

## RESOLUTION NO. 25-0040

A RESOLUTION OF THE MANHATTAN BEACH CITY COUNCIL APPROVING A COASTAL DEVELOPMENT PERMIT TO ALLOW MODIFICATIONS TO THE COMMERCIAL PARKING PERMIT RATES AND PUBLIC PARKING METER RATES FOR ON-STREET SPACES AND CITY-OWNED LOTS, WITHIN THE NON-APPEALABLE PORTION OF THE CITY'S COASTAL ZONE

THE MANHATTAN BEACH CITY COUNCIL DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. On February 16, 2010, the City Council adopted Resolution No. 6245 approving a Coastal Development Permit to adopt and implement the Downtown Coastal Zone Parking Management Program on a permanent basis, including modifications to public parking meter rates and related parking revisions within the non-appealable portion of the City's Coastal Zone.

SECTION 2. On August 21, 2018, the City Council adopted Resolution No. 18-0114 approving a Coastal Development Permit to allow modifications to public parking meter rates within the non-appealable portion of the City's Coastal Zone. Within the non-appealable portion, this increased the public parking meter rate to \$1.75 per hour for on-street parking (previously \$1.25 per hour) and \$1.50 per hour for City-owned lots.

SECTION 3. On September 15, 2020, the City Council adopted Resolution No. 20-0115, approving a Coastal Development Permit to increase public parking meter rates to a uniform rate of \$2.00 per hour for on-street meters (previously \$1.75 per hour) and City-owned parking lots (previously \$1.50 per hour) within the appealable and non-appealable portions of the City's Coastal Zone.

SECTION 4. On April 8, 2025, the Finance Department ("Applicant") applied for Coastal Development Permits to modify parking permit rates for commercial parking permits, and parking meter rates for on-street public parking spaces and public parking spaces in City, County, and State-owned public parking lots ("Project").

SECTION 5. Coastal development permits are governed by Chapter A.96 of the LCP. Sections A.96.040 and A.96.230 specify that, "A coastal development permit is required for any development, including gates, parking controls, new locations for parking meter areas, changes in fee structure, expansion of times and hours in which monthly permits may be offered, or other devices in the coastal zone that change the availability of long and short term public parking, including, but not limited to, changes in the operation of the City parking management program established in §A.64.230." The subject request includes an increase in parking rates for the Commercial Permit Parking Program, on-street meters, city-owned lot meters, and State Pier and County lot meters. Therefore, a Coastal Development Permit is required.

SECTION 6. On April 15, 2025, the City Council conducted a duly noticed public hearing to consider the Project, during which the City Council received a presentation by staff and provided an opportunity for the public to provide evidence and testimony. The City Council also received and reviewed written testimony received by City prior to and during the public hearing.

SECTION 7. The City Council finds that the Project, as defined herein, is not a project as defined in Section 15378 of the California Environment Quality Act (CEQA) Guidelines. Therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines the activity is not subject to CEQA.

SECTION 8. The record of the public hearing indicates:

- A. The public parking spaces are located in Area Districts III and IV, and are located in Commercial, Open Space, and Public and Semi-Public zoning districts in the non-appealable portion of the City's Coastal Zone. The zoning of the spaces is consistent with the respective General Plan designations for each space.
- B. The City conducted a parking permit fee survey, which is on file with the City Finance Department, which indicates that the proposed permit fee increases are consistent with, or comparable to, the rates in other beach communities.
- C. The City conducted a parking meter rate survey, which is on file with the City Finance Department, which indicates that the proposed rates are consistent with, or comparable to, the rates in other beach communities. Additionally, the City's ongoing Parking Management Study supports the proposed rate increases due to the high demand for parking in the city.
- D. The Project is consistent with the following General Plan goals:

- Land Use Goal LU-6: Maintain the viability of commercial areas of Manhattan Beach.

The viability of commercial areas depends on a range of factors, including having various types of services and amenities available to residents and visitors. Providing adequate and well-maintained parking facilities supports access to the City's commercial areas. The proposed changes to the parking meter and commercial parking permit rates (which are primarily utilized by local businesses and their employees) support the Downtown and North End commercial viability.

- Land Use Goal LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.

Downtown Manhattan Beach has a variety of commercial and recreational uses, including but not limited to, coffee shops, restaurants, retail stores and the beach. As proposed, the modifications to the parking meter and commercial parking permit rates to increase them to market rates will support the provision of conveniently located parking facilities. Adopting modern parking rates encourages regular turnover of parking spaces, which encourages a greater number of patrons visiting the area, thus contributing to the economic vitality of Downtown Manhattan Beach.

- Mobility Plan Goal I-3: Ensure adequate parking and loading facilities are available to support both residential and commercial needs while reducing adverse parking and traffic impacts.

The proposed fee-related changes will result in additional annual revenue across the associated funds, which are necessary to support ongoing parking infrastructure needs and related activity. The proposed rate changes align with the goal of efficient use of limited parking resources through the provision of market-based pricing. Furthermore, the proposed rate adjustments for the commercial parking permits are consistent with the City's parking management approach outlined in LCP Section A.64.230.

- E. LCP Section A.64.230 is related to the Parking Management Program for the Coastal Zone and contains provisions for a program that includes certain access and operational provisions for public parking facilities identified therein. The commercial parking permits are an existing component of this program.

SECTION 9. Based upon substantial evidence in the record, and pursuant to LCP Section A.96.150, the City Council hereby makes the following findings:

- A. That the project, as described in the application and accompanying materials, or as modified by the conditions of approval, conforms with the certified Local Coastal Program.

The on-street and City-owned lot public parking spaces are located in Area Districts III and IV, and are located in Commercial, Open Space, and Public and Semi-Public zoning districts. The zoning of the spaces is consistent with the respective General Plan designations for each space. The proposed parking meter rate increases are allowed through a Coastal Development Permit. There are no proposed changes of use at the City-owned lots within these zoning districts. As such, the project, as conditioned, conforms with the City's certified LCP.

- B. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (Commencing with Section 30200 of the Public Resources Code).

The portion of the project which is subject to this CDP is not located between the first public road and the sea. Therefore, this finding is not applicable.

SECTION 10. Based upon the foregoing, the City Council hereby APPROVES the Project, subject to the conditions below.

1. The approval herein is for the following parking rate modifications:

- Commercial Parking Permit Program rates for bi-annual and monthly permits as set forth below:
    - Monthly permit rate increase from \$27.00 per month to \$65.00 per month; and
    - Bi-annual permit rate increase from \$160.00 (\$100.00 bulk rate) per month to \$250.00 per month
  - On-street public parking meter rate increase from \$2.00 per hour to \$3.00 per hour; and
  - City-owned public parking lot meter rate increase from \$2.00 per hour to \$3.00 per hour.
2. This Coastal Development Permit may be reviewed by the Community Development Department at any time in the future for the purpose of determining whether the increase has any adverse impact upon access to the coast.
3. Any questions of intent or interpretation of any condition will be reviewed by the Community Development Director to determine if City Council review and action is required.

SECTION 11. The City Clerk shall certify the adoption of this Resolution.

SECTION 12. This entitlement shall lapse one year after its date of approval unless implemented or extended pursuant to Section A.96.0170 of the LCP.

ADOPTED on April 15, 2025.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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AMY THOMAS HOWORTH  
Mayor

ATTEST:

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LIZA TAMURA  
City Clerk