

## Remarks:

Rather than site my own opinion about this item I want to quote some of the residents who have written about this: VL letter advises that any comprehensive plan like this one should respect the unique history of Laguna Beach and doesn't attempt to remold Laguna with solutions more appropriate for a master plan for city like Irvine.

Village lagoon's letter also pointed out that adding a third level to the Glenneyre lot is problematic because it wasn't built to handle the weight of a third story and would have to be rebuilt taking this lot out of Commission for at least two years.

A number of people have objected to considering the long bowling site for an underground parking garage. I don't see that as residents serving either. I believe the same can be said for the site at Aliso Creek which have built would prevent restoration of the estuary.

Claude Morgan objected to the Wesley Dr site as being mostly for visitors the beach is that site would serve are extremely crowded on weekends and building more parking for visitors there would only exacerbate the problem.

VL letter pointed out that the Gison's parking structure usually has capacity but has not been utilized by the city. Another recommendation by Village Wagonette is requiring downtown businesses to have their employees park and peripheral parking lots like Act 5. According to the report 230 parking permits are issued to businesses and landlords at low cost 17% of the average revenue brought in by parking spaces at lots and streets. That's a gift of public funds. The report recommends looking at this rates.

The Blue Market St lot is also problematic because it's within and neighborhood right behind it and to the West of it. A large structure there was not compatible to the neighborhood.

Jim Danzinger pointed out that a study done some time ago justified the reduction in parking for downtown in the revised downtown specific plan.

Jim quotes the report saying the most intriguing near term opportunities are the small largely unimproved sites that do not involve a parking structure with modest improvements these would add almost 300 additional parking spaces very close to Coast Highway. I agree we should also eliminate the grandfathering and before spending and before spending millions of dollars we need to revise our parking ordinances first. Under these ordinances businesses can't get waivers for parking for biking outdoor dining Uber credits etcetera this is not sustainable.

Les Mikosy: Laguna has plenty of parking, Laguna hosts too many cars. Building more car infrastructure guarantees more visitors will arrive by car to Laguna Beach. The

solution is developing city revenue from the other mobility modes like rail, transit, biking and walking - none of which are addressed in the TPMP.

MJ Abraham says the 140 page document is overwhelming and that the public must have more time to understand and digest it before any final action is taken by this council. I agree I think what we should do before doing anything it's to hold some workshops particularly this short and midterm recommendations in the report. She agrees with James danziger that the report says there's no factual need for more parking throughout our city. What we do need is to better utilize what we have and to use more private spaces as well. For example the assistance league has a parking structure underneath their store that is very underutilized. Same for their lot across that alley in the back. We also can't allow businesses like Dawson Cole whose sculpture gardens setup requires them to provide 12 spaces for customers and employees and have those spaces striped. They violate their CP by providing none and allowing anyone to park there.

I'm also concerned that we have not looked at what the fair cost is for the parklets for the restaurants in town. This is another gift of public funds. We could use those monies to implement some of the short-term strategies for providing additional parking.

In summary while the report is very comprehensive it does not align with the vision of what Laguna is for most people in this town. I received 0 letters of support for this plan. That's unusual and tells us something. Let's focus on involving the public add achieving the short term goals with this plan outlines OK that's great hey Cortana what's the hour and half I'm not going anywhere you stay here taking out the trash

**Sharon Stelma <sharonstelma@gmail.com>**

To:

• **City Council**

Wed 1/11/2023 2:10 PM

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Sent from my iPhone I never write to city council or city manager but when I read what I could about the new plans I said, "give me a break. """. Stop all the spending on parking lots, buying property that as not been properly and assured first like that fire station idea, parking evaluations, meetings, more long paper stuff that about parking structures. ***You don't have to be a city planner to figure out that there will never, ever be enough parking in a small town with a main traffic artery going thru it.*** The more parking, the more tourists. And I'm not fooled that all of this is geared to business and money. All there is now in Laguna are food shops, clothing shops, and tee shirt/novelty places and they rule and the taxpayers pay for it. If a business doesn't have enough parking they should go to where it is. Beach goers don't want to park in the lots or trolleys, they want to get as close to the beach as possible to carry the beach gear and cooler and not pay. They want Free so it's not them wanting to walk from the church to

the beach with beach gear and kids it's for the folks that want to eat and buy trinkets and make business rich. My street on crescent bay is like a mad house for parking and every year gets worse. We have a park and people park in driveways, red zones, anywhere possible for the free short walk. This summer I did not see one parking patrol come to the street.

