

# ATTACHMENT 1

## RESOLUTION NO. PC 26-XX

### **A RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION APPROVING A USE PERMIT TO ALLOW THE ONCE-WEEKLY MANHATTAN BEACH CERTIFIED FARMERS' MARKET TO PERMANENTLY OPERATE IN THE PARKING LOT AND PLAZA OF THE MANHATTAN BEACH CIVIC CENTER SITE ON TUESDAYS BETWEEN THE HOURS OF 11:00 A.M. AND 3:00 P.M. AT 1400 HIGHLAND AVENUE, AND FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

#### **THE MANHATTAN BEACH PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. On December 26, 2025, the Downtown Manhattan Beach Business and Professionals Association ("Applicant"), applied for a Use Permit to allow a once-weekly farmers' market (the Downtown Manhattan Beach Certified Farmers' Market) to operate on Tuesdays between the hours of 11:00 a.m. and 3:00 p.m. ("Project") in the parking lot and plaza of the Manhattan Beach Civic Center at 1400 Highland Avenue ("Property").

SECTION 2. Use Permits in the Coastal Zone are governed by Chapter A.84 of the Local Coastal Program ("LCP"), which specifies that "[U]se Permits, which are required for use classifications typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with uses on adjoining properties in the surrounding area." (LCP Chapter A.84.010). The Applicant's request to permanently operate a farmers' market use in the Public and Semipublic zoning district ("PS"), in which the Property is located, requires a Use Permit per LCP Section A.28.030.

SECTION 3. On May 27, 2026, the Planning Commission conducted a duly noticed public hearing to consider the Project, during which the Planning Commission received a presentation by staff and testimony from the Applicant and provided an opportunity for the public to provide evidence and testimony.

SECTION 4. The Planning Commission finds that the Project qualifies for a Categorical Exemption from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15304(e) (Minor Alterations to Land), which is a Class 4 categorical exemption. Class 4 exemptions include minor temporary uses of land having negligible or no permanent effects on the environment. The Project request involves a Use Permit to allow the Farmers' Market on a once-weekly basis at the Civic Center Property that is consistent with zoning requirements for the site, and involves no modifications to the land areas in which the use is conducted. Thus the proposed use will have no effects on the environment. Furthermore, there are no features that distinguish this Project from others in the exempt class, and therefore, there are no unusual circumstances. Thus, the Planning Commission finds the Project exempt from CEQA, and that no further environmental review is necessary.

SECTION 5. The record of the public hearing indicates:

- A. The legal description of the Property is: Lot A, B, and C, and Lots 39-92 and portions of vacated alleys and streets, Tract No. 2541, in the City of Manhattan Beach, County of Los Angeles. The Property is located in Area District III and is zoned Public and Semi-Public (PS), with a General Plan land use designation of Public Facilities. In addition, the Property is surrounded by PS zoned

properties to the south, Downtown Commercial (“CD”) zoned properties to the west, the Valley-Ardmore Greenbelt in the Open Space (“OS”) zone to the east, and Residential Medium Density (RM) zoned properties to the north.

- B. The Project is located within Downtown Manhattan Beach on the Civic Center site. The Project is to allow a once-weekly farmers’ market to operate on the upper deck of the Civic Center Parking garage and on the outdoor Plaza area between City Hall and the Police and Fire Department Building, and is in compliance with the City’s General Plan land use designation of Public Facilities. The General Plan calls for the Public Facilities land use designation to operate uses “for public benefit, including public schools, government offices, and public facilities such as libraries, cultural centers, and neighborhood/community centers.”
- C. The Applicant is requesting approval of a Use Permit to allow for the once-weekly Certified Manhattan Beach Farmers’ Market to operate at the Property on Tuesdays between the hours of 11:00 a.m. and 3:00 p.m. , consistent with the layout as set forth in Exhibit A.
- D. The Project is consistent with the following General Plan goals and policies:
  - Land Use Plan Goal LU-6: Maintain the viability of the commercial areas of Manhattan Beach.

The viability of commercial areas depends on a range of factors, including having a diverse range of food and drink offerings. While the Project site is not located in a commercial zoning district, the site abuts the CD zone to the south and west. The Farmers’ Market attracts patrons to the Property and increases foot traffic to the Downtown area, which helps maintain the viability of nearby commercial businesses.

