

RESOLUTION NO. 20-0114

RESOLUTION OF THE MANHATTAN BEACH CITY COUNCIL  
APPROVING A COASTAL DEVELOPMENT PERMIT TO INCREASE  
PUBLIC PARKING RATES BY TWENTY-FIVE CENTS WITHIN THE  
APPEALABLE PORTION OF THE CITY'S COASTAL ZONE - CA 20-08  
(City of Manhattan Beach)

THE MANHATTAN BEACH CITY COUNCIL HEREBY RESOLVES, FINDS AND DETERMINES AS FOLLOWS:

SECTION 1. The City of Manhattan Beach ("Applicant") has proposed increasing public parking meter rates by twenty-five cents per hour (the "proposed parking rate increase" or "proposal") in certain locations within the Manhattan Beach Coastal Zone. If approved, metered street parking will cost \$2.00 per hour. In accordance with the Manhattan Beach Local Coastal Program (LCP), a rate increase requires a coastal development permit (CDP). Some of the subject parking meter locations are located within the area of the Coastal Zone known as the "appealable area," which means that a decision to increase rates within such area can be appealed to the California Coastal Commission.

SECTION 2. The proposal is exempt from the requirements of the California Environmental Quality Act (CEQA) because increasing parking rates has no potential for having a significant effect on the environment, per CEQA Guidelines Section 15061(b)(3). Further, the proposal will neither individually nor cumulatively have an adverse effect on wildlife resources, as defined in Fish and Game Code Section 711.2.

SECTION 3. The City Council conducted a duly noticed public hearing to consider the proposed increase to parking rates on September 15, 2020. Evidence, both written and oral, was presented to the Council. All persons wishing to address the Council regarding the proposal before and during the hearing were provided an opportunity to do so in full compliance with the Brown Act, as modified by Governor Gavin Newsom's Executive Order N-29-20 for public hearings occurring during the COVID-19 emergency.

SECTION 4. The record of the public hearing indicates:

- A. The parking spaces are located within the City's Area Districts III & IV, and are located in areas zoned Commercial, Open Space, and Public and Semi-public. The zoning of the spaces is consistent with the respective General Plan designations for each space.
- B. The City recently conducted a parking meter rate survey which indicates that the proposed rates are consistent with, or comparable to, the rates in other beach communities.
- C. Evidence was presented that the proposal is consistent with the General Plan Goals and Policies, as well as the Manhattan Beach Local Coastal Program (LCP).
- D. LCP Section A.96.150 contains coastal access policies, concerning access, transit and parking. Evidence was presented that the proposal does not affect such policies.

SECTION 5. Based upon substantial evidence in the record of the public hearing, and pursuant to LCP Section A.96.150 and other applicable law, the City Council hereby finds:

- A. The proposal is consistent with the City's General Plan because an increase in metered parking rates does not change any zoning or uses and does not have any impact upon the goals and objectives of the General Plan.
- B. The proposal conforms with the City's certified LCP, because the proposal is consistent with all applicable LCP policies and does not affect the City's existing consistency with the following policies of Chapter 4 of the LCP:

***COASTAL ACCESS POLICIES***

**A. Access Policies**

**Policy I.A.2:** The City shall encourage, maintain, and implement safe and efficient traffic flow patterns to permit sufficient beach and parking access.

**Policy I.A.3:** The City shall preserve pedestrian access systems including the Spider Web park concept (Spider Web park concept: a linear park system linking

the Santa Fe railroad right-of-way jogging trail to the beach with a network of walkstreets and public open spaces. See Figure NR-1 of the General Plan).

**Policy I.A.4:** The City shall maintain the use of commercial alleys as secondary pedestrian accessways.

**B. Transit Policies**

**Policy I.B.4:** The City shall maintain the use of the Santa Fe right-of-way as a non-automobile transportation corridor between the northern city boundary and the intersection of Valley-Ardmore and Manhattan Beach Boulevard, as the closest link to the commercial business district and beach use.

**Policy I.B.5:** The City shall maintain a pathway to facilitate jogging and pedestrian usage along the Santa Fe right-of-way.

**Policy I.B.7:** The City shall provide adequate signing and directional aids so that beach goers can be directed toward available parking.

**C. Parking Policies**

**Policy I.C.2:** The City shall maximize the opportunities for using available parking for weekend beach use.

**Policy I.C.3:** The City shall encourage additional off-street parking to be concentrated for efficiency relative to the parking and traffic system.

**Policy I.C.10:** Concentrate new parking in the Downtown Commercial District to facilitate joint use opportunities (office and weekend beach parking uses).

**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.

**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.

**Policy I.C.16:** Improve information management of the off-street parking system through improved signing, graphics and public information and maps.

**II. COASTAL LOCATING AND PLANNING NEW DEVELOPMENT POLICIES**

**A. Commercial Development**

**Policy II.A.6:** Encourage development of adequate parking facilities for future development through ground level on-site parking or a requirement to pay the actual cost of constructing sufficient parking spaces. Maximize use of existing parking facilities to meet the needs of commercial uses and coastal access.

SECTION 6. The Manhattan Beach City Council hereby APPROVES the subject Coastal Development Permit subject to the following conditions:

1. The approval herein is for a maximum increase of twenty-five cents per hour. Any proposed increase beyond twenty-five cents requires a new application for a Coastal Development Permit.
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.

SECTION 7. This Resolution, upon its effectiveness, constitutes the Coastal Development Permit for the subject parking meter rate increase. The proposed increase shall become effective after expiration of the time limits established by the Manhattan Beach Municipal Code and LCP.

SECTION 8. The City Clerk shall certify to the adoption of this resolution.

ADOPTED on September 15, 2020.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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RICHARD MONTGOMERY  
Mayor

ATTEST:

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LIZA TAMURA  
City Clerk