

**CITY OF MANHATTAN BEACH  
PARKING AND PUBLIC IMPROVEMENTS COMMISSION  
MINUTES OF A SPECIAL MEETING  
June 11, 2015**

**A. CALL TO ORDER**

The Special meeting of the Parking and Public Improvements Commission of the City of Manhattan Beach, California, was held on the 11th day of June 2015, at the hour of 6:35 p.m., in the City Council Chambers of City Hall, 1400 Highland Avenue, in said City.

**B. ROLL CALL**

Present: King, Nicholson and Lipps.  
Fournier arrived after roll call.  
Absent: None. One vacant position.  
Staff Present: Traffic Engineer Zandvliet.  
Clerk: Kozak.

**C. APPROVAL OF MINUTES**

**None**

**D. AUDIENCE PARTICIPATION**

Chair Nicholson opened the audience participation (3-Minute Limit).

**Doug Brawn, 601 Larson Street**, explained that he and his neighbors are very concerned about Gelson's opening a store on the 700 block of Sepulveda because of the traffic and parking problems and how a project of that scope will affect the residents of Manhattan Beach. He asked how the PPIC will be involved in the process.

Chair Nicholson asked Traffic Engineer Zandvliet to explain if and how the PPIC would be involved with the Gelson's project.

Traffic Engineer Zandvliet stated that the Gelson's project is still in the preliminary stages and the City has not received a completed application yet. He explained that traffic studies are still being conducted. He explained the PPIC may be involved if there are special traffic issues, but the Planning Commission and the City Council make the final decisions. He said the Planning Commission will hold public forums to hear public comments and concerns. Traffic Engineer Zandvliet stated the project documents will be available for public review and any questions should be directed to City Planner Eric Holland. He said he would send a copy of the special meeting minutes to Eric Holland.

**Tess Ruiz, 400 Larson Street**, said she had been in touch with Caltrans with some questions in regards to the Gelson's project, and read the response Caltrans sent back to her. In the letter, Caltrans explained some of the procedures that must take place and what the law requires the City of Manhattan Beach to do, as the lead agency. Although Caltrans had not received any information from the developer yet, they will be at some point involved with the project. Caltrans stated all questions should be directed to the City of Manhattan Beach. Tess Ruiz said she is very concerned about the safety of their neighborhood.

**Mark Shoemaker, 600 Pointsetta**, explained that his neighbors had done a good job with their comments but he wanted to point out that the Gelson's project would be one of the largest retail stores on Sepulveda between LAX and Pier Avenue. He said with traffic already very busy and a lot of accidents. He felt the City should be careful with the way they plan the future projects or they will turn our City into another Westside.

**Julie Brawn, 601 Larson Street**, felt this was an issue for all of Manhattan Beach and not just the nearby neighborhoods. She stated that segment of Sepulveda Boulevard has been the site of multiple accidents and fatalities in the past five years. She said she and some of her neighbors had received copies of the traffic study prepared by the developer and they all thought it was totally unacceptable. She expressed that she and her neighbors were not anti-development, but thought a "Master Plan" for Sepulveda was needed.

Chair Nicholson closed the audience participation.

**E. GENERAL BUSINESS**

**06/11/15-1 Consider Expansion of Downtown Valet Services and Locations**

Traffic Engineer Zandvliet gave his presentation on the Downtown Valet Parking Program and recommended that the Commission discuss the proposed changes to the Program, and make a recommendation for the City Council to approve a Coastal Development Permit and revised Valet Parking Agreement between the City, DBPA and the valet operator to reflect certain modifications.

Traffic Engineer Zandvliet explained that in preparation for this Commission's public meeting, Staff invited participation from a variety of stakeholders through various media, including: hand-delivered notices to adjacent owners, businesses and residents, notices sent to the DBPA, special meeting notices posted in approved locations and an announcement on the City website calendar. A public hearing would be held at the upcoming City Council meeting pursuant to the Local Coastal Plan.

Traffic Engineer Zandvliet then introduced Kelly Stroman, Executive Director of the DBPA.

Kelly Stroman gave her presentation on the proposal to expand the current Downtown Valet Parking Program. She closed by commenting she thought the added hours of operation and the additional parking spaces for the Downtown Valet Parking Program is not only good for the restaurant-goers, it is good for the retail shoppers and beach-goers because they will be able to park all day for only \$11.00. She then asked the Commissioners if they had any questions.

Chair Nicholson asked why there is a proposed \$2.00 increase.

Kelly Stroman introduced Kyle Stiffarm, CEO of Crimson Parking, Inc., to answer that question.