- Land Use Plan Policy LU-6.1: Support and encourage small businesses throughout the City.

The Farmers’ Market provides a venue for small businesses to sell their products directly to consumers. By allowing the Farmers’ Market to continue operating at the Civic Center site, the City is providing a space for small businesses that may not have the resources or operational need to maintain a traditional brick-and-mortar storefront in the Downtown area.

- Land Use Plan Policy LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.

The Farmers’ Market has, on average, over 50 vendors with a diverse mix of fresh and pre-packaged food products and ingredients for sale. Each booth can cater to different consumers by providing unique offerings within a small, confined area. The diverse array of offerings available at the Market differs from other businesses in Downtown, benefiting the community, residents, and visitors. Sales tax is also collected by the City on prepared and pre-packaged foods.

- Land Use Plan Policy LU-6.4: Recognize the unique qualities of mixed-use areas and balance the needs of both the commercial and residential uses.

The Farmers' Market creates a mixed-use environment by putting commercial vendors in the PS zoning district. The Property sits at the intersection of commercial and residential uses and fosters a mixed-use environment benefiting these commercial and residential uses.

- Land Use Plan Goal LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.

The Farmers' Market brings new businesses and offerings to the Downtown area. The Market attracts consumers that may not have otherwise come to the Downtown area by providing a large range of vendors and offerings not available elsewhere in Downtown. This increases the number of patrons for nearby businesses and foot traffic throughout the downtown area.

SECTION 6. Based upon substantial evidence in the record, and pursuant to LCP Section A.84.060(A), the Planning Commission hereby makes the following findings related to the Use Permit:

- A. The proposed location of the site is in accord with the objectives of this title and the purposes of the district in which the site is located

The proposed use is located within the PS zoning district on a site currently occupied by the Manhattan Beach City Hall and Police/Fire Facility. The Market has been operating in its current location on a temporary basis for more than a year, after relocating from its prior location on 13<sup>th</sup> Street and the Metlox plaza as a result of the demolition of the former Parking Lot 3 structure. Pursuant to LCP Section A.28.030, farmers' markets are permitted through a Use Permit in the PS zoning district. Prior to the temporary relocation, the Farmers' Market had been operating on a public street and private property, adjacent to the proposed location, in the Downtown Commercial zoning district since 2006. The proposal to move the Farmers' Market to the Civic Center site on a permanent basis will remain incidental to the primary use of the Property, which is public and semipublic facilities. The Market represents a temporary commercial use that brings life to the Civic Center, strengthens the City's economic base, and builds community.

- B. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed uses in the district in which they would be located.

The General Plan encourages a "vibrant downtown" that offers "services for residents and visitors." The Property's General Plan land use designation is Public Facilities, and a temporary Farmers' Market is consistent with the intended mix of uses in the district. The Farmers' Market is a temporary, once-weekly outdoor market with limited noise, trash, and visual impacts to properties in the vicinity. Furthermore, the Project was reviewed by the Planning Division, as well as the Building & Safety and Traffic Divisions, and the Fire, Police, and Public Works Departments, and any potential concerns, including those related to code enforcement, will be addressed through the application of conditions of approval.

The requested temporary market use does not result in an intensification of use for the site as the use is a temporary, once-weekly market that has been operating on the property since late 2024, and in the vicinity since 2006. With the proposed conditions of approval, the Project will

not be detrimental to the public health, safety or welfare of persons residing or working on the site, or in or adjacent to the neighborhood of such use, and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

- C. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed uses in the district in which they would be located.

The project scope is limited to creating a permanent operating space for the once-weekly Farmers' Market. The Farmers' Market is a conditionally permitted use within the PS zoning district. The use is incidental to the current land use, which includes public government offices and facilities.

- D. The proposed use will not adversely impact nor be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.

The proposed use is located on a developed site serving as the City's Civic Center and is compatible with uses surrounding the project site, which include commercial, residential, and public facility uses. The Farmers' Market is a temporary, once-weekly outdoor market with limited impacts on neighboring properties. The Project, as proposed and conditioned, will comply with all traffic standards to minimize disruptions to traffic flow and public parking during the Market's operating hours. The property is adjacent to the Police/Fire Facility, providing security and personal safety for Market vendors and patrons. Project characteristics related to noise, vibration, odors, security, personal safety, and aesthetics are addressed in the Market layout and operating characteristics, and proposed conditions of approval. Furthermore, the use will not create demands exceeding the capacity of public services and facilities.

