

City of Manhattan Beach

1400 Highland Avenue
Manhattan Beach, CA 90266



Meeting Minutes - Draft

Thursday, February 26, 2026

4:00 PM

Regular Meeting

City Council Chambers and Zoom

Parking and Public Improvements Commission

Chair Joe Marcy

Vice Chair Gita O'Neill

Commissioner Stefan Kampe

Commissioner Allen Kirschenbaum (Zoom)

Commissioner Bob DaGiau

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A. CALL MEETING TO ORDER

Vice Chair O'Neill called the meeting to order.

B. PLEDGE TO THE FLAG

Commissioner DaGiau led the Pledge of Allegiance.

C. ROLL CALL

Roll Call led by Administrative Analyst Priscilla Colindres.

Aye: 4 - Vice Chair O'Neill, Commissioner Kampe, Commissioner Kirschenbaum and Commissioner DaGiau

Nay: 0

Absent: 1 - Chair Marcy

D. APPROVAL OF AGENDA

A motion was made by Commissioner Kampe, seconded by Commissioner DaGiau, to approve the agenda. The motion carried by the following vote:

Aye: 4 - Vice Chair O'Neill, Commissioner Kampe, Commissioner Kirschenbaum and Commissioner DaGiau

Nay: 0

Absent: 1 - Chair Marcy

E. APPROVAL OF MINUTES

A motion was made by Commissioner Kampe, seconded by Commissioner DaGiau, to approve the Parking and Public Improvements Commission Meeting Minutes of December 04, 2025 and January 22, 2026. The motion carried by the following vote:

Aye: 4 - Vice Chair O'Neill, Commissioner Kampe, Commissioner Kirschenbaum and Commissioner DaGiau

Nay: 0

Absent: 1 - Chair Marcy

1. Parking and Public Improvements Commission Minutes:

This Item Contains Minutes of the Following Meeting(s):

[PPIC
26-0008](#)

a) Parking and Public Improvements Commission Adjourned Regular Meeting Minutes of December 04, 2025

b) Parking and Public Improvements Commission Meeting Minutes of January 22, 2026 (Cancelled)

(Community Development Director Alkire).

APPROVE

F. PUBLIC COMMENTS (3 MINUTES PER PERSON)

Vice Chair O'Neill opened the floor to public comments. The following individual spoke:

Jim Upchurch

Seeing no further requests to speak, Vice Chair O'Neill closed the floor to public comments.

G. GENERAL BUSINESS

2. Consideration of the Draft City Parking Management Study Report
DISCUSS AND RECOMMEND APPROVAL

[PPIC
26-0004](#)

City Traffic Engineer Erik Zandvliet provided the staff presentation.

Commissioner Kampe asked whether the City's relationship with the vendor concludes once the study is completed. Commissioner DaGiau asked for clarification on how the parking technology options will be selected. Commissioner Kirschenbaum inquired about the volume and nature of parking-ticket complaints received.

City Traffic Engineer Zandvliet responded to Commissioner questions.

Vice Chair O'Neill opened the floor to public comments.

Seeing no further requests to speak, Vice Chair O'Neill closed the floor to public comments.

A motion was made by Commissioner Kirschenbaum, seconded by Commissioner DaGiau, to approve the draft of the City Parking Management Study Report. The motion carried by the following vote:

Aye: 4 - Vice Chair O'Neill, Commissioner Kampe, Commissioner Kirschenbaum and Commissioner DaGiau

Nay: 0

Absent: 1 - Chair Marcy

3. Discussion of Dune Section Public Parking Pad Policy (continued from the December 4, 2025 PPIC meeting)

[PPIC
26-0005](#)

Discuss and Provide Direction

City Traffic Engineer Zandvliet provided the staff presentation.

The Commission discussed approaches for clearly identifying public parking pads within the Dune Section.

