



# PARKING IMPROVEMENTS WHICH ARE YOUR PREFERRED PARKING STRATEGIES?

Please choose your most (green sticker) and least (red sticker) preferred strategy for parking within and around the Downtown.

## PARKING STRATEGIES

### Increase Turnover of Vehicles and Available On-Street Parking

**Examples include:**

- Increase the overall cost of parking at meters, and use demand pricing to open up spaces during peak times and encourage parking during non-peak times.
- City review of meter enforcement procedures.



### Manage Employee Parking

**Examples include:**

- Provide remote parking outside of Downtown, with shuttle service for employees.
- Allocate employee parking in dedicated remote parking areas within Downtown.
- Reduce allowable on-street parking time limits to reduce employee parking in residential areas generally east of Valley Drive (residents would get permits to park longer).



### Utilize Existing Parking Lots & Structures

**Examples include:**

- Allocate parking at existing remote parking lots and provide a City shuttle service for users.
- Create shared parking with Downtown businesses (e.g. office parking during day, public parking at night).



### Provide a City Operated Valet Program

**Example:**

- Valet program regulated by the City. Operators would be allowed to stack parking in existing lots, thereby fitting more cars into existing parking lots. This will take vehicles off the street and reduce circling.



### Provide Additional Parking Supply

**Examples include:**

- Build new parking structures at Vons, Beachhead, Chamber Post Office, and/or Live Oak Park.



**Most Preferred: 3 Votes**

**Least Preferred: 31 Votes**

Place your sticker here

**Most Preferred: 18 Votes**

**Least Preferred: 6 Votes**

Place your sticker here

**Most Preferred: 13 Votes**

**Least Preferred: 0 Votes**

Place your sticker here

**Most Preferred: 5 Votes**

**Least Preferred: 6 Votes**

Place your sticker here

**Most Preferred: 24 Votes**

**Least Preferred: 19 Votes**

Place your sticker here

## Comment Summary from Workshop #2

10/16/2015

### Station 1: Parking

- Coming west on Manhattan Beach Blvd, our “drama” and individualism is THE OCEAN. DO NOT block with a bunch of signs.
- Restart parking permits for downtown.
- I had to move my business (office) out of Downtown because of employee parking limits and probably would love to see bold, practical, and dedicated employee parking. A focus on this to help business and limit resident impacts.
- If you build it, they will come and change the character of the town. NO new structures.
- Employee parking outside downtown with shuttle service is a good idea and will free up spaces for people who want to do business downtown.
- We need preferred resident parking as in Hermosa.
- No big parking structures.
- I don't like the “avail # of spaces” signs. Take away from cute character.
- I like more valet.
- A consistent reliable and frequent shuttle service with primary routes on Rosecrans, MB Blvd, Highland, Aviation, etc. for the residents to use must be consistent reliable and frequent.
- On both subjects under #1, some of your proposed ideas are inconsistent with the overall guidance of maintaining a small town feel.
- Don't build additional parking.
- Create parking by better utilization of existing parking. Employees of Downtown biz (and City Hall) must park outside of Downtown and be shuttled in.
- Open up valet parking spaces to all in the evening and weekend (one red dot).
- Residents don't want employees parking in front of homes ANYWHERE in City- even off Sepulveda in Residential. Put shuttle employee parking at 8<sup>th</sup> & Sepulveda since City is so divided about Gelsons!
- #1 priority- move underground parking at city lots and one private property- Vons best place. Find other places for employees.
- Don't invest in parking – parking structures will be obsolete in 20 years with driverless cars.
- Increase turnover of vehicles and available on street parking. Employee shuttles need to be strongly encouraged by their employees – maybe even an incentive to do so.
- Have permits for residents so get reduced rates. Really need to manage employee parking.
- Parking already expensive, not a good idea.
- If valet parking by City, subsidize cost so this is viable.
- More Downtown parking spaces will cause more problems.
- Utilize available parking better-private lots, valet, off-site, shuttle, public lots.
- Have employees park elsewhere with shuttle.

