

RESOLUTION NO. 25-0039

A RESOLUTION OF THE MANHATTAN BEACH CITY COUNCIL APPROVING A COASTAL DEVELOPMENT PERMIT TO ALLOW MODIFICATIONS TO THE PUBLIC PARKING METER RATES FOR ON-STREET SPACES AND BEACH PUBLIC PARKING LOTS WITHIN THE 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. 6244 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 appealable portion of the City's Coastal Zone.

SECTION 2. On August 21, 2018, the City Council adopted Resolution No. 18-0113 approving a Coastal Development Permit to allow modifications to public parking meter rates within the appealable portion of the City's Coastal Zone. Within the appealable portion, this increased the public parking meter rate to \$1.75 per hour for on-street parking (previously \$1.25 per hour) and \$2.00 per hour for pier and beach parking lots (previously \$1.50 per hour).

SECTION 3. On September 15, 2020, the City Council adopted Resolution No. 20-0114 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 portion of the City's Coastal Zone.

SECTION 4. On March 16, 2021, the City Council adopted Resolution No. 21-0025, approving a Coastal Development Permit to increase public parking meter rates from \$2.00 per hour to \$2.50 per hour at certain locations within the appealable portion of the City's Coastal Zone. These locations included the following State Pier and County public parking lots: Upper and Lower Pier (Manhattan Beach Boulevard/Ocean Drive and The Strand), El Porto (45th Street and The Strand), and Bruce's Beach (26th Street/Ocean Drive).

SECTION 5. 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 6. Coastal development permits are governed by Chapter A.96 of the LCP. Section A.96.040 specifies 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 7. 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 8. 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 9. 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 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 meter 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.
- C. 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 rates 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. Additionally, the proposed rate changes align with the goal of efficient use of limited parking resources through the provision of market-based pricing.

SECTION 10. 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, State Pier, and County 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 State Pier and County beach 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).

A. *COASTAL ACCESS POLICIES*

A. Parking Policies

Policy I.C.11: Maintain the existing public parking system in the vicinity of Valley/Ardmore/Manhattan Beach Boulevard to provide parking out of the downtown area.

There are no proposed physical changes to the existing public parking areas. The project scope is limited to increasing the parking meter rates for on-street meters and the State Pier and County public parking lots.

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 proposed parking meter rate increases for on-street public parking spaces and the State Pier and County lot public spaces to provide modern pricing supports the provision and maintenance of both short-term and long-term parking facilities. Providing uniform pricing across the public parking meters at on-street spaces as well as at the various State Pier and County lots aligns with this goal of improving efficiency. Furthermore, market-rate pricing encourages regular turnover and increased access to local desirable destinations.

SECTION 11. 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:
 - On-street public parking meter rate increase from \$2.00 per hour to \$3.00 per hour; and
 - State Pier and County parking lot meter rate increase from \$2.50 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 12. The City Clerk shall certify the adoption of this Resolution.

SECTION 13. 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:

AMY THOMAS HOWORTH
Mayor

ATTEST:

LIZA TAMURA
City Clerk