

F19a

## Targeted parking program

California Coastal Commission | August 10, 2012

Agenda Item No. F19a



City of Pacific Grove | 300 Forest Avenue, Pacific Grove, CA

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AUG 08 2012

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

FB

## Overview

- ▣ Existing setting
- ▣ Survey results / key findings
- ▣ Proposed parking program: enhance public access

## Existing setting

- Two residential streets
  - Ocean View Boulevard and Sloat Avenue
  - In between Dewey and 1<sup>st</sup> Streets
  - 31 parking spaces
- Located across or 1 block away from PG's coastline and rec trail
- Monterey Bay Aquarium ≥ quarter mile away
  - Have available parking for this and other Cannery Row attractions

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## Survey

- ▣ Four separate days
  - ▣ Two weekdays & two weekend days
  - ▣ During peak & off-peak periods
- ▣ 174 user surveys
- ▣ Gathered information
  - ▣ Trip purpose, destination, duration, frequency
  - ▣ Socio-economic characteristics

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## Survey key findings

- ▣ Corroborated earlier license plate surveys
- ▣ Aquarium staff usurp a majority of available parking spaces
- ▣ General public has limited access to the coastal zone for recreational purposes

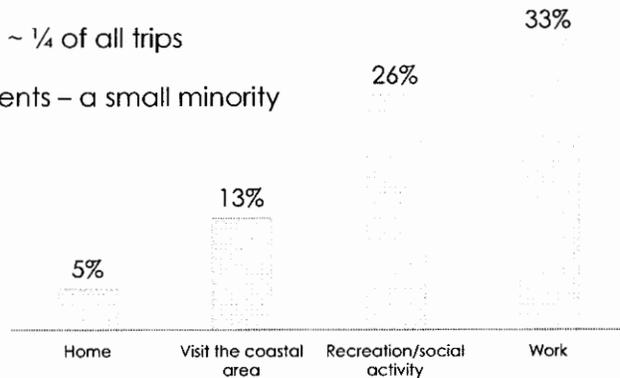
**Not** a typical parking conflict that the CCC has dealt with elsewhere—neighborhood is essentially a parking lot for aquarium employees that is not going to happen anywhere else

## Results: trip purpose

▣ **Work** ~ 3x that of **visiting the coastal area**

▣ **Recreation** ~ ¼ of all trips

▣ **Local residents** – a small minority



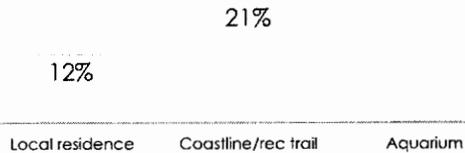
Respondents could select multiple options

\*\* Other trip purposes included personal business, shopping, dining, visit a friend/relative, etc.

None of the minor trip purposes exceeded 5%

## Results: trip destination

- ▣ **Aquarium** – most common destination
- ▣ Visitors to Pacific Grove's **coastline** could not readily find parking
- ▣ Local residences – a small minority



\*\* Other destinations included American Tin Cannery, Cannery Row shops and restaurants, downtown Pacific Grove, Hopkins, etc.

ATC 5.8%, Cannery Row shops 2.9%, Cannery Row restaurants 2.9%, downtown PG 0.6%, other (e.g., Hopkins) 19.9%

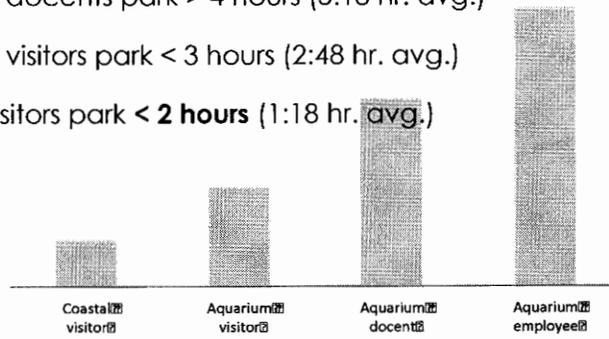
## Results: main groups

- ▣ Aquarium employees and docents – 31.0%
- ▣ Aquarium visitor – 11.5%
- ▣ PG coastal visitor – 19.5%
- ▣ Local resident or guest – 10.3%

