

RESOLUTION NO. 20-0115

RESOLUTION OF THE MANHATTAN BEACH CITY COUNCIL
APPROVING A COASTAL DEVELOPMENT PERMIT TO INCREASE
PUBLIC PARKING RATES WITHIN THE NON-APPEALABLE PORTION
OF THE CITY'S COASTAL ZONE - CA 20-09

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 rates by twenty-five cents per hour for street parking and by fifty cents per hour for parking in City owned parking lots (collectively the "proposal") within the Manhattan Beach Coastal Zone. If the rate increases are approved, the new rates for parking (the "proposed parking rate") will be \$2.00 per hour. In accordance with the Manhattan Beach Local Coastal Program (LCP), a rate increase for parking within the City's Coastal Zone requires a coastal development permit (CDP).

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 proposal 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 within areas zoned Commercial, Open Space, Residential, Public, and Semi-public. The zoning for the subject locations are consistent with the respective General Plan designations.
- B. The City recently conducted a parking rate survey which indicates that the proposed rates are consistent with, or comparable to, the parking 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 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 new parking rate of \$2.00 per hour. Any proposed increase beyond \$2.00 per hour 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 constitutes the Coastal Development Permit for the subject parking rate increases.

SECTION 8. The time within which judicial review, if available, of this decision must be sought is governed by California Code of Civil Procedure Section 1094.6, unless a shorter time is

provided by other applicable law. The City Clerk shall mail by first class mail, postage prepaid, a certified copy of this Resolution and a copy of the affidavit or certificate of mailing to any person or entity requesting notice of the decision.

SECTION 9. The City Clerk shall certify to the adoption of this resolution.

ADOPTED on September 15, 2020.

AYES:
NOES:
ABSENT:
ABSTAIN:

RICHARD MONTGOMERY
Mayor

ATTEST:

LIZA TAMURA
City Clerk