

# Conduct Public Hearing to Consider:



1. Variable Hourly Public Parking Rates in Accordance with Adopted Parking Management Strategies
  - Coastal Development Permits to Approve Adjustments to Parking Rates for On-Street Meters, City Parking Lots and Beach Parking Lots in the Appealable and Non-Appealable Coastal Zones
2. Approving an Increase to Parking Citation Penalties



Public Hearing – July 7, 2026

# Overview

- Background on City's hourly parking rates and parking citations
- Parking infrastructure needs
- Survey of surrounding city parking rates and citations
- Proposed variable parking meter rates per adopted Parking Management Study
- Proposed parking citation penalties
- Fiscal impacts
- Recommendation



# PARKING METER RATES



# Background on Parking Meter Rates

- Parking Meter Rates were last updated as follows:
  - 2025 – Rates set to \$2.50/hour for on-street and City lots and \$3.50/hour for beach lots (Pier, Bruce’s Beach and El Porto)
  - 2021 – Rates set to \$2.50/hour for beach lots
  - 2020 – Rates set to \$2.00/hour for on-street meters
- September 25, 2025 – PPIC recommended approving the Parking Management Strategies and Toolkit (including variable parking rates)
- November 3, 2025 – City Council approved the Parking Management Strategies and Toolkit
- April 7, 2026 – City Council approved City Parking Management Study Report and provided direction to implement strategies identified in the Study (including variable parking rates)
- June 2, 2026 – Parking meter rates identified as a critical revenue enhancement during the FY 2027 Budget presentation
- June 25, 2026 – PPIC recommended approval of variable parking rates



# Parking Infrastructure Needs

The City is faced with critical parking needs resulting from:

- Increased demand for parking
- Lot 3 replacement parking lot
- Aging parking infrastructure (e.g. Lots 2 and 4)
- Unanticipated capital costs
- Waterproofing parking structures
- Rising operational costs to maintain parking systems
- Other parking lot improvement projects as aging infrastructure reaches its maximum useful life



**With rising operational and infrastructure costs, staff began re-evaluating parking programs on a more frequent basis to better align rate revenue with critical funding needs**

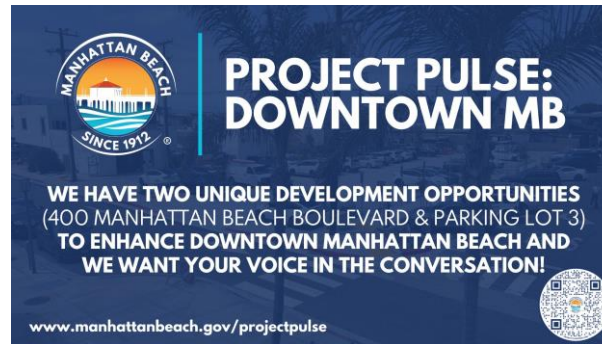


# Parking Infrastructure Needs

- Project Pulse underway, which combines redevelopment of Lot 3 and 400 MBB
- These projects are expected to result in critical replacement of parking in Downtown

## Hypothetical Scenario

- If 145 parking spaces from Lot 3 are replaced with new parking structure, construction costs are estimated between \$10.2 - \$21.0 million
  - Average cost of construction per parking space is \$70,000 for above-ground parking or \$145,000 for subterranean parking
- Based on estimated construction costs, debt service payments could be in the range of \$600,000 to \$1.4 million per year



# Survey on Hourly Parking Meter Rates

Rank (Highest to Lowest)	City Name	Lowest Hourly Rate	Highest Hourly Rate	Notes
1	Newport Beach	\$4.10	\$8.55	Rates vary by lot location & season, plus annual CPI increase
2	Long Beach	\$2.00	\$6.00	Rates vary by lot location
3	Beverly Hills	\$0.00	\$6.00	3 Hr Ave is \$2.67 - Parking is free in first hour, \$2 in second hour, \$6 in third hour & every hour thereafter
4	Huntington Beach	\$3.00	\$4.00	Rates vary by lot location & season
5	Laguna Beach	\$2.50	\$4.00	Rates vary by lot location
6	Santa Monica	\$2.50	\$3.75	Rates vary by lot location
7	Hermosa Beach	\$3.00	\$3.50	Rates vary by time of day (2am-8pm & 8pm - 2am)
<b>8</b>	<b>Manhattan Beach</b>	<b>\$2.50</b>	<b>\$3.50</b>	<b>Current rates last updated in 2025</b>
9	Redondo Beach	\$1.50	\$2.00	Rates vary by lot location