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## Results: length of stay

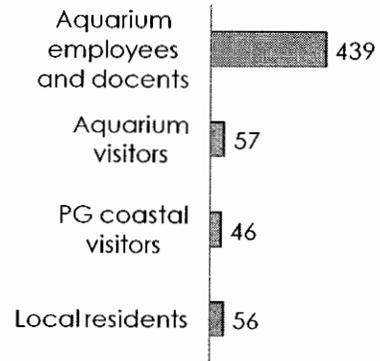
- ❑ Aquarium employees park **all day** (7:53 hr. avg.)
- ❑ Aquarium docents park > 4 hours (5:18 hr. avg.)
- ❑ Aquarium visitors park < 3 hours (2:48 hr. avg.)
- ❑ Coastal visitors park < **2 hours** (1:18 hr. avg.)



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## Results: duration of stay (hours)

- ▣ Aquarium staff parked for the longest period
- ▣ Coastal visitors the least
- ▣ Aquarium staff parked nearly **10x** longer than coastal visitors



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## Peak and non-peak periods

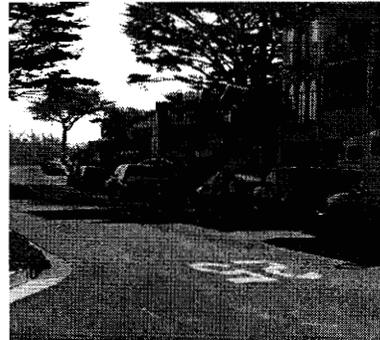
### Daybreak

(Ocean View near Dewey Avenue)



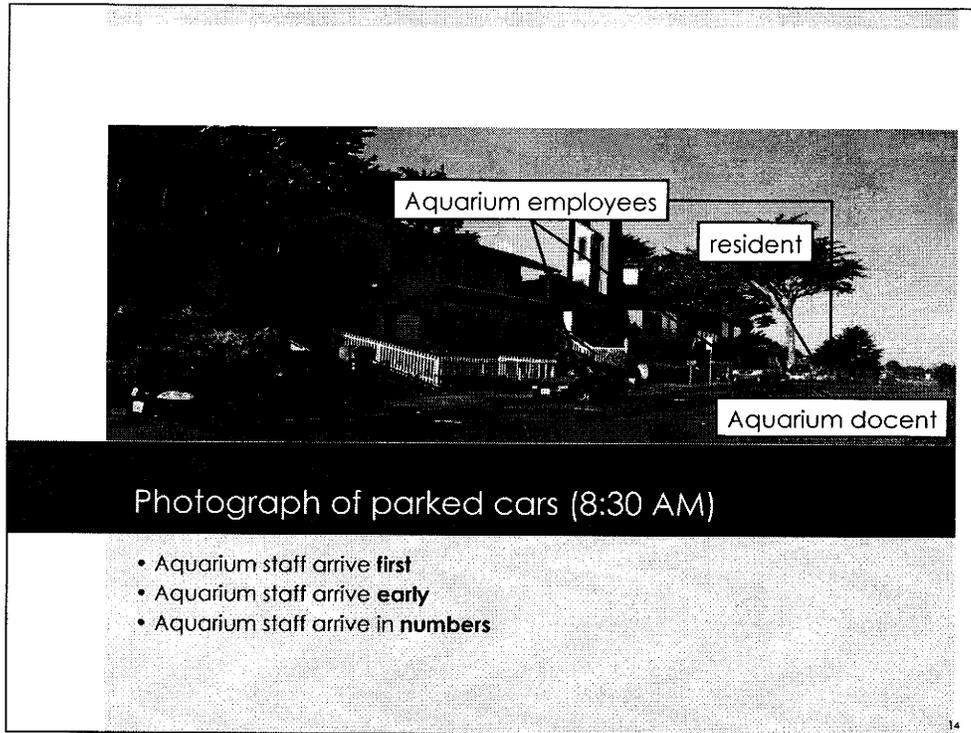
### Noontime

(Ocean View near 1<sup>st</sup> Street)



Daybreak photo was taken on January 7, 2012, just as the sun was about to rise. View of Ocean View facing northwest (rec trail is to the right, and the intersection with Dewey is just out of the frame to the left).

