

City of Manhattan Beach

*1400 Highland Avenue
Manhattan Beach, CA 90266*



Meeting Minutes - Draft

Thursday, September 25, 2025

4:00 PM

Regular Meeting

City Council Chambers

Parking and Public Improvements Commission

APPOINTED OFFICIALS

Chair Joe Marcy

Vice Chair Gita O'Neill

Commissioner Stefan Kampe

Commissioner Allen Kirschenbaum

Commissioner Bob DaGiau

PLEASE NOTE THAT THE CITY ARCHIVES THE VIDEO RECORDINGS OF ALL REGULAR CITY COUNCIL MEETINGS AND THE VIDEO FOR THIS MEETING IS HEREBY INCORPORATED BY THIS REFERENCE. ALSO IN SUPPORT OF MORE TRANSPARENCY AND THE AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE, THE CITY OFFERS CLOSED CAPTIONING FOR REGULAR CITY COUNCIL MEETINGS. FOR A COMPLETE RECORD OF THIS CITY COUNCIL MEETING, GO TO:

A. CALL MEETING TO ORDER

Chair Marcy called the meeting to order.

Per Assembly Bill 2449, Commissioner Kirschenbaum made the following announcement:

I have developed virus-like symptoms. A test for COVID has resulted positive. To limit exposure to others, I have requested to participate remotely in the meeting on an emergency basis for just cause, per AB 2449. The required paperwork has been submitted to the Community Development Department.

B. PLEDGE TO THE FLAG

Commissioner O'Neill led the Pledge of Allegiance.

C. ROLL CALL

Roll Call led by Assistant City Clerk Martha Alvarez.

Present: 5 - Chair Joe Marcy, Vice Chair Gita O'Neill, Stefan Kampe, Allen Kirschenbaum and Bob DaGiau

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: 5 - Chair Marcy, Vice Chair O'Neill, Commissioner Kampe, Commissioner Kirschenbaum and Commissioner DaGiau

Nay: 0

E. APPROVAL OF MINUTES

1. This Item Contains the Parking and Public Improvements Commission Meeting Minutes of July 24, 2025

[PPIC 25-0004](#)

APPROVE

Commissioner Kampe asked if he should be voting on the minutes when his Commissioner term began on September 3, 2025.

Assistant City Clerk Martha Alvarez confirmed that he should abstain from voting on the minutes.

A motion was made by Vice Chair O'Neill, seconded by Commissioner DaGiau, to approve the Parking and Public Improvements Commission Meeting Minutes of July 25, 2025. The motion carried by the following vote:

Aye: 5 - Chair Marcy, Vice Chair O'Neill, Commissioner Kampe, Commissioner Kirschenbaum and Commissioner DaGiau

Nay: 0

Abstain: 1 - Commissioner Kampe

F. PUBLIC COMMENTS (3 MINUTES PER PERSON)

Chair Marcy opened the floor to public comments. The following individual(s) spoke:

Jim Burton

Seeing no further requests to speak, Chair Marcy closed the floor to public comments.

G. COMMISSION REORGANIZATION

City Traffic Engineer Erik Zandvliet provided the staff presentation.

A motion was made by Chair Marcy, seconded by Commissioner Kampe, to appoint Commissioner O'Neill as Vice Chair of the Parking and Public Improvements Commission. The motion carried by the following vote:

Aye: 5 - Chair Marcy, Vice Chair O'Neill, Commissioner Kampe, Commissioner Kirschenbaum and Commissioner DaGiau

Nay: 0

H. GENERAL BUSINESS

- 2.** Consideration of the Draft City Parking Management Strategies and Toolkit.

[PPIC 25-0007](#)

DISCUSS AND PROVIDE DIRECTION

City Traffic Engineer Erik Zandvliet provided the staff presentation and responded to Commissioner questions.