- City valet could work well in the evenings for restaurants.
- No additional parking at Live Oak Park. Too congested.
- Do not reduce parking.
- Provide solutions to accommodate need.
- 2-hr parking is more conducive for business.
- Beach parking alternative needed.
- The only add'l parking should be permits for downtown residents. Additional parking will simply fuel expanded retail development and beach traffic. Even shuttle will simply add volume & congestion.
- Perhaps underground parking in appropriate spot. Do not eliminate any street parking.
- I believe we should move employee parking to remote areas with shuttle service. At the same time we should utilize existing parking lots and structures to park weekend and night time traffic. Existing parking at Vons can be increased as well. If we want to promote retail, we need parking.
- [Illegible] first need to address the nature of businesses in downtown.
- I am in favor of utilizing existing lots as much as possible, including banks, Skechers, after hours. I am completely against adding parking west of Morningside (i.e. beachhead) – will drastically increase downtown gridlock in summer. I am in favor of developing Vons w/ underground parking. I am in favor of some.
- I'd like to see the underutilized spaces such as Bank of America lot on Morningside and Vons extension used. Buy it from the owner.
- All the parking public around the sand section should be made available to residents (that pay the taxes).
- The premise here is that we need more parking, why? I thought the guiding principle was "small town atmosphere." Also many of these premises pre-suppose more government and a higher city budget.
- No more parking! We are NOT a tourist destination and DO NOT want to become one.
- Provide additional parking supply – designate a percentage as in lieu for employees, mixed use.
- You only give me one red dot (don't like). Really? I don't think parking is such a problem. There is enough parking to support the right amount of people in the downtown at any period of time. It doesn't stop hundreds from coming in for events, does it?
- For any parking spaces removed for public spaces & walkways, they must be replaced with new spaces. Underground parking beneath the upper pier parking lots could help with lack of parking or loss of existing spots.
- We need the result of parking study before we move forward. Providing employee parking will solve 80% of parking issues in Downtown. The right parking at the right time for the right people!! Provide priority parking for MB residents so they can support downtown businesses. Better utilize parking space for delivery trucks at certain times, away from residents. The study should show that managing existing parking will provide solution for parking.
- Less street parking, more public/pedestrian walkways/landscaping



# MOBILITY & INFRASTRUCTURE WHICH ARE YOUR PREFERRED SOLUTIONS?

**PROBLEM STATEMENT:** Downtown Manhattan Beach is suffering from a continuous cycle of parking supply expansion followed by increased demand and visitation. The end result is the parking situation may keep locals away from the area and it creates a “search and circle or hold” vehicular pattern that adds congestion and noise, lowers air quality, and increases parking frustration.

Please place a sticky dot on your top THREE solutions.

## SOLUTIONS

Add technology improvements that measure and display “available number of parking spaces” signs at parking structure and lot entrances.

Create shuttle/valet/rideshare drop-off areas to encourage use of employee shuttles and ridesharing, without impacting flow of traffic.

Install bike racks and bike parking corrals throughout Downtown to accommodate bikeshare and regular bike parking needs.

Encourage walking by improving pedestrian walkways and crossings through the use of 4-way/diagonal pedestrian crossings (“scrambles”), warning signs, signals, lighting etc.

Encourage biking by improving/adding bike facilities such as sharrows, bike lanes, and buffered/protected bike lanes.

