

August 23, 2004

**Honorable Mayor and Members of the
Hermosa Beach City Council**

**Regular Meeting of
September 14, 2004**

SUBJECT: ACCEPTANCE OF CONDITIONS IN CONNECTION WITH COASTAL COMMISSION APPROVAL OF AMENDMENTS TO THE PREFERENTIAL PARKING DISTRICT ON CYPRESS AVENUE BETWEEN 11TH STREET AND PIER AVENUE -- CDP 5-84-236-A2

Recommendation:

That the City Council accept the Coastal Development Permit and direct staff to implement its conditions.

Background:

On August 12, 2004, the Coastal Commission approved an amendment to the City's preferential parking district incorporating Cypress Avenue between 11th Street and Pier Avenue. The amendment proposes replacement of 13 public parking spaces along Cypress Avenue with 19 long-term metered spaces along Valley Drive. The Coastal Commission approved the amendment with special conditions related to preserving long-term (6-12 hour) remote parking and long-term and short-term metered parking which are components of the City's preferential parking program.

Analysis:

The City is required to comply with the following special conditions under the amendment:

1. Continue to provide long term (6-12 hour) free weekend remote beach parking totaling 396 spaces at various locations within and abutting the coastal zone.¹ 320 of these long-term spaces shall continue to be available on weekdays as free remote spaces.²
2. Continue to provide not less than 1,100 metered parking spaces within 2 blocks of the beach that allow parking for no less than 6 hours.
3. Continue to provide not less than 440 short-term metered spaces (2-3 hours) on streets and in public lots.³
4. Provide an updated public signage program on parking availability at the various required locations indicating the duration of parking, location of free remote parking lots and the availability of a day-pass program. The signage program includes a schedule of installation of signs prior to the 2005 beach season.⁴

It is expected that the updated public signage program will expand upon the current signage program, increasing the number of signs and providing more detailed information on parking availability in various public parking lots and along city streets within the Coastal Zone.

If the City Council is in agreement with the above conditions, staff will prepare the required public signage program for City Council consideration at a subsequent meeting.

Sol Blumenfeld, Director
Community Development

Concur:

Steve Burrell,
City Manager

Notes:

1. These spaces are located in the following areas as shown on the attached Notice of Intention to Issue form: Clark Building lots – 51, Hermosa Greenbelt – 78, City Hall front lot – 29, City Hall @ Self Storage – 32, Community Center – 107, Ardmore & Pier Avenue – 34, Kiwanis/Valley Park – 15, Valley Drive West Side – 15, City Yard – 15. Plaza Hermosa was dropped from the total complement of required remote parking by the Coastal Commission after the City demonstrated through parking surveys that the current total number of remote metered and non-metered spaces was equivalent to the amount of required remote spaces under the original preferential parking permit. A remote space is a long-term public parking space located within 5 to 8 blocks of the beach.
2. These spaces are located in the following areas: Clark Building Lots – 51, Hermosa Greenbelt – 78, Community Center – 107, Ardmore & Pier Avenue – 34, Kiwanis Club/Valley Park 35, Valley Drive West Side – 15.
3. These spaces are located primarily in the downtown.
4. The total number of signs may be 12 corresponding to the number of public parking areas within the Coastal Zone, however the Coastal Commission staff must make the final determination.

Attachments:

1. Coastal Commission Notice of Intent to Issue Permit Amendment

P:/CypressPrefDistApproval