



Honorable Mayor and Members of the Hermosa Beach City Council

UPDATE ON DOWNTOWN PARKING LOT HOURS

CEQA: Determine the (i.e. project, ordinance, etc.) is exempt from the California Environmental Quality Act.

(Administrative Services Director Brandon Walker)

Recommended Action:

Staff recommends City Council receive and file an update on the City's Downtown Parking Lot Hours.

Executive Summary:

At its March 11, 2025 City Council directed staff to increase the maximum parking time limit at Lot A, Lot B, Lot C, and Lot D to twelve hours, reverting the lots back to their presumed pre-COVID time limits. In parallel to this Council request, staff were in the process of conducting a comprehensive audit of all parking spaces within the Coastal Impact Zone. The audit found the City out of compliance with Coastal Permit 5-84-236-A2's requirements with respect to long-term (6-hours or greater) and short-term (2-3 hours) parking. As a result, not all downtown lot spaces were converted to a twelve-hour maximum. The original proposed allocation of short and long-term parking spaces was outlined in an Information Item send to City Council on May 20, 2025 (Attachment 1). Part of this proposed allocation placed twelve hour spots on the 3rd Floor of Lot C. However, this level is also the designated space for Employee Permit parking. Staff is now recommending shifting 78 twelve hour max parkings spaces from the 3rd Floor in Lot C to lower levels to better accommodate visitor and customer parking needs, while still complying with the Coastal Permit requirements.

Past Board, Commission, and Council Actions

Meeting Date	Description	Votes
City Council March 11, 2025	Update downtown parking lot hours to a twelve-hour maximum	All Ayes (5-0) (Jackson, Francois, Saemann, Detoy, Keegan)

General Plan Consistency:

PLAN Hermosa, the City's General Plan, was adopted by the City Council in August 2017. The [enter project description here] supports several PLAN Hermosa goals and policies that are listed below.

Mobility Element**Goal 1. A parking system that meets the parking needs and demand of residents, visitors, and employees in an efficient and cost-effective manner.****Policies:**

- **4.4 Preferential parking program.** Periodically study and evaluate the current inventory of public parking supply and update the preferential parking program.
- **4.7 Parking availability.** Optimize parking availability through dynamically adjusted pricing and new technology to manage available spaces for short-term parking use to encourage rates of turnover that are responsive to fluctuating demands.

Fiscal Impact:

There is no fiscal impact related to the recommended action.

Attachment:

Information Item-Parking Update-Beach Parking Lots 12-Hour Maximum

Respectfully Submitted by: Brandon Walker, Administrative Services Director

Concur: Kenneth Bales, Senior Management Analyst

Noted for Fiscal Impact: Henry Chao, Finance Manager

Legal Review: Todd Leishman, Interim City Attorney

Approved: Steve Napolitano, Interim City Manager