

RESOLUTION NO. 26-0068

A RESOLUTION OF THE MANHATTAN BEACH CITY COUNCIL APPROVING A COASTAL DEVELOPMENT PERMIT TO ALLOW ADJUSTMENTS TO THE HOURLY PUBLIC PARKING 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 April 15, 2025, the City Council adopted Resolution No. 25-0039, approving a Coastal Development Permit and parking rate adjustment to increase public parking meter rates from \$2.00 per hour to \$2.50 per hour for on-street public parking meters, and from \$2.50 per hour to \$3.50 per hour for State Pier and County parking lot meters.

SECTION 2. On April 7, 2026, the City Council approved the City Parking Management Study Report and provided direction to proceed with implementing the parking strategies identified in the Study, including variable hourly public parking rates based on season and location.

SECTION 3. On June 17, 2026, the Finance Department ("Applicant") applied for Coastal Development Permits to modify hourly public parking rates for on-street public parking spaces and public parking spaces in City, County, and State-owned public parking lots ("Project").

SECTION 4. Coastal development permits are governed by Chapter A.96 of the Manhattan Beach Local Coastal Program (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 adjustment in hourly public parking rates for on-street parking spaces, and spaces in city-owned parking lots, and State Pier and County parking lots. Therefore, a Coastal Development Permit is required.

SECTION 5. On July 7, 2026, 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 6. The City has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that it is not a "Project"

as defined under Section 15378(b)(4) of the State CEQA Guidelines because the proposal involves an adjustment of hourly public parking rates for on-street parking, City parking lots and beach parking lots in the City, and therefore involves the amendment of existing government funding mechanisms and other governmental fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment; therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines the activity is not subject to CEQA. Thus, no environmental review is necessary.

SECTION 7. 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 rate survey as part of the City Parking Management Study, which indicates that the proposed rates are consistent with, or comparable to, the rates in other beach communities.
- 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 adjustments to the hourly public parking rates support the Downtown and North Manhattan Beach 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 hourly public parking rates to adjust 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 rate-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 and through strategies recommended through the City Parking Management Study.

SECTION 8. Based upon substantial evidence in the record, and pursuant to Section A.96.150 of the LCP, 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 public parking spaces, and the State Pier and County public parking lots, 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 hourly public parking rate adjustments 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 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 hourly public parking rate adjustments for on-street parking spaces and spaces in the State Pier and County public parking lots provide modern pricing to support the provision and maintenance of both short-term and long-term parking facilities. Variable pricing based on location and season across all on-street spaces, City owned parking lots as well as at the various State Pier and County lots aligns with this goals of improving equity and efficiency. Furthermore, market-rate pricing encourages regular turnover and

increased access to local desirable destinations.

SECTION 9. 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 hourly public parking rate adjustments from \$2.50 per hour to the variable hourly public parking rates in Exhibit A; and
  - State Pier and County hourly public parking lot rate adjustments from \$3.50 per hour to the variable hourly public parking rates in Exhibit A.
2. Annual Adjustment: To keep up with the rising costs of maintaining parking operations, infrastructure and future debt issuances, beginning July 1, 2027, through July 1, 2030, the variable hourly public parking rates shall be adjusted annually by 10%, rounded to the nearest five cents (\$0.05).
3. 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 adjustments have any adverse impact upon access to the coast.
4. 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 10. The City Clerk shall certify the adoption of this Resolution.

SECTION 11. 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 July 7, 2026.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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JOE FRANKLIN  
Mayor

ATTEST:

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LIZA TAMURA  
City Clerk

EXHIBIT A

VARIABLE HOURLY PUBLIC PARKING RATES  
BASED ON CITY PARKING MANAGEMENT STRATEGIES

#	Location	Parking Facility/ Season <sup>1</sup>	Parking Lot/Area	Current Rate Per Hour	Proposed Rate Per Hour Effective August 1, 2026
1	North Manhattan Beach	Beach Lots - Summer	El Porto, Bruce's Beach <sup>2</sup>	\$3.50	<b>\$4.00</b>
2	North Manhattan Beach	Beach Lots - Off-Peak	El Porto, Bruce's Beach <sup>2</sup>	\$3.50	<b>\$3.50</b>
3	North Manhattan Beach	On-Street - Summer	Street	\$2.50	<b>\$3.00</b>
4	North Manhattan Beach	On-Street - Off-Peak	Street	\$2.50	<b>\$2.50</b>
5	North Manhattan Beach	Lot 4 - Summer	Lot 4	\$2.50	<b>\$3.00</b>
6	North Manhattan Beach	Lot 4 - Off-Peak	Lot 4	\$2.50	<b>\$2.50</b>
7	Downtown	Upper/Lower Pier Lots - Summer	Pier Lots <sup>3</sup>	\$3.50	<b>\$4.00</b>
8	Downtown	Upper/Lower Pier Lots - Off-Peak	Pier Lots <sup>3</sup>	\$3.50	<b>\$3.50</b>
9	Downtown	On-Street - Summer	Street	\$2.50	<b>\$4.00</b>
10	Downtown	On-Street - Off-Peak	Street	\$2.50	<b>\$3.50</b>
11	Downtown	All Other lots/garages - Summer	Metlox, Civic, Lot 1, 2, 3, 6, 7, Marriott	\$2.50	<b>\$3.00</b>
12	Downtown	All Other lots/garages - Off-Peak	Metlox, Civic, Lot 1, 2, 3, 6, 7, Marriott	\$2.50	<b>\$2.00</b>
13	Non-Downtown/ North	On-Street - Summer	Street	\$2.50	<b>\$3.00</b>
14	Non-Downtown/ North	On-Street - Off-Peak	Street	\$2.50	<b>\$2.50</b>

<sup>1</sup> The Parking Seasons vary based on Summer Months between May through August (four (4) months) and Off-Peak Months of September through April (eight (8) months).

<sup>2</sup> The El Porto and Bruce's Beach parking lots and spaces are located within the Los Angeles

*County owned lots.*

<sup>3</sup> *The Pier Lots parking spaces are located within the State of California owned lots.*