

CALIFORNIA COASTAL COMMISSION

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Th16a

ADDENDUM

February 6, 2023

To: Commissioners and Interested Persons

From: California Coastal Commission
San Diego Staff

Subject: Addendum to **Item Th16a**, Coastal Commission Permit Application **#6-22-0078 (Del Mar Paid Parking)**, for the Commission Meeting of February 9, 2023

The purpose of this addendum is to make several revisions to the project description and special conditions, include several clarifying comments and exhibits, respond to a letter submitted by Surfrider Foundation on 2/2/2023, and respond to a letter submitted by the applicant (City of Del Mar) dated 2/2/2023. Since publication of the staff report, the City has revised their project description to remove 114 parking spaces along Via de la Valle from the paid parking program. Staff recommends the following changes be made to the above-referenced staff report. Deletions shall be marked by ~~strikethrough~~ and additions shall be underlined:

1. On page 1 of the staff report, a sentence shall be added to the project description as follows:

Removal of existing paid parking for 114 spaces along the southern side of Via de la Valle.
2. On page 2 of the staff report, a new bullet point will be added to the list of the City's proposed modifications to their existing parking program as follows:
 - Remove the existing paid parking for 114 spaces along the southern side of Via de la Valle between South Cedros Avenue and Jimmy Durante Boulevard. The thirty-eight westernmost spaces will remain part of the paid parking program (Exhibit 4).
3. On page 3 of the staff report, the seventh sentence of the last paragraph shall be modified as follows:

The annual monitoring and reporting plans will track parking utilization and turnover rates over several days of four months of the year ~~the months~~, as well as weather, temperature, surf conditions, the total fees collected, and an accounting of where the money was spent, among other requirements.

4. On page 5 of the staff report, Revised Exhibit No. 1. Within the exhibit, "Vicinity Map Showing Eight Affected Parking Areas" shall be modified so as to exclude the 114 parking spaces along the south side of Via de la Valle that are no longer proposed to be part of the City's paid parking program.
5. On page 5 of the staff report, Revised Exhibit No. 3. Within the exhibit, "Free Parking Monitoring Areas" shall be modified so as to remove the following street segments from the map depicting the areas that require monitoring:
 1. Solana Circle (between Via de la Valle and East/West Solana Circle);
 2. South Cedros Avenue (between Via de la Valle and Cofair Ave),
 3. Highway 101 (1,000 feet north of Via de la Valle),
 4. North side of Via de la Valle (between Solana Gate and Highway 101),
 5. North side of Border Avenue,
 6. South Sierra Avenue (between Border Avenue and Del Mar Shores Terrace),
 7. Del Mar Shores Terrace
6. On page 5 of the staff report, add Exhibit No. 4. Within the exhibit, it shall be entitled "Via de la Valle Modification to Paid Parking Area" and depict the 114 parking spaces proposed to be removed from the paid parking program and the 38 parking spaces that will remain.
7. On page 7 of the staff report, a new subsection (i) shall be added to Special Condition No. 1 as follows:
 - (i) All parking meters and parking fee signage associated with the 114 parking spaces to be removed from the paid parking program along Via de la Valle shall be removed or covered.
8. On pages 8 and 9 of the staff report, Special Condition No. 3 shall be modified as follows:
 - 3. Parking Monitoring and Reporting Plan.**
 - a. **PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT**, the applicant shall submit for review and written approval of the Executive Director, a Parking Monitoring and Reporting Plan. The monitoring plan shall include, but not be limited to, the following:
 - i. A discussion of the goals and objectives of the plan, which shall include an understanding of if and when parking fees are affecting the public's use of available paid and free parking;
 - ii. Monitoring shall be conducted and data collected throughout the five-year permit term;

iii. Monitoring and data collection shall occur along the following areas, as shown in [Exhibit Nos. 1 and 3](#) attached to this staff report and described below:

A. Proposed paid parking areas:

1. Via de la Valle (south side, from between Camino del Mar and the area approximately halfway between South Cedros Avenue and Solana Circle Jimmy Durante to Camino del Mar);
2. Border Avenue (south side);
3. Camino del Mar ("North", east and west sides, Via de la Valle to San Dieguito River Bridge);
4. 29th Street (north side);
5. 17th Street (north side of parking lot behind lifeguard tower);
6. Coast Boulevard (east and west sides, 17th Street to 15th Street); and
7. Camino del Mar ("South", west side; approximately 1,000 ft. stretch north of intersection with Carmel Valley Rd.).
8. Trailhead Lot (northwest of the intersection of Jimmy Durante Boulevard and San Dieguito Drive)

