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Sent: Tuesday, December 17, 2019 3:02 PM

To: Ann Yang <anny@hermosabeach.gov>; City Council <citycouncil@hermosabeach.gov>; Suja Lowenthal <suja@hermosabeach.gov>

Subject: New eComment for City Council Meeting (Closed Session - 6:00 PM and Regular Meeting - 7:00 PM)

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Lauren Pizer Mains submitted a new eComment.

Meeting: City Council Meeting (Closed Session - 6:00 PM and Regular Meeting - 7:00 PM)

Item: 6a) REPORT 19-0759 COASTAL ZONE PARKING ASSESSMENT & RECOMMENDATIONS (Continued from meeting of November 18, 2019) (Environmental Analyst Leeanne Singleton)

eComment: Dear Councilmembers, I find the city's goals to improve mobility and optimize utilization of parking very commendable. However, I am wondering, after reviewing the study, if the Toronto-based consultant visited Hermosa Beach. As a small city we have unique issues that do not easily fit into preexisting molds or the latest app that may work for other cities. For example, creating zones for Residential Parking Permits work well in larger cities, work ok in mid-sized cities but would be a nightmare in Hermosa Beach. The study compares Newport Beach (52.95 square miles) to Hermosa Beach (1.42 sq. miles) We are way too small to divide into so many "zones" unless you want to increase carbon output by forcing residents to circle endless in a little sphere searching for parking. It was a hideous experience when I lived in a city that used this system. I do think the rates for Residential Parking Permits should be reviewed and increased since this is overdue. Raising the rate incrementally for additional permits makes sense. But don't gauge, either. Find a different way to control guest parking "tags". There is language in the study that seems to be shaming residents (one example among others: "many using their garages for storage"...etc.) while not observing in the report some balancing facts. Hermosa Beach was not elegantly designed, many lots particularly in the Coastal Zone have been divvied up between separate families, occupants, or owners. Some are isolated facing a walk street without a garage/they do not have any parking, some are actual converted garages which were permitted. And, I will note garage conversions and "granny flats" are now once again being promoted by state law to help with another big issue- our housing shortage. Housing, transportation and residential parking needs are also tied together in other ways. Our community is being gentrified along with the rest of the region. Rents are skyrocketing. To live and rent in Hermosa Beach, you need multiple residents sharing a space, which means for vibrancy for our community, more business for our businesses and yes, more parking for residents who must

hold down jobs to pay their rent. We are very good as a community in using "multi-modular" transportation (our feet, our bikes, etc) around town. However, we are isolated transit-wise in a practical sense. It would be fantastic if this wasn't the case. Could you give up your cars completely to get to work, to visit friends outside of the area, for errands, etc.? Rezoning to support walkable mixed-use. As noted, we already walk and bike around town. I like mixed use. Our discussions about Pier Avenue were great in this regard. Our little shops and markets are endearing and iconic and are sprinkled around the city. Maybe we need more of those. Love to see more pedestrian friendly street designs. But residents will still have cars and this won't free up parking needs. Metro in the South Bay is severely lacking. A few final comments: 1) what accommodations do we have for staff parking? I don't begrudge staff needs but we have taken general on-site parking spots away from visitor/general use over the past five years, converting to staff and/or city service providers spaces. 2) A valet service on Pier or at the Community Center would be helpful. 3) Has there been a survey, study or convenings with all stakeholders on this issue? (I may have missed them) or will there be a community discussion as a next step? Note: I selected my position to this item as "opposed" which does not reflect my opposition to the entire report but to my disagreement with numerous recommendations which either seem to repeat what the city is already doing, or are out-of-touch/not pragmatic or need improvement. Thank you and sincerely, Lauren Pizer Mains Hermosa Beach