

**CITY OF MANHATTAN BEACH  
PARKING AND PUBLIC IMPROVEMENTS COMMISSION  
MINUTES OF A REGULAR MEETING  
May 25, 2017**

**A. CALL TO ORDER**

The regular meeting of the Parking and Public Improvements Commission of the City of Manhattan Beach, California, was held on the **25<sup>th</sup> day of May 2017**, at the hour of **6:32 p.m.**, in the City Council Chambers of City Hall, 1400 Highland Avenue, in said City.

**B. ROLL CALL**

Present: Delk, Lipps, Nicholson, Chairman King  
Absent: Fournier.  
Staff Present: Community Development Director Anne McIntosh  
Clerk: Angela Soo Seilhamer and Karen Arguelles

**C. APPROVAL OF MINUTES**

**05/25/17-1 April 27, 2017**

**MOTION:** Commissioner Lipps made a motion to approve the minutes without any changes. The motion was seconded by Commissioner Delk

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

**D. AUDIENCE PARTICIPATION**

Chair King opened Audience Participation (3-Minute Limit).

There was no Audience Participation.

Chair King closed Audience Participation.

**E. GENERAL BUSINESS**

**05/25/17-2 Recognition of Outgoing Members**

Commissioner Lipps commended Commissioner Fournier, who was absent, on an outstanding job he did as a commissioner. The other commissioners agreed.

Commissioner Lipps also mentioned he is not receiving emails and would like staff to verify the City has his correct forwarding email address.

Community Development Director McIntosh introduced Administrative Clerk Arguelles and explained she will be assisting with the minutes for future meetings.

**05/25/17-3 Discussion of Work Plan Topics for Upcoming Joint City Council/PPIC Meeting**

In response to a question by Chair King, Director McIntosh informed him the Joint City Council/PPIC meeting will be on June 21, 2017 and the purpose is to discuss Work Plan items, though the PPIC is typically guided by policy issues and complaints.

In response to a question by Commissioner Nicholson, Director McIntosh said the Boards and Commissions Handbook is not approved yet and is scheduled for City Council review on the July 5, 2017.

In response to a question by Chair King about revenue allocation from the \$730 million sale of Manhattan Beach Country Club, Director McIntosh said she does not know where the funds get allocated. She is not sure if the monies are earmarked for certain items and can provide an answer at a later date.

Discussion continued regarding the Marriott Hotel property.

Commissioner Nicholson said he would like the Work Plan to include studying the expansion of the neighborhood shuttle (Downtowner) to east of Sepulveda Boulevard. The PPIC can be involved in gathering information for the study and providing an analysis.

Commissioner Delk said there is already discussion on expanding the service area.

Chair King said there is definitely a demand, but questioned where the Downtowner vehicles would be parked.

Commissioner Lipps said the vehicles need a larger battery and fewer restrictions on advertising. The City is looking in depth at expanding operations and identified the Manhattan Village as another potential charging station site. He said residents would like to travel east of Sepulveda Boulevard, but do not want alcohol advertisements. He also added that drivers are doing well with tips.

Chair King asked if there has been a negative or positive effect for valet parking services.

Director McIntosh said there has been ongoing deliberations with the Downtown Association on the valet operations.

Discussion followed on downtown valet services.

Commissioner Nicholson also wanted the Work Plan to include promoting implementation of the Bicycle Master Plan. He said Pacific Avenue really needs a bike lane, but it is difficult to get local support. Additional bike lanes to service the schools should also be considered. He noted the Mobility Plan already identifies these areas. He also mentioned schools need improved parking and traffic management plans in order to avoid the chaos during morning-afternoon shuttling of students.

Discussion followed on traffic and parking around the schools and in the North End area.

Commissioner Lipps said he would like the Work Plan to include increasing the frequency at which crosswalks get painted and using high-visibility reflective paint, if not being used already. He said the existing schedule should be doubled.

Commissioner Nicholson agreed and also suggested adding reflectors.