The noontime photo was taken on Friday, January 6, 2012. View of Ocean View facing southeast (rec trail is out of the frame to the left, and 1<sup>st</sup> Street is out of the frame to the right).



Location: Ocean View near Dewey

Date: January 7, 2012

Time: before 8 AM

## Proposed parking program

- ❑ Pacific Grove is not requesting a program to address parking conflicts between residents and visitors to coastal zone
- ❑ Instead, a program that restricts Aquarium staff use of public parking spaces to **improve access** for recreational purposes by coastal visitors

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Not typical program (resident v. general public/visitor)

- Unlike typical preferential parking programs throughout the state, the City of Pacific Grove is not requesting a program to address parking conflicts between residents and visitors of the coastal zone
- Because the streets in question are being impacted by Monterey Bay Aquarium staff (employees & docents), the City is proposing a parking program that restricts their use of public parking spaces to **improve access** for recreational purposes by coastal visitors

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## Program purpose

- ❑ Maximize public access to and along the coast and maximize public recreational opportunities in the coastal zone
  - ❑ Jogging
  - ❑ Bicycle and trail use
  - ❑ Coastal view seekers
- ❑ Make available public parking opportunities
- ❑ Limit access to long-term employee/docent parking
  - ❑ These employees/docents usurp available public parking spaces

## Program details

- ▣ Every day
- ▣ 9:00 AM – 6:00 PM
- ▣ Two-hour restriction
- ▣ Residential permit

## Program public access benefits

- 9:00 AM – 6:00 PM
  - Consistent with other time-restricted coastal areas
- Two-hour restriction
- Ensure employee/docent cannot usurp parking spaces
  - Thereby limiting access to PG's shoreline and rec trail
- Ensure no adverse effects to public access and recreational opportunities
  - Coastal visitors park on average 1 hour and 18 minutes

## Rationale for 2-hour restriction

- ❑ Provides adequate time for shoreline & recreational trail visitors
- ❑ Extended hours would be usurped by Aquarium staff
- ❑ User surveys support both contentions
- ❑ Local parking surveys were used elsewhere to establish time restrictions (e.g., CDP #6-09-64)
- ❑ 2-hour limit not precedent setting (e.g., CDP #3-87-42, CDP #5-99-45 through 51)

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**Not precedent setting, since the Coastal Commission has...**

- ❑ Recommended a **2-hour minimum** within a preferential parking zone during daytime hours
- ❑ Found that no less than 2 hours were **adequate** for recreational use
- ❑ Found that **extended hours** would be usurped by employees of a nearby commercial area
- ❑ Allowed **residents** to obtain permits to exempt them from a 2-hour on-street parking limit

## Residential permit component

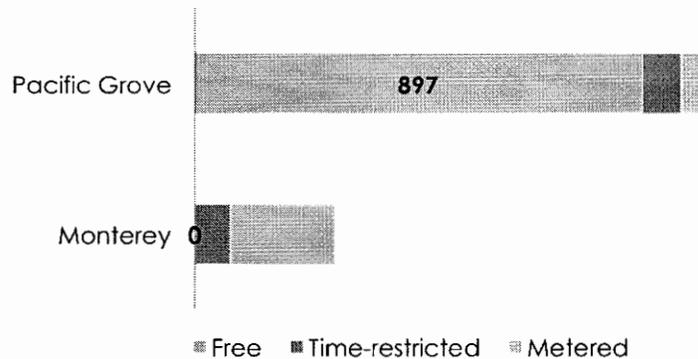
- ❑ Coastal Commission has approved **balanced** preferential parking programs
  - ❑ Proposed parking program will improve visitor access
- ❑ Residents represent a small minority
  - ❑ 10% of 31 spaces ~ 3 spaces
  - ❑ Leaving on average 28 available spaces
- ❑ Replacement parking not needed
  - ❑ City provides numerous parking opportunities

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- Program enhances coastal access
- Potential impacts from approving a preferential parking program would be mitigated by ensuring long-term parkers do not take available spaces for their sole use, thereby limiting access to PG's shoreline and rec trail.
- \* Residential parking will not adversely impact the general public b/c small minority.
- Unlike in the Santa Monica case, **replacement** parking is not needed, because the parking program would be designed to improve visitor access, not restrict it.
- Residents use few spaces
- City provides numerous parking opportunities along its coastline

Not precedent-setting due to the uniqueness of the situation, while residential parking on streets is only 10% of usage in the area it is a big concern to residents to have parking available at times when needed.