Anyway stop all this spending and take that money to enrich the tax paying residents community. We used to have community spirit now it's business. I want people to make money but I also want to live in a community that cares about its people.

Sorry I went on such a rant but I'm fed up.

**Full Name**

Robert McMahon

**Email**

robert@mcmahonlaw.net

**What is the subject of your comment?**

Aliso parking

**Is the item you wish to comment about on the upcoming City Council agenda?**

Yes

**If the item is on the agenda, what number is it?**

18

**Comment**

The data points with respect to Aliso parking use is not covered in testimony. It emphasizes downtown parking availability. Does it address the elimination of Forest/PCH parking availability? Does it consider a larger Ocean Avenue structure between Wells Fargo and Union Bank?

Thank you,  
**Laguna Beach, CA**

Susan McDuffie

**Email**

suzisidewinder@gmail.com

**What is the subject of your comment?**

Parking demand management plan with issues residents should read and be asked for input #18

**Is the item you wish to comment about on the upcoming City Council agenda?**

I don't know

**If the item is on the agenda, what number is it?**

#18

**Comment**

All residents should be made aware of this plan and input should be extremely important to all council members before decisions are made. Please put this on hold for more time and input from Laguna Beach residents. Thank you!

Thank you,  
**Laguna Beach, CA**

oanne McMahon

**Email**

jomcmahon1@msn.com

**What is the subject of your comment?**

PRESENTATION OF THE DRAFT PARKING AND TRANSPORTATION DEMAND REPORT , AND AMENDMENT TO THE ASSOCIATED SERVICE PROVIDER AGREEMENT

**Is the item you wish to comment about on the upcoming City Council agenda?**

Yes

**If the item is on the agenda, what number is it?**

18

**Comment**

#1- I strongly oppose a 4 story parking garage at 31122 Coast Highway-inland side of Aliso Beach. from 115 to 474 spaces. I thought we had Council Members strongly in favor of "The Estuary Project". This is quite a contradiction. A garage at this location is not going to solve the issue for parking at popular So. Lag Beaches (West, Thousand Steps, Totuava, etc.). And Aliso can't handle the crowds we already have with existing parking. This development would make the area even more of a disaster with PCH vehicle activity than it already is. Very bad idea. #2-I strongly oppose wiping out Lang Park at 21547 Wesley Drive to create 169 spaces from the existing 30 spaces. Local families and kids use this park for recreation, the playground, hoops, soccer, etc.

Thank you,  
**Laguna Beach, CA**

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Les Miklosy

**Email**

lagunastreet@gmail.com

**What is the subject of your comment?**

Review of Transportation Demand Management Report

**Is the item you wish to comment about on the upcoming City Council agenda?**

Yes

**If the item is on the agenda, what number is it?**

Agenda Item 18.

**Comment**

-Shohreh Dupuis, City Manager -Gavin Curran, Assistant City Manager/CFO -Marc Wiener, Community Development Director -Mark McAvoy, Public Works Director - Michael Litschi, Transit & Community Services Director -Anthony Viera, Senior Planner I have read the 141-page Agenda Report and embodied Parking and Transportation Demand Management Report and feel compelled to comment: Nice try but you have not fooled anybody. To hide the City Management intensification agenda as a trustworthy deliverable as codified by consultant experts is a familiar practice conducted by the City. To selectively choose public comments when they fit the city narrative is also familiar. But to select automobile intensification as a parking and traffic solution over other mode-shares and expose residents to the fiscal irresponsibility of multi-million dollar parking structures is obfuscation by city management. Suppressing the Vision and character of Laguna's Village is also misrepresentation of Residents. The City Council Parking Master Plan Subcommittee that condones this activity should be removed from office.

Thank you,  
**Laguna Beach, CA**

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**This is an automated message generated by Granicus. Please do not reply directly to this email.**

Dear City Council,

There is much public concern surrounding the Draft Parking and Transportation Demand Management Report submitted by Consultants Fehr & Peers on tonight's council agenda.

