

**CITY OF HERMOSA BEACH**



**RESPONSES TO QUESTIONS REGARDING  
REQUEST FOR PROPOSAL  
FOR  
COASTAL ZONE PARKING MANAGEMENT  
AND RECOMMENDED STANDARDS STUDY**

**NOVEMBER 30, 2016**

1. Is the City requesting a question-based written survey be sent to business owners in the Coastal Zone, or is the city asking for data collection of inventory and occupancy of privately owned, publicly accessible parking spaces within the Coastal Zone?
  - a. Proposers should identify best methods and compare costs/benefits of the different methods they would suggest.
2. Does the City have an inventory of the number of parking spaces by parcel for businesses within the Coastal Zone, ideally linked to GIS?
  - a. No, but this is something the City could work on with the selected consultant, and the result could be incorporated into the City's GIS data.
3. Does the City have a database (preferably in GIS) of the type, size, location of uses within the study area?
  - a. Yes, and the City will make that information available to the selected consultant.
4. At what point in its preparation is the City Facilities Master Plan? Who is working on it? Is it possible to see the RFP created for the plan, or a draft of the plan if it is far enough along?
  - a. Subsequent to the posting of this RFP, work on the Facilities Master Plan was put on hold until the City resolves the question of whether or not to contract with LA County for fire services. Because it is anticipated that this issue will not be resolved until after the Parking Management Study is concluded, references in the RFP to the Facilities Master Plan may be disregarded.
5. The City's Downtown Core Revitalization Strategy identifies the required parking for commercial (office and retail) as 1:250 sf, and indicates the Coastal Commission recently provided for a reduced standard of 1:333 sf, which is more consistent with other beach cities, contingent on a parking evaluation from the City. Hermosa Beach Municipal Code Section 17.44.040.A identifies a requirement of 1:333 sf. Has a parking evaluation already been conducted to corroborate this requirement, and if so, can this information be made available?
  - a. No, a current study has not been conducted to specifically corroborate the 1:333 sf requirement. The Coastal Commission approved a temporary reduction in the parking requirement, and although that temporary reduction has since expired, the Municipal Code has not yet been updated to reflect the current parking requirement of 1:250 sf.  
However, the General Plan Existing Conditions Report includes relevant information. Also, as part of a project EIR, a draft parking utilization survey was recently submitted that provides a description of the current parking supply and utilization at on-street and off-street public parking location within a 3-block vicinity of a new hotel and mixed commercial use project to be located at the western terminus of Pier Avenue. With regard to public parking, the study focuses on identifying and quantifying existing peak demand, parking demand/supply relationships for the study area as a whole, and for on-street parking by street segment and off-street parking by lot/structure. It is anticipated the final study will be available in time to serve as an additional reference for the selected consultant.