- Even with rates last updated in 2025, Manhattan Beach’s existing parking meter rates of \$2.50 - \$3.50 are low in comparison to other cities
- Since last year, two cities have adjusted rates (Hermosa Beach and Newport Beach)
- Many cities have adopted rates that vary by lot/location and season



# Proposed Variable Parking Rates

Variable parking rates were among several strategies identified in the Parking Management Study

## Purpose of Variable Parking Rates

1. The parking strategy allows for greater utilization of the available parking supply and incentivizes alternative transportation modes
2. Addresses demand and equity, whereby parking rates remain lower in non-peak seasons/low-demand areas, while the parking rates are higher in the peak seasons/high-demand areas



# Proposed Variable Parking Rates

As recommended by Walker Consultants as strategies within the City Parking Management Study

Effective August 1, 2026

#	Location	Parking Facility	Parking Lot/Area	Current Rate Per Hour	Proposed Rate Per Hour	% Change	\$ Change
1	North Manhattan Beach	Beach Lots - Summer	El Porto, Bruce's Beach	\$3.50	\$4.00	14%	\$0.50
2	North Manhattan Beach	Beach Lots - Off-Peak	El Porto, Bruce's Beach	\$3.50	\$3.50	0%	\$0.00
3	North Manhattan Beach	On-Street - Summer	Street	\$2.50	\$3.00	20%	\$0.50
4	North Manhattan Beach	On-Street - Off-Peak	Street	\$2.50	\$2.50	0%	\$0.00
5	North Manhattan Beach	Lot 4 - Summer	Lot 4	\$2.50	\$3.00	20%	\$0.50
6	North Manhattan Beach	Lot 4 - Off-Peak	Lot 4	\$2.50	\$2.50	0%	\$0.00
7	Downtown	Upper/Lower Pier Lots - Summer	Pier Lots	\$3.50	\$4.00	14%	\$0.50
8	Downtown	Upper/Lower Pier Lots - Off-Peak	Pier Lots	\$3.50	\$3.50	0%	\$0.00
9	Downtown	On-Street - Summer	Street	\$2.50	\$4.00	60%	\$1.50
10	Downtown	On-Street - Off-Peak	Street	\$2.50	\$3.50	40%	\$1.00
11	Downtown	All Other lots/garages - Summer	Metlox, Civic, Lot 1, 2, 3, 6, 7, Marriott	\$2.50	\$3.00	20%	\$0.50
12	Downtown	All Other lots/garages - Off-Peak	Metlox, Civic, Lot 1, 2, 3, 6, 7, Marriott	\$2.50	\$2.00	-20%	-\$0.50
13	Non-Downtown/North	On-Street - Summer	Street	\$2.50	\$3.00	20%	\$0.50
14	Non-Downtown/North	On-Street - Off-Peak	Street	\$2.50	\$2.50	0%	\$0.00

Summer Months = May - Aug 4 months

Off Peak Months = Sept - April 8 months



CITY OF  
**MANHATTAN BEACH**

VARIABLE PARKING METER RATES & PARKING CITATIONS  
**JULY 7, 2026**

# Annual Adjustment to Parking Rates

- With rising costs of maintaining parking operations, infrastructure and future debt issuances, parking rates must be reevaluated more frequently
- Beginning July 1, 2027, parking meter rates would be adjusted annually by 10% rounded to the nearest five cents (\$0.05) through July 1, 2030
- Annual adjustments allow incremental increases each year rather than proposing larger/sudden increases every few years
- City of Newport Beach adopted similar annual 10% adjustments within the Coastal Zone, which was reviewed and approved by Coastal Commission