While I can appreciate the comprehensive study and identification of sites that could potentially make sense to consider as future parking accommodations, the 141 page document is overwhelming and the public must have more time to understand and digest it before any final action is taken by this council. Please receive and review the report tonight only. Then provide your constituents an opportunity to have the results and recommended short-term and more extensive medium-term opportunities presented in a workshop format so individual neighborhoods impacted can

better understand but justify the actual need and costs associated with each lease and/or purchase being considered.

After reading this report, no factual NEED for more parking throughout our city has been established. If this parking mitigation plan is approved, the heavy promotion and saturation of parking facilities (paved lots and/or structures) throughout our town will be over-kill and ruin our coastal town. According to this report, all residents can look forward to is providing parking directly in our town for more tourists cars and accommodating visitors with free trolley's to travel throughout the town to dine, shop, beach it and be entertained 24/7 and require the need for more city staff and services (public safety, public works and our valuable resource costs alone will skyrocket) and still no relief guaranteed for taxpaying stakeholders in their own homes and neighborhoods. This scenario is not acceptable. Is this the vision and legacy this city council has in store for our city?

The public is aware that the city has solicited consultant studies about parking over the years that often contradict each other about our downtown and other areas. Again, no factual needful more parking has been established. Instead of addressing these inconsistencies, the reports are used to diminishing and/or eliminate our city business parking restrictions which are contributing to the problem. This report is no different. Please do not lift any more parking restrictions that further create the need for public parking facilities and management in our city. There is no benefit for residents and a city our size cannot afford this type of infrastructure investments when we have other needs that should be addressed.

Thank your for your time and consideration.

MJ Abraham  
Laguna Beach Resident

Dear Councilmembers,

I am very concerned about the proposed remodel for the property at 1902 Ocean Way. While the 1981 Historic Resources Inventory may have been invalidated (my understanding of this issue is not 100% clear) it would appear to me that is should be used as a source of information for the staff when reviewing projects for properties that were at one time, and may still be, considered of historic value.

I ask that you:

- Uphold the appeal of the K-rated Normandy Revival property at 1902 Ocean Way.
- Please stay all projects involving demolition or adverse alterations to historic properties on the Inventory, unless staff follows the review process in place before the revised ordinance and CEQA
- Consider that the revised program may result in impacts to historic resources by removing or destroying locally significant resources.
- Acknowledge the potential damage to the environment and prepare a different Historic Preservation Ordinance that provides a concise path for property owners and the public to understand an effective historic preservation program.

Thank you for your consideration to my comments as well as the time and energy you contribute to our city.

Regards,  
Janet Bescoby  
1985 San Remo Drive  
949/228-2830

Joanne Sutch

**Email**

jsutch2@cox.net

**What is the subject of your comment?**

City agenda item #18 City parking plan

**Is the item you wish to comment about on the upcoming City Council agenda?**

Yes

**If the item is on the agenda, what number is it?**

#18

**Comment**

Having read the 141 page agenda report, I am forced to at least make a few cursory comments and objections...with a request for a far more in-depth traffic and parking study which separates out the huge commuter traffic which doesn't park in our City, but crams our highways (particularly PCH and Laguna Canyon Rd). Additionally, how much of our parking is a) building vehicles that overload our parking and residential streets (and won't even park in proposed facilities). As for paving over Lang Park, why? when that park is utilized by both young and old and Montage visitors. We just purchased 26 acres of land nearby that could easily house some parking without taking away some of the few facilities that South Laguna enjoys. (Perhaps we could bulldoze and build parking at Te Amo and get some return on our purchase. Finally, cars are proposed to be outmoded in the next 10 years...so why parking structures? Let's focus that money on alternate transportation. Using auto increase as a parking and traffic solution is both short-sighted and archaic. Additionally, it is a poor use of our money. Back to the drawing boards, please. We had a traffic plan backing 2013 which seems more reasonable. Also, why didn't we build a 2-story parking structure on Laguna Canyon and 3rd when it was proposed and approved? I ask traffic experts to look further down the

road and come up with more ingenious and long-range plan. Our City and residents deserve it. Respectfully, Joanne Sutch.

