

June 19, 2002

Honorable Mayor and Members of
The Hermosa Beach city Council

Regular Meeting of
June 25, 2002

**REQUEST OF RESIDENTS OF CYPRESS AVENUE BETWEEN 11TH STREET
AND PIER AVENUE TO EXTEND PERMIT PARKING ON THIS STREET**

Recommendation:

It is recommended that the City Council:

1. Adopt the attached Resolution entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HERMOSA BEACH, CALIFORNIA FINDING THAT PUBLIC CONVENIENCE AND NECESSITY DEMAND THAT THE AREA II PERMIT PARKING DISTRICT BE EXTENDED TO INCLUDE THE WEST SIDE OF CYPRESS AVENUE BETWEEN 11TH STREET AND PIER AVENUE"; and
2. Authorize the City Manager to file the required permit application with the California Coastal Commission.

Summary

On September 25, 2001, Council received a petition from residents of Cypress Avenue between 11th Street and Pier Avenue requesting that the existing permit parking area be extended to Cypress Avenue. After hearing from Tony Lombardo of Hermosa Beach, Council directed Staff to bring the issue back with a staff report for Council's review and consideration.

Staff has determined that restricting the use of parking on Cypress Avenue to permitted users would not result in any a loss of access to the Coastal Zone Boundary area. This is because there are five free public parking areas within a few blocks of Cypress Avenue. As the parking demand analysis below indicates, there is a sufficient supply of parking during the weekday and weekend periods.

It is recommended that signage be installed on Pier Avenue identifying the locations of these lots.

Background:

The proposed project includes the expansion of the Area II parking permit district by one block. The expansion would be on Cypress Avenue between Pier Avenue and 11th Street. Since Area II falls within the Coastal Zone Boundary as certified by the California Coastal Commission (5/8/85), a supplemental parking analysis is required. The supplemental parking analysis must demonstrate that the restriction of parking within the coastal zone will not restrict access to the coast for the public at large.

Analysis:

Figure 1 illustrates the study area analyzed as part of the supplemental parking analysis. The study area includes Cypress Avenue on the west, Pier Avenue on the north, Valley Drive on the east, and 10th Street on the south.

Figure 2 illustrates the location and available parking supply in the study area. Figure 3 shows photographs of the subject parking facilities. As shown on the figure, there are 13 on-street parking spaces on Cypress Avenue between Pier Avenue and 11th Street. Parking occupancy surveys were

conducted at night to determine the demand for parking on this block. The surveys were conducted on June 11, 2002 and June 13, 2002 at 10 PM and on June 15, 2002 at 3 PM. During the two evening surveys, on-street parking was observed at 19 and 21 vehicles respectively.

The number of vehicles observed exceeded the allowable supply because some vehicles were parked illegally on both sides of the street. It should be noted that parking is not permitted on the east side of the street. In addition, vehicles parked off street on private property were not included in the survey. On Saturday, seven vehicles were parked on Cypress Avenue during the survey period.

As shown on Figure 2, within one-quarter mile of Cypress Avenue, there are 168 public parking spaces in both on and off street parking lots. These are summarized as follows:

1. City Hall - 18 2-hour spaces (excluding the library)
2. City Lot at 11th Place (Public Storage property) - 32 spaces
3. City Lot on 11th Street (12 hour parking) - 26 spaces
4. Valley Drive East Lot (quasi on-street) - 77 spaces
5. Valley Drive West Lot (12 Hour parking) - 15 spaces

Parking occupancies were observed at each lot during the midday on Thursday June 13, 2002 and Saturday, June 15, 2002 at 3 PM. (Three PM on Saturday was considered the theoretical peak period for potential beach activity.) Table 1 summarizes this information.

Table 1
Observed Parking Demand

Lot	Spaces	Thursday Demand	Percent Occupied	Saturday Demand	Percent Occupied
City Hall*	18	0	0	0	0
11 th Place (Public Storage)	32	32	100	2	6
City Lot 11 th Street	26	17	65	15	58
Valley Drive East Lot	77	16	21	27	35
Valley Drive West Lot	15	5	33	7	46
Totals	168	70	42	51	30

*Lot Temporarily Closed due to Construction

Parking occupancy or utilization is defined as the percentage of parking spaces that are occupied during a certain hour or period of the day. This parking characteristic is particularly useful to determine the time of day when parking spaces are used most and least efficiently and to determine times when there is opportunity for shared parking among land uses. Parking is generally considered to be at capacity when 85% or more of spaces are occupied. As shown in Table 1, the utilization of the entire supply of parking in the surrounding neighborhood during the average weekday was 70%. The average utilization on Saturday was 30%.

The weekday parking demand in these neighborhood parking lots is generated mostly by City employees, primarily at the 11th Place Lot. However, as the table shows there is sufficient parking supply in the other area lots to handle more parking demand. On Saturday, the demand for parking in the area lots was about 30 percent.

In summary, the Cypress Avenue neighborhood has sufficient parking capacity to accommodate both weekday and weekend parking demand.

It should be noted that Cypress Avenue is approximately three tenths of a mile from the beach. If a parking permit district were established on Cypress Avenue beach goers would be required to park an

approximate additional one-quarter mile farther from the coast, depending on which lot they park in and which route they choose to walk to the beach. Some of the potential users of these parking spaces would be destined for the commercial businesses on Pier Avenue and would have a shorter walk than an additional one-quarter of a mile, albeit longer than if they parked on Cypress Avenue.

Fiscal Impact:

None.

Alternatives:

1. Approve Staff's recommendation.
2. Send the item back to Staff for further study.
3. Take no action (maintain the status quo).

Attachment:

1. Draft Resolution
2. Council meeting minutes of 9/25/01
3. Original item with petition from residents

Respectfully submitted,

Concur:

Harold C. Williams
Director of Public Works/City Engineer

Stephen R. Burrell
City Manager

Michael Lavin
Chief of Police