		July 1, 2027			July 1, 2028			July 1, 2029			July 1, 2030		
Location	Parking Facility	New Rate	\$ Change	% Change	New Rate	\$ Change	% Change	New Rate	\$ Change	% Change	New Rate	\$ Change	% Change
North	Beach Lots - Summer	\$4.40	\$0.40	10%	\$4.80	\$0.40	9%	\$5.25	\$0.45	9%	\$5.75	\$0.50	10%
North	Beach Lots - Off-Peak	\$3.85	\$0.35	10%	\$4.20	\$0.35	9%	\$4.60	\$0.40	10%	\$5.05	\$0.45	10%
North	On-Street - Summer	\$3.30	\$0.30	10%	\$3.60	\$0.30	9%	\$3.95	\$0.35	10%	\$4.30	\$0.35	9%
North	On-Street - Off-Peak	\$2.75	\$0.25	10%	\$3.00	\$0.25	9%	\$3.30	\$0.30	10%	\$3.60	\$0.30	9%
North	Lot 4 - Summer	\$3.30	\$0.30	10%	\$3.60	\$0.30	9%	\$3.95	\$0.35	10%	\$4.30	\$0.35	9%
North	Lot 4 - Off-Peak	\$2.75	\$0.25	10%	\$3.00	\$0.25	9%	\$3.30	\$0.30	10%	\$3.60	\$0.30	9%
Downtown	Upper/Lower Pier Lots - Summer	\$4.40	\$0.40	10%	\$4.80	\$0.40	9%	\$5.25	\$0.45	9%	\$5.75	\$0.50	10%
Downtown	Upper/Lower Pier Lots - Off-Peak	\$3.85	\$0.35	10%	\$4.20	\$0.35	9%	\$4.60	\$0.40	10%	\$5.05	\$0.45	10%
Downtown	On-Street - Summer	\$4.40	\$0.40	10%	\$4.80	\$0.40	9%	\$5.25	\$0.45	9%	\$5.75	\$0.50	10%
Downtown	On-Street - Off-Peak	\$3.85	\$0.35	10%	\$4.20	\$0.35	9%	\$4.60	\$0.40	10%	\$5.05	\$0.45	10%
Downtown	All Other lots/garages - Summer	\$3.30	\$0.30	10%	\$3.60	\$0.30	9%	\$3.95	\$0.35	10%	\$4.30	\$0.35	9%
Downtown	All Other lots/garages - Off-Peak	\$2.20	\$0.20	10%	\$2.40	\$0.20	9%	\$2.60	\$0.20	8%	\$2.85	\$0.25	10%
Non-Downtown/North	On-Street - Summer	\$3.30	\$0.30	10%	\$3.60	\$0.30	9%	\$3.95	\$0.35	10%	\$4.30	\$0.35	9%
Non-Downtown/North	On-Street - Off-Peak	\$2.75	\$0.25	10%	\$3.00	\$0.25	9%	\$3.30	\$0.30	10%	\$3.60	\$0.30	9%



# Coastal Development Permits

- As a requirement, Coastal Development Permits are included for the proposed variable parking rate adjustments in the Appealable and Non-Appealable areas within the Coastal Zone.
- Resolution Nos. 26-0068 and 26-0069 include two Permits that:
  1. Adjust parking rates for on-street public parking spaces and public parking spaces within City, County, and State-owned public parking lots
  2. Authorize annual adjustments from July 1, 2027 through July 1, 2030

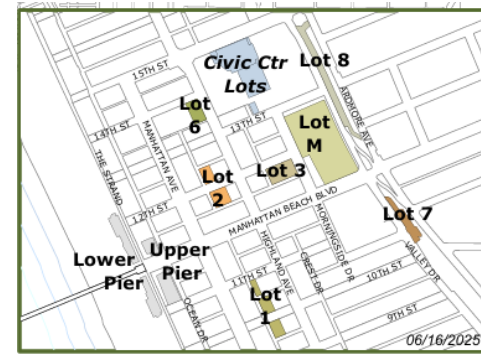
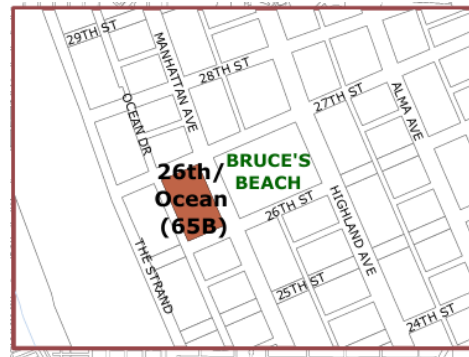
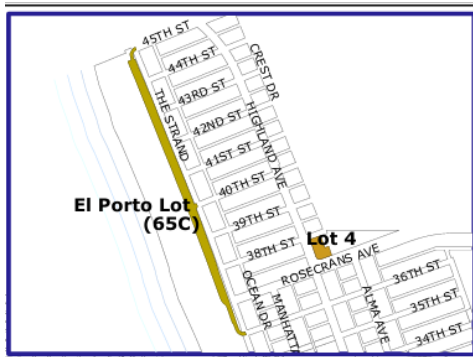