The following information was presented regarding the City Parking Management Study Parking Strategies and Toolkit:

1. Parking Rate Structures and Time Limits
 2. Off Street Parking Time Limits
 3. Payment Methods
 4. Valet and Attendant Parking
 5. Shared Parking
 6. Technology and Wayfinding to Improve Customer Service
 7. Long Term Parking
- Financial Services Manager Emy-Rose Hanna responded to Commissioner questions.
8. Residential Parking Permit System
 9. Enforcement Hours
 10. Enforcement Technology
 11. Dynamic Pricing

Chair Marcy opened the floor to public comments. The following individual(s) spoke:

Kelly Stroman
Ron Koch
Jim Burton

Seeing no further requests to speak, Chair Marcy closed the floor to public comments.

City Traffic Engineer Zandvliet continued with the staff presentation and responded to the Commissioners questions.

12. Commercial Parking

- 13. Parking Requirements
- 14. Increase Parking Supply
- 16. Transportation Impact Fees (Presented out of order.)
- 15. Parking Benefits District
- 17. Bicycle Parking and Valet Parking
- 18. Micromobility
- 19. Marketing and Awareness
- 20. On-Demand Microtransit
- 21. Remote Parking and Shuttle Transportation
- 22. Employee TDM Strategies

Chair Marcy opened the floor to public comments. The following individual(s) spoke:

Kelly Stroman

City Traffic Engineer Zandvliet clarified and defined ...

Jill Lamkin
Ron Koch
Jim Burton

Seeing no further requests to speak, Chair Marcy closed the floor to public comments.

City Traffic Engineer Zandvliet provided clarification as to what direction was needed for this discussion and responded to Commission questions.

A motion was made by Commissioner Kampe, seconded by Chair Marcy, to not endorse the proposed bike share program. The motion cited concerns about increased electric bike traffic on the Strand without adequate enforcement of existing policies, and the lack of suitable locations for docking stations. The motion carried by the following vote:

Aye: 5 - Chair Marcy, Vice Chair O'Neill, Commissioner Kampe, Commissioner Kirschenbaum and Commissioner DaGiau

Nay: 0

City Traffic Engineer Zandvliet responded to the Commissioners questions.

Commission Recommendations

There was overall consensus that the Commission supported staff's recommendations on the proposed parking strategies, and made additional specific recommendations and priorities.

Electric Bike Share Program:

Concerns about increased e-bike traffic on the Strand without adequate enforcement

Lack of suitable docking station locations

Recommendation to revisit a non-motorized bike share option in the future

Parking Rate Adjustments:

Consensus to implement a one-time increase in parking meter rates rather than a phased approach

Based on feedback from the business community: "Rip the Band-Aid off"

Staff recommendation (Item 1.1b) was modified accordingly

Parking Study Frequency:

Recommendation to establish a 10-year cycle for comprehensive parking studies

Acknowledged that COVID delayed the previous cycle

Best practice would be to conduct the next study no later than 2035

Priority Projects for Council Consideration:

The Commission identified several items to be prioritized with urgency:

Evaluation of Lot 4's end-of-life status

Accelerating negotiations with Chevron for potential parking solutions

Increasing parking supply, including consideration of Lot 14

Exploring micro-transit options, such as a shuttle system serving East Manhattan Beach and local schools

Establishing a task force to bundle and advance these initiatives efficiently

Developing a parking strategy for large events and peak seasons, ensuring

consistency and proactive management

Seasonal and Tiered Parking Rates:

Staff to explore seasonal and tiered pricing models for parking meters to better reflect demand patterns

Special Events Parking Management:

Recommendation to create a more active parking management program tailored to special events and peak visitor periods

City Traffic Engineer Zandvliet informed the commission that their recommendations would be presented to City Council on October 21, 2025, for consideration.

I. OTHER ITEMS

City Traffic Engineer Zandvliet provided an update on the draft Food Truck Ordinance, which incorporates recommendations previously made by the Commission to regulate food trucks within the City. The ordinance includes the creation of a permitting program to manage food truck operations and locations. The draft ordinance is scheduled to be presented to the City Council on October 7, 2025.

J. ADJOURNMENT

Chair Marcy adjourned the meeting to the October 23, 2025, Parking and Public Improvements Commission Regular Meeting.

Martha Alvarez
Recording Secretary

Joe Marcy
Chair

ATTEST:

Erik Zandvliet
Traffic Engineer