**Do you have other suggested solutions?** If so, please write them below:



**See Attachment**

**30 Votes**

Place your sticker here

**31 Votes**

Place your sticker here

**31 Votes**

Place your sticker here

**34 Votes**

Place your sticker here

**25 Votes**

Place your sticker here

## Comment Summary from Workshop #2

10/16/2015

### Station #1: Mobility & Infrastructure

- I am totally fine with losing a few downtown parking spaces in favor of many improvements shown here. All help more than one carload of people and enhance the feel of downtown. I assume parking supply can be made up off the main roads.
- More bike racks won't encourage bike riding, fewer cars will.
- Be more pedestrian friendly, uncluttered sidewalks.
- Highest priority is easy walking everywhere, all the time, easier biking is nice but not high priority. Clam car traffic, especially looking for parking places.
- Approve electric care share, like in San Diego. Downtown MB is ideal for this.
- Increase bike lane safety.
- Applications with information on parking availability.
- Encourage bikes, need bike racks.
- Have off-site parking with shuttle.
- Residential permit parking Downtown – create this
- Scramble crosswalk is a good idea.
- No parking structure or added parking was provided.
- Lots of ideas on circulation and reduction.
- Bike racks. Limit where shuttles, limos, and party busses can stop!
- Eliminate bicycles on Highland or at VERY LEAST, prohibit biking from rush hour/weekdays, e.g. no bikes from 6am-10am and 4pm-7pm.
- I don't think it's a good idea to decrease the number of parking spaces in downtown Manhattan Beach.
- Providing additional bicycle stands provides NO incentive for riding bikes. Unless traffic is diminished/discouraged.
- Open up an in city bus route to local residential locations to encourage residents to walk.
- I love the scramble concept which allows traffic to flow better. Btw (the delay of the light after the pedestrian walk (white) light is genius. Thanks for doing that).
- No parking structures.
- More bike options and spaces. Let's promote more opportunities for walking and biking – small town character is being able to meet & communicate in a safe and quiet environment!!
- Downtown small area – no downtown feel when quality of area is compromised 24/7 with commuter traffic (Highland), truck parking, loading on major streets (in red zones), loud trucks, motorcycles. No police presence, monitoring.



# PUBLIC SPACES & WALKWAYS WHICH ARE YOUR PREFERRED SOLUTIONS?

**PROBLEM STATEMENT:** Downtown Manhattan Beach has a charming, small beach town atmosphere. However, the pedestrian environment does not allow for adequate pedestrian circulation or gathering spaces, and does not entice those walking and biking along the beach to stop and visit the Downtown.

*Please place a sticky dot on your top THREE solutions.*

## SOLUTIONS

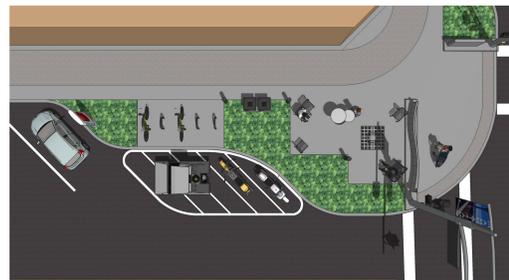
Create additional mid-block crossings and pedestrian spaces (i.e., small plazas, seating areas, and locations for kiosks, trash receptacles, and newspaper stands, etc.).



**13 Votes**

Place your sticker here

Improve existing sidewalk bulb-outs (extensions) and turn under-utilized planting and/or furniture areas into pedestrian spaces.



**20 Votes**

Place your sticker here

Enhance the beach plaza and sidewalk west of Ocean Drive by removing on-street parking and replacing it with bike storage, seating, planting areas, and enhanced paving.



**21 Votes**

Place your sticker here

Add patterned/colored paving to call attention to the pier at the intersection of Manhattan Beach Boulevard and the pier.



**9 Votes**

Place your sticker here

Reconfigure on-street parking at select locations to create additional pedestrian space.



**32 Votes**

Place your sticker here

**Do you have other suggested solutions?** If so, please write them below:

**See Attachment**

## Comment Summary from Workshop #2

10/16/2015

### Station #2: Public Spaces & Walkways

- No taking public encroachments and turning into dining.
- No podiums or chairs outside business, i.e. Mama D's or the Creamery.
- Yes to creating more pedestrian space and small plaza type areas at the expense of street parking.
- I do not agree with the description of the problem. Eliminating tables, etc. will approve pedestrian access.
- I don't know how to solve the problem, but these solutions seem short-sighted. They take away necessary parking. They the tentative solutions don't anymore mobility. It doesn't seem focused on retention of small town ambiance.
- Don't spend much money on this but off the shelf stuff that is sturdy and reasonably priced. Highest priority is more space for [incomplete]
- Include more benches and encourage gathering; need to balance against pedestrian flow.
- Need electric vehicle spaces.
- Need to underground electric and get rid of the poles and overhead wires.
- Typically people who bike or go to the beach do not go shopping. And shops do not cater to bikers and beach goers except Vons and Man. Grocery, maybe Starbucks.
- Need to focus on Strand [illegible] extending N & S of pier.
- Like public space.
- Add parklets along Strand.
- Invest in underground utilities.
- Not a significant problem, no solutions necessary. Pedestrian "congestion" is a part of the self-limiting constraints that help maintain & preserve the scale of development.
- Perhaps underground parking in appropriate spot. Do not eliminate any street parking.
- Promoting biking, etc. is good, just not at the expense of parking places.
- Mid-block crossings seem dangerous and messy in a town with such short blocks.
- Walkstreets may not be changed or built upon. This is a peoples law passed in 1987. No one can drive or change these.
- I favor maintaining all the parking we have and increase if possible. If the priority is freer movement for pedestrians, I support that and changing the bulb-outs to improve that. Improve the space/intersection at the Strand & MB Blvd, make room to turn around.
- Ok!
- "We are a bedroom community 1<sup>st</sup>" – excellent point. Cannot eliminate walkstreets. I'm still in favor of undergrounding. I assume you have rejected making MBB pedestrian only w. of Manhattan Ave? Parking follow a budget – for every space eliminated – create one somewhere else – or plan won't sell.
- Support improving sidewalks for pedestrians (bulb-outs).

