

**CITY OF MANHATTAN BEACH  
PARKING AND PUBLIC IMPROVEMENTS COMMISSION  
MINUTES OF A REGULAR MEETING  
April 24, 2025**

**A.     CALL TO ORDER:**

The regular meeting of the Parking and Public Improvements Commission (Commission) of the City of Manhattan Beach, California was held in hybrid format (Zoom Call and in person at City Hall, 1400 Highland Avenue, Manhattan Beach, CA 90266) on April 24, 2025 at the hour of 4:01pm.

**B.     PLEDGE TO FLAG**

**C.     ROLL CALL**

Present:                   Commissioners Balla, O'Neill, Kirschenbaum, Vice-Chair Marcy (Remote),  
Chair DaGiau  
Absent:                   None  
Staff Present:           Michael Codron, Interim Community Development Director  
Erik Zandvliet, Traffic Engineer  
Erick Lee, Public Works Director  
Gilbert Gamboa, Acting City Engineer  
Adam Finestone, Planning Manager  
Jaehee Yoon, Senior Planner  
  
Clerks:                   Carianne Chavez, Agenda Host

**D.     APPROVAL OF MINUTES**

04/24/25-1       Regular Meeting – March 27, 2025

**MOTION:**       It was moved and seconded (**Balla/DaGiau**) to approve the minutes without corrections.

**AYES:**           O'Neill, Balla, Kirshenbaum, Vice-Chair Marcy, Chair DaGiau  
    **NOES:**           None  
    **ABSTAIN:**       None  
    **ABSENT:**       None

**Chair DaGiau** stated that the City Council's decision to increase parking rates was made without input from the Parking and Public Improvements Commission.

**E.     AUDIENCE PARTICIPATION (3-minute Limit)**

**Chair GaGiau** opened Audience Participation.

There were no speakers.

**Chair DaGiau** closed Audience Participation.

**F.     GENERAL BUSINESS**

04/24/25-2       Review of the Proposed Fiscal Year (FY) 2025-2026 through 2029-2030 Five-Year  
Capital Improvement Program (CIP) Plan

**Acting City Engineer Gamboa** summarized the staff report.

The commissioners had questions about the following projects during the presentation:

- Budgetary clarifications
- Priority of funding projects
- Wayfinding Program – Phase 2
- Manhattan Village Pool

- City Council Chambers Renovations
- Annual Street Resurfacing Program
- Annual Citywide Security Cameras Program
- Redesign and Repurpose of Metlox Slab Fountain Area

**Commissioner Kirschenbaum** suggested that the Public Works staff create a pie chart to show the amount of street resurfacing projects, filling potholes, or water-related projects.

**Chair DaGiau** asked about the status of the Scout House Project. **Acting City Engineer Gamboa** explained that the project managers have reviewed the plans, and the plans are almost ready for plan check.

**Chair DaGiau** asked about the status of the Public Works analysis of the City's Parking Meters. **Public Works Director Lee** explained that staff recently received direction from City Council to move forward with parking technology improvements to remove the parking meters and implement kiosks integrated with app-based parking.

**Chair DaGiau** asked about the status of the Manhattan Beach Advanced Traffic Signal (MBATS) System. **Acting City Engineer Gamboa** explained that City Council recently approved the construction contract for this project. The next phase will be to complete the contract with the contractor and inspection and begin any pre-construction activities.

**Commissioner Kirschenbaum** shared his opposition to the Ocean Drive Street Crossings project. He stated that the raised crosswalk would create more noise for the community. **Chair DaGiau** asked how this project came about. **Traffic Engineer Zandvliet** explained that residents have complained over the years that people are not stopping for pedestrians. The scope of work for this project is to install one raised crosswalk at a test location and gather feedback from the community before moving forward with the project.

**Commissioner Kirschenbaum** stated that he doesn't feel there's been any activity on the Rosecrans Bike Lane Improvements Project.

The Commissioners thanked the Public Works staff for their presentation.

**Chair GaGiau** opened Audience Participation.

There were no speakers.