## Coastal parking opportunities



- City provides numerous parking opportunities along its coastline. PG is a poster City for coastal access in the state.
- Monterey has no free unrestricted spaces along its waterfront streets; whereas nearly 900 free spaces exist along Ocean View Boulevard and Sunset Drive in Pacific Grove.
- Both Monterey and Pacific Grove have roughly the same number of time-restricted spaces; however, Monterey has over five times the number of metered parking spaces than what exists in Pacific Grove.
- In terms of the number of spaces along each city's coastline, Monterey has about 78 *metered* spaces per mile and Pacific Grove has about 206 *free* spaces per mile. In other words, Pacific Grove offers the general public over 2.5 times as many free parking spaces as Monterey offers metered spaces within their respective coastal zones.

Calculation:

$209 \text{ metered spaces} / 2.68 \text{ miles} = 78 \text{ metered spaces per mile (Monterey)}$

$897 \text{ free spaces} / 4.36 \text{ miles} = 206 \text{ free spaces per mile (Pacific Grove)}$

Q & A

## Additional information

- ▣ The following slides include:
  - ▣ Typical parking pattern, highlighting low and high turnover
  - ▣ Length of stay results for the license plate study
  - ▣ Length of stay survey results for other users
  - ▣ Ridesharing awareness among Aquarium staff
  - ▣ Aquarium staff educational attainment
  - ▣ Aquarium staff income and education crosstabulation





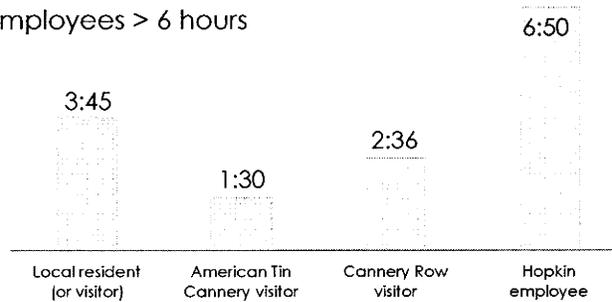


## License plate: length of stay

- ▣ Aquarium staff parked for 4 or more hours
- ▣ Coastal visitors parked for < 2 hours

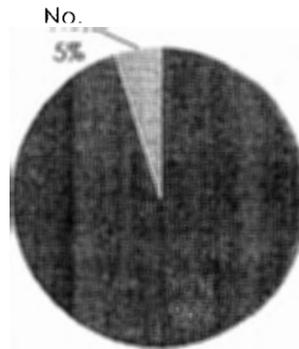
## Survey results: length of stay

- Local residents and visitors typically come and go
- ATC and Cannery Row visitors park for short periods
- Hopkins employees > 6 hours



## Ridesharing awareness

- Does your employer provide incentives for carpooling/vanpooling?
- Nearly every Aquarium employee knew about their ridesharing program

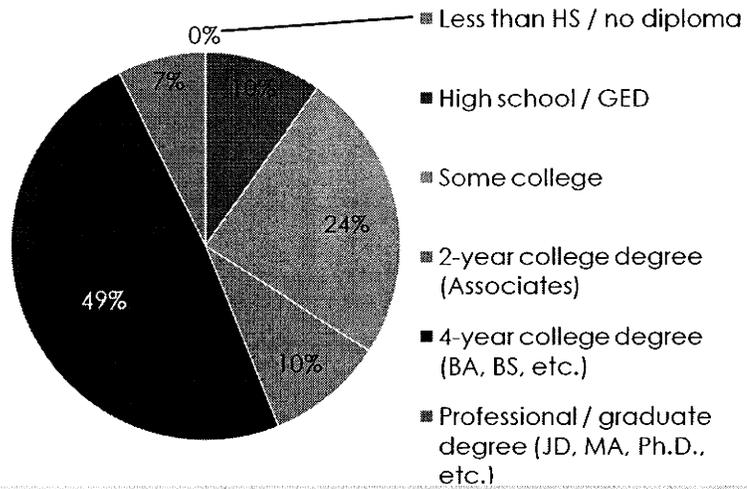


Sample size: 39

Yes – 37

No – 2

## Aquarium employee education



Sample size: 41

## Education + income crosstab

	< \$25K	\$25K - \$50K	\$50K - \$75K	\$75K - \$100K	> \$100K
HS / GED	3	1	0	0	0
Some College	5	3	0	0	0
2-yr college	0	1	2	0	0
4-yr college	7	3	5	2	2
Graduate	0	0	0	0	3

Sample size: 37

Income in terms of household income

2-year college degree (Associates)

4-year college degree (BA, BS, etc.)

