

ATTACHMENT 9
COASTAL DEVELOPMENT PERMIT NO. 16-16
DOWNTOWN VALET PARKING PROGRAM MODIFICATION

Local Coastal Program and Coastal Act Applicable Policies and Findings

Pursuant to Code Section A.96.040 of the certified LCP, a CDP is required for this project. The portion of the valet program that operates and is located within the appealable area of the coastal zone is appealable to the CCC. The portion of the valet program that operates and is located outside the appealable area of the coastal zone is governed by a City issued CDP and is not appealable to the CCC. Staff has reviewed the LCP and made the following findings to verify consistency. The applicable policies and findings are summarized below and are included in the draft Resolution.

Policy I.A.2 The City shall encourage, maintain, and implement safe and efficient traffic flow patterns to permit sufficient beach and parking access.

The proposed valet program is designed and conditioned to encourage safe and efficient traffic flow patterns and pedestrian access. By relocating parking demand to private lots, additional public parking will be made available for public access. The proposed valet stations are not located close to the pier, so beach access will not be affected.

Policy I.B.7: The City shall provide adequate signing and directional aids so that beach goers can be directed toward available parking.

The valet operation will be conditioned to provide clear signing and directions stating that valet service is available to the general public, including beach goers.

Policy I.C.1: The City shall maintain and encourage the expansion of commercial district parking facilities necessary to meet demand requirements.

The valet program leverages additional private parking for public use that would otherwise go unused. This provision helps meet Downtown's growing parking demands without requiring the construction of new parking facilities.

Policy I.C.2: The City shall maximize the opportunities for using available parking for weekend beach use.

The proposed valet program makes up to 150 additional private parking spaces available to beach goers on the weekends that would otherwise not be open, and helps relieve parking demand of the existing low-cost public parking spaces.

Policy I.C.3: The City shall encourage additional off-street parking to be concentrated for efficiency relative to the parking and traffic system.

The valet program makes additional off-street parking available and more efficiently utilizes private parking. The private parking areas used by the valet are limited to two locations within the downtown area and located near the valet stations, so driving distances are minimized.

Policy I.C.8: Use of the existing parking, including, but not limited to, on-street parking, El Porto beach parking lot, and those parking lots indicated on Exhibit #9, shall be protected to provide beach parking...

Up to 150 additional parking spaces in existing private lots are made available to the general public through the valet program in exchange for the use of 15 public street spaces, a 10 to 1 ratio.

Policy I.C.10: Concentrate new parking in the Downtown Commercial District to facilitate joint use opportunities (office and evening/weekend beach parking uses).

The private valet parking areas effectively creates joint use locations pursuant to parking agreements to provide new parking for evening and weekend beach parking uses that would otherwise go unused.

Policy I.C.15: Continue management of existing parking facilities through enforcement to improve efficiency by keeping on-street spaces available for short-term users and encouraging the long-term parkers to use off-street parking lots.

The valet program is conditioned to guarantee that it operates in compliance with the CDP, including enforcement and penalty terms. By relocating valeted vehicles to private lots, the demand is reduced for public parking spaces, thereby improving the efficiency of both short-term and long term parking spaces.

Policy I.C.16: Improve information management of the off-street parking system through improved signing, graphics and public information maps.

The City provides information about public parking facilities through its website and maps, and has posted large directional signs at key locations throughout downtown. Signs have also been posted to direct the public to the valet parking stations.

Policy II.A.3: Encourage maintenance of the commercial area orientation to the pedestrian.

The valet program is conditioned to maintain unobstructed public pedestrian access adjacent to the valet stations. The valet service encourages the public to leave their cars and walk to their destination, including commercial and recreational locations.

Policy II.A.6: Encourage the development of adequate parking facilities for future development through ground level on-site parking or a requirement to pay

the actual cost of constructing sufficient parking spaces. Maximize use of existing parking facilities to meet the needs of commercial uses and coastal access.

The valet program helps leverage existing on-site private parking for public use to help meet the needs of commercial and coastal access parking demands.

In addition to the LCP, the following policies of the Coastal Act are relevant and addressed as follows:

Sect. 30210: ...maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resources areas from overuse.

The valet program is conditioned to offer public valet service to all users without preference, and to post signs identifying public valet service. The valet stations are distributed along Manhattan Avenue and away from the Pier, so as to not concentrate valet service or cause overuse of a particular location.

Sect. 30121.5: Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

The valet stations are distributed along Manhattan Avenue and away from the Pier, so as to mitigate any overcrowding or overuse of a single area. Two private parking areas will be used to park valeted vehicles, which are distributed in other areas of downtown.

Sect. 30213: Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

By relocating valeted vehicles to private lots, demand is reduced for low-cost public parking spaces throughout downtown, thereby improving the opportunity to find low cost parking for visitors and recreational users. The valet program also offers the ability to park closer to the beach and walk a shorter distance than parking in other public parking facilities.

Staff has determined that the proposed valet program is in conformance the findings required for issuance of the CDP pursuant to Section A.96.150 (A & B) of the LCP:

- 1. That the project, as described herein and in the Exhibits, conforms with the certified Manhattan Beach Local Coastal Program; and,*

2. *If the project is located within the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976,*

Specifically, the project does not physically block or prohibit access to the Pier and/or shoreline by the general public. All existing access points to the Pier and beach area will remain open and unobstructed during the operation of the valet parking program.