**Chair DaGiau** closed Audience Participation.

04/24/2025-3 Consideration of Code Amendments Related to the City's Outdoor Dining Ordinance

**Senior Planner Yoon** summarized the staff report. The purpose of the proposed amendments is to supplement and revise existing chapters of the Municipal Code and Local Coastal Program as it relates to Outdoor Dining with a focus on operational standards such as:

- Occupancy Increase
- Alcohol Service
- Parking Relief
- Music and Live Outdoor Entertainment
- Enforcement and Revocation

The scope of the amendments include:

- MBMC Chapter 7.36 (Private Use of the Public Right of Way)
- MBMC Section 10.60.080/MBLCP Section A.60.080 (Outdoor Facilities)
- MBMC Chapters 14.01 (Definitions) and 14.44 (Stopping for Loading or Unloading Only)

**Chair DaGiau** opened public comment.

**Michael Zislis** explained that it's unfair that Downtown businesses located on the slope of Manhattan Beach Boulevard cannot have outdoor dining. He also shared his concerns regarding the proposed code amendment related to alcohol service. He stated that alcohol services should go through the Conditional Use Permit process. He also suggested that each Downtown restaurant should have to bring in tables and chairs each night and there should be dedicated loading/unloading zones on Ocean Drive between

Manhattan Beach Boulevard & 11<sup>th</sup> Street and on Ocean Drive between Manhattan Beach Boulevard and Center Place.

**A Manhattan Beach resident** shared his concerns regarding prohibiting second floor music and outdoor dining. He suggested that it should be allowed, but with some regulations. He also shared his concerns regarding the hours and locations for commercial vehicle loading or unloading.

**Jim Burton** shared his concerns regarding the proposed amendment for alcohol service. He suggested that alcohol services should go through the Conditional Use Permit process. He also shared his concerns regarding the proposed amendment to allow a net increase in occupancy without a Use Permit if the trash enclosure and service levels are available.

**Chair DaGiau** closed public comment.

**Chair DaGiau** re-opened public comment.

**Michael Zislis** explained that he placed benches in front of BrewCo in between the parking meters for the public to use, not just BrewCo customers.

**Chair DaGiau** closed public comment.

The commissioners came to the consensus to update the following code amendments as follows:

- Sidewalk dining related objects: umbrellas, heaters, bussing station, etc. allowed with permits. Otherwise, tables and chairs only – add language to permit sidewalk dining on North/South streets with Director approval only;
- Alcohol Service: requires Conditional Use Permit process, and subject to State Alcoholic Beverage Control;
- Add language to MBMC 7.36 Private Use of the Public Right-of-Way that allows a restaurant to request a Temporary Encroachment Permit to place a bench or seating of their choice on a long-term basis for public use; and
- Allow commercial vehicle loading after 7:00am.

The commissioners thanked the Planning staff for their presentation.

## **OTHER ITEMS**

04/24/2025-4 Staff Updates

**Traffic Engineer Zandvliet** provided staff updates on the following items:

- On May 15, 2025, City Council approved the following:
  - Parking meter rate increase: \$2.50 per hour in City lots/ctreets and \$3.50 in beach lots;
  - Increase in parking fines/violation amount;
  - Increase in Merchant Parking Permit cost, including the 6-month permit and 1-month permit; and
  - Parking Technology Study recommendations:
    - Pay by phone or app-based parking; and
    - Removal of individual parking meters with the addition of kiosks
- The City purchased the U.S. Bank Parking Lot which has 26 parking spaces for overflow Merchant Parking Permits
- Introduction of Michael Codron, Interim Community Development Director
- Lot 3 is under construction and will have 69 parking spaces

04/24/25-5 Commissioner Items

**Commissioner Kirschenbaum** asked for a status update on the intersection of Sepulveda Boulevard and 2<sup>nd</sup> Street. **Traffic Engineer Zandvliet** explained that City Council directed staff to look into Cal Trans requirements to begin a safety study of the intersection. There is currently no timeline for study.

**G.     ADJOURNMENT**

The meeting was adjourned at 6:30p.m. to the Parking and Public Improvements Commission Regular Meeting on April 24, 2025 at 4:00p.m. at the City Hall Council Chambers (1400 Highland Ave. Manhattan Beach, CA 90266) and via ZOOM Call.