Commissioner Lipps would also like the Work Plan to include the City looking into leasing solar panels to improve energy efficiency and cost savings, as he has seen his own electricity bill go down significantly.

Commissioner Lipps also added looking into a parking permit system for Manhattan Beach homeowners.

Chair King agreed and said all residents should have a Manhattan Beach sticker that allows them to park anywhere in the City in order to avoid complicated parking permit programs. He said it does not make sense that he lives in the City, but cannot park in certain parts of the City.

Discussion followed on parking permits.

Commissioner Lipps said he would like the new City Council to work with Southern California Edison on developing more economical ways of sustaining the electrical undergrounding projects, so that seniors are not required to take a second loan on their home.

Commissioner Nicholson said the cost per homeowner is \$50,000 to \$60,000 and asked if someone else should pay. He also believed that undergrounding is less reliable and more moisture is retained underground, which shortens the lifespan of underground wiring. He said this requires more maintenance for Edison and may make more sense to install underground utilities only in certain neighborhoods.

Commissioner Delk would like the Work Plan to include looking into gas lamps in all of Manhattan Beach. A survey can be conducted street by street to gauge interest and

then do an assessment. Highland Avenue in Downtown would especially benefit from gas lamps.

Commissioner Nicholson agreed gas lamps are more beneficial in Downtown areas.

Commissioner Delk also suggested looking into restricting large construction vehicles and delivery trucks from driving along Highland Avenue, which make it dangerous for other motorists and pedestrians. He recommended the large vehicles take Sepulveda Boulevard and then cut west.

Commissioner Delk also said the traffic light at Rosecrans Avenue and Sepulveda Boulevard needs to be timed better. At times he observed the intersection will have no vehicles going through for several minutes.

Commissioner Nicholson said he learned that the lights on Sepulveda Boulevard are synchronized in previous discussions regarding Gelson's Market.

Chair King said as part of Urban Land Institute (ULI) study, there was discussion on installing an all-cross crosswalk at Manhattan Beach Boulevard and Manhattan Avenue. He requested staff look into what happened with that idea.

Director McIntosh said she will look into the status of that recommendation.

Chair King also inquired about plans to reroute the bike bath to go under the Pier.

Commissioner Lipps said the path was actually a tunnel.

Director McIntosh said she would find out whether the bike path was to travel under the Pier or be an underground tunnel.

The Commissioners concluded their discussion and proceeded to the next item.

#### **F. OTHER ITEMS**

##### **05/25/17-3 Monthly Revenue and Expenditure Reports: Receive and File**

Received and Filed.

##### **05/25/17-4 Staff Follow-Up Items**

Director McIntosh mentioned the PPIC is adjourning to June 21, 2017 and not June 22<sup>nd</sup>. There will be a regular PPIC meeting on the next evening if there are commission items.

##### **05/25/17-5 Commissioner Items**

In response to a question by Chair King, Director McIntosh provided an update on the mall and explained the work on the south side by the Ralph's and Chili's is part of the refresh; See's Candies is moving; the middle area by California Pizza Kitchen (CPK) is going to be demolished and replaced with a new CPK just west of existing location without closing down restaurant operations; the wet utility work begins next week; the north side of Macy's women will be extended; and the theater will be demolished to become the northeast parking structure. She said the aesthetics will be similar to The Point.

In response to a question by Commissioner Delk, Director McIntosh said she does not know what is going to replace the round building that was torn down near Enterprise Rental.

In response to a question by Chair King, Director McIntosh provided an update on Gelson's, and said the resolution of approval has not been approved. Staff today just posted the draft conditions of approval, making it available earlier for the June 6, 2017 City Council meeting.

In response to a question by Commissioner Nicholson, Director McIntosh provided an update on the still vacant Rite-Aid site and explained there was an expired entitlement.

Discussion followed on Gelson's project.

## **G. ADJOURNMENT**

The meeting was adjourned at **7:21 p.m.** to the Joint City Council/PPIC Meeting on **Wednesday, June 21, 2017**, at 6pm, in the **Police/Fire Conference Room, 400/420 15<sup>th</sup> Street**, in said City.