- You cannot take public parking and provide to a business to make outdoor dining – please do not allow this to happen. NO CHANGES to these public spaces and walkways!!



# PUBLIC ART, DESIGN CHARACTER, & WAYFINDING WHICH ARE YOUR PREFERRED SOLUTIONS?

**PROBLEM STATEMENT:** Public spaces in Downtown Manhattan Beach are made up of an aged, eclectic, and sometimes absent mix of street furnishings, public art, and wayfinding signs. The existing treatments lack a unified design language and identity, and do not reflect the potential of this highly desirable beachside community.

Please place a sticky dot on your top **THREE** solutions.

## SOLUTIONS

Upgrade improvements at major intersections (examples include enhanced paving, updated concrete seat walls, benches, public art, shade trees, and beach-themed gardens).



**22 Votes**

Place your sticker here

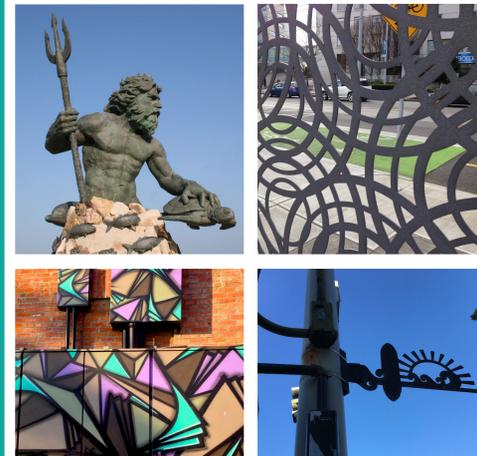
Invest in highly used streetscape furnishings such as waste receptacles, seating, and wayfinding kiosks.



**23 Votes**

Place your sticker here

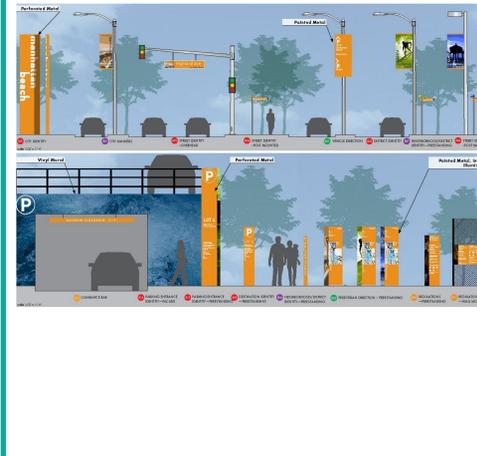
Engage local artists to create public art that expresses the identity of Manhattan Beach and provides historical context and education.



**13 Votes**

Place your sticker here

Provide signage that identifies public destinations and reflects/promotes the identity of the beachside community (in conjunction with the city wayfinding plan).



**10 Votes**

Place your sticker here

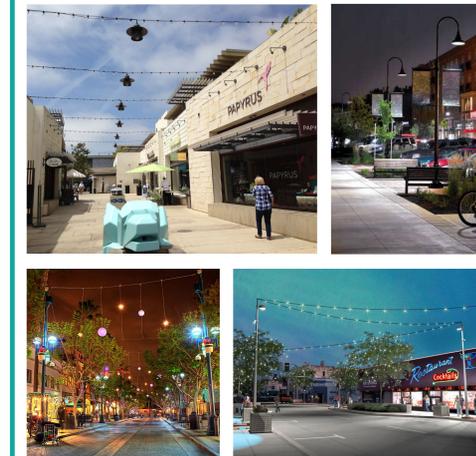
Intensify regular maintenance efforts to address poor plant health, pedestrian walkway repairs, cleaning and upkeep of waste receptacles.