# Fiscal Impact of Variable Parking Rates

Fund	Parking Meter Rate Revenue Increase					TOTAL
	FY 2027*	FY 2028	FY 2029	FY 2030	FY 2031	
Parking Fund	\$ 916,447	\$ 725,945	\$ 574,667	\$ 626,387	\$ 682,762	\$ 3,526,208
County Parking Lots Fund	\$ (276,952)	\$ 530,895	\$ 147,656	\$ 160,945	\$ 175,430	\$ 737,974
State Pier & Parking Lot Fund	\$ 36,054	\$ 102,088	\$ 96,716	\$ 105,420	\$ 114,908	\$ 455,186
<b>TOTAL</b>	<b>\$ 675,549</b>	<b>\$ 1,358,927</b>	<b>\$ 819,039</b>	<b>\$ 892,752</b>	<b>\$ 973,100</b>	<b>\$4,719,367</b>

\*11 Months of rate increase; County Parking Lots Fund decrease due to closure of Bruce's Beach lot

Increased annual parking revenue would provide sufficient funding for increased operational costs, unfunded infrastructure needs, and new future debt service payments related to the Lot 3 parking structure replacement



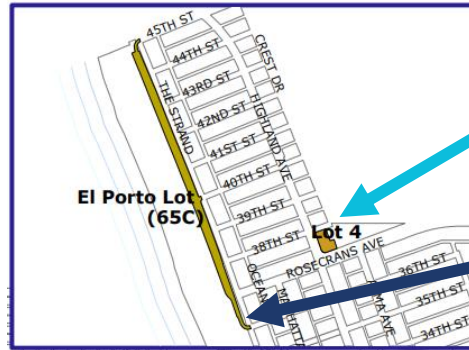
# FUNCTION OF STATE PIER, COUNTY AND PARKING FUNDS

## City of Manhattan Beach Parking Funds

Parking Fund

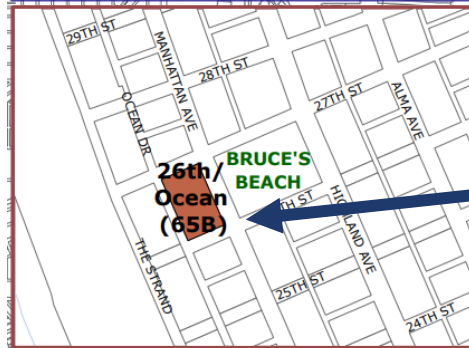
County Parking Lots Fund

State Pier Parking Fund

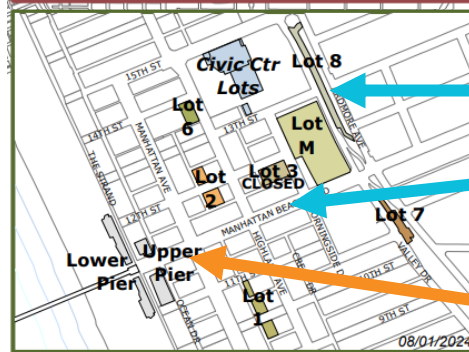


Lot 4 – Parking Fund

El Porto – County Parking Fund



Bruce's Beach – County Parking Fund



Civic Center, Lots 1-7, Metlox – Parking Fund

On-Street Meters (Citywide) – Parking Fund

Upper & Lower Pier – State Pier Parking Fund



CITY OF  
**MANHATTAN BEACH**

VARIABLE PARKING METER RATES & PARKING CITATIONS  
**JULY 7, 2026**

# Questions on Variable Parking Meter Rates



# PARKING CITATIONS



# Background on Parking Citation Penalties

- California Vehicle Code Section 40203.5 authorizes the City to establish penalties for parking violations
- Parking Citation Penalties were last updated as follows:
  - 2025 – Originally recommended an increase from \$53 to \$65, however, direction was given to limit the increase to \$6 and set citations to \$59 for most fines
  - 2015 – Citations increased from \$48 to \$53 for most fines, reflecting a \$5 increase
    - At the time, the increases were adopted to help offset the revenue loss due to the exit of a significant sales tax producer (DeWitt Petroleum)
- June 2, 2026 – With rising costs of operations, the parking citation program was identified as a critical revenue enhancement during the FY 2027 Budget presentation



