



NOTICE OF PUBLIC HEARING  
APRIL 7, 2026, AT 6:00 P.M.  
THE CITY OF MANHATTAN BEACH CITY COUNCIL WILL CONSIDER A  
COASTAL DEVELOPMENT PERMIT TO APPROVE THE DRAFT CITY  
PARKING MANGEMENT STUDY REPORT

- Applicant: City of Manhattan Beach
- Application Date: Wednesday, March 18, 2026
- Project Location: Downtown, North Manhattan Beach, and Citywide commercial areas
- Project Description: The draft City Parking Management Study provides a review of existing parking records, operations, and supply; a comprehensive analysis of existing parking conditions based on data collected in the summer and fall of 2024; and an analysis of future parking conditions and sources of future parking demand, with recommendations for parking management strategies and a strategy toolkit to efficiently manage multi-modal transportation needs now and in the future. A majority of the City Parking Management Study analyzes the immediate vicinity in and around the Downtown and North Manhattan Beach commercial zoning districts (CD and CNE, respectively) which are located within the Coastal Zone. Per the Manhattan Beach Local Coastal Program Sections A.64.230 and A.96.040, a Coastal Development Permit is required because changes are proposed to the City's Parking Management Program. The project is appealable to the California Coastal Commission because the City Parking Management Study covers portions of the appealable area of the Coastal Zone.
- Environmental Determination: The City has reviewed the proposed activity for compliance with the California Environmental Quality Act (CEQA) and has determined that the project falls under the statutory exemption for a "Feasibility and Planning Study" as defined under Section 15262 of the State CEQA Guidelines. Thus, no environmental review is necessary.
- Staff Member: Erik Zandvliet, Traffic Engineer, (310) 802-5522  
ezandvliet@manhattanbeach.gov
- Meeting Date & Time: Tuesday, April 7, 2026. **Meeting Begins at 6:00 p.m.;** (Item discussion time is dependent on location on the agenda.)

The City Council meeting will be conducted in-person at City Council Chambers (1400 Highland Avenue) and via Zoom; instructions on registering for public participation will be included under the Public Comments section of the City Council meeting agenda that will be posted on the City's website (<https://www.manhattanbeach.gov>) on or before Wednesday, April 1, 2026. If you wish to have written materials included in the agenda, please submit such material prior to Tuesday, March 31, 2026.

Public Comments: The City Council encourages the public to participate by submitting comments in advance of the meeting. All comments provided by the deadlines above will be available to the City Council and the public prior to the meeting. In addition, you may participate by attending the meeting in-person or joining Zoom during the meeting, instructions for which will be included on the Agenda.

For further information, contact the project staff member listed above. A staff report will be on the City Website ([www.manhattanbeach.gov](http://www.manhattanbeach.gov)), on or before Wednesday, April 1, 2026.

Masa Alkire, AICP  
Community Development Director

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