**53 Votes**

Place your sticker here

Install street lights designed to reflect the small town beach character and enhance pedestrian safety.



**38 Votes**

Place your sticker here

**Do you have other suggested solutions?** If so, please write them below:

**See Attachment**

**Underground Utilities  
16 Votes**

## Comment Summary from Workshop #2

10/16/2015

### Station #3: Public Art, Character, & Wayfinding

- Need to give Arts Commission more authority and power to choose and place public art – no so much City Council.
- Take steps to make public more aware of the public art we have. Periodic art walks, brochures, articles in local paper featuring pieces.
- No huge signs blocking view and causing visual clutter.
- I bike and run on the bike path and Strand and think the landscaping between the Strand and the bike path could be significantly enhanced. I would also like to see the stairs, and pathways to the beach be replaced as they are in desperate need of repair and the retaining segments of telephone poles replaced!
- Better lighting at crosswalks.
- Need better trash pickup and receptacles.
- Would like to see inspired use of light, whimsical public art and improvements at prominent spots/intersections. Metlox shows how simple, bold expressions can overhaul the character of an area and add accents consistent with a theme.
- Undergrounding wires would be the best investment in beautification.
- Underground electric/utility poles.
- I think we need a consistent clean and uniform approach to streetscape, to tie the town and the community together. Also need underground utilities.
- Do not block views of ocean with plantings.
- Underground utilities trumps all ideas.
- Intensify maintenance can, and should be done now. No strategic plan necessary. Provide shade trees (not queen palms) and climate appropriate landscaping.
- Need trash receptacles, wayfinding directories (not a sign every 10 feet) and appropriate seating.
- Please keep the kitschy, tacky example of the so-called “upgrades” presented as examples. These will be dated before they’re even installed. The scale of downtown is part of the charm of downtown. Over-designed, busy, non-functional “beautifications” have a high possibility of adding clutter to the streetscape.
- Low priority both for spending and taking space. No unified approach. Let eclectic store front be the character.
- Underground. More public seating will attract more homeless.
- Need street lights to enhance public safety. The light on 12<sup>th</sup> and Manhattan Ave isn’t even on! Do not need more seating. I like the eclectic look- we don’t want to look like we have no history.
- Don’t keep same. Integrate aspects of downtown but reap general eclectic nature.
- Important not to spend money on things that aren’t needed; prioritize.

- Maintain and improve what we have.
- Waste receptacles – need many more.
- Like the current eclectic look of different styles, time periods, etc.
- Get rid of elective poles – underground.
- Using local artists might create pride in our community. Regular maintenance is needed.
- Need to include Strand area around pier – neglected. Storage containers on Strand – ugly and inappropriate on the beach. Maintenance of existing amenities is a requirement; not an option.
- We do not need a contrived unified look that is indicative of a constructed pedestrian mall – this is not The Grove. More trash receptacles and maintenance – of course.
- As long as nothing is drastically changed. Keep character the same. We don't want a Santa Monica or Venice.
- Good – not at the expense of parking.
- Would like to see improved landscaping. (NO palm trees), need to soften. Reduce signage – do not add to it.
- Investing in maps or map-type signage seems unnecessary when everyone has a smart phone. The maps, assuming they contain merchant info, for example, would be outdated very quickly and would require costly updates. Thematic artistic elements are great for creating a cohesive city center, identity. Please don't be too literal w/ the interpretation!
- Ok!
- How about something less unsightly than concrete? Public art - should agree on a theme. Art – not necessarily local artists & pervasive.
- Don't spend precious public dollars on public art. Instead, allow residents wanting to “donate” and pay for a memorial bench to pay for art chosen by the city. Do not create seating that attracts homeless.
- Please let's get utility poles and electric lines underground – let's make this happen in the next 2 years for all of downtown!
- Process – professional: design and public art.



# BUILDING DESIGN & CHARACTER WHICH ARE YOUR PREFERRED CHARACTER DEFINING BUILDING ELEMENTS?

Please place a sticky dot on your top **THREE** character defining building elements that you most prefer for the Downtown.

