



10:21/CC 12/3/15

**Date:** December 3, 2015  
**To:** Patrick H. West, City Manager *T.M.*  
**From:** Ara Maloyan, PE, Director of Public Works *M*  
**For:** Mayor and Members of the City Council  
**Subject:** Overnight Residential Parking Program at Successor Agency Properties

---

The Public Works Department oversees 13 parking structures and surface lots in Downtown Long Beach (Exhibit A). The City operates six of these surface lots on properties now owned by the Successor Agency. All of these lots offer overnight parking throughout Downtown. This memorandum provides information related to Public Works' process to notify parking customers when a parking lot is sold.

### **Background**

On August 1, 2006, at the request of Vice Mayor Lowenthal, the City Council directed the City Manager seek opportunities for an overnight parking program in parking impacted neighborhoods in Downtown Long Beach. As a result, the City created an overnight parking program utilizing surface lots and parking structures in Downtown Long Beach.

Today, 2,520 customers participate in the overnight parking program at the 13 Downtown parking structures and surface lots. These parking facilities are managed by Standard Parking Plus, the contractor for operations and maintenance of these City facilities. Six of the 13 parking facilities are former Redevelopment Agency (RDA) properties, now held by the Successor Agency.

The Successor Agency-owned lots were originally acquired by the former RDA with the intent for development. With the dissolution of the RDA, and the inability to dispose or develop these lots, they laid fallow and were, themselves, the blighting influence that the RDA had long sought to eliminate. Consequently, interim parking was implemented to both increase inventory in this parking impacted area, and activate the sites to reduce nuisance activity. With the approval of the Long Range Property Management Plan (Plan), the Successor Agency is now able to sell these lots for development as anticipated under the Plan. The disposition of these sites is being managed by the Economic and Property Development Department.

### **Resident Notification**

Public Works staff has instructed Standard Parking Plus to notify overnight parking residents and daytime monthly users about the potential sale of the parking facilities owned by the Successor Agency. When a property is sold, the City will provide a 30-day notice to the residents. Standard Parking Plus is providing notification through the customer's monthly payment statement. Additionally, permitted vehicles in the affected properties will receive a flyer on their windshield. Signs have also been installed to alert customers to this change. Table 1 displays the affected parking lots. Currently, the 7th Street and Pacific Avenue and 7th Street and Washington parking lots are in escrow.

Table 1. Successor Agency Properties with Parking Facilities

Location	Parking Spaces	Parking Fees / Rates			Monthly Passes Sold	Occupancy (est.)	
		Daily	Hourly	Monthly		Day	Night
4th Street & Pacific Avenue	83	\$5	N/A	\$45	80	90%	25%
125 Long Beach Blvd (M1)	57	N/A	N/A	\$45	60	80%	10%
American Hotel	68	\$5	N/A	\$45	31	80%	50%
Promenade Lot	118	\$5	N/A	Contract	N/A	50%	5%
7th Street & Pacific Avenue	32	\$5	N/A	\$45	20	90%	90%
7th Street and Washington	27	N/A	N/A	\$35	22	50%	50%

Along with the Successor Agency properties, the City-owned surface lot at Third Street and Cedar Avenue will be vacated as required for the development of the new Civic Center project, if it moves forward. This parking facility has 82 monthly parking permits, including 35 allocated to the First Congregational Church with an estimated overnight occupancy rate of 75 percent.

In addition to notifying parking customers when a property is sold, the City will offer relocation to another City-owned parking facility. Table 2 identifies a list of the available parking facilities where a customer can elect to park if they are displaced.

Table 2. City-Owned Parking Facilities

Location	Parking Spaces	Parking Fees / Rates			Monthly Passes Sold	Occupancy (est.)	
		Daily	Hourly	Monthly		Day	Night
Arden Garage (100 W Broadway)	625	\$3 / \$6	N/A	Contract	N/A	N/A	40%
City East (Lot 7)	318	\$5	N/A	\$45	282	50%	65%
City Place Garage A	871	N/A	Varies	Varies	529	41%	37%
City Place Garage B	845	N/A	Varies	Varies	750	39%	42%
City Place Garage C	595	N/A	Varies	Varies	656	52%	64%
City Place Surface Lot	54	N/A	\$1	N/A	N/A	90%	50%
Civic/Broadway	699	N/A	Varies	\$60	52	65%	10%

### **Next Steps**

Public Works will continue to work with residents and businesses to inform them of their parking options in Downtown Long Beach. If you have any questions, please contact Seyron Foo at (562) 570-6561.

AM:sf

CC: Tom Modica, Assistant City Manager  
 Arturo M. Sanchez, Deputy City Manager  
 Amy J. Bodek, AICP, Director of Development Services  
 Michael Conway, Director of Economic and Property Development  
 Jyl Marden, Assistant to the City Manager

Attachment



# CITY OF LONG BEACH DOWNTOWN PARKING



**Legend**

-  City-Owned Parking Facilities
-  Successor Agency Properties
-  Schools
-  Parks