



**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
TRAFFIC ENGINEERING DIVISION
MEMORANDUM**

DATE: May 25, 2023

TO: Parking and Public Improvements Commission

FROM: Erik Zandvliet, T.E., City Traffic Engineer

SUBJECT: Consideration of Possible Parking Measures in the Joselyn Center Parking Lot and on Valley Drive between 15th Street and 20th Place

RECOMMENDATION

The Commission should consider the public testimony and written correspondence from the various stakeholders and interested parties related to the current parking demand in the vicinity of the Joselyn Center, Live Oak Park and Scout House, and recommend certain parking strategies to be further analyzed as part of staff's overall review of existing and future parking demand in this area.

BACKGROUND

In February 2023, the Parks and Recreation Commission discussed parking concerns around the Joselyn Center and on Valley Drive. In particular, the older adults reported concerns about misuse of the EV charging stations, and parking by contractors on Valley Drive, both of which occupy valuable parking spaces that would otherwise be used by older adults. Staff agreed to agendize this item at an upcoming Parking and Public Improvements Commission meeting and invite the various stakeholders to discuss their various parking needs.

Concurrently, the City is preparing an environmental review of a proposed two-story building to replace the Scout House, located behind the Joselyn Center on Valley Drive. The new building will have approximately 7,000 square feet with two large meeting spaces that can be subdivided into smaller meeting rooms. The entitlement evaluation includes a parking demand study to determine if there will be any significant parking impact caused by the planned older adult and scout related programming in the new building. The anticipated study's recommendations, as well as those made by the Commissioners at this meeting, will be incorporated into the City's overall parking plan for the area.

Previous Actions

At their April 1, 2013 meeting, the Parks and Recreation Commission discussed an Older Adults Program resolution requesting the Traffic Engineer evaluate the public parking demand along Valley Drive near the Joselyn Center and designate limited-time parking restrictions on weekdays to provide additional parking availability for Joselyn Center activities. The Traffic Engineer determined that some short-term parking was appropriate and approved the modification of 11 public parking spaces on Valley Drive to “4-HOUR PARKING 6AM – 5PM EXCEPT SUNDAYS” restrictions.

DISCUSSION

Valley Drive is a 32-foot wide, two-lane residential collector street with a 25 mph posted speed limit. (Exhibit A) There is a traffic signal at Valley Drive and 15th Street and stop signs at Valley Drive and Blanche Road. The Chamber of Commerce, U.S. Post Office, Joselyn Center, Scout House, Live Oak Park, and Dorsey Field are all located along the west side of Valley Drive. Veterans Parkway (Greenbelt) is located along the east side of Valley Drive. There are sidewalks on the west side of Valley Drive, and an unpaved walking path on the east side inside the Parkway. Two painted mid-block crosswalks are located on Valley Drive at 17th Street and 18th Street. Parallel curb parking is allowed along the west side and diagonal parking is located along the east side with a total of 125 spaces.

The Joselyn Center parking lot, which provides 50 parking spaces, is located between the Chamber of Commerce building and the Joselyn Center. There are seven reserved spaces for Post Office and Chamber employees, six Senior Permit Parking Only spaces, six accessible parking spaces, nineteen 2-hour parking spaces, and twelve 15-minute parking spaces. Dial-a-Ride provides direct door-to-door service for qualified users, and are wheelchair accessible.

There are three additional public parking areas within 1,000 feet of the Joselyn Center/Live Oak Park, which are available to the public during peak periods:

- Civic Center Parking Structure:
 - 55 two-hour unmetered spaces all-day
 - 71 two-hour unmetered spaces after 5pm weekdays (metered on Sat. + Sun.)
- Metlox Parking Structure:
 - 190 three-hour metered spaces
 - 255 ten-hour metered spaces
- Lot 8 – North of Manhattan Beach Boulevard in Veterans Parkway – 47 ten-hour spaces

Parking Users

There are a variety of local users that use street parking in the vicinity of the Joselyn Center and Live Oak Park, including but not limited to the following (with hours of operation):

- Older Adults Program (Daily 7AM-6PM)
- Tennis, basketball and soccer players (Daily 7AM-10PM)
- Dog park visitors (Daily 7AM-10PM)
- Live Oak and Dorsey Field baseball players (Daily 7AM-10PM)

- Arts and crafts classes (Weekdays)
- BSA Scouts and Girl Scouts (Evenings and weekends)
- Tot lot visitors (Daily)
- Post Office employees and visitors (Weekdays 9AM-4PM)
- Chamber of Commerce employees and visitors (Weekdays 9AM-5PM)
- Residents and visitors (Evenings and Night)
- Building contractors (Weekdays 7AM-4PM)
- Beach visitors (Summer days)
- Downtown business employees (Daily 8AM-9PM)
- Downtown customers (Daily 8AM-9PM)
- Winter, spring, summer and fall rec camp programs (Weekdays 7:30AM-5:30PM)
- Youth extended care program (Weekdays 2:30PM-6PM)

The Older Adults Program has a large variety of scheduled classes, social activities and events throughout the week in the Joselyn Center and Scout House, most of which are two to three hours in duration. The Parks and Rec program has both open and reserved times on the courts and ball fields, which are heavily used by various sports leagues and private trainers in the afternoon and evenings. The Parks and Recreation Department also holds seasonal youth recreation camps, for which youth are dropped off in the early morning and are picked up in the late afternoon. The tot lot is frequented by local residents daily, usually walking with strollers in tow. The sports fields and courts are closed after 10pm. There are also several private and special events held at these facilities during the year, such as the Hometown Fair, dog licensing days, blood drives, etc.