## CHARACTER DEFINING BUILDING ELEMENTS

<p><b>MINIMUM WINDOW &amp; DOOR OPENING PERCENTAGE ON FACADES</b></p> 	<p><b>SECOND STORY SETBACK/ARTICULATION</b></p> 	<p><b>LANDSCAPING (I.E. PLANTERS)</b></p> 	<p><b>BALCONIES</b></p> 	<p><b>ROOF DESIGN (I.E. PITCHED, FLAT, ETC.)</b></p> 	<p><b>AWNINGS</b></p> 	<p><b>SIGNS</b></p> 	<p><b>OTHER SUGGESTIONS?</b></p> <p><b>See Attachment</b></p>
<p><b>22 Votes</b></p> <p>Place your sticker here</p>	<p><b>31 Votes</b></p> <p>Place your sticker here</p>	<p><b>35 Votes</b></p> <p>Place your sticker here</p>	<p><b>27 Votes</b></p> <p>Place your sticker here</p>	<p><b>11 Votes</b></p> <p>Place your sticker here</p>	<p><b>21 Votes</b></p> <p>Place your sticker here</p>	<p><b>28 Votes</b></p> <p>Place your sticker here</p>	

## Comment Summary from Workshop #2

10/16/2015

### Station #4: Building Design & Character

- Second story setback/articulated
- Awning
- No 3 Stories
- Not a fan of lots of glass like Trina Turk.
- This is too vague – What is important is what the future regulation states. It's virtually impossible to register a vote without the vision of how it would come to life. It's all in the execution.
- Second story setback articulation is a positive design feature. No 3 story balconies. Although balconies are nice, no balcony over sidewalks/public space.
- No 3 stories!!! Only 2. Small independently owned stores only. No chains in all MB.
- Articulation and scale – very important to character of the place. Individual building planters problematic for sidewalk space and will conflict with new streetscaping. Excessive setbacks/courtyards need to be approached very carefully to avoid a disjointed, [unreadable] street façade. Signs must be controlled for size/programmed lighting.
- No taller than now, eclectic design and character, like most of whole city, keep size of business interiors about the same. No combining of spaces. Encourage renewing frontage especially. Options for “votes” not as important as above.
- Poorly written question. Awnings should be prohibited.
- Size of sign is very important – no to anything like the Point in El Segundo has. Too big and garish. Landscaping should not impede pedestrian walking.
- Variety would seem important- everything should not be the same. Maybe think in terms of “clusters”.
- Important to consider implementation when choosing a design. Not all choices carry the same financial impact for the business. Simpler solutions should be considered first.
- Encourage nice signs (smaller, classic, consistent and good/low water landscaping).
- Balconies, setbacks, roof designs are all great ideas but can't/shouldn't be enforced. Minimum impact and keeping to-scale is important.
- Want the design to be different between buildings as long as they are only two-story.
- Should have multiple styles and design – eclectic – we do not want to be Orange County.
- Movable front facades but too much noise into neighborhoods.
- Sidewalk seating is a pedestrian disaster.
- Balconies make for private parties for businesses, not friendly.
- Like sidewalk seating but patron passage needs to be established. Articulating storefronts creates interest.
- Setback second story, open space, sign limits. Resist the imposition of design standards, keep to a minimum. No exception of sidewalk dining – no room! Any removable facades should include sound mitigation as a requirement.

- No changes
- I don't think we should be too strict in building regulation. I don't want the city to look like Irvine. I am in favor of balconies and design elements to make the building attractive. I think many of these elements can result in beautiful buildings.
- Prefer landscaping & awnings to provide "character." NO big windows in hair salons & nail salons.
- No balconies for restaurants or bars.
- I don't feel qualified to voice an opinion.
- Public buildings must comply with the same requirements and construction constraints (hours, parking, space allowed for materials) as the public they serve.
- This seems doomed. The time frame of the plan isn't long enough to achieve the objective – look @ Downtown L.A.
- Allow flexibility and diversity in building design. \*Awards for best designs! Downtown re-development should be at least 2 stories.
- Please do not entertain increasing the height restrictions in MB = keep only 2 level properties in downtown!!
- Downtown community? – [illegible] contrasting hardscape design vs old downtown, unify?



# PRIVATE SPACE DESIGN OUTDOOR DINING OPTIONS

Please place a sticky dot on your top *TWO* outdoor dining options for restaurants/cafés in the Downtown.