Professional / graduate degree (JD, MA, Ph.D., etc.)

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CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

Permit Number: 3-04-027 ITEM NO. F19A

WILLIAM GILREAT/CHERYL YORK IN=FAVOR

Applicant: City of Pacific Grove Mtg. 8/10/2012

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AUG 06 2012

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

July 29, 2012

California Coastal Commission - 725 Front St. Santa Cruz, CA 95060

Dear Members of CCC:

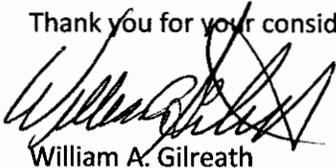
My name is William Gilreath. My wife Cheryl and I own our home at 183 Sloat Ave. Pacific Grove and this home has been in my family for over thirty years. We, the Sloat Ave. and Ocean View Blvd. neighbors along with the City of Pacific Grove, have demonstrated the primary use of parking now on our streets is done by the employees of the Monterey Bay Aquarium and Cannery Row. We feel the two hour restriction will make it difficult for them to monopolize the street from its' intended use by the CCC.

However, to deny residents from a preferential parking program is punitive and disrespectful to rights of home owners. I know for a fact, the homes on Sloat Ave. between Central and Dewey, commonly use our driveways and/or garages to park. But, should we have the need to move our car onto the street for more than two hours and get fined for same, at our front door, makes no fair or equitable sense at all. We are not blocking the street to try and keep others from parking here. We are not abusing the Commissions wishes to provide access to coastal enjoyment. We are simply living our lives under the new guidelines and asking; should we have the rare need to take to the street for parking, don't penalize us. Please give some consideration to those of us who live here all the time where life does not take place in a vacuum.

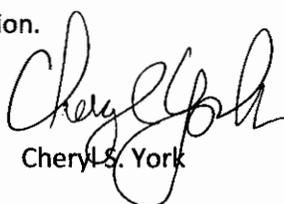
I assure you the quality of people who own all the homes on these two roadways is high. Many of us have served our country in the military or Government. Many are volunteers for community causes and grassroots providers on the Monterey Peninsula. Allowing us the right of a preferential parking permit will not stagnate or, block the opportunity of those who are genuinely gaining access to the coast. We ask for your common sense logic and consideration to grant residential permits. We truly have been, serving your needs and wishes since full time residential only permits were allowed.

We applaud your efforts and ask your support for we the neighbors who welcome coastal access seekers. Cheryl and I both work full time and are unable to attend the meeting.

Thank you for your consideration.



William A. Gilreath



Cheryl S. York

07-30-2012

W. GILREATH 104  
183 SLOAT AVE  
PACIFIC GROVE, CA  
93950

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AUG 06 2012

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

**IN FAVOR OF PARKING PROJECT**

**PERMIT # 3-04-027-A3**

**LOIS L. RIANDA**

**CALIFORNIA COASTAL COMMISSION**

**725 FRONT STREET, SUITE 300**

**SANTA CRUZ, CA. 95060**

**C/O MIKE WATSON, COASTAL PROGRAM ANALYST**

**DEAR COMMISSION MEMBERS,**

**I AM WRITING FOR MY STEP-MOTHER, LOIS L. RIANDA, WHO OWNS THE HOUSE AT 174 SLOAT AVENUE IN FAVOR OF THE PROPOSED 2 HR LIMIT ON PARKING AND UNLIMITED RESIDENTIAL PERMIT PARKING FOR THE HOME OWNERS.**

**WE DO NOT PLAN TO BE AT THE MEETING AUGUST 10, 2012.**

**SINCERELY,**

*Francis Rianda*

**FRANCIS RIANDA**

**FOR LOIS L. RIANDA**

**AUGUST 2, 2012**

*174 Sloat Ave.  
Pacific Grove, Ca 93956*

*F19a*

*105*

3 August 2012

F19a

California Coastal Commission  
Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

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AUG 06 2012

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

Permit number 3-04-027-A3 City of Pacific  
Grove

Dear Sir/Madam,

In the absence of any meaningful  
alternatives I vote in favor of the 2-hour  
time restricted public parking program and  
a preferential residential permit parking  
program.