SECTION 7. Based upon the foregoing, the Planning Commission hereby **APPROVES** the Project, subject to the conditions below:

**General**

1. The Project shall be in substantial conformance with the project layout and associated documents submitted to, and approved by, the Planning Commission on May 27, 2026, as shown in Exhibit A attached hereto, as amended by these conditions. Any substantial deviation from the approved plans and project description, as conditioned, shall require review by the Community Development Director to determine if approval from the Planning Commission is required.
2. Any questions of intent or interpretation of any condition will be reviewed by the Community Development Director to determine if Planning Commission review and action is required.
3. At any time in the future, the Planning Commission or City Council may review the Use Permit for the purpose of revocation or modification in accordance with the requirements of LCP Section A.84.090(D) and Chapter 10.104.030 of the Manhattan Beach Municipal Code ("MBMC"). Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.

4. Future modifications and improvements to the site shall be in compliance with all applicable Planning Division, Building Division, Public Works Department, Waste Management, Fire Department, and Los Angeles County Health Department regulations.

**Operational**

5. Hours of operation shall be limited to once-weekly on Tuesdays between 11:00 a.m. and 3:00 p.m. Market setup shall begin no earlier than two hours prior (9:00 a.m.) to the Market's hours of operation, and Market breakdown shall end no later than two hours after (5:00 p.m.) Market closing. The upper deck of the Civic Center parking lot off 15<sup>th</sup> Street and additional reserved public parking in accordance with Exhibit B shall close for parking no earlier than three hours (8:00 a.m.) prior to Market operating hours.
6. The Project shall operate in conformance with all applicable provisions of the MBMC, LCP, and this Use Permit.
7. Vendors shall use designated public loading zones and parking spaces to load-in or out only, as approved by the Traffic Division. Designated public loading zones and parking spaces may be changed if approved by the Community Development Director.
8. Vendors shall not park and/or load vehicles in any prohibited parking areas or fire lanes.
9. All refuse generated by the Farmers' Market shall be disposed in accordance with plans approved by the Public Works Department.
10. Continued operations of the Farmers' Market shall be contingent on approval of a lease agreement with the Finance Department.

**Procedural**

11. Terms and Conditions are Perpetual; Agreement Accepting Conditions. The provisions, terms and conditions set forth herein are perpetual, and are binding on the Applicant, its successors-in-interest, and, where applicable, farmers' market vendors and participants. Further, the Applicant shall submit an agreement, prepared and approved by the City, indicating its consent to the conditions of approval of this Resolution. Applicant shall deliver the executed agreement, to the Community Development Department within 45 calendar days of receipt of a signed copy of this Resolution. Notwithstanding the foregoing, the Director may, upon a request by Applicant, grant an extension to the 45-day time limit. The Project approval shall not become effective until the agreement is received by the Community Development Department.
12. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The Applicant shall each defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's environmental review thereof. The Applicant shall pay and

satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the Applicant of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the Applicant of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The Applicant shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Section shall be construed to require the Applicant to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The Applicant shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

SECTION 8. The Planning Commission's decision is based upon each of the totally independent and separate grounds stated herein, each of which stands alone as a sufficient basis for its decision.

SECTION 9. This Resolution shall become effective when all time limits for appeal as set forth in LCP Section A.84.080 and MBMC Section Chapter 10.100 have expired.

SECTION 10. The Secretary of the Planning Commission shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the Applicant. The Secretary shall make this resolution readily available for public inspection.