B. Free public parking on the following streets:

- ~~1. Solana Circle (between Via de la Valle and East/West Solana Circle);~~
- ~~2. South Cedros Avenue (between Via de la Valle and Cofair Ave);~~
- ~~3. Highway 101 (1,000 feet north of Via de la Valle);~~
- ~~4. North side of Via de la Valle (between Solana Gate and Highway 101);~~
- ~~5. North side of Border Avenue;~~
- ~~6. South Sierra Avenue (between Border Avenue and Del Mar Shores Terrace);~~
- ~~7. Del Mar Shores Terrace;~~
8. 1. Camino del Mar (between the San Dieguito River mouth and 25th Street),
9. 2. 28th Street,
10. 3. 27th Street,
11. 4. 26th Street,
12. 5. 25th Street,
13. 6. 19th Street,
14. 7. 18th Street,
15. 8. Santa Fe Avenue (between 19th Street and 18th Street),
16. 9. 15th Street (between Coast Boulevard and Camino del Mar),
17. 10. Coast Boulevard (between 19th Street and 17th Street),

~~48.~~ 11. Stratford Court (between 15th Street and 13th Street),
and

~~49.~~ 12. Ocean Avenue (between 15th Street and 13th Street)

- iv. Monitoring and data collection shall occur as follows:
 - A. For the paid parking areas listed in subsection 3(a)(iii)(A): one Friday, Saturday, and Sunday of ~~each month~~ the months of March, June, August, and December.
 - B. For the Trailhead Lot: Monitoring shall be consistent with section (a) above and, to the extent feasible, shall take place on an equal amount of days with and without events taking place at the Del Mar Fairgrounds.
 - C. For the free public parking located on the streets listed in subsection 3(a)(iii)(B) above: one Friday, Saturday, and Sunday of the months of March, June, August, and December. This monitoring of free parking shall occur on the same days that monitoring of the paid parking areas occurs.
- v. Monitoring shall consist of:
 - A. ~~For the paid parking areas listed in subsection 3(a)(iii)(A): Counts shall be taken each hour starting at 10:00 AM and ending at 4:00 PM. For the free public parking located on the streets listed in subsection 3(a)(iii)(B) above: Counts shall be taken every other hour starting at 10:00 AM and ending at 4:00 PM.~~ For both the paid and free parking areas listed in subsection 3(a)(iii): Counts shall be taken at 10:00 AM, 1:00 PM, and 4:00 PM.
 - B. Recordation of the parking rate in effect, type of fee paid (hourly or daily), temperature, weather (including wind speed and precipitation), a narrative regarding beach count, and surf conditions during each count.
 - C. Documentation of percentage occupancy and turnover rates in the paid parking areas and in the free public parking on the streets listed in subsections 3(a)(iii)(A) and 3(a)(iii)(B) above.
 - D. Documentation of type and duration of all events taking place at the Del Mar Fairgrounds on days of monitoring.
 - E. Hourly parking fee at the time of monitoring; and
 - F. Quantity and type of any parking violations issued.

b. [no changes]

- 9. On page 10 of the staff report, the first paragraph of Special Condition No. 4 shall be modified as follows:

Low-income Beach Parking Pass Program. PRIOR TO ISSUANCE OF THE CDP, the Permittee shall submit for Executive Director review and approval, a plan to provide free annual parking passes to qualified low-income individuals. The plan shall include, at a minimum, a description of low-income pass eligibility requirements, instructions on how the pass can be obtained, and an outreach

and monitoring plan. The City may propose additional parameters to ensure proper usage. The Plan shall be consistent with all of the following criteria:

[...]

10. On page 10 of the staff report, Section 4(i) of Special Condition No. 4 shall be modified as follows:

Eligibility. All persons statewide enrolled in the following assistance programs shall be eligible for the pass:

[...]

11. On page 12 of the staff report, the first item in the list of street segments will be modified as follows:

4. Via de la Valle (south side from between Camino del Mar and ~~Jimmy Durante Boulevard~~ the area approximately halfway between South Cedros Avenue and Solana Circle)

12. On page 12 of the staff report, the second paragraph shall be modified as follows:

These seven street segments are located throughout the City of Del Mar. Most are located along the northern and southern municipal boundaries with the cities of Solana Beach and San Diego, respectively, as well as clustered in the North Beach segment of the City. Many of the street segments are close to the beaches or bluffs, which are heavily used by beach visitors. ~~However, the Via de la Valle segment, between Solana Gate and Jimmy Durante Boulevard, is over half a mile from the nearest beach (Dog Beach at the San Dieguito River mouth) and is mostly used by the public during the summer San Diego County Fair and horse racing seasons.~~

13. On page 13 of the staff report, a new bullet point will be added to the list of the City's proposed modifications to their existing parking program as follows:

- Remove the paid parking requirement for 114 spaces along the southern side of Via de la Valle between South Cedros Avenue and Jimmy Durante Boulevard. The thirty-eight westernmost spaces will remain part of the paid parking program (Exhibit 4).

