OF CALIFORNIA }
COUNTY OF ORANGE } SS
CITY OF SEAL BEACH }

I, Joanne M. Yeo, City Clerk of the City of Seal Beach, California, do hereby certify that the foregoing Ordinance is an original copy of Ordinance Number 1489 on file in the office of the City Clerk, introduced at a meeting held on the 9th day of September, 2002, and passed, approved and adopted by the City Council of the City of Seal Beach at a meeting held on the 23rd day of September, 2002 by the following vote:

AYES: Councilmembers Campbell, Doan, Larson
NOES: Councilmembers Antos, Gast
ABSENT: Councilmembers None
ABSTAIN: Councilmembers None

and do hereby further certify that Ordinance Number 1489 has been published pursuant to the Seal Beach City Charter and Resolution Number 2836.

Joanne M. Yeo
City Clerk

COASTAL COMMISSION

EXHIBIT # 17
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