

CALIFORNIA COASTAL COMMISSION

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

Filed: 9/6/2006
49th Day: 10/25/2006
180th Day: 3/5/2007
Staff: Charles Posner - LB
Staff Report: 12/21/2006
Hearing Date: January 10, 2007
Commission Action:



W14b

STAFF REPORT: REGULAR CALENDAR

APPLICATION NUMBER: 5-06-087

APPLICANT: City of Long Beach

AGENT: Mark Sandoval, Marine Bureau Manager

PROJECT LOCATION: 6500 Marina Drive (Basin Three public parking lot at Alamitos Bay Marina), City of Long Beach, Los Angeles County.

PROJECT DESCRIPTION: Operate a weekly Farmers' Market and Arts and Crafts Fair (on Sundays only) including installation and removal of temporary facilities for vending.

LOCAL APPROVAL: Approval in Concept, City of Long Beach Planning Department

SUBSTANTIVE FILE DOCUMENTS:

1. City of Long Beach certified Local Coastal Program (LCP), 7/22/1980.
2. Coastal Development Permit 5-97-292 (City of Long Beach, Farmers' Market).
3. Coastal Development Permit Amendment 5-97-292-A1 (Long Beach Farmers' Market).
4. Marina Drive Parking Study, by DKS Associates, October 17, 2005.

SUMMARY OF STAFF RECOMMENDATION

The project site is on State Tidelands administered by the City of Long Beach, and within the Commission's original permit jurisdiction. The primary issue raised by the proposed weekly event is whether adequate public parking exists (on Sunday) to support the proposed Farmers' Market and Arts and Crafts Fair, as well as the marina's other recreational activities. The City has provided a 2005 parking study that demonstrates that adequate public parking does exist for the marina and the Farmers' Market, since at least thirty-percent (30%) of the parking supply was unoccupied each Sunday when the parking counts were conducted (Exhibit #6).

Therefore, staff is recommending that the Commission grant a coastal development permit for the proposed weekly Farmers' Market and Arts and Crafts Fair with special conditions relating to protection of public parking, public access and water quality. The applicant agrees with the recommendation. **See Page Two for the motion.**

STAFF RECOMMENDATION:

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

MOTION: *"I move that the Commission approve with special conditions Coastal Development Permit 5-06-087 per the staff recommendation."*

The staff recommends a **YES** vote. Passage of the motion will result in **APPROVAL** of the coastal development permit application with special conditions, and adoption of the following resolution and findings, as set forth in this staff report or as modified by staff prior to the Commission's vote. The motion passes only by an affirmative vote of a majority of Commissioners present.

I. Resolution: Approval with Conditions

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 of the Coastal Act. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Standard Conditions

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions

1. Permit Compliance

Coastal Development Permit 5-06-087 approves the operation of a weekly Farmers' Market and Arts and Crafts Fair (on Sundays only) including installation and removal of temporary facilities for vending. The weekly event and all development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions. Any deviation from the approved plans must be submitted for review by the Executive Director to determine whether an amendment to this coastal development permit is required.

2. Public Parking

No public parking shall be reserved for the exclusive use of customers of the weekly Farmers' Market and Arts and Crafts Fair. The vending areas for the weekly Farmers' Market and Arts and Crafts Fair approved by Coastal Development Permit 5-06-087 may occupy up to 114 public parking spaces within the Alamitos Bay Marina Basin Three public parking lot (only on Sundays). All public parking spaces within the Alamitos Bay Marina public parking lots which are not occupied by the vending areas shall be available for the use of the general public on a first-come, first-served basis (except for boat owner reserved parking stalls and handicapped parking spaces). The weekly Farmers' Market and Arts and Crafts Fair shall not reserve, or have exclusive use of, any public parking spaces other than those permitted to be occupied by the approved vending areas.

3. Public Access To and Along the Waterway

The approved weekly Farmers' Market and Arts and Crafts Fair shall not interfere with use of the public sidewalks or interfere with public access along the shoreline in the project area.

4. Operation Responsibilities and Debris Removal

- A. No materials, trash, waste or other debris shall be placed or stored where it may be subject to wind or rain dispersion.
- B. The use of **Styrofoam** containers for food and drinks sales shall be minimized, and if feasible, completely avoided.
- C. Wash down areas shall be contained and be connected to the sanitary sewer. No runoff from wash down areas shall be directed into any drain unless specifically authorized by the California Regional Water Quality Control Board.
- D. The permittee shall provide trash and recycling containers. Any and all trash and other waste material shall be removed from the site at the end of the business day and disposed of at an appropriate location.
- E. At the end of the business day (Sunday), the project site shall be restored to its primary use as a public parking lot, and the permittee shall inspect the project area and ensure that no debris, trash or other materials have been left at the site.