14. On page 13 of the staff report, revise the first complete paragraph as follows:

Other operating parameters of the paid parking program will not change. This includes hours of operation, which will remain from 8 am to 10 pm consistent with prior Commission approvals. Also, consistent with the current program, the City proposes to use 60% of the annual revenue generated from the fees for public

access services and maintenance. At all locations, the hourly rate would still be variable (\$0-4 dollars per hour), and a time limit of four hours will continue to be imposed at the Trailhead Lot during special events at the Fairgrounds. The City will continue to charge low rates at the Trailhead Lot before noon to enable opportunities for hikers to use nearby trails, and then increase the rate during hours of neighboring business operations and Fairgrounds events. The parking meters are existing; no new meters are proposed. No new paid parking spaces are proposed.

15. On page 16 of the staff report, a sentence shall be added to the end of the first full paragraph as follows:

The City's current proposal includes every parking space that was previously approved under CDP No. 6-15-2123, as well as the approved Trailhead Lot parking spaces from CDP No. 6-15-0081. There are no additional paid parking spaces beyond those previously authorized by the Commission.

16. On page 18 of the staff report, the second sentence of the third paragraph shall be modified as follows:

The City shoreline is two miles long and most of the beach access parking is located in the mile north of 15th Street, as pedestrian beach access in the mile south of 15th Street consists of informal pedestrian trails paralleling the railroad track and informal trails that go down the face of the bluff to the beach. ~~requires illegally crossing North County Transit District railroad tracks and scaling steep bluffs via informal trails to reach the beach.~~

17. On page 21 of the staff report, the last paragraph shall be modified as follows:

As described previously, the purpose of requiring monitoring is to determine the impacts of the parking fees on public access. Because the previous monitoring requirements have not been met, it would not be appropriate to discontinue monitoring as part of this approval as the information is still necessary and important, as the Commission's sets of data are incomplete. Therefore, **Special Condition #3** requires monitoring of both the paid parking areas and the adjacent free parking streets to determine if and how public access is affected. The monitoring and reporting plans will track parking utilization and turnover rates, as well as weather, temperature, surf conditions, and type of fee paid. Monitoring will be required at 10:00 AM, 1:00 PM, and 4:00 PM on a Friday, Saturday, and Sunday of each month for the eight paid parking areas, as well as for the months of March, June, August, and December for the eight paid parking areas as well as the twelve ~~19~~ free public parking street segments as identified in the condition and [Exhibit No 3](#). Because the City proposes to remove the paid parking program on 114 spaces on the south side of Via de la Valle between South Cedros Avenue and Jimmy Durante Boulevard (leaving the 38 westernmost existing spaces as part of the proposed paid parking program) (Exhibit No. 4), the monitoring requirements for the adjacent free parking will no

longer be required as they were under CDP No. 6-15-2123. Additionally, **Special Condition #1** requires that any meters or signage associated with these 114 spaces be removed or covered to make clear that fees are no longer in effect.

[...]