Kyle Stiffarm stated that with the additional proposed days, more parking spaces and extended hours of operation, it will require additional staff and an on-site manager to over-see the operation. He said the liability insurance alone increased as well as some other fees.

Kelly Stroman explained that Manhattan Beach is one of the most expensive cities in Southern California to insure, particularly for valet parking liability coverage.

Commissioner Fournier commented on the lack of employee parking for the employees who work in the Downtown restaurants and retail stores. This has been a hot topic for the residents who are impacted by all of the employees parking in their neighborhoods. Commissioner Fournier suggested that if employees carpooled, maybe they could get a discount from the valet company.

Chair Nicholson agreed with Commissioner Fournier that something needs to be done to start providing parking for employees who primarily work at the restaurants, because the neighborhoods and the residents are being affected. He suggested that if the valet parking wasn't at full capacity, possibly the extra parking spaces could be used for employee parking at a discount. He said he felt the City and the business owners need to work together to help solve the employee parking problems.

Commissioner King stated that he agreed with Chair Nicholson but thought that the employee parking problem was not just restaurants, it's all the businesses that have employees.

Chair Nicholson opened the Audience Participation.

### **Audience Participation**

**Habib Veera, Business Owner**, said he wasn't against the expansion of the valet program but explained that his business was going to lose parking spaces for their

customers and for their company van. He asked if there was some type of consideration that could be given to their business so they would not be impacted.

**Michael Zislis, Business Owner and President of BID**, stated there are some other opportunities for parking in the City that should be considered for employee parking. He asked the Commission to support the valet expansion.

**Kris D'Errico, Business Owner**, said she was at the meeting to support all of the retailers who will benefit from this program and thanked Sketchers for being such great community partners by opening up their parking lot for the valet parking program.

**Mike Simms, Business Owner**, said in consideration of business owner Habib Veera, they could work out the parking for his customers as well as the company van.

Chair Nicholson closed the audience participation.

### **Commission Discussion**

Traffic Engineer Zandvliet stated the twenty-four minute parking spot can be used by Habib Veera customers and company van as well as for valet loading. He said the City could also add another twenty-four minute parking spot, or figure something out to satisfy business owner Habib Veera's concerns.

Commissioner King asked if the new valet parking program has to go through the Coastal Commission, and if so, could they inquire about using the 100 parking spaces in the lower strand lot for valet.

Traffic Engineer Zandvliet answered that the new valet parking spaces and times would have to be approved by the City Council, as the legislative body for the Local Coastal Plan. Regarding the use of the Pier Parking lots, the City Council would have to first support the proposed use before it is considered by the Coastal Commission.

Commissioner Lipps asked if the two parking spaces for the valet program that were not being used would be held as a place holder for future approval by the Coastal Commission or the City Council.

Traffic Engineer Zandvliet answered yes.

Chair Nicholson explained he would like to see a long term plan for employee parking and liked the idea of the valet parking program, saying it was a win-win for the businesses, visitors and the residents.

**MOTION:** Chair Nicholson made a motion that the PPIC endorse the proposal by the Downtown Business and Professional Association and accommodate the other businesses that are affected. The motion was seconded by Commissioner King.

Ayes: King, Lipps, Fournier and Nicholson.  
Noes: None.  
Abstain: None.  
Absent: None.

**F. OTHER ITEMS**

**06/11/15-2 Commission Items**

Commissioner Fournier asked the Commissioners to please look at the work that was done on the middle lane of Sepulveda Boulevard.

Traffic Engineer Zandvliet said he would check with Public Works on how they plan to fix the surface.

**06/11/15-3 Staff Follow-up Items**

Traffic Engineer Zandvliet reported that the start time of 6:00 pm for the PPIC meetings will be considered in conjunction with other Commission meeting times.

He said that the traffic calming measures at Valley Drive and Oak Avenue at 35th Street and the expansion of the Downtown valet services and locations would be going to the City Council on July 7th for approval.

Commissioner King asked about what was going on with the Highland Avenue at 38th Street Crossing.

Traffic Engineer Zandvliet said it would be going to the City Council on June 16th for approval as part of the Capital Improvements Program budget.

Chair Nicholson asked what was going on with the traffic issues at the Middle School.

Traffic Engineer Zandvliet explained he was working on a school area safety study for the Middle School and it is scheduled for the September meeting.

**G. ADJOURNMENT**

The meeting was adjourned at **8:10 p.m.** to the regular Parking and Public Improvements Commission Meeting on Thursday, June 25, 2015, in the City Council Chambers of City Hall, 1400 Highland Avenue, in said City.