IV. Findings and Declarations

The Commission hereby finds and declares:

A. Project Description

The applicant proposes to operate a weekly Farmers' Market and Arts and Crafts Fair in the Basin Three public parking lot at Alamitos Bay Marina in southeast Long Beach (Exhibit #3). The proposed Farmers' Market and Arts and Crafts Fair would occur once each week on Sunday. Set-up of vending booths would commence at 7am Sunday morning, and all vendors and their equipment would be removed on Sunday afternoon. The vending area is comprised of vendors' booths, tents and trucks, and portable public toilets. The vending area for the Farmers' Market would occupy 74 public parking spaces, and the Arts and Crafts Fair would occupy 40 spaces, for a total temporary displacement of 114 public parking spaces within the Alamitos Bay Marina Basin Three public parking lot. The City has located the proposed Farmers' Market and Arts and Crafts Fair in the Basin Three parking lot in order to avoid parking conflicts with the existing established commercial uses situated at Basins One and Two (e.g., restaurants, the Marina Bazaar and Seaport Village shopping Center).

The vendors are permitted by the City to sell fresh fruits and vegetables, eggs, cut flowers, decorative plants, seafood, honey, baked goods, artwork and other handmade items. Customers of the proposed Farmers' Market and Arts and Crafts Fair would park in the marina's public parking spaces. No permanent improvements are proposed. There is no charge to customers to access the market or the public parking spaces.

The Sunday Farmers' Market has been operating since 1997 under the terms of amended Coastal Development Permit 5-97-292 (City of Long Beach). The current application has been submitted for two reasons: 1) the term of the approval for the Farmers' Market, set forth by amended Coastal Development Permit 5-97-292, expired in April 2002; and 2) the proposed Arts and Crafts Fair is a new component of the Sunday event that would increase the number of public parking spaces being occupied by vendors in the marina parking lot (from 60 to 114). The project site (Basin Three public parking lot) is filled tidelands located seaward of the first public road, and is within the original permit jurisdiction of the Commission.

B. Public Access & Recreation

One of the basic goals of the Coastal Act is to maximize public access to the coast. One of the methods commonly used to maximize public access to the coast is to ensure that there is enough parking available for visitors of the coast. The Commission has consistently found that a direct relationship exists between the provision of adequate parking and availability of public access to the coast. Section 30252 requires that new development should maintain and enhance public access to the coast.

Section 30252 of the Coastal Act states, in part:

The location and amount of new development should maintain and enhance public access to the coast by... (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation....

The Coastal Act also requires that development itself does not interfere with the public's right to access 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.

The proposed project involves the establishment of a weekly Farmers' Market and Arts and Crafts Fair in the Basin Three public parking lot at Alamitos Bay Marina in southeast Long Beach (Exhibit #3). The proposed project is located entirely on public tidelands located seaward of the first public road. The primary issue raised by the proposed weekly event is whether adequate public parking exists (on Sunday) to support the proposed Farmers' Market and Arts and Crafts Fair, as well as the marina's other recreational activities. A shortage of available parking at the marina would adversely affect the public's ability to access the area for coastal recreation. The public access policies of the Coastal Act require that the marina's public parking supply be protected in order to ensure that the public is able to visit the waterfront and that boaters can access the water. Therefore, the applicant must show that there is an adequate parking supply (on Sunday) to meet any increase in parking demand generated by the proposed weekly event.

Each Sunday morning, the set-up of the temporary facilities for the proposed event (i.e., vendors' booths, tents and portable public toilets) would temporarily displace a limited portion (114 spaces) of the Basin Three public parking supply that supports public access to the waterfront. The City estimates that the customers of the proposed Farmers' Market and Arts and Crafts Fair will occupy approximately one hundred of the nearby public parking spaces during peak periods. The Basin Three public parking lot currently provides parking for boat owners with slips in the marina, recreational visitors to the waterfront, and patrons of the Marine Bazaar and Joe's Crab Shack restaurant (Exhibit #3). The public parking supply is also the only parking available for use by the customers and vendors of the proposed weekly Farmers' Market and Arts and Crafts Fair. Beach visitors do not use the Marina Basin Three public parking lot because the nearest beaches are about one mile away.

The City asserts that there is sufficient parking in the Basin Three parking lot for the proposed weekly event and has provided a 2005 parking study to support its assertion (Exhibit #6: Marina Drive Parking Study, by DKS Associates, October 17, 2005). The City has studied the parking lot use on Sunday mornings since November 1997 when the Farmers' Market was originally established. Hundreds of empty spaces have been counted each time the City has surveyed the parking lot. The 2005 parking study by DKS Associates demonstrates that adequate public parking still exists for the marina and the Farmers' Market, since at least thirty-percent (30%) of the parking supply was unoccupied each Sunday when the parking counts were conducted. The parking counts in the Basin Three public parking lot were conducted on four Sundays in 2005 while the weekly Farmer's Market was happening: 1) Sunday, May 15, 2005, 2) Sunday, May 22, 2005, 3) Sunday, June 5, 2005, and 4) Sunday, September 4, 2005 (Labor Day Weekend). The highest count of occupied parking spaces in the Basin Three parking lot (67.4%: 720 of 1,069 total spaces) occurred at 11 a.m. on May 15, 2005. On Labor

Day weekend (Sunday, September 4, 2005), the occupancy rate in the Basin Three parking lot peaked at noon with 65.9 percent of the spaces occupied (704 of 1,069 total spaces).