Commissioner DaGiau recommended that all public pads be painted a uniform color, accompanied by white stenciling adjacent to the roadway. He advised against the use of signage and emphasized that color coding alone should distinguish public spaces. He also requested that the Traffic Engineer document the total number of public parking pads in the area.

Commissioner Kampe requested that staff prepare multiple design mockups for presentation to the City Council. He further clarified that these parking pads should not be incorporated into any electronic availability systems or mobile applications, and that the existing 72-hour parking limit would remain unchanged.

Commissioner Kirschenbaum supported the addition of black lettering within the white boundary line indicating "public space" or "public parking." Regarding the Pre-Regulatory Parking Pads section of the staff report, he recommended establishing an appeals process and expressed support for the guidance outlined in that paragraph.

Vice Chair O'Neill expressed support for the use of black lettering and for implementing an appeals process consistent with the recommendations offered by the other Commissioners.

City Traffic Engineer Zandvliet responded to Commissioner questions.

Vice Chair O'Neill opened the floor to public comments. The following individual(s) spoke:

*Eric Ingelman
Enoch Wun
Kimberlee Kelly
David Dazé
Tony Rango
Kathy Cappelletti
Rick Smith
Adam Hedman
Jonathan Bates
Sandy Saviano
Jill Lamkin
Andrew Rhodes*

*Will Aryizo
Lena Gregory
Patrick Gregory
Lisa Safa (Zoom)*

Seeing no further requests to speak, Vice Chair O'Neill closed the floor to public comments.

City Traffic Engineer Zandvliet explained that the goal of the parking pad discussion is to define what a parking pad is for consistent enforcement, not to add or remove parking spaces. He noted that the Parking Management Study is the forum for discussing additional parking supply.

In response to Commissioner Kampe's question about redevelopment, City Traffic Engineer Zandvliet clarified that if a property previously had a defined parking pad, it must be provided in the new project; if none existed, none is required. Community Development Director Masa Alkire clarified an earlier valuation question, noting that improvement costs are a factor in property valuation and the 50% threshold.

City Traffic Engineer Zandvliet said staff will add language ensuring vehicles are not blocked from entering or exiting properties. He also clarified that the Coastal Commission treats public parking spaces as coastal access spaces and that the discussion has not yet reached the stage of seeking Coastal Commission input.

Vice Chair O'Neill asked whether buyers are shown property lines; City Traffic Engineer Zandvliet said this varies case by case. Commissioner Kampe asked about permitting parking pads to residents; City Traffic Engineer Zandvliet said staff can explore residential permits, noting the area remains in the coastal zone. Commissioner Kampe expressed interest in distinguishing public and private parking pads.

Commissioners Kirschenbaum and DaGiau emphasized that the primary purpose is to define public versus private parking pads to support enforcement and reduce neighborhood conflict. City Traffic Engineer Zandvliet noted that roughly 100 parking pads could be considered public and asked for guidance on definitions, restrictions (including street sweeping and oversized vehicles), and whether to include a grandfather clause.

The Commission requested updated definitions and diagrams for the upcoming meeting. Commissioners supported a grandfather clause for older properties, and City Traffic Engineer Zandvliet asked for criteria to guide its development.

H. OTHER ITEMS

Traffic Engineer Zandvliet reported that several major projects are nearing important milestones. The City Parking Management Plan is anticipated to be presented to the City Council next month. The safety study for the Sepulveda Boulevard corridor is also close to completion and is expected to be brought to the PPIC at the next meeting. Staff are additionally reviewing point-to-point shuttle service options; a strategy identified in the Parking Management Study.

I. ADJOURNMENT

At 6:50 PM, Vice Chair O'Neill adjourned the meeting to the March 26, 2026, Parking and Public Improvements Commission Regular Meeting at 4:00 PM.

Priscilla Colindres
Recording Secretary

Joe Marcy
Chair

Erik Zandvliet
City Traffic Engineer

Masa Alkire
Community Development Director