



## **Alamitos Bay Parking & Circulation Master Plan**

Community Update

July 31, 2019

As work continues on the draft Alamitos Bay Parking & Circulation Plan (Plan), listed below are updates regarding the Plan and improvements:

- City staff from multiple departments continue to work with parking consultants on analyzing the dynamics of Alamitos Bay and reviewing the questions and comments that were presented at the May 23<sup>rd</sup> Marine Advisory Commission meeting.
- Completion of the draft Plan, including the existing parking analysis and infrastructure recommendations, is anticipated by mid-October 2019
- At the meeting held May 23<sup>rd</sup>, several questions were posed specifically regarding the 2<sup>nd</sup> & PCH project. The Development Services and Public Works Departments provided the following information:
  - The 2<sup>nd</sup> and PCH project complies with the Long Beach Municipal Code pertaining to on-site parking.
  - Subsection 21.41.219 of the Long Beach Municipal Code, allows shopping centers of 150,000 square feet or larger to submit a parking demand study for a parking rate reduction if it can be demonstrated that the proposed parking supply would be adequate to meet projected peak parking demand. During the entitlement process, a parking study was prepared by Linscott Law & Greenspan on April 10, 2017. The parking study found that the tenant mix allows for parking spaces to be shared since the mix of land uses results in an overall parking need that is less than the sum of the individual peak requirements for each land use.
  - The results of the parking study required a total of 1,150 on-site parking spaces for 245,000 square feet of gross floor area (GFA) or a ratio of 4.7 parking spaces/1,000 square feet of gross floor area.
  - The Parking Study also incorporated a Parking Management Plan, which includes provisions regarding:
    - Employee Parking Program
    - Curbside/takeout Spaces
    - Allowances for the most desirable spaces for customers rather than employees.
  - The 2<sup>nd</sup> & PCH project would implement Transportation Demand Management (TDM) measures to reduce trips and encourage the use of public transit, which includes:
    - Bicycle parking facilities,
    - Vanpool/carpool loading/unloading
    - Parking areas, preferential parking spaces for employee carpool/vanpool vehicles
    - Bulletin board/kiosk displaying information regarding transit options.
  - Parking at the 2<sup>nd</sup> and PCH project is located entirely on private property. There is no code restriction that prohibits a private property owner from charging for parking.
  - The proposed Alamitos Bay Marina parking master plan would represent a discretionary action that requires compliance with the California Environmental Quality Act (CEQA). The level of CEQA



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document has not been determined at this time but will be made available for review in accordance with the CEQA Guidelines.

- The area referenced in this comment corresponds to the Los Cerritos Wetlands. Additionally, this specific area adjacent to the In-N-Out property is privately owned. The 2<sup>nd</sup> and PCH project site does not include the privately-owned parcels or the greater Los Cerritos Wetlands area. There are restrictions to the use of this wetlands habitat area which would prohibit development as a parking lot. As stated previously, the 2<sup>nd</sup> and PCH project complies with code requirements for parking therefore, off-site parking is not required.
- The Marina Drive Improvement Project, which is one of the City's complete streets project on the stretch of Marina Drive between 2<sup>nd</sup> Street and Studebaker Road, is being implemented.
  - The complete streets project includes increased coastal access, increased pedestrian safety, new parking stalls, new crosswalks, new bus stops, improved drainage, and ADA accessibility ensuring safe access for all users.
  - To facilitate the increased access and safety, 30 palm trees must to be relocated on site as part of the project. A biologist is on site throughout all trimming and relocating activities to ensure that there are no impacts to nesting birds. In addition to the trees being relocated, 23 new native canopy trees are being provided to enhance the natural nesting habitat.
  - The complete streets project is currently underway and will be completed in October 2019.
  - Efforts will be made to minimize any impacts to the adjacent marina, businesses, and farmers market during construction. The ultimate project will enhance the area for all users and visitors to the area.
- In addition to questions regarding 2<sup>nd</sup> & PCH and the Marine Drive Improvement Project, questions and comments were received regarding parking for boat owners and guests, a parking payment and monitoring system, employee parking for businesses in the area, security concerns, and signage and wayfinding. Staff has taken the thoughtful comments and questions received and has forwarded them to our consultants for consideration into the Alamitos Bay Parking & Circulation Master Plan. **Based on the concerns raised, we have directed our consultants to review the complexity of the area, minimize the impact to boat owners and the boating community, and incorporate the feedback into the draft Plan.** The responses to the remaining questions will be provided once the analysis and recommendations from the consultants are complete.
- Upon completion of the draft Plan, the details will be presented at an upcoming Marine Advisory Commission meeting in order to solicit input from the public.
- The draft Plan will be further circulated for broad stakeholder feedback.
- Once stakeholder feedback is received, the draft Plan will be revised and finalized. Subsequently, the Plan will be submitted to the California Coastal Commission for review and approval.
- Once a Plan that incorporates community input is approved, funding sources for improvements will be determined.
- Implementation of the enhancement projects proposed in the Plan will occur based on funding, appropriate timing with events and construction in the area, and other considerations and constraints.



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We appreciate the Alamitos Bay boat owners, business owners, tourists, and visitors, and their positive impact on the Long Beach community. We understand that all the changes in the area may be overwhelming and temporarily disruptive. However, our objective is to minimize the impact to the boating community, residents, and visitors to the Alamitos Bay area. Final implementation of the Plan will enhance the area and benefit the entire community. Please continue to review this webpage for periodic updates and contact us with any questions or concerns. Thank you.