Therefore, the 2005 parking study supports the City's assertion that there is an adequate parking supply in the Basin Three parking lot to support the existing uses as well as the proposed Sunday Farmers' Market and Arts and Crafts Fair. More than thirty percent of the Basin Three parking spaces were unoccupied during the busiest period times that the parking counts were conducted. In addition, the Basin One and Two parking lots, located south of Basin Three parking lot, contain more than six hundred additional public parking spaces (Exhibit #3). In all, the Basin One, Two and Three parking lots contain more than 1,800 parking spaces, with approximately two hundred spaces being reserved for the marina slip renters. The Basin Three public parking lot is the least used of the three public parking lots at Basins One, Two and Three. Therefore, the Commission finds that public access to the marina will not be negatively impacted by the proposed event because there is adequate parking available for the existing and proposed uses.

Another concern that has been raised about the proposed event is the amount of time it takes visitors to exit the Basin Three parking lot (Exhibit #5). Cars waiting to exit have to wait longer while someone ahead waits for a break in traffic in order to turn left from the parking lot onto Marina Drive (Exhibit #3). The City acknowledges that vehicles sometime congest the marina's parking lot exit near the Farmers Market, and is considering limiting the exiting vehicles to right-turns only as a solution to the problem.

In order to ensure that public access to the public parking spaces in the area is not usurped by the customers of the proposed Farmers' Market and Arts and Crafts Fair, the coastal development permit does not allow the City or the operator or vendors of the weekly event to reserve any public parking for the exclusive use of customers. The vending area for the proposed Farmers' Market and Arts and Crafts Fair may occupy up to 114 public parking spaces within the Alamitos Bay Marina Basin Three public parking lot on Sunday mornings. However, all public parking spaces within the Alamitos Bay Marina public parking lots which are not occupied by the vending area (boat owner reserved parking and handicapped spaces excluded) shall be available for use by the general public on a first-come, first-served basis. The weekly event shall not reserve or have exclusive use of any public parking spaces other than those permitted to be occupied by the vending area. As conditioned, all visitors to the area will be able to find a parking space on a first-come, first-served basis, and will be able to stroll along the water's edge throughout the marina on the existing public walkway. The proposed project will not interfere with the public's ability to walk along the water's edge on the public walkway adjacent to the parking lots.

Therefore, the Commission finds that the proposed event, as conditioned, will not negatively affect public access to the coast or to nearby recreational facilities, and is consistent with the public access and recreation policies of the Coastal Act.

C. Water Quality

The proposed development will be occurring near coastal waters. The storage or placement of construction material, debris, or waste in a location where it could be discharged into coastal waters would result in an adverse effect on the marine environment. To reduce the potential for construction related impacts on water quality, the Commission imposes special conditions

requiring, but not limited to, the appropriate storage and handling of materials to minimize the potential of pollutants to enter coastal waters and for the use of on-going best management practices. As conditioned, the Commission finds that the development conforms with Sections 30230 and 32031 of the Coastal Act.

D. Development

The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area, has been designed to assure structural integrity, and will avoid cumulative adverse impacts on public access. Therefore, the Commission finds that the development, as conditioned, conforms with Sections 30250, 30251, 30252, 30253 and the public access provisions of the Coastal Act.

E. Unpermitted Development

Development has occurred on site without the required coastal development permit and in non-compliance with the terms and conditions of the previously issued coastal development permit. The term of the Commission's prior approvals for the Farmers' Market, set forth by Coastal Development Permit 5-97-292 and Permit Amendment 5-97-292-A1, expired in April 2002. Therefore, the weekly event has operated since May 2002 without a coastal development permit. Although unpermitted development has occurred, consideration of the application by the Commission has been based solely upon the Chapter 3 policies of the Coastal Act. Approval of the coastal development permit does not constitute a waiver of any legal action with regard to any alleged violations nor does it constitute an admission as to the legality of any development undertaken on the subject site without a coastal development permit.