Thank you,  
**Laguna Beach, CA**

**Lawn Bowlers Club**

Randy Hatfield

**Email**

board@lagunabeachlawnbowlingclub.com

**What is the subject of your comment?**

Reservations with Underground Parking Garage at the Laguna Beach Lawn Bowling Club

**Is the item you wish to comment about on the upcoming City Council agenda?**

Yes

**If the item is on the agenda, what number is it?**

18

**Comment**

Dear Council Members, It has come to our attention that the City of Laguna Beach is conducting a feasibility study of an underground parking structure on the Laguna Beach Lawn Bowling Club (LBLBC) site. We understand that the club would be reconstructed atop this structure upon completion. We would like to express our deep reservations with this proposal for the following reasons: • The construction project would likely close the club for several years. After construction of the garage itself, the green would need to be rebuilt, can only be planted during a very small window of time each year, and can take a year or more, once planted, to become playable. The extended loss of use would have a disastrous impact on our membership and club finances. • The LBLBC is the largest lawn bowling club in the USA with a membership of 423. Membership is open to all and is comprised primarily of local residents with many retirees actively engaged. The Club serves as a critical outlet for the physical exercise and social needs of these members. • LBLBC is well-known around the world for its beauty and the quality of its natural greens. Every year, players from other countries and all over the United States come to play here. • LBLBC has been serving the local community continuously since 1931 and has made recent, significant investments in the grounds and clubhouse. These would be lost in the demolition / construction process. • Furthermore, the location of the LBLBC is some distance from the commercial center of the city, so those parking there are less likely to be adding to the revenues of local businesses. The parking study identifies numerous other parking opportunities within the city, many of which would have far less impact on local residents. We would urge the City Council and Planning Department to reconsider this proposal given the impacts and alternatives. The LBLBC Board of Directors



Thank you,  
**Laguna Beach, CA**

**Full Name**

Alan Klaus

**Email**

klauslaw@gmail.com

**What is the subject of your comment?**

Laguna Beach lawn bowling club

**Is the item you wish to comment about on the upcoming City Council agenda?**

Yes

**If the item is on the agenda, what number is it?**

18

**Comment**

I am a primary member of the Laguna Beach lawn bowling club. The club is the pride and joy of all bowlers. There is no other bowling club as beautiful and majestic as the Laguna Beach lawn bowling club. It is a place for seniors to get out and get a little exercise and socialize with their peers. It is a place that competitive bowlers come and are in awe of its beauty. The club has been in existence for almost a decade servicing the community and all lawn bowlers. It would be a travesty to try and build a parking garage underneath our greens which are meticulously kept. Laguna Beach lawn bowling club has the highest amount of members of any club in the United States and by closing it for a number of years will be devastating to the sport and the people who play the game. I bowl approximately five times a week and never have trouble finding parking. The parking problem is in town not by Heisler Park. I would suggest that there are many other sites available that are closer to town and would not be so destructive to so many people. Laguna Beach lawn bowling club is my "happy place" and I am sure it is the same for all my peers. Once again, this parking structure should not take precedence over the people who enjoy this sport in our town and all over the world. Thank you.

Thank you,

Good morning, City Council -

We are writing to adamantly oppose this plan and object to the fact that we were not noticed for this hearing. We continue to not receive notices for important meetings and are on your required lists for mailings.

By copy of this opposition email to the state agencies involved in some of the areas you plan on destroying, we are seeking their guidance and support in opposing this current

plan.

This is not a good way to start the New Year, and we had so hoped to see marked improvement in your efforts to protect and preserve our natural resources.

Dan and Penny Elia  
Laguna Beach Residents  
Save Hobo Aliso Task Force, Sierra Club

### **Letters from Organizations:**

January 9, 2023

Honorable Mayor Whalen and City Council Members  
505 Forest Avenue  
Laguna Beach, CA 92651

RE: City Council Agenda Item 18 – Draft Parking and Transportation Demand Management Report (January 10, 2023)

Dear Mayor and Council Members:

Village Laguna appreciates the City Council's goal to address parking and congestion issues within the community and your goal to have a comprehensive masterplan to address parking issues. At the same time, we have suggestions, concerns, and questions, we ask that you consider before a final masterplan is adopted.