## OUTDOOR DINING OPTIONS

### SIDEWALK SEATING



**31 Votes**

Place your sticker here

### MOVABLE FRONT FACADES



**47 Votes**

Place your sticker here

### SETBACKS/COURTYARDS



**34 Votes**

Place your sticker here

### BALCONIES



**13 Votes**

Place your sticker here

## Comment Summary from Workshop #2

10/16/2015

### Station #4: Private Space Design

- Setbacks
- Usage of square feet rented, No use of public sidewalks.
- For outdoor dining, sidewalk seating is impractical under current and expected sidewalk/parking setups. With wider sidewalks we would welcome more outdoor dining for sure. Moveable facades becomes the practical choice if not top aesthetic choice.
- Outdoor dining should be restricted to footprint of private space and should not be placed on public spaces like sidewalks.
- We need to encourage design diversity, not conformity.
- I prefer setbacks for outside dining to leave space on sidewalk to walk.
- Keep small town feel in mind for all of these.
- Don't impede pedestrian flow with tables and chairs in sidewalks.
- Higher priority to have enough space on sidewalks for people to walk 3 abreast. Great to have outdoor dining if it does not take sidewalks space.
- Great if pedestrians can easily walk past.
- Design that encourages people outside and community relations rather than inside and isolation. "Clusters" idea is a good one.
- Like outdoor dining but only within the restaurants footprint, not blocking pedestrians.
- Movable fronts. Inside out.
- That would be the one pleasant change. More outside dining, if compatible with walkway.
- No balconies! No tables outside- blocking sidewalks. Like removable fronts.
- It's [illegible]
- Great! But not if encroach parking space.
- All good ideas. Do we need uniformity? Or just options?
- Support moveable front facades.
- Get diners off the sidewalk, please. They are in the way. Potential lawsuits.
- Please no additional balconies in downtown. Balconies are in conflict with small town environment. Movable facades are 90% on sidewalk areas – take away from small town environment. Balconies, movable facades and sidewalk seating are in conflict with having a small town environment for MB.
- Can't expand landscaping without giving up parking ok by me.



# BUSINESS DEVELOPMENT & RELATIONS WHICH ARE YOUR PREFERRED STRATEGIES?

Which strategies do you support to foster business development in a manner that preserves the Downtown's small town character and quality of life? Please place a sticky dot on your top **THREE** solutions.

*Components of the Downtown's small town character include active ground floor commercial tenants, small retail spaces, independently owned stores and restaurants, locally owned franchises or chains, and professional offices on upper stories.*

## BUSINESS DEVELOPMENT & RELATIONS STRATEGIES

<p>Create a <b>proactive recruitment strategy</b> to attract desired retail/restaurant tenants on the ground floor and professional/office tenants for upper stories.</p>	<p>Continue to <b>support smaller, more community-based events, marketing, and promotions</b> to attract residents and/or other desired markets to support downtown businesses.</p>	<p>Form a <b>downtown restaurant/drinking establishment task group</b> to discuss solutions to issues concerning the community (e.g. noise, trash, delivery times/locations, etc.).</p>	<p><b>Strengthen retention efforts</b> to help existing retail tenants to grow and expand (e.g. one-on-one business visitations, link businesses with resources, etc).</p>	<p>Explore ways that businesses can <b>improve their storefront presence, customer service, and hours</b> of operation to meet the needs of the consumer.</p>	<p><b>Do you have other suggested solutions?</b> If so, please write them below:</p>
<p style="text-align: center;"><b>21 Votes</b></p> <p style="text-align: center;">Place your sticker here</p>	<p style="text-align: center;"><b>45 Votes</b></p> <p style="text-align: center;">Place your sticker here</p>	<p style="text-align: center;"><b>17 Votes</b></p> <p style="text-align: center;">Place your sticker here</p>	<p style="text-align: center;"><b>26 Votes</b></p> <p style="text-align: center;">Place your sticker here</p>	<p style="text-align: center;"><b>8 Votes</b></p> <p style="text-align: center;">Place your sticker here</p>	<p style="text-align: center;"><b>See Attachment</b></p>

