

**CITY OF MANHATTAN BEACH
PARKING AND PUBLIC IMPROVEMENTS COMMISSION
MINUTES OF A REGULAR MEETING
August 22, 2024**

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 the Police/Fire Community Room, 400/420 15th St. Manhattan Beach, CA 90266) on August 22, 2024 at the hour of 4:02pm.

B. PLEDGE TO FLAG

C. ROLL CALL

Present: Commissioners Balla, Marcy, Vice-Chair DaGiau, Chair Kirschenbaum
Absent: Commissioner Becker
Staff Present: Ryan Heise, Acting Community Development Director
Erik Zandvliet, City Traffic Engineer
Ted Faturos, Senior Planner
Clerks: Carianne Chavez, Agenda Host

D. APPROVAL OF MINUTES

08/22/24-1 Regular Meeting – May 23, 2024

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

AYES: Balla, Marcy, Vice-Chair DaGiau, Chair Kirshenbaum
NOES: None
ABSTAIN: None
ABSENT: Becker

E. AUDIENCE PARTICIPATION (3-minute Limit)

Chair Kirschenbaum opened Audience Participation.

Ray Joseph asked for clarification on a law that was passed in 2023 that prohibits parking within 20 feet of an intersection and expressed his concerns how this law would affect parking. **Traffic Engineer Zandvliet** explained that this law prohibits parking within 20 feet of a crosswalk at an intersection. He further explained that this law does not apply to most of the city because there are not a lot of sidewalks so there not a lot of unmarked crosswalks. In Downtown or North End, there are red curbs near the intersections for visibility of purposes. In the areas that are not covered, the City will paint red curbs over time.

Chair Kirschenbaum closed Audience Participation.

F. GENERAL BUSINESS

08/22/24-2 Election of Chair and Vice-Chair

MOTION: It was moved and seconded (**Kirschenbaum/Balla**) to nominate Vice-Chair DaGiau as Chair and Commissioner Becker as Vice-Chair.

AYES: Balla, Marcy, Vice-Chair DaGiau, Chair Kirshenbaum
NOES: None
ABSTAIN: None
ABSENT: Becker

Traffic Engineer Zandvliet summarized the staff report which covered eight discussion topics:

- Land Use Classifications;
- Parking rates;
- Alternative parking options and requirements;
- Merchant parking permit and in-lieu payments;
- Automated parking facilities;
- Parking space dimensions;
- Bicycle parking;

Chair DaGiau asked about the potential impact of Coastal Commission regulations on the City's parking code update. **Traffic Engineer Zandvliet** stated that some parking code changes will be heavily influenced by the Coastal Commission requirements and regulations. **Chair DaGiau** asked if staff are researching automated parking facilities and if the results would be incorporated into the City's parking code update. **Traffic Engineer Zandvliet** stated that the Public Works Department is researching how to automate the metering system and gating.

Land Use Classifications

Traffic Engineer Zandvliet explained that staff has looked through the definitions of all land uses to determine if they reflect the current state of each land use. The following land use classifications discussed were: eating & drinking establishments, food & beverage sales, commercial kitchens, and shopping centers.

Chair DaGiau asked if there was a formula to dictate how many parking spaces a Starbucks can have. **Senior Planner Faturos** explained that for all land uses, staff utilizes a parking rate table and the building size to determine how many parking spaces the business needs.

Commissioner Marcy asked if the City of Manhattan Beach's land use classifications are aligned with the neighboring beach cities. **Traffic Engineer Zandvliet** explained that Manhattan Beach is looking at neighboring beach cities to right size our parking rates.

Commissioner Kirschenbaum asked if there is a current minimum parking requirement for churches as their parking lots are full during specific times of the year. **Traffic Engineer Zandvliet** stated that there is a current parking minimum based on the assembly area and the City does not set the parking minimum based on the Church's peak attendance. Churches can enter into parking agreements with other businesses as an alternative parking method instead of having all parking on-site.

Chair DaGiau stated that the City should look into creating parking spaces in downtown for neighborhood electric vehicles, or golf carts.

Commissioner Balla asked for clarification on the process of updating the City's parking code. **Traffic Engineer Zandvliet** explained that in a future meeting, the commissioners will review language of the parking code in more depth.

Chair DaGiau invited input from the public, and staff responded to questions.

Ray Joseph shared information regarding a restaurant who offered to rent their parking spaces to construction sites. He also stated that the restaurants downtown do not need their own parking spaces as the workers park in his neighborhood and the restaurants should be able to have their own spaces for their customers and workers. **Traffic Engineer Zandvliet** stated that if restaurants want more square footage, then parking becomes a significant factor in the development of the restaurant.

Rita Crabtree-Kampe (432 4th Street) stated that neighborhood electric vehicles vary in sizes and compact car parking spaces might be a better option to implement rather than spots designated for neighborhood electric vehicles. She also stated that there should be more parking for bicycles and electric bicycles.

Parking Rates

Traffic Engineer Zandvliet explained the methodology for how parking rates are determined and provided information regarding the proposed amendments to the City's parking rates.

Commissioner Balla asked about the thought process behind distribution centers such as Amazon and if they fit in the category of wholesale distribution & storage. **Senior Planner Faturos** stated that these types of distribution centers would not fit in Manhattan Beach but instead these centers are more common in the Inland Empire.

Chair DaGiau invited input from the public, and staff responded to questions.

Ray Joseph suggested there should some flexibility when calculating the number of parking spaces as each specific land use varies.

Discussion followed.

Tony Harris stated how many businesses have employees that work from home multiple times a week which frees up parking spaces.