May 27, 2026

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**Rachel Hackett**  
Planning Commission Chair

I hereby certify that the following is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting on **May 27, 2026**, and that said Resolution was adopted by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

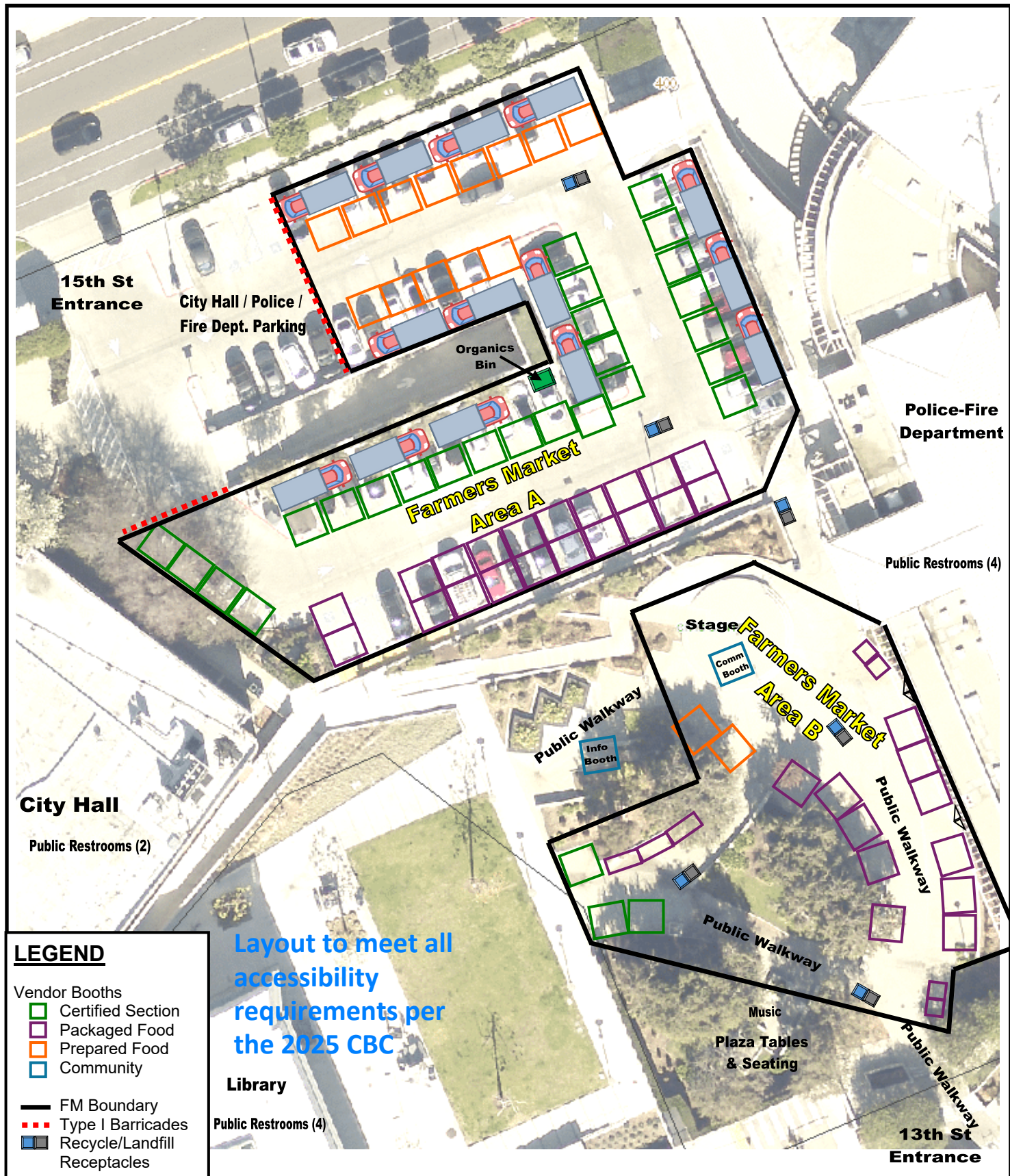
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**Jaehee Yoon**  
Acting Secretary to the Planning Commission

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**Lauryn Bradley**  
Recording Secretary

Exhibit:  
Exhibit A: Farmers' Market Layout  
Exhibit B: Additional Reserved Public Parking



City of Manhattan Beach  
 Community Development  
 Traffic Engineering Division

FARMERS MARKET LAYOUT  
 CIVIC CENTER PARKING LOT  
 AND CIVIC CENTER PLAZA  
 320 15<sup>TH</sup> STREET




# Additional Public Parking Reserved for Farmers Market



**Legend**

Parcels

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 Scale: 1: 400

66.6      0      33.31      66.6 Feet

This map is a user generated static output from the "MB GIS Info" Intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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Notes

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