The BSA and Girl Scouts hold meetings in the Scout House in the afternoons and evenings, and often host special events on weekends. The U.S. Post Office has a small branch at the corner of Valley Drive and 15th Street, with mail drop and package services. This branch is staffed by approximately four persons. The Chamber of Commerce is housed in the same building, with approximately four employees.

Residential contractors use Valley Drive for overflow worker parking during the day. Contractors are known to shuttle workers from this location to other parts of town where parking is even more limited. At night, local residents with inadequate private parking often use the parking along Valley Drive to park additional vehicles or guest vehicles. Valley Drive is also used by Downtown employees, customers and beachgoers during peak times when the public parking lots have reached capacity.

Parking Demand

Curb parking demand is generally heavy throughout the day and moderate at night. Peak parking demand generally peaks at mid-day. Other peak times occur during when both ball fields are in use, during summer day camp, and during large planned events at the Joselyn Center. Seasonally, peak parking demand is in the spring during baseball season, and during sunny summer days when beach parking demand reaches Valley Drive. Because there are large fluctuations in demand depending on the season and level of activity at the adjacent facilities, the existing parking supply on Valley Drive and in the Joselyn Center lot is intended to handle typical daily activities, not special events, for which parking is handled through special event plans.

Potential Parking Measures

The City Traffic Engineer has analyzed several traffic measures that could address an inequitable distribution of available parking during peak parking periods. A summary of some of these measures is provided below:

1. ***Active Promotion of Remote Parking Lots*** – The Civic Center parking lot has 55 two-hour public parking spaces immediately south of 15th Street, within 600 feet of the Joselyn Center. This lot has high parking demand during weekdays, but light parking demand on weekends and evenings. An additional 71 spaces in the lower level become available after 5pm weekdays and all weekend. This lot can be promoted as an alternate parking location for larger events and activities. Lot 8 located in the Veterans Parkway south of 15th Street is also available but is usually fully occupied during the day.
2. ***Additional Four-Hour Parking*** – Additional unrestricted street parking spaces can be modified with three or four-hour parking limit to discourage all-day parking, which would favor users of the Joselyn Center and Live Oak Park.
3. ***Additional Two-Hour Parking*** – Additional unrestricted street parking spaces can be modified with a two-hour parking limit to encourage parking turnover, which would favor users with shorter activities. However, two hours would not be sufficient for many ball games or court sessions, as well as some Older Adult classes or activities.
4. ***Additional Senior Permit Parking Only Spaces*** – Additional Senior Permit Parking Only spaces could be assigned in the Joselyn Center parking lot, however, these spaces would be left unused if there are no senior activities occurring during the posted times. Also, the reserved parking may be considered a reduction of public parking for beach access.
5. ***One-Hour Parking plus Senior Permit Parking Only*** – Some parking spaces in the Joselyn Center could be modified to one-hour parking limit, with a “Senior Permit Parking Permit Exempted” exemption. This type of restriction would provide short-term parking for the Chamber and Post office, but allow those older adults with permits to park in the Joselyn Center Parking lot beyond the time limit.
6. ***Dial-A-Ride Service*** – The City’s Dial-a-Ride service could be used in conjunction with larger Older Adult activities to provide scheduled rides for drop-off and pick-up as part of the registration for those activities. Advertising and other promotional uses of the Dial-a-Ride service could increase ridership and decrease parking demand.
7. ***Additional Accessible Parking Spaces*** – Additional accessible parking spaces would require construction of level loading areas and an accessible path to the facility. Typically, two regular spaces are needed to construct one accessible space, resulting in a net loss of total parking spaces.
8. ***Modify Parking Angles along Veterans Parkway*** – The 49 angled parking spaces on the

east side of Valley Drive north of 18th Street are striped at a 45 degree angle. The spaces could be restriped at 60 degrees, which would result in about 12 additional parking spaces.

Since both the Joselyn Center parking lot and Valley Drive are within the California Coastal Zone, the public parking is also subject to the City's Local Coastal Plan (LCP), which requires public parking spaces remain available to the general public for beach access. Any parking regulation that restricts public access would be subject to the LCP regulations and potentially a Coastal Development Permit.