## Comment Summary from Workshop #2

10/16/2015

### Station #5: Business Development

- Keep real estate and professional offices... [unreadable].
- Rent control or rate abatement? As rents get higher no small businesses can exist or survive.
- The city can and should help pick winners with incentives, tax relief, and assistance to targeted small, local, designed businesses.
- Enhance resident parking to support the businesses.
- Less real estate on street level.
- More community events like the Farmers Market.
- Fundamentally I disagree with the premise of your question: You ask which strategies do we support to foster business development downtown. None of the Above. As a resident, I do not think the city should foster downtown business development. Want to foster a residential community downtown with only businesses the residents need. For your revenue, the city should focus business development on Manhattan Village mall and Sepulveda. The way to protect our downtown small town character and quality of life is to address our growing crime issue.
- No more chains in all of MB.
- LOVE the vibrant restaurant scene – to be able to walk to some of the best eating in LA is wonderful – please continue to support. Only thing that's great about downtown is that it's vibrant day and night. One can feel safe walking downtown well into the evening. Please preserve us from a downtown that rolls up the sidewalks at 10pm – Horrible.
- This should be for Rosecrans and Rosecrans. NOT FOR DOWNTOWN.
- None of the above. Only problem with downtown is the lack of police presence. The city needs to have cops walking downtown.
- Keep it fun and full of action. Keep it unique. Bookstore and mens store add women's store that carry above size 2 and less trendy and above 20-30 year old.
- Agree with independent stores – not chains or franchises.
- Events that target residents are not larger/outside population.
- Stores are off balance – mainly restaurants and high end clothing stores. Should support our simple independent.
- Bookstore - they seem to support more the visitor/tourist but not enough for residents.
- Manhattan Beach is and should remain a residential community. We should only focus on businesses that support residents and needs of residents.
- If downtown had the retail/services/restaurants that residents require, more residents will come and shop downtown.
- Do not want to attract more tourists – they shop minimally and leave trash and other nuisances.
- Businesses need to have more services for residents – not more dress shops!
- Small business is tough to finance the resources necessary to operate. Encourage.
- Promote local small single use retailers.

- No change.
- I think more community based events such as art shows, fairs, etc. are good for keeping & growing existing retail.
- Retention [incomplete].
- Address permits. Limit non-commercial uses of downtown 1<sup>st</sup> story stores/space.
- Set a limit to the number of women clothing stores (and I am one).
- These solutions seem to assume the free market can't handle these issues. I don't think we have a problem here that our current DBA can't alleviate.
- Let the market determine what business succeeds financially.
- More community policing – assign police officers to specific geographical areas. Proactive enforcement of laws. Cater to residents to support and develop businesses!!
- Variety would be best, but given high rent, mom/pop – unrealistic. (I [illegible] haven't had much to bring me to downtown for decades). Less real estate/escrow! on lower floors.

## Comment Summary from Workshop #2

10/16/2015

### Other Comments:

- Most of the issues and ideas were too amorphous to really discuss.
- The fact that Loreli cannot answer “what problems are we trying to resolve” and what are the objectives of this project is core to how this project is flawed. (and \$\$ spent wisely?) You are missing the opportunity to address the biggest threat to our “small town community”- Crime. Please take the money and energy you’ve exerted here and focus on more foot patrols and visible policing.
- Use the internet so each MB resident family can weigh in on community issues. One reside one vote. Assign a number to each family so all voices are heard equally.
- Great exercise in incorporating small town atmosphere.
- No change
- Utilities exposed are a safety & fire hazard. Please underground.
- Johnrymac123@msn.com
- Include a beautification program.
- I was told “write on a post-it,” “write on this comment sheet,” “write on the board.” Please be more organized, this is serious!
- The more we open and cram people into small spaces and create more balconies and moveable facades the more this takes away and is a detriment to the small town environment of MB. Our solutions need to complement and enhance MB and not conflict with putting at risk the town environment.
- Quality of life, visual, noise, smells – not addressed – compounded by: smokers (despite ordinance), truck traffic, illegal unloading, car/truck, motorcycle pollution, noise. And no police presence.
- I felt that the items we voted on had mixed messages. Under “Business Development,” I agree with retention of present businesses but I do not think that means they need to grow & expand. I want Vons to stay downtown, but it does not need to expand.
- Again, dots hands out and plastered all over the charts before any instruction and before meeting started.
- Start on time! Meet at Joslyn center so we aren’t so crowded.
- Address public health in plan. Air pollution from auto congestion monitor area. How?: lower speed limit, less cars, less traffic. No police presence downtown. Bring back pile police. Should reduce: volumes, speeds, large truck traffic, noise.