Eileen Neill asked for clarification on the process of updating the City's parking code and how the Planning Commission and Parking and Public Improvements Commission will work together throughout this process. **Traffic Engineer Zandvliet** explained that staff, along with the Planning Commission and the Parking and Public Improvements Commission, will review the City's current parking code. Throughout this process, staff and the commissions are inviting input from the public. The contributions from the Parking and Public Improvements Commission will go to the Planning Commission and vice versa. Ultimately, the Planning Commission will bring forth the recommended changes to the ordinance, which will then go to the City Council for review and approval.

Alternative Parking Options

Traffic Engineer Zandvliet provided information on alternative parking options and the proposed process for allowing reduced parking requirements.

Commissioner Marcy asked how the current timeline for reduced parking requirements delays the timeline for the development of a business. **Senior Planner Faturos** explained how if a business does not meet the current parking requirements for a specific land use, the business will need to obtain a use permit and go to the Planning Commission to receive approval. Staff is proposing to make this process more efficient such as when there is a small reduction in parking, this change can occur at the staff level.

Chair DaGiau invited input from the public, and staff responded to questions.

Tony Harris stated the importance of weighing out all potential options when updating the City's parking code.

Brenda O'Leary asked if the City has looked into utilizing shuttles for remote employee parking in order to free up parking for customers. **Traffic Engineer Zandvliet** stated that this potential idea could be implemented as part of the City's Parking Management study.

Eileen Neill shared her concerns with parking issues in the City and how reducing parking requirements for a business will negatively impact the overall parking supply in the city.

Merchant Parking Permits

Traffic Engineer Zandvliet shared information on how to modernize the Merchant Parking Permit Program as the current Municipal Code does not mention the Merchant Parking Permit Program.

There were no additional comments or questions from the Commissioners or the public.

In-Lieu Fee Program

Traffic Engineer Zandvliet shared information on the proposed code related to the In-Lieu Fee Program such as expanding the previous program to apply to North End Commercial zoning district, allowing an in-lieu fee to satisfy a project's parking requirement, and updating the current code applicable to Downtown.

Chair DaGiau asked if the City has considered selling its parking structures to a developer to manage some of the parking facilities. **Traffic Engineer Zandvliet** stated that the City has discussed entering into a public-private partnership for Lot 4 to build more parking; however this did not move forward.

Chair DaGiau invited input from the public, and staff responded to questions.

Eileen Neill asked if it is possible to have developers purchase and rent parking lots like in Downtown Los Angeles. She also stated that if this is possible, what must happen for this to move forward as an alternative option. **Traffic Engineer Zandvliet** and stated that this is already possible and does not require a change in the City's parking code. A developer can purchase a piece of land, make it into a parking lot, lease it to adjacent properties, and provide off-site parking for those land uses. The City would ensure that there is an agreement that provides long-term parking to satisfy the parking requirement of the adjacent property. **Senior Planner Fatuross** explained that this does not occur in Downtown often due to the small lot sizes.

Automated Parking Facilities

Traffic Engineer Zandvliet provided information related to the proposed code for automated parking facilities, as the current code does not have any regulations for automated parking facilities.

Commissioner Kirschenbaum asked for clarification on the proposed code for automated parking facilities and if this is feasible in Manhattan Beach. **Senior Planner Fatuross** explained that this is currently feasible in the city and identified a building being constructed on Manhattan Beach Boulevard and Harkness Street that was recently approved with a semi-automated parking facility. There are no current regulations or standards on automated parking facilities and these regulations would ensure that there is back-up power in case the power goes out, so users are able to get their car.

Chair DaGiau asked what is being constructed on Manhattan Beach Boulevard and Harkness Street. **Senior Planner Fatuross** stated that it is a single-tenant medical office building.

There were no additional comments or questions from members of the public.

Parking Space Dimensions

Traffic Engineer Zandvliet shared information related to the proposed code for parking space dimensions such as providing more modern and comprehensive parking facility design standards and promoting more efficient designs for parking facilities.

There were no additional comments or questions from the Commissioners or the public.

Bicycle Parking

Traffic Engineer Zandvliet provided information related to the proposed code for bicycle parking such as updating bicycle parking design requirements and improving instructions for calculating bicycle parking requirements for projects.

There were no additional comments or questions from the Commissioners or the public.

OTHER ITEMS

08/22/24-4 Staff Updates

Traffic Engineer Zandvliet provided the following staff update on the following items:

- Lot 3 closure
 - Closure of Center Place
 - City shuttle service
 - The shuttle operates from Monday-Thursday 1:00 p.m.-9:00 p.m. and Friday-Sunday from 9:00 a.m.-9:00 p.m. through September 8th.
 - The route starts at the Macy's parking structure.
 - 2-hour public parking is now open at U.S. Bank from Monday-Friday 6:00 p.m.-10:00 p.m. and Saturday-Sunday 8:00 a.m.-10:00 p.m.
 - The Civic Center Parking structure is available for public parking on Friday's after 1:00 p.m. through Monday at 8:00 a.m.

Acting Community Development Director Heise explained that there is a feasibility study on Lot 3 taking place which will determine which land use will best suit the area, the surrounding businesses, and the public.

08/22/24-5 Commissioner Items

None.

G. ADJOURNMENT

The meeting was adjourned at 6:15 p.m. to the Parking and Public Improvements Commission Regular Meeting on September 26, 2024 at 4:00 p.m. at the City Hall Council Chambers (1400 Highland Ave. Manhattan Beach, CA 90266) and via ZOOM Call.