Other parking measures may be discussed at the meeting as well. Certain parking restrictions will make more parking available for one user while reducing available parking for others. It is not expected that a perfect parking scenario can be developed during the Commission meeting, but staff is looking for general direction from the Commissioners if an imbalance is apparent that can be addressed through management of our existing parking supply. Often, a more balanced parking distribution can be achieved through time-of-day restrictions, time-limit restrictions or other parking strategies, even if more parking spaces are not constructed.

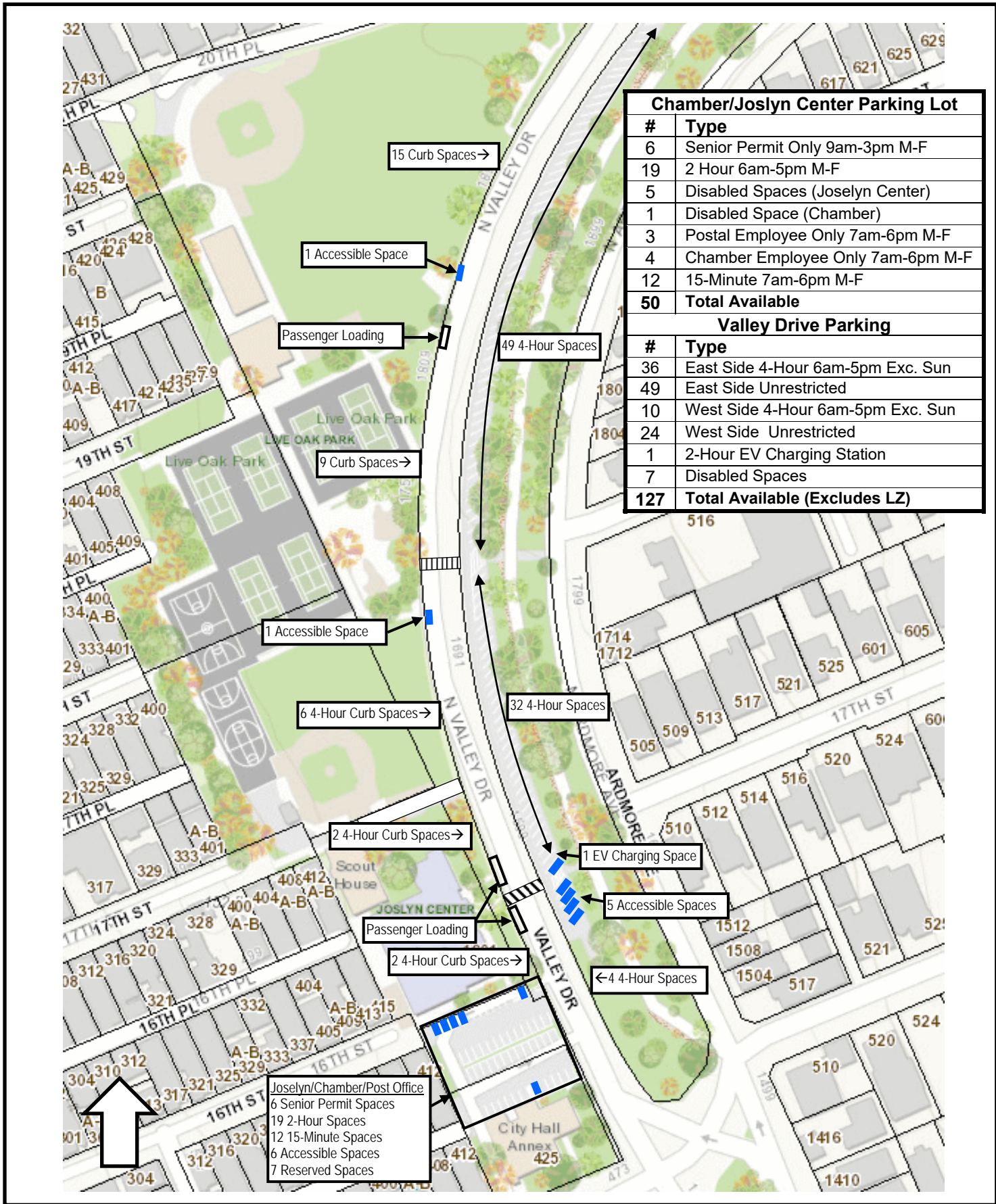
PUBLIC NOTIFICATION, OUTREACH, AND COMMENT

Residents and businesses within 1,000 feet, as well as parking user groups identified in the staff report were notified by mail of this agenda item and were invited to give input to the Commission. The public has been informed of this agenda item as part of the City's standard meeting notice practices via public bulletin boards, website calendar, and social media. The City will forward any written or telephonic correspondence received after the posting of the agenda for this item to the Commissioners prior to the meeting.

EXHIBITS:

- A. Location Map with Parking Details

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City of Manhattan Beach
 Community Development
 Traffic Engineering Division

Exhibit A
 Joselyn Center/Live Oak Park/Valley Drive
 Public Parking Supply