Why did such a small thing take  
so long? The red-painted curbs are  
not helpful in some cases.

Sincerely,

Ramón da Pena, Jr.

APN number 006-235-010-000

163 Sloat Ave, Pacific Grove, CA. 93950

Ramón da Pena, Jr TR.

APN number 006-224-009-000

170 Sloat Ave. Pacific Grove, Jr TR.

F19a

**Watson, Michael@Coastal**

**From:** inge lorentzen daumer [ilwd50@gmail.com]  
**Sent:** Sunday, August 05, 2012 6:04 PM  
**To:** mark.stone@co.santacruz.ca.us; Watson, Michael@Coastal  
**Cc:** Ashley Hefner; lynn burgess; Mayor Carmelita Garcia; Thomas Frutchey  
**Subject:** Permit # 3-04-027-A3 Item#F19A  
**Attachments:** 180 Sloat Without Residential Permit 001.jpg; 180 Sloat Without Residential Permit 002.jpg; 180 Sloat Without Residential Permit 003.jpg; 180 Sloat Without Residential Permit 004.jpg; 180 Sloat Without Residential Permit 005.jpg; 180 Sloat Without Residential Permit 006.jpg; 180 Sloat Without Residential Permit 007.jpg; 180 Sloat Without Residential Permit 008.jpg; 180 Sloat Without Residential Permit 009.jpg; 180 Sloat Without Residential Permit 010.jpg; 180 Sloat Without Residential Permit 011.jpg; 180 Sloat Without Residential Permit 012.jpg; 180 Sloat Without Residential Permit 013.jpg

ITEM NO:F19a PERMIT NUMBER: 3-04-027-A3

5 August 2012

Inge Lorentzen Daumer  
 180 Sloat Avenue  
 Pacific Grove, CA 93950

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AUG 06 2012

CALIFORNIA  
 COASTAL COMMISSION  
 CENTRAL COAST AREA

California Coastal Commission  
 Central Coast District Office  
 725 Front Street , Suite 300  
 Santa Cruz, CA 95060

ATTN: Mike Watson, Coastal Program Analyst  
 CC: Mark Stone, Vice Chair CCC

Dear Commissioners:

There is No other residential, one-block- street in the State of California that compares to our Unique situation.

We are not "consistent" with anywhere else!

There is only One, World-Famous Monterey Bay Aquarium, with millions of visitors and thousands of workers and volunteers.

Our One-block is the closest free parking, as neither The City of Monterey, nor the Aquarium provide this service.

This has now become very Personal.

CCCStaff has stated in their recommendation to Commissioners:

"However, the proposed residential preferential component of the parking program raises inconsistencies with Coastal Act public access and recreation policies that require and protect maximum public access and the provision of lower cost visitor and recreational facilities because it allows residents preferential access at all times and without time limit to the spaces in question, displacing the general public, and defeating the purpose of applying the 2-hour limitation in the

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8/6/2012

first place. There is no evidence to date from the City that supports the claim that the preferential resident parking portion of the proposed project is needed to prevent parking conflicts. As observed by Commission staff, access to off street parking options in the form of driveways and/or garages provides adequate parking to serve residents in the neighborhood. Preferential parking effectively usurps public streets for private use, and cannot be found consistent with the public access and recreation policies of the Coastal Act."

I beg-to-differ! My home was built in 1948, and in my 62 yrs. of family ownership, has Never had a car in my tiny garage! (I don't think a car is being made, except maybe a Mini-Cooper, which would)! Many of us old-home owners (5 on Sloat Ave. alone) have only a "single" driveway, dating back to when there were virtually no 2-car-families, which is now the norm! (And building code requirement for all those built in recent yrs.) In the CCC approved, PG City Parking Survey, it clearly shows that only 10% of street-parking use was by residents and their visitors. We are not asking to limit Public Access to the Coast! We are only asking for the : "Quiet enjoyment of our property rights", in a Unique situation. How are residents, like me, going to survive with that same restriction?