We appreciate and agree with this statement on page 20 of the report:

“Laguna Beach’s unique development history and special location have set the City on a distinctive path. Part of the City’s charm is that it was able to take shape without a master plan, the invisible hand that in some communities creates a uniform look, feel, and layout. Laguna Beach has reaped benefits from its organic development, but this has also created parking and mobility challenges that now must be addressed with a comprehensive plan.”

Therefore, a comprehensive plan should be developed that respects that unique history—a plan that doesn’t attempt to re-mold Laguna with solutions more appropriate for a master planned facility like an Irvine industrial park. Our residents and visitors love Laguna because it is different and understand that the effect of providing more

structured parking solutions is inherently damaging to the unique qualities we love about our city. Acceptance of congestion or parking inconveniences is preferred to the impact that providing more parking will create. This report effectively demonstrates this point. Following are specific comments on aspects of the parking situation.

Village Laguna recommends the following parking solution in the downtown area:

- Remove the “parklets” that add more restaurant seating while decreasing the available parking to serve downtown businesses. The additional seating provided by the parklets intensifies the uses and places greater parking demand on the downtown. While, at the same time, significantly reduces available parking. It makes no sense.
- Stop converting parking spaces to pedestrian uses in the downtown. The added restaurant seating available in the promenade has also intensified the need for more parking in the downtown while significantly decreasing the available parking.
- Stop decreasing the parking requirements for high intensity uses in the downtown such as restaurants, while continuing to decrease the number of available downtown parking spaces.
- Require that all new developments and newly issued Conditional Use Permits provide the minimum number of required parking spaces based on use.

Regarding development of paved lots and construction of parking structures:

- The report recommends construction of nine surface, paved lots and eleven parking structures, many of the lots and structures are scattered throughout the downtown, HIP district, and adjacent areas. The report discusses the congestion caused by drivers searching within these areas for available parking yet by creating many, small parking areas, drivers would be moving from one to another searching for an open space. This would cause, if not exacerbate, greater congestion, not less.
- One of the city’s objectives (page 24 of the staff report) is to minimize environmental impacts from transportation-related activities yet paving nine parking lots and building eleven parking structures, most low capacity, will likely increase congestion and create significant environmental impacts due to the extensive grading and construction of intense structural foundations required. These issues have not been considered.
- Many of the proposed low-capacity parking structures have significant site-specific concerns. Here are just a few examples:
  - Adding the third deck to the Glenneyre Street structure will require a complete rebuilding of the structure as the existing foundation was designed specifically not accommodate a third level. The proposed third level is relatively small, making the cost per added space prohibitive. Plus, rebuilding this structure will require two to three years and in the meantime, we will lose a very important parking facility that serves a critical area.

- The proposed parking structure under the Laguna Beach Lawn Bowling Club would not only have a significant impact on the recreation and social outlet of our community as it would likely require loss of use for at least four years. In addition, the parking structure is unlikely to meet the coastal bluff setback requirement but, even if feasible, in terms of bluff constraints and the Coastal Commission, it would have severe impact on the use of Heisler Park – one of our most cherished community resources. Finally, the development of competition-level bowling greens (bowlers from around the world compete on the greens) is likely unfeasible on top of a parking structure
- The report proposes a low-capacity structure under Lang Park yet the lower level of the parking garage at Gelsons is rarely used. Is the establishment of turf, suitable for playfields and a playground feasible? . Why would such an expensive and invasive project be needed if the city is going to provide public parking in the strip across from the Montage?
- The report proposes a three-level parking structure for the Blumont Street/High School parking lot. This would be surrounded by a small-scale residential area including many original cottages. The scale of such a structure would create a visual assault within this village neighborhood.
- The report proposes a parking structure, inland of Aliso Beach (31122 Coast Highway) where there is supposed to be a restored estuary. Instead, the report recommends a four-level parking garage that would produce environmental damage instead of restoration.
- The visual impact of many parking structures throughout the city – all year long and forever, is not a reasonable trade-off for a three-to-four-month parking and congestion problem.
- The report proposes that the city investigate the feasibility of mechanical parking lifts to increase capacity. This was done during the intensification of Mozambique, years ago. Studies then showed that parking areas with mechanical lifts were not used due to the inconvenience of their use. The neighborhood also objected to their use as they are unsightly and very noisy.