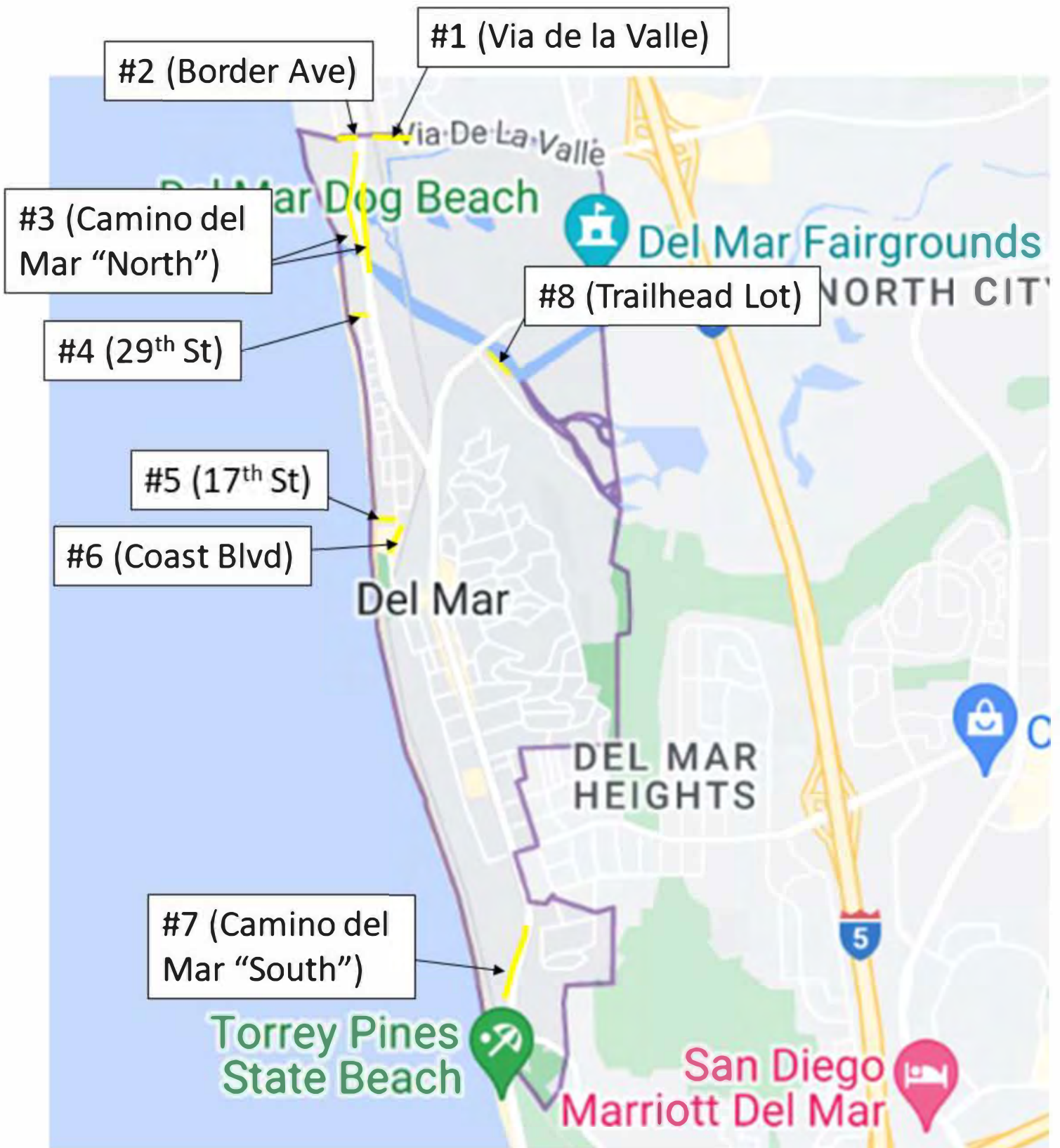
18. On page 22 of the staff report, a sentence shall be added to the end of the first full paragraph as follows:

Monitoring is also required for all five years of the permit in order to understand any potential effects the annual maximum CPI increase of 3% has on parking demand and the public's ability to access the coast.

19. On page 25 of the staff report, the first full paragraph shall be modified as follows:

Because of these concerns, **Special Condition #4** requires submission of a plan to provide free public beach parking passes to qualified, low-income individuals that are residents of California for Executive Director review and approval. Specifically, **Special Condition #4** requires the City to develop a method to accept the State of California Golden Bear Pass within their paid parking areas in lieu of a metered parking pass. The Golden Bear Pass is for California residents receiving Supplemental Security Income, aid under CalWORKS, or over 62 years of age with income limitations as specified by California Department of Social Services and State Parks. In addition, to further expand opportunities to low-income communities, **Special Condition #4** also requires the City to offer free parking passes to individuals enrolled in assistance programs such as CARE/FERA, CalFresh or SNAP, Bureau of Indian Affairs General Assistance, San Diego County's Rental Assistance Programs, among many others, as well as those whose income qualifies for the County's affordable housing requirements. To ensure that qualified individuals are aware of the program, **Special Condition #4** requires the City to submit an outreach plan that includes installation of signs at each fee station in English and Spanish explaining the program and how to access it. The City must also monitor usage of the pass through the CDP's annual reporting mechanism detailed in **Special Condition #3**. The City intends to tie a granted pass to an individual vehicle and take steps to ensure that the pass is available only to those seeking beach parking (i.e. that the pass is not given to an individual who would use the paid parking areas as residential parking or for parking near an employer). Accordingly, **Special Condition #4** allows for the City to propose additional parameters to the pass program as necessary and appropriate to ensure proper usage.

[...]



REVISED EXHIBIT NO. 1
APPLICATION NO. 6-22-0078
Vicinity Map showing eight affected parking areas
 California Coastal Commission



See Special Condition No. 3
for full list of streets



REVISED EXHIBIT NO. 3
APPLICATION NO. 6-22-0078
Free Parking Monitoring Areas
 California Coastal Commission