Since 1984, I have rented a room in my house on a long-term basis. I have provided needed housing to three Hopkins Marine Station Faculty and Students, an MBA SORAC worker, and presently to a local pet-store employee, who all WALKED to work. I use my vehicle on a very limited basis, and none of us, in my 2-person home has had a 9-6 job that would be compatible with that 2-hr. time restriction for residents. Are we to be denied the occasional use of a single-space of unlimited residential public street parking at peak hours? I have attached photos to show you what my property would look like: without a Residential Permit Component to CCC approval. I would have to put my tenant's truck in my front-yard, because of my old-home-configuration of single-driveway and house.....Can't open a car door otherwise!

I'm a 62-yr-old senior on fixed-income, not demolishing or constructing, (with few computer skills), just trying to live my life sustainably, and in Peace in my Grandparents' home, continuously since 1983. I'm also a Tall Ship sailor, scuba diver, clothes-line-composting-water/energy-Ocean conservationist for all my life. Why would the CCC want to penalize me by not allowing a residential component to your approval? We residents are trying to open the street up to coastal visitors, also!

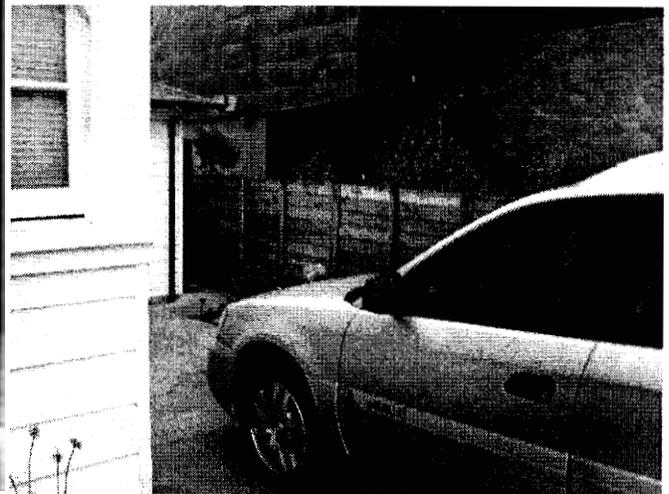
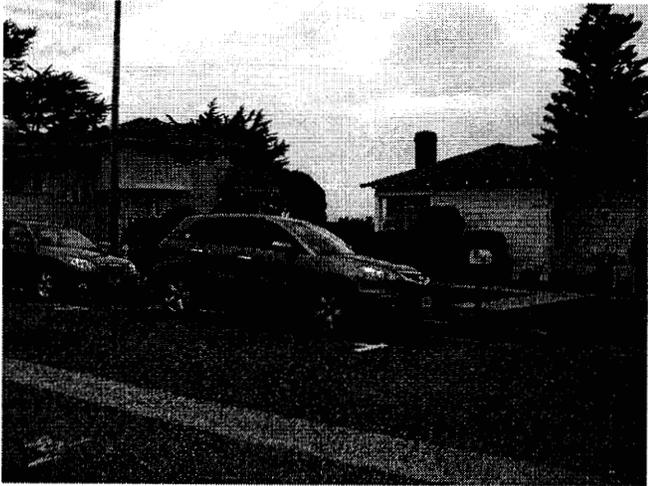
The CCC would not be going against any their purported goals by allowing approval of the full appeal (Without Conditions), namely:

