



City of Hermosa Beach

Civic Center, 1315 Valley Drive, Hermosa Beach, CA 90254-3885

Information Item

DATE: May 20, 2025
TO: Honorable Mayor and Members of the City Council
FROM: Ken Bales, Senior Management Analyst
SUBJECT: Parking Update – Beach Parking Lots 12-Hour Maximum

Executive Summary

During the March 11, 2025 City Council meeting, Council directed staff to increase the maximum parking time limit at Lot A, Lot B, Lot C, and Lot D to 12 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 finds the City is currently 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.

Upon review of the comprehensive parking space audit, staff recommend converting 136 short-term parking spaces in Lot A to long-term parking spaces and 120 short-term parking spaces on the 3rd floor of Lot C to long-term spaces. The 37 parking spaces in Lot B will remain short-term parking along with the 116 parking spaces on the 2nd floor of Lot C. Additionally, Lot D will remain as is with 7 long-term parking spaces and 13 short-term parking spaces. These parking space allocations will bring the City into compliance with the special conditions of Coastal Permit 5-84-236-A2 pertaining to the required number of long-term and short-term parking spaces and add 256 long-term parking spaces to the beach parking lot inventory.

Discussion

The City originally received its Coastal Commission permit in order to implement a preferential parking zone on July 11, 1984. The permit was subsequently amended, as Coastal Permit 5-84-236-A1, on April 7, 1998 with additional modifications under Coastal Permit 5-84-236-A2 on August 11, 2004. This latest iteration of the permit is the City's governing document for parking within the Coastal Impact Zone.

The comprehensive parking space audit found that Pre-COVID, both floors of Lot C had 12-hour time limits, Lots A and B had 3-hour time limits, and Lot D had 3-hour spaces (silver meters) and 12-hour spaces (yellow meters).

The table below provides a breakdown of the required short-term and long-term parking requirements of the Coastal Permit along with a breakdown of pre-COVID, existing, and proposed allocations:

Long-Term Parking within 2 blocks of the beach

Location	Required by Coastal Permit	Pre-COVID	Existing	Proposed
All Locations	1,100	1,330	1,094	1,350
On-Street		1087	1087	1087
Lot A		0	0	136
Lot B		0	0	0
Lot C – 2 nd Floor		116	0	0
Lot C – 3 rd Floor		120	0	120
Lot D		7	7	7

Short-Term Parking in the coastal zone

Location	Required by Coastal Permit	Pre-COVID	Existing	Proposed
All Locations	440	538	774	518
On-Street		352	352	352
Lot A		136	136	0
Lot B		37	37	37
Lot C – 2 nd Floor		0	116	116
Lot C – 3 rd Floor		0	120	0
Lot D		13	13	13

Next Steps and Tentative Timeline

Staff is scheduled to update the signage at Lot C on May 22, 2025 and is working with the City's parking payment vendors, IPS Group and ParkMobile, to implement the changes by, or before, May, 26, 2025.

The parking restriction updates in Lot A will be put in place as soon as the signage is installed by the City's pavement contractor, scheduled for late May or early June. Staff is working to finalize the work in Lot A as expeditiously as possible.