

RESOLUTION NO. 16-0041

A RESOLUTION OF THE MANHATTAN BEACH CITY COUNCIL
APPROVING COASTAL DEVELOPMENT PERMIT NO. 16-16 FOR
MODIFICATIONS TO THE EXISTING VALET PARKING PROGRAM IN
THE CITY OF MANHATTAN BEACH (APPEALABLE AREA)

THE MANHATTAN BEACH CITY COUNCIL HEREBY FINDS, RESOLVES AND
ORDERS AS FOLLOWS:

SECTION 1. Recitals:

1. The applicant for the Coastal Development Permit (CDP) is the City of Manhattan Beach.
2. The project will modify the existing valet parking program ("Project") for the downtown Manhattan Beach area. The Project will permit weekday valet service between 6:00 p.m. and 12:00 midnight, Saturday valet service between 11:00 a.m. and 12:00 midnight, and Sunday valet service between 11:00 a.m. and 12:00 midnight at all existing and proposed valet locations within Downtown Manhattan Beach.
3. The cost for valet patrons shall not exceed \$10.00 per parked vehicle. Valet parking rates may be adjusted annually based on comparable parking rates for similar parking facilities in the Coastal Zone.
4. The valet station(s) within the appealable area of the Local Coastal Zone shall be limited to the following location(s):
 - a. West side of Manhattan Avenue between 10th Street and 10th Place
5. The Valet Parking Agreement between the City and Valet Parking Operator shall be limited to an initial term of one-year and renewed periodically thereafter to provide an opportunity to review ongoing valet operations and conformance with the terms and conditions.
6. The Parking and Public Improvements Commission reviewed the request on April 28, 2016, and recommended approval to the City Council.
7. The City Council considered the request for the proposed Coastal Development Permit at a duly noticed public hearing on July 5, 2016.
8. The Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15061 (b)(3) which states that, "CEQA only applies to projects which have the potential for causing a significant effect on the environment". The Project, as presented, simply

continues to provide a program to increase the convenience of downtown parking and does not have any potential for significant environmental impact.

9. The Project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
10. The Project, as conditioned herein, is consistent with the objectives and policies of the Manhattan Beach Local Coastal Program (LCP), as follows:

Policy I.A.2 The City shall encourage, maintain, and implement safe and efficient traffic flow patterns to permit sufficient beach and parking access.

The proposed valet program is designed and conditioned to encourage safe and efficient traffic flow patterns and pedestrian access. By relocating parking demand to private lots, additional public parking will be made available for public access. The proposed valet stations are not located close to the pier, so beach access will not be affected.

Policy I.B.7: The City shall provide adequate signing and directional aids so that beach goers can be directed toward available parking.

The valet operation will be conditioned to provide clear signing and directions stating that valet service is available to the general public, including beach goers.

Policy I.C.1: The City shall maintain and encourage the expansion of commercial district parking facilities necessary to meet demand requirements.

The valet program leverages additional private parking for public use that would otherwise go unused. This provision helps meet Downtown's growing parking demands without requiring the construction of new parking facilities.

Policy I.C.2: The City shall maximize the opportunities for using available parking for weekend beach use.

The proposed valet program makes up to 150 additional private parking spaces available to beach goers on the weekends that would otherwise not be open, and helps relieve parking demand of the existing low-cost public parking spaces.

Policy I.C.3: The City shall encourage additional off-street parking to be

concentrated for efficiency relative to the parking and traffic system.

The valet program makes additional off-street parking available and more efficiently utilizes private parking. The private parking areas used by the valet are limited to two locations within the downtown area and located near the valet stations, so driving distances are minimized.

Policy I.C.8: Use of the existing parking, including, but not limited to, on-street parking, El Porto beach parking lot, and those parking lots indicated on Exhibit #9, shall be protected to provide beach parking...

Up to 150 additional parking spaces in existing private lots are made available to the general public through the valet program in exchange for the use of 15 public street spaces, a 10 to 1 ratio.