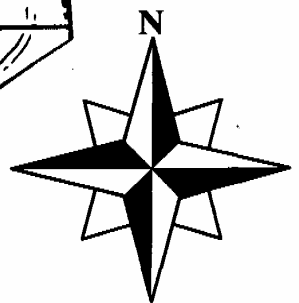
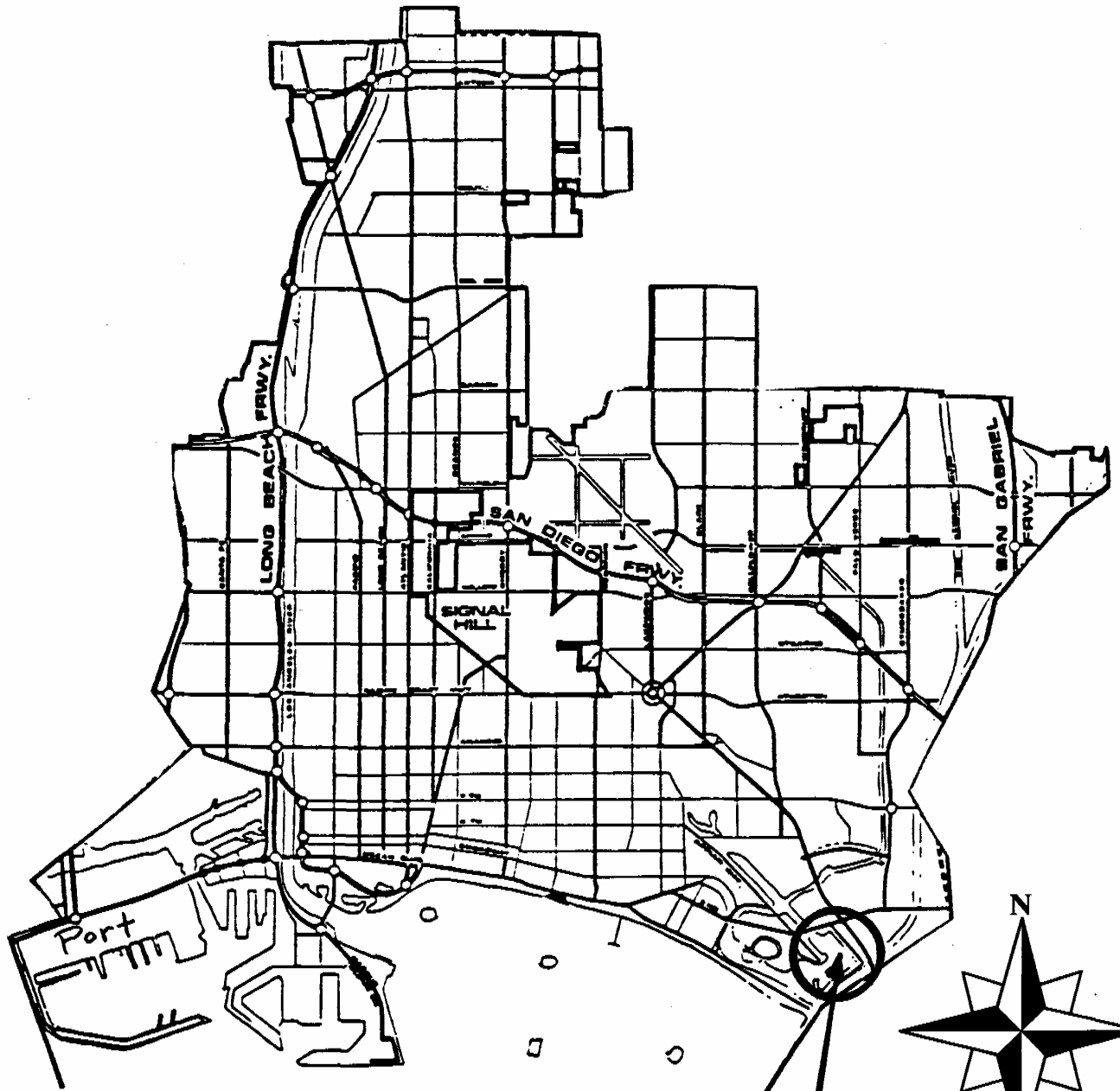
F. Local Coastal Program

A coastal development permit is required from the Commission for the proposed development because it is located within the Commission's area of original jurisdiction. The Commission's standard of review for the proposed development is the Chapter 3 policies of the Coastal Act. The City of Long Beach certified LCP is advisory in nature and may provide guidance. The Commission certified the City of Long Beach LCP on July 22, 1980. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified LCP for the area.

