

# LATE PUBLIC COMMENT

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PLANNING COMMISSION MEETING

AUGUST 14, 2024

**From:** jburton@ecokai.com <jburton@ecokai.com>

**Sent:** August 14, 2024 5:40 AM

**To:** List - Planning Commission <PlanningCommission@manhattanbeach.gov>; List - Planning Commission <PlanningCommission@manhattanbeach.gov>

**Cc:** Talyn Mirzakhania <tmirzakhania@manhattanbeach.gov>; City Clerk <cityclerk@manhattanbeach.gov>; Ryan Heise <rheise@manhattanbeach.gov>; List - PPIC <ListPPIC@manhattanbeach.gov>; Erik Zandvliet <ezandvliet@manhattanbeach.gov>

**Subject:** [EXTERNAL] City Wide Parking Study Agenda Item

**EXTERNAL EMAIL:** Do not click links or open attachments unless you trust the sender and know the content is safe.

Madam Chair and Members of the Planning Commission,

As part of the today's upcoming City-wide parking study agenda item and discussion, I would simply ask that this commission be mindful that parking policies adopted in the downtown area have a disproportionate impact on residents living between 9<sup>th</sup> Street & 15<sup>th</sup> Street and between the strand and Valley Drive – i.e., Downtown Manhattan Beach. Over the last 10+ years residents have watched as location use changes have been allowed that have dramatically increased congestion, noise and certainly parking demands within our smalltown downtown. Although residents living within or immediately adjacent to the CD district have been requested parking relief for years – little action has been implemented except to say here is a permit – go park across Valley/Ardmore up on the hill (i.e., out of Coastal Commission jurisdiction). The excuse from staff has always been the Coastal Commission will not allow residential permits within the Coastal zone yet most beach cities have some type of residential permit system. The truth is the City has been unwilling to give Coastal Commission what they want in order to develop a residential permit system – unlike most other So Cal beach cities. But, the City is been bending over backwards to get Coastal Commission approval for an LCP amendment to expand restaurant use and bring more and more people into downtown. It now appears we are again trying to reduce parking requirements and potentially increase downtown parking rates all within the narrative that we are simply “updating the code”. While the code may need an update, please keep in mind that this City has an obligation in the General Plan to balance the commercial with the immediate adjacent residential use within our smalltown downtown. There are approximately 80+ commercial lots and over 150 residential lots (including dozens of apartments / multi-unit)s downtown – let's not forget the homeowners who have called DTMB home for 6 months or 60 years.

I will not be able to be present in Chambers (Police/Fire room) today but will try to connect via zoom.

Respectfully,  
Jim Burton

**Jim Burton P.E., QSP/D | EcoKai Environmental, Inc.**

**Principal Water Resource Engineer  
President /CEO**

Corporate Office

1300 Highland Ave. Suite 201

Manhattan Beach, CA 90266

O: 432.235.0498

C: 310.376.8939

**Texas California Hawaii**

[www.ecokai.com](http://www.ecokai.com)