Policy I.C.10: Concentrate new parking in the Downtown Commercial District to facilitate joint use opportunities (office and evening/weekend beach parking uses).

The private valet parking areas effectively creates joint use locations pursuant to parking agreements to provide new parking for evening and weekend beach parking uses that would otherwise go unused.

Policy I.C.15: Continue management of existing parking facilities through enforcement to improve efficiency by keeping on-street spaces available for short-term users and encouraging the long-term parkers to use off-street parking lots.

The valet program is conditioned to guarantee that it operates in compliance with the CDP, including enforcement and penalty terms. By relocating valeted vehicles to private lots, the demand is reduced for public parking spaces, thereby improving the efficiency of both short-term and long term parking spaces.

Policy I.C.16: Improve information management of the off-street parking system through improved signing, graphics and public information maps.

The City provides information about public parking facilities through its website and maps, and has posted large directional signs at key locations throughout downtown. Signs have also been posted to direct the public to the valet parking stations.

Policy II.A.3: Encourage maintenance of the commercial area orientation to the pedestrian.

The valet program is conditioned to maintain unobstructed public pedestrian access adjacent to the valet stations. The valet service encourages the public to leave their cars and walk to their destination, including commercial and recreational locations.

Policy II.A.6: Encourage the development of adequate parking facilities for future development through ground level on-site parking or a requirement to pay the actual cost of constructing sufficient parking spaces. Maximize use of existing parking facilities to meet the needs of commercial uses and coastal access.

The valet program helps leverage existing on-site private parking for public use to help meet the needs of commercial and coastal access parking demands.

11. The Project, as conditioned herein, is in conformance the findings required for issuance of the CDP pursuant to Section A.96.150 (A & B) of the LCP:

That the project, as described herein and in the Exhibits, conforms with the certified Manhattan Beach Local Coastal Program; and,

If the project is located within 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. Specifically the project does not physically block or prohibit access to the Pier and/or shoreline by the general public. All existing access points to the Pier and beach area will remain open and unobstructed during the operation of the parking program.

12. The Project, as conditioned herein, is in conformance with the following relevant policies of the Coastal Act:

Sect. 30210: ...maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resources areas from overuse.

The valet program is conditioned to offer public valet service to all users without preference, and to post signs identifying public valet service. The valet stations are distributed along Manhattan Avenue and away from the Pier, so as to not concentrate valet

service or cause overuse of a particular location.

Sect. 30121.5: Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

The valet stations are distributed along Manhattan Avenue and away from the Pier, so as to mitigate any overcrowding or overuse of a single area. Two private parking areas will be used to park valeted vehicles, which are distributed in other areas of downtown.

Sect. 30213: Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

By relocating valeted vehicles to private lots, demand is reduced for low-cost public parking spaces throughout downtown, thereby improving the opportunity to find low cost parking for visitors and recreational users. The valet program also offers the ability to park closer to the beach and walk a shorter distance than parking in other public parking facilities.

SECTION 2. General Conditions. Based upon the foregoing, the City Council hereby approves the proposed Coastal Development Permit for modification of an existing valet parking program, subject to the following conditions:

1. Notice of Receipt and Acknowledgement. The Coastal Development Permit is not valid and the project shall not commence until a signed copy of the Permit is returned to the California Coastal Commission office.
2. Effective Date. The Project may not be implemented until all time limits for appeal set forth in the Manhattan Beach Local Coastal Program - Implementation Program Section A.96.160 have expired; and, following the subsequent Coastal Commission appeal period (if applicable) which is ten working days following notification of final local action.
3. Compliance. The Project shall be in substantial compliance with the information submitted to, and approved by, the City Council on July 5, 2016.
4. Local Coastal Program Conformance. The Project shall be implemented in conformance with all provisions and policies of the Certified Manhattan Beach

Local Coastal Program (LCP) and all applicable development regulations of the LCP - Implementation Program.