Village Laguna has questions regarding the implementation of the proposed plan:

- Construction of the many parking facilities proposed in this plan has the potential to greatly impact the lives and activities of most of our community, yet the city has not noticed or involved the property owners or significant property users in development of the plan. (i.e. the many sports teams that use Lang Park, the lawn bowling club members, the store owners adjacent to the Glenneyre Street garage, downtown merchants, etc) How can this plan be feasible without involving the those most impacted?
- The report relies extensively on survey results, yet the surveys did not provide respondents with cost, environmental impact, or potential locations

of parking facilities. Wouldn't that be important information to respondents before they answered questions? We expect their responses would be considerably different if people had that information.

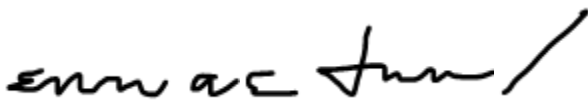
- The report discusses funding for parking and infrastructure improvements and many of the funding mechanisms rely on voter approval. Yet, our recent experience with voter approval of undergrounding the canyon utilities in 2018 garnered less than 50% of voter approval. Voter approval to fund parking facilities for visitors will be difficult, if not impossible.

We hope you will consider our following recommendations as you move forward with developing this plan:

- Avoid constructing parking garages. The village scale and rich pedestrian experience draws visitors to our city. Parking garages within town will violate the beauty and charm that attracts visitors.
- We strongly agree with your proposal to provide robust shuttle and transportation services from peripheral parking to the downtown and village area. This will reduce congestion in town while maintaining the visual aesthetics and pedestrian scale of the community.
- We also support requiring downtown businesses to have their employees park in these peripheral parking areas and allowing their employees to "clock-in" when they board the city's shuttle to downtown. Incentives for downtown and Coast Highway employees to find alternative transportation would also help though most employees likely work parttime and coordinating rideshare, or other programs would be difficult.
- The recommendations for short-term improvements, such as development of public-private partnerships and standardized signage and pricing within private parking areas, and an app parking reservation system within private lots could help alleviate some parking issues.
- Please review the comments from the Listening Sessions including their concerns with removing downtown parking for other uses, such as restaurant dining. Most comments support the pedestrian experience downtown, high use of shuttle and rideshare transportation, increase incentives to reduce parking and driving, increase parking awareness of availability of Providence Mission Hospital parking, among others.

Thank you for your consideration.

Sincerely,



Anne Caenn, President

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In Support with no suggestions:

Dear City Council,

I am a resident of Laguna Beach and I am writing in support of Item 18<sup>th</sup> and the City's efforts to work on sensible parking solutions through out town. I applaud Mayor Whalen, Council Person Kempf and Staff for their leadership in this effort. After Reviewing the report, I am pleased to see the public participation and tangible concepts for the city to explore. Along with the defined metrics for success in these conceptual programs. It's a really good first step in planning solutions for more efficiencies to our parking inventory throughout town and at the peak times. I realize that not every concept will be viable but I am encouraged to see the investment for parking improvements for both residents and tourists demands.

I look forward to further participation.

Regards,

Louis Weil

Dear City Council and City Clerk,  
Please find a letter from the Laguna Beach Chamber of Commerce attached.  
Thank you for everything you do to support our beautiful city.

Erin Slattery  
*President/CEO*  
**Laguna Beach Chamber of Commerce**

Dear City Council: RE: Agenda Item 18 Thank you so much for beginning to address the parking needs throughout our entire community. While the report is a lot to take in, we have to start somewhere and we believe this is a good start. We understand that this plan will go through many iterations and may take a very long time to approve, we are in favor of continuing the process of vetting sites, understanding the financial impact and how to fund a large-scale program and moving forward for parking solutions that enhance the experience of living and visiting Laguna Beach. We further understand that it's a tall order to please everyone but are genuinely excited to read and comment along the way. Not everything in the report will be viable once studied further. We would like to commend the city council and staff for taking on a task which seemingly is so monumental it seems insurmountable. We strongly believe a parking management plan is necessary and will be following this closely. Regards, Paula Hornbuckle-Arnold  
Chairman of the Board Laguna Beach Chamber of Commerce