G. California Environmental Quality Act (CEQA)

As conditioned, there are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

City of Long Beach



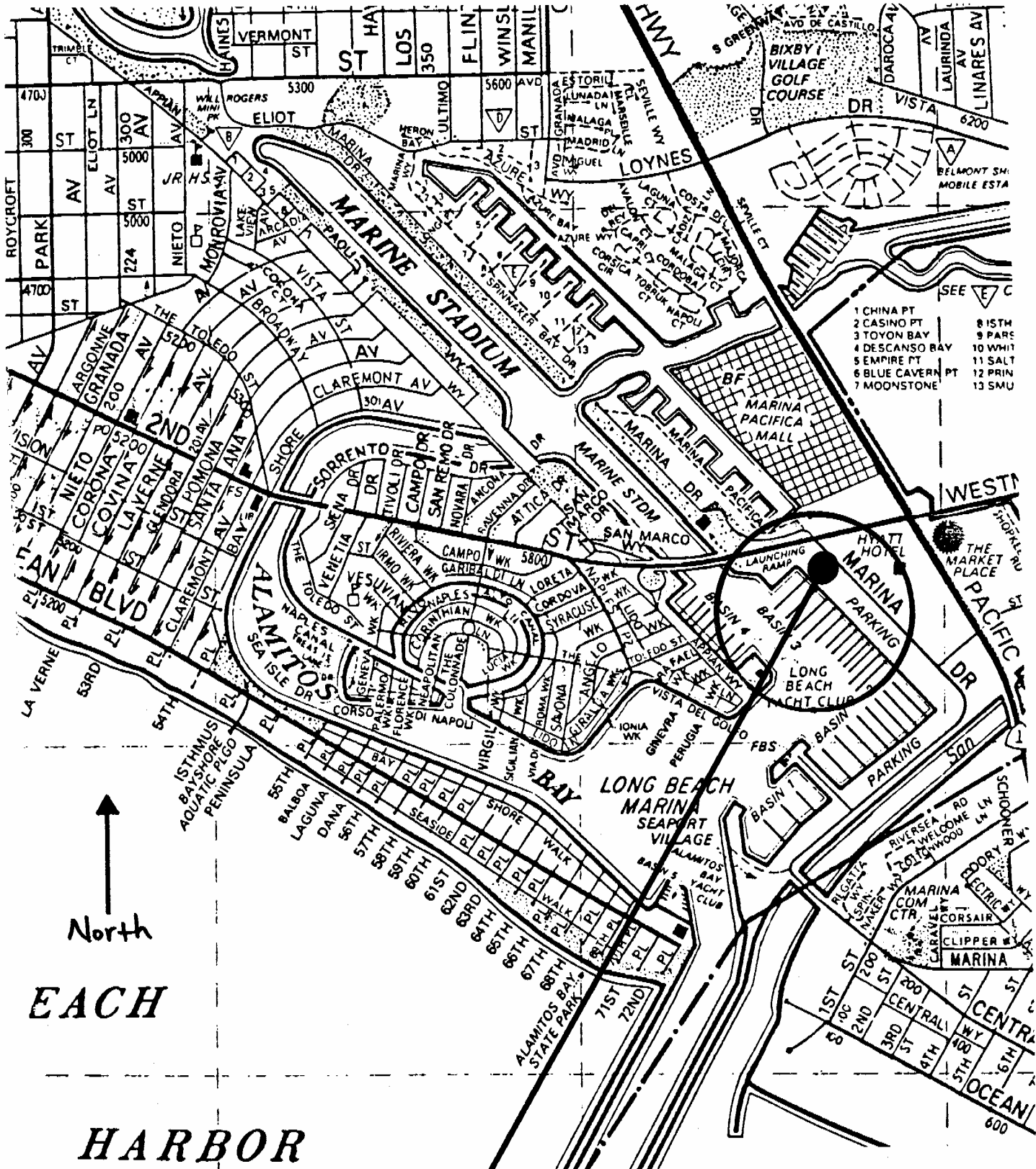
Site

COASTAL COMMISSION

5-06-087

EXHIBIT # 1

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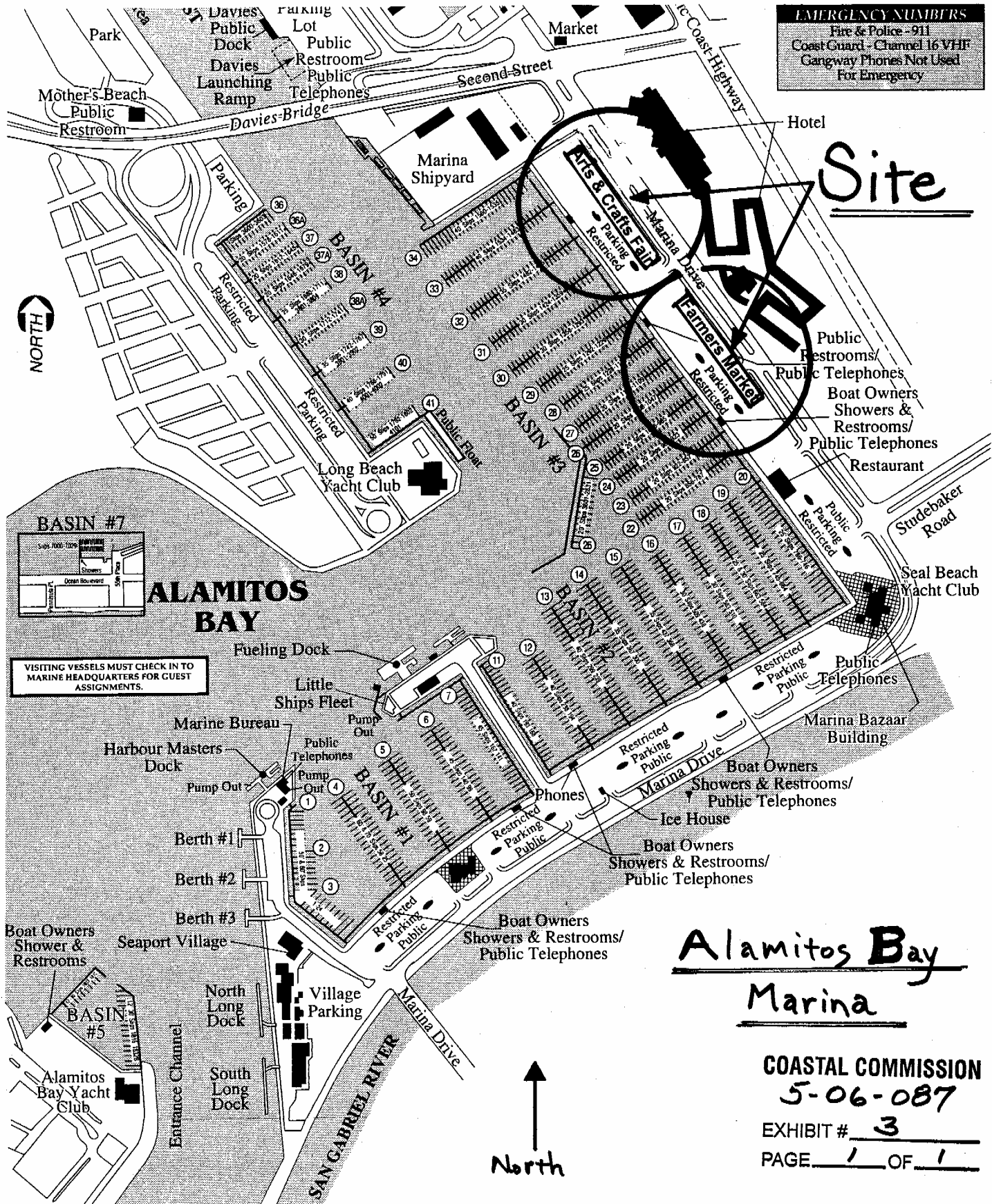
- 1 CHINA PT
- 2 CASINO PT
- 3 TOYON BAY
- 4 DESCANSO BAY
- 5 EMPIRE PT
- 6 BLUE CAVERN PT
- 7 MOONSTONE
- 8 15TH
- 9 PARE
- 10 WHIT
- 11 SALT
- 12 PRIN
- 13 SMU

North
EACH

HARBOR

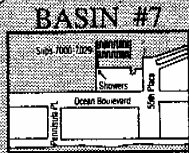
Site:
Basin 3 Parking Lot

COASTAL COMMISSION
5-06-087
EXHIBIT # 2
PAGE 1 OF 1



EMERGENCY NUMBERS
 Fire & Police - 911
 Coast Guard - Channel 16 VHF
 Gangway Phones Not Used
 For Emergency

NORTH ↑



ALAMITOS BAY

VISITING VESSELS MUST CHECK IN TO MARINE HEADQUARTERS FOR GUEST ASSIGNMENTS.

Alamos Bay
Marina

COASTAL COMMISSION
 5-06-087
 EXHIBIT # 3
 PAGE 1 OF 1

↑
 North



CITY OF LONG BEACH
DEPARTMENT OF PARKS, RECREATION AND MARINE

MARINE BUREAU

Long Beach Shoreline Marina
450 East Shoreline Drive, LB, CA 90802
(562) 570-4950 FAX: (562) 570-1799

Alamitos Bay Marina
205 Marina Drive, LB, CA 90803
(562) 570-3215 FAX: (562) 570-3247

Rainbow Harbor/Marina
200B Aquarium Way, LB, CA 9080
(562) 570-8636 FAX: (562) 570-86

November 17, 2005

Members of the Marine Advisory Commission

**SUBJECT: REQUEST TO SUPPORT A SUNDAY ARTS AND CRAFTS MARKET IN
THE ALAMITOS BAY MARINA PARKING LOT**

Discussion

The South Coast Ecumenical Council has operated a Farmer's Market in the public parking lot adjacent to the Alamitos Bay Marina for the past five years. Despite initial opposition, it has become the most popular farmer's market in the City, and has experienced no problems that have not been corrected immediately.

Recently, we were approached by Conte Productions, a company specializing in producing arts and craft markets, to permit space for a Saturday Arts and Crafts Market in the same space occupied by the Sunday Farmer's Market. In a meeting with Conte, Mark Sandoval notified the Company that a Saturday market was out of the question, as it would adversely impact parking for the marina tenants on a second weekend day.