# Parking Enforcement Operations

The City has seen rising costs in the General Fund related to:

- Parking enforcement operations including ticketing and supporting traffic incidents and special events
- Salaries & Benefits per MOUs  
Inflationary increases in Materials and Services
- Vehicle costs involved with enforcing parking regulations (Current Fleet Replacement and deferred CSO Vehicle due to limited budget resources)
- License Plate Recognition (LPR) Technology



With rising operational costs, staff began re-evaluating parking programs on a more frequent basis to better align citation revenue with critical funding needs



# Survey on Parking Citation Penalties

#	CITY	Expired Meter / Parking Violation Fine	Street Sweeping Fine
1	Redondo Beach	\$79	\$55
2	Newport Beach	\$78	\$72
3	Huntington Beach	\$65	\$65
4	Santa Monica	\$63	\$73
5	Los Angeles	\$63	\$73
6	Hermosa Beach	\$63	\$48
<b>7</b>	<b>Manhattan Beach</b>	<b>\$59</b>	<b>\$59</b>
8	Culver City	\$55	\$60
9	Beverly Hills	\$55	\$68

- In 2015, parking citation penalties increased by \$5, resulting in average citation of \$53
- In 2025, parking citation penalties increased by \$6, resulting in average citation of \$59
- Despite recent increase in 2025, Manhattan Beach’s parking citation penalties are low in comparison to other cities



# Proposed Parking Citation Penalties

- Recommend adjusting all parking citations by \$6, resulting in an average citation of \$65
  - Aligns with the average market rate for parking citations
  - Same penalty as recommended in April 2025
- No recommended adjustments to the current \$38 late penalty



# Annual Adjustment to Parking Citations

- Annual adjustments to Parking Citations are recommended to keep pace with rising costs of maintaining parking enforcement operations, including staffing, materials and services and vehicle replacement costs involved with enforcing parking regulations
- This strategy is an alternative to proposing large/sudden increases every few years. After this five-year period, the parking citations would be revisited and brought back for further consideration by City Council.
- Beginning July 1, 2027, parking citation penalties would be adjusted annually by 5% rounded to the nearest five cents (\$1.00) through July 1, 2030

Effective Date	Increase Type	Typical Fine Amount	Year Over Year Increase	Cumulative Increase from Base
Effective August 1, 2026	Flat \$6	<b>\$65</b>	\$6	\$6
Effective July 1, 2027	5% increase	<b>\$68</b>	\$3	\$9
Effective July 1, 2028	5% increase	<b>\$71</b>	\$3	\$12
Effective July 1, 2029	5% increase	<b>\$74</b>	\$3	\$15
Effective July 1, 2030	5% increase	<b>\$77</b>	\$3	\$18

***Over a five (5) year period, citations would still be under the top 2 Cities in Survey***



# Fiscal Impact of Parking Citation Increase

Fiscal Year	Year over Year General Fund Increase
FY 2027	\$290,769
FY 2028	\$180,000
FY 2029	\$180,000
FY 2030	\$180,000
FY 2031	\$180,000

- Increased annual parking citation penalties would support the General Fund to help offset increased costs citywide and those related to parking enforcement operations
- Rising costs include staffing, materials and services, replacement vehicles and net new vehicles involved with enforcing parking regulations
- Increased ticketing activity and support for traffic incidents and special events



# Questions on Parking Citation Increase



# Recommended Action:

- Conduct Public Hearing for Coastal Development Permits to Adjust Hourly Public Parking Rates and Parking Citation Penalties
- Adopt Resolution Nos. 26-0068, 26-0069, 26-0070, and 26-0071, thereby enhancing funding options for parking improvement and infrastructure needs
- If approved, the new parking rates and parking citations would go into effect on **August 1, 2026**
  - Meets the 15-day waiting period requirements of the Coastal Development Permits
  - Provides necessary time to update the City's parking systems



