



Date: July 19, 2016
To: Patrick H. West, City Manager *T.M.*
From: *B* Craig A. Beck, Director of Public Works
For: Mayor and Members of the City Council
Subject: Revised Beach Parking Program

This memo is intended to provide an update on City parking passes for beach lots. Recently, the issuance of passes was temporarily suspended to align the program with Coastal and City regulations.

Beginning in mid-2015, the City began experiencing an increase of cars parking for extended periods of time in the City's beach lots. These cars are not using the lots for recreation, but rather as alternative residential parking. In a recent review of parking pass holders, it was found that 66 percent of Overnight Pass holders also obtained a Day Pass. This allows users to park in lots 24 hours a day, which is in violation of the City's Coastal Permit. This upsurge in resident parking is now impacting availability for daily users.

Recently the Coastal Commission expressed concerns about the City's beach lot parking program and its lack of consistency with Coastal regulation. To ensure the City's compliance, it is necessary to restructure how parking passes for beach lots are distributed. Specifically, it is necessary to separate access for day and nighttime users. To meet the needs of both daily users and residential users after hours, while adhering to Coastal rules that allow us to maintain our parking program, staff is planning to implement the following changes:

- **Overnight Passes:** Overnight parking passes will be sold at a cost of \$336 annually (\$28 per month) and will provide daily access between the hours of 8:00 p.m. to 8:00 a.m., except during special events. These passes will provide the holder of the permit access to only the following lots:
 - Alamitos Beach (143 spaces)
 - Junipero Beach (412 spaces)
 - Belmont Pier (273 spaces)
 - Laverne (139 spaces)
 - 54th Place (152 spaces)

The past practice limited the number of overnight parking passes issued to 50% of lot capacity. Staff is proposing to increase the availability to 100% of available spaces on a first come, first serve basis.

- **Day Passes:** Staff is proposing to provide to offer daytime passes at a cost of \$175 annually. The passes will provide daily access between the hours of 8:00 a.m. to 8:00 p.m., except during special events for the following beach lots:
 - Marina Green (388 spaces)
 - Granada (163 spaces)
 - 72nd Place (153 spaces)
 - Colorado Lagoon (57 spaces)

It is necessary to balance the daily demand for beach parking facilities and distribution of annual passes. To address this, Mother's Beach Lot is not recommended for use by annual day parking pass holders.

Next Steps

City staff will be implementing the new requirements effective July 22, 2016. Concurrently, a request for overnight parking at the five beach lots listed above was submitted to the California Coastal Commission, and staff is expecting review and approval at an upcoming Coastal Commission meeting, hearing date has yet to be determined.

Recognizing the impact to residents, we are putting in temporary solutions now rather than waiting for the entire permit process to be complete. This may result in some inconvenience for residents (printing monthly passes) but allows for parking to continue in the interim.

If you have additional questions or comments, please contact Craig Beck, Director of Public Works, at (562) 570-6771.

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