As a result, Conte requested space adjacent to the Farmer's Market. In a subsequent meeting with all parties, it was decided that the furthest northwest section of the public lot would accommodate the Market, and would pose minimal impact to the marina tenants and to the existing Farmer's Market (see attached map). This location involves only 40 parking spaces, and would therefore be of little impact to the parking needs of the area.

If approved, the permit would include a 30-day termination clause by either party, with no reason needed, and would include a payment to the Marina Fund of ½ of 1% of gross sales.

COASTAL COMMISSION

5-06-087

EXHIBIT # 4

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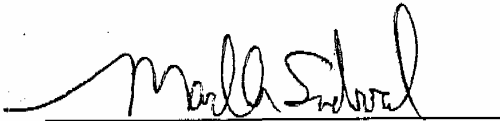
MARINE ADVISORY COMMISSION
November 17, 2005
Page 2

Recommended Action

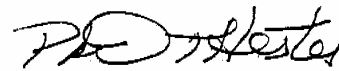
It is recommended that the Marine Advisory Commission support a permit for a Sunday Arts and Crafts Market, in the northwest corner of the public parking lot adjacent to the Alamitos Bay Marina, providing that the permit be terminated using the 30-day termination clause if it becomes a problem to the marina tenants.

Respectfully submitted,

Concurred by,



Mark A. Sandoval
Manager, Marine Bureau



Phil T. Hester
Director, Parks, Recreation
and Marine

MS:vc
ATTACHMENT

COASTAL COMMISSION
5-06-087

EXHIBIT # 4

PAGE 2 OF 2

James Burtrum
PO Box 273
Seal Beach, CA 90740

November 11, 2006

California Coastal Commission
South Coast District
PO Box 1450
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

RECEIVED
South Coast Region

CALIFORNIA
COASTAL COMMISSION

This letter is in response to Permit Number 5-06-087, Application Number 7242-014-900, Item Number TH 4a. I am James Burtrum and I am not in favor of the Arts and Crafts Fair. I have a slip in the Long Beach -Alamitos Bay Marina near the existing Farmers' Market.

The parking in this area is already a problem. The three lots around the Farmers' Market are already full from 9am until they shutdown at 1 pm. Worse than the parking situation is the egress from the lots. There are an inadequate number of driveways and turn bays to handle all the traffic coming into and going out of the parking lot. I have had to wait in line from 2- 7 minutes just to enter or leave the lot.

On holidays or three-day weekends, when people have guests down to their boat, the parking is even worse. There is even less parking for the market, and customers drive around and around looking for a parking space; sometimes causing a near gridlock situation in the parking lot.

I do not feel that there is room for the Crafts Fair. The addition of the Crafts Fair would put a strain on the already limited parking for the boaters.

James L. Burtrum

COASTAL COMMISSION
5-06-087
EXHIBIT # 5
PAGE 1 OF 1

DKS Associates
TRANSPORTATION SOLUTIONS

October 17, 2005

Ms. Beatriz Jimenez
Lennar
25 Enterprisc, Ste 300
Aliso Viejo, CA 92656

Subject: Marina Drive Parking Study
Seaport Marina Village Project

Dear Ms. Jimenez:

Please find attached our parking counts for the Marina Drive parking lot. We conducted parking counts on four Sundays while the Farmers Market was in operation as this was the highest demand observed.

There is currently 1069 parking spaces plus 108 spaces utilized by the farmers market for a total of 1177. We recommend the City of Long Beach maintain 800 spaces plus 108 spaces for the Farmers Market footprint. The attached spreadsheet and site map should provide you all the details you will need.

If you have any questions, please do not hesitate to contact Denis Bilodeau at (714) 863-0041.