5. Filing Fees. All required filing fees shall be paid pursuant to Public Resources Code section 21089(b) and Fish and Game Code section 711.4(c). The Project is not operative until all required filing fees are paid.
6. Inspections. The Coastal Commission staff shall be allowed to review any aspect of the valet program without prior notice.
7. Expiration. The Coastal Development Permit shall expire two years from the date of original approval (July 5, 2016) if not commenced during that time. The City Council may grant a reasonable extension of time for due cause. Said extension shall be approved by the City Council prior to the expiration date.

SECTION 3. Special Conditions. The downtown valet operation shall comply with the following special conditions, in addition to the General Conditions:

1. When the valet station is not in operation, all public on-street parking spaces shall be restored and be available for use by the general public on a first-come, first-serve basis consistent with all applicable City parking regulations.
2. Any proposed change to the location of the valet station within the appealable zone, or change in the permitted times of operation, shall be submitted to the Executive Director of the Coastal Commission to determine whether an amendment to this Permit is necessary pursuant to the requirements of the Coastal Act and the California Code of Regulations.
3. The storage of vehicles by valets shall be prohibited in the following locations:
 - a. Public parking lots and structures with the exception of parking spaces in such lots reserved for non-public uses,
 - b. Public Right-of-Way and in on-street parking spaces, except as provided in the designated valet stations,
 - c. Any private parking areas associated with a commercial use during normal business hours, and,
 - d. Any location where the storage of a vehicle would cause a hazard or threat to public safety.
4. The approved valet parking program shall be available to the general public on a first-come, first-serve basis with no preference granted to any group or type of use (i.e. restaurant customers vs. beach goers). The fee for utilizing the valet

parking service shall be equal for all patrons of the valet parking program. Discounted parking rates for valet parking service shall not be provided or obtained pursuant to any type of parking validation system or preferential system.

5. All sidewalks shall remain open and unobstructed for public access during valet operation times, except as necessary to ensure public safety due to temporary unsafe conditions caused by natural, construction or maintenance activities.
6. The valet operation shall not interfere with the public's use of any bikeway as it passes adjacent to the valet stations.

SECTION 4. Pursuant to Government Code Section 65907 and Code of Civil Procedure Section 1094.6, any action or proceeding to attack, review, set aside, void or annul this decision, or concerning any of the proceedings, acts, or determinations taken, done or made prior to such decision or to determine the reasonableness, legality or validity of any condition attached to this decision shall not be maintained by any person unless the action or proceeding is commenced within 90 days of the date of this Resolution and the City Council is served within 120 days of the date of this Resolution. The City Clerk shall send a certified copy of this Resolution to the person taking such action or proceeding and such mailing shall constitute the notice required by Code of Civil Procedure Section 1094.6.

SECTION 5. This Resolution constitutes the Coastal Development Permit for the Project and shall take effect immediately.

SECTION 6. The City Council hereby rescinds Local Coastal Development Permit Nos. CA99-17, CA99-41, CA 99-41A, CA01-48 and CA15-20 related to existing or prior downtown valet operations.

SECTION 7. Resolution No. 15-0045 is hereby rescinded.

SECTION 8. The City Council hereby directs staff to request that the Coastal Commission amend or replace Commission-approved De Novo CDP No. A-5-MNB-99-453 with the terms and conditions approved by Coastal Development Permit No. 16-16 pursuant to the requirements of the Coastal Act and the California Code of Regulations.

SECTION 8. The City Council hereby withdraws City of Manhattan Beach Local Coastal Development Permit No. CA15-20 from further consideration by the California Coastal Commission and related Appeal No. A-5-MNB-15-0049.

SECTION 9. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED and ADOPTED July 5, 2016.

Ayes:
Noes:
Absent:
Abstain:

Mayor, City of Manhattan Beach

ATTEST:

City Clerk