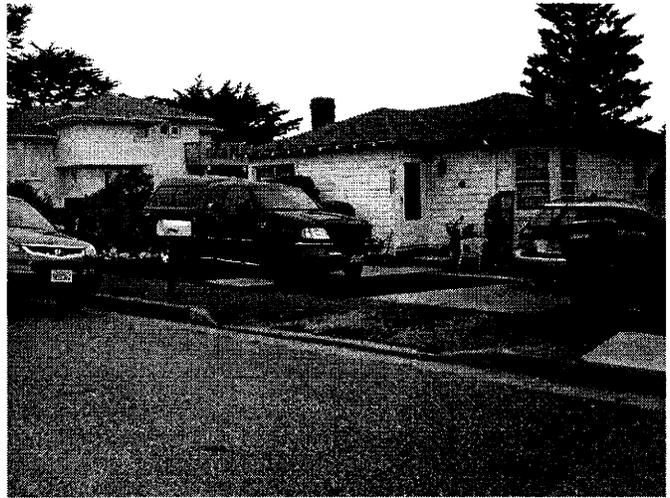
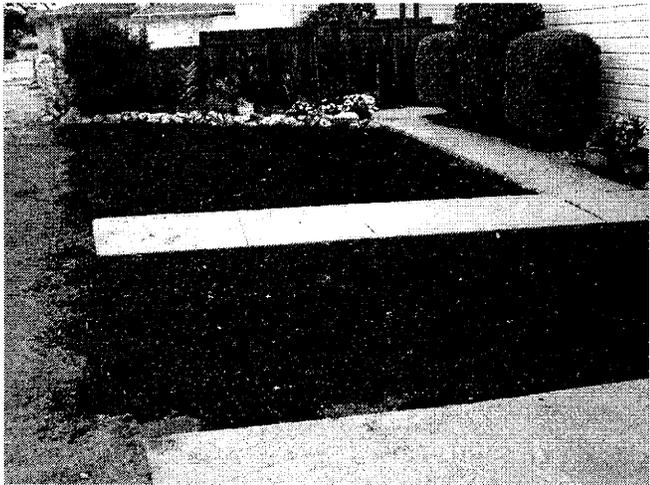
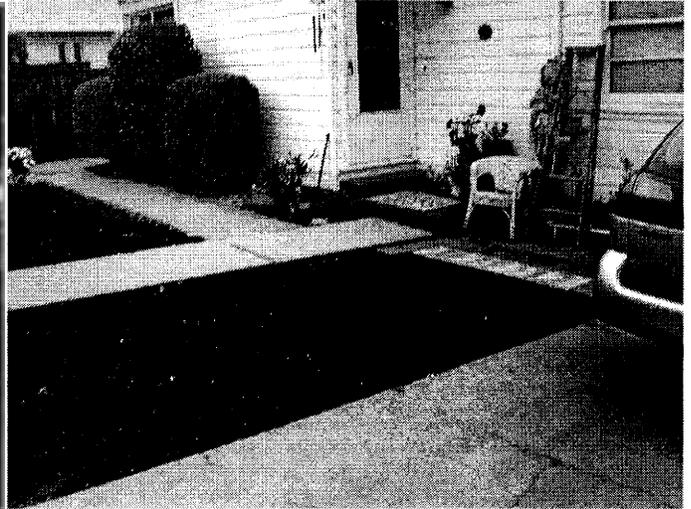
"Implement a 2-hour time restricted public parking program for 31 parking spaces on Sloat Avenue and Ocean View Boulevard between 1st Street and Dewey Avenue in Pacific Grove, and implement a preferential residential permit parking program that allows residents to park in these spaces for an unlimited period of time."

Please continue to protect our precious resources, public-access, and quality of life.

Thank you,

Inge Lorentzen Daumer  
180 Sloat Avenue  
Pacific Grove, CA 3950





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JUL 31 2012

CALIFORNIA  
COASTAL COMMISSION  
CENT. ST AREA

ITEM NO. F19a

3-04-027-A3

In Favor/Permit Parking  
Manuela Pacheco  
July 29, 2012

Dear Commission:

I would appreciate the implementation of residential permit parking and 2-hour time restricted public parking program on Ocean View Blvd. and on Sloat Ave. between 1<sup>st</sup> and Dewey Avenue.

In my opinion, parking along both Sloat Ave. and Ocean View Blvd. should be for residents and 2 hour parking as reasonable alternatives to what now exists. Currently, parking on these 2 streets is being utilized all day by employees of Monterey businesses and not necessarily for the enjoyment of our beautiful coast. Permit parking would avail my family easier access to our home on Ocean View as now there is a red no parking stripe painted on the curb due to safety issues—turning left from Dewey Ave. onto Ocean View.

Thusly, please re-consider implementing residential permit parking and 2 hour restricted public parking to remedy the above-mentioned situation. Thank you for your attention to this matter.

Sincerely,



Manuela Pacheco/ 159 Ocean View Blvd. Pacific Grove

///