Sincerely,

DKS Associates
A California Corporation

Denis Bilodeau

Denis Bilodeau, P.E.
Senior Project Manager

Attachment: Spreadsheet and Siteplan

RECEIVED
South Coast Reg

NOV 17 2006

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5-06-087

EXHIBIT # 6

PAGE 1 OF 2

LENNAR SEAPORT MARINA VILLAGE PROJECT
DKS ASSOCIATES
OCCUPIED PARKING SPACE COUNTS

	Lot 1 152 Parking Spaces		Lot 2 260 Parking Spaces		Lot 3 166 Parking Spaces		Lot 4 228 Parking Spaces		Lot 5 209 Parking Spaces		Lot 6 52 Parking Spaces		Hourly Totals	Total % Occupied
	Count	% Occup.	Count	% Occup.	Count	% Occup.	Count	% Occup.	Count	% Occup.	Count	% Occup.		
09:00 AM - 09:30 AM	67	44.1%	183	70.4%	146	86.9%	107	46.9%	35	16.7%	38	73.1%	576	53.9%
10:00 AM - 10:30 AM	77	50.7%	173	66.5%	142	84.5%	136	59.6%	46	22.0%	38	73.1%	612	57.2%
11:00 AM - 11:30 AM	83	54.6%	201	77.3%	161	95.8%	177	77.6%	59	28.2%	39	75.0%	720	67.4%
12:00 PM - 12:30 PM	84	55.3%	166	63.8%	151	89.9%	156	68.4%	65	40.7%	47	90.4%	689	64.5%
01:00 PM - 01:30 PM	81	53.3%	110	42.3%	102	60.7%	116	50.9%	85	40.7%	41	78.8%	535	50.0%
MAY 15, 2005 - OCCUPIED PARKING SPACES														
	Count	% Occup.	Count	% Occup.	Count	% Occup.	Count	% Occup.	Count	% Occup.	Count	% Occup.		
09:00 AM - 09:30 AM	58	36.8%	160	61.5%	149	88.7%	118	51.8%	27	12.9%	39	75.0%	549	51.4%
10:00 AM - 10:30 AM	59	38.8%	170	65.4%	154	91.7%	135	59.2%	39	18.7%	42	80.8%	599	56.0%
11:00 AM - 11:30 AM	70	46.1%	220	84.6%	152	90.5%	155	68.0%	48	23.0%	42	80.8%	687	64.3%
12:00 PM - 12:30 PM	71	46.7%	189	72.7%	148	88.1%	152	66.7%	62	29.7%	41	78.8%	663	62.0%
01:00 PM - 01:30 PM	62	40.8%	181	69.6%	141	83.9%	129	56.6%	73	34.9%	40	76.9%	626	58.6%
MAY 22, 2005 - OCCUPIED PARKING SPACES														
	Count	% Occup.	Count	% Occup.	Count	% Occup.	Count	% Occup.	Count	% Occup.	Count	% Occup.		
09:00 AM - 09:30 AM	61	40.1%	123	47.3%	100	59.5%	95	41.7%	19	9.1%	25	48.1%	423	39.6%
10:00 AM - 10:30 AM	68	44.7%	167	64.2%	128	76.2%	130	57.0%	22	10.5%	43	82.7%	558	52.2%
11:00 AM - 11:30 AM	69	45.4%	198	76.2%	152	90.5%	186	81.6%	45	21.5%	43	82.7%	693	64.8%
12:00 PM - 12:30 PM	76	50.0%	192	73.8%	159	94.6%	177	77.6%	51	24.4%	40	76.9%	695	65.0%
01:00 PM - 01:30 PM	72	47.4%	178	68.5%	144	85.7%	150	65.8%	70	33.5%	42	80.8%	656	61.4%
JUNE 5, 2005 - OCCUPIED PARKING SPACES														
	Count	% Occup.	Count	% Occup.	Count	% Occup.	Count	% Occup.	Count	% Occup.	Count	% Occup.		
09:00 AM - 09:30 AM	64	42.1%	168	64.6%	140	83.3%	117	51.3%	13	6.2%	31	59.6%	533	49.9%
10:00 AM - 10:30 AM	68	44.7%	173	66.5%	144	85.7%	123	53.9%	13	6.2%	36	68.2%	557	52.1%
11:00 AM - 11:30 AM	71	46.7%	199	76.5%	147	87.5%	134	58.8%	15	7.2%	41	78.8%	607	56.8%
12:00 PM - 12:30 PM	88	57.9%	210	80.8%	165	98.2%	163	71.5%	20	9.6%	58	111.5%	704	65.9%
01:00 PM - 01:30 PM	89	58.6%	178	68.5%	160	95.2%	151	66.2%	31	14.8%	50	96.2%	659	61.6%

September 4, 2005 (Labor Day Weekend) - OCCUPIED PARKING SPACES														
	Count	% Occup.	Count	% Occup.	Count	% Occup.	Count	% Occup.	Count	% Occup.	Count	% Occup.	Count	% Occup.
09:00 AM - 09:30 AM	64	42.1%	168	64.6%	140	83.3%	117	51.3%	13	6.2%	31	59.6%	533	49.9%
10:00 AM - 10:30 AM	68	44.7%	173	66.5%	144	85.7%	123	53.9%	13	6.2%	36	68.2%	557	52.1%
11:00 AM - 11:30 AM	71	46.7%	199	76.5%	147	87.5%	134	58.8%	15	7.2%	41	78.8%	607	56.8%
12:00 PM - 12:30 PM	88	57.9%	210	80.8%	165	98.2%	163	71.5%	20	9.6%	58	111.5%	704	65.9%
01:00 PM - 01:30 PM	89	58.6%	178	68.5%	160	95.2%	151	66.2%	31	14.8%	50	96.2%	659	61.6%

Conclusion: 720 spaces is the maximum parking demand in the lot currently. 90% space occupancy should be the target design to facilitate lot circulation. Therefore, a minimum of 800 parking spaces should be provided in the Marina Drive parking lot, (plus 108 spaces for the farmers market footprint).

Note: There are 1069 spaces currently available, plus 108 spaces which are used for the Farmers Market area. DKS Associates

COASTAL COMMISSION

5-06-087

EXHIBIT # 6

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