



**CITY OF MANHATTAN BEACH  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
STAFF REPORT**

**DATE:** February 14, 2024

**TO:** Planning Commission

**FROM:** Talyn Mirzakhanian, Community Development Director

**THROUGH:** Adam Finestone AICP, Planning Manager

**BY:** Ted Faturros, Associate Planner

**SUBJECT:** Consideration of a Use Permit to Allow an Existing Ground Floor Bank Use (Chase Bank) and a New Commercial Parking Facility Use in the Bank's Parking Lot at an Existing Commercial Building Located at 201 Manhattan Beach Boulevard, and Making an Environmental Determination for the Project in Accordance with the California Environmental Quality Act.

**RECOMMENDATION**

Staff recommends that the Planning Commission conduct a public hearing and adopt the attached resolution approving the Use Permit, subject to conditions, and making a determination of exemption under the California Environmental Quality Act (CEQA).

**APPLICANT**

LAZ Parking (Adam Karp)  
1200 Wilshire Boulevard, Suite 100B  
Los Angeles, CA 90017

**BACKGROUND**

On August 15, 2023, the Community Development Department received an application requesting a Use Permit to establish conformance for an existing legal, nonconforming ground floor bank use (currently Chase Bank) and to establish a new commercial parking facility use

within the bank’s parking lot at an existing commercial building located at 201 Manhattan Beach Boulevard. The project site is currently not governed by a Use Permit or other entitlement, as it appears the construction of the building and establishment of the existing bank use predate the City’s Use Permit regulations.

Site Overview

The subject site is an approximately 5,650 square-foot parcel (APN 4179-021-018) located in the Downtown Commercial (CD) zoning district in Area District III, with a General Plan land use designation of Downtown Commercial. The site is currently improved with an existing 5,022 square-foot commercial building that was purpose-built in 1966 for the Americans Savings Loan Association. As such, a bank use has been the primary use of the site since at least 1966. Pedestrian access to the building is provided from the sidewalk along Manhattan Beach Boulevard. The roof of the building serves as an unenclosed parking lot for the bank. Vehicular access to the site is provided from Center Place to the rooftop parking lot. From there, pedestrians can access the building’s entrance either from a staircase within the parking lot to the sidewalk along Manhattan Beach Boulevard, or by walking down Center Place and Manhattan Avenue to the aforementioned building entrance on Manhattan Beach Boulevard.

LAZ Parking is requesting a Use Permit to bring the existing ground-floor bank use into conformance with current zoning standards (it is currently a legal nonconforming use), and to operate a commercial parking facility in the bank’s parking lot when the bank is closed. No changes are proposed to the bank use or parking lot configuration. It should be noted that the parking lot’s current layout does not meet certain minimum dimension requirements found in the City’s Local Coastal Program (LCP). However, no change in use or structural modifications are proposed which would require that the parking lot and spaces be brought up to current standards.

The site is surrounded by other commercial uses, including retail and restaurant uses to the west (across Manhattan Avenue), restaurant uses to the north (across Center Place), an ice cream parlor and retail uses to the east, and an ice cream parlor and retail uses to the south (across Manhattan Beach Boulevard). The Vicinity Map, included as Attachment “B,” demonstrates the site configuration and surrounding uses.

<b>SITE OVERVIEW</b>	
Location:	201 Manhattan Beach Boulevard (see Vicinity Map)
Legal Descriptions:	Portions of Vacated Right-of-Way and Lots 4 and 5, Block 66, Manhattan Beach Division No. 2

General Plan Land Use:	Downtown Commercial
Zoning:	CD
Area District:	III
Existing Land Use:	Bank with accessory parking
Proposed Land Use:	Bank (no change), commercial parking facility
Neighboring Zoning:	North: CD/Downtown Commercial
	East: CD/Downtown Commercial
	West: CD/Downtown Commercial
	South: CD/Downtown Commercial

Governing Regulations

The proposed project is reviewed for compliance with applicable regulations, including the City’s General Plan and LCP.

*Manhattan Beach General Plan*

The General Plan is a long-range policy document, adopted in 2003, that identifies the community’s vision for its collective future and establishes the fundamental framework to guide decision-making about development, resource management, public safety, public services, and general community well-being. This vision is expressed in goals and policies that allow this vision to be accomplished. All projects are reviewed to ensure the project aligns with the General Plan’s goals and policies. General Plans contain required “elements,” or chapters, including a Land Use Element, which is used to guide the City’s development, maintenance, and improvement of land and properties. The subject project was evaluated for conformance with relevant Land Use element goals and policies, as described later in this report.

*Manhattan Beach Local Coastal Program*

A portion of the City is within the Coastal Zone and, thus, subject to applicable provisions of the California Coastal Act. The California Coastal Act is administered through the California Coastal Commission, and authorizes coastal jurisdictions to create LCPs that specify appropriate location, type, and scale of new or changed uses of land. Each LCP includes a land use plan and measures to implement the plan (such as zoning ordinances). While an LCP reflects the unique characteristics of individual coastal communities, regional and Statewide interests and concerns must also be addressed. The California Coastal Commission certified

the City's LCP in 1996, as well as several subsequent amendments to the LCP since its initial adoption.

## PROJECT DESCRIPTION

The applicant, Adam Karp on behalf of LAZ Parking, submitted a use permit application to introduce a new "commercial parking facility" use in the parking lot of an existing building, within which a bank operates. Section A.08.050 (BB) of the City's LCP defines the commercial parking facility use as "[l]ots offering short-term or long-term parking to the public for a fee..." The use permit would also allow for the current building use (a bank), to come into conformance with current LCP requirements by obtaining a use permit for ground-floor banks fronting on pedestrian paths of travel in the CD zone, which became a requirement after development of the bank structure. The applicant proposes no changes to the existing building or parking lot configuration, except for signage to inform motorists that the site offers paid public parking during certain hours of the day. Any signage at the site would be subject to the City's sign regulations found in Chapter A.72 of the LCP.

As explained in the applicant's written materials (see Attachment "C"), LAZ Parking currently operates the bank's parking lot during the bank's business hours to ensure that people parking in the building's parking lot are bank customers. LAZ Parking proposes to operate a commercial parking facility use in the bank's parking lot when the bank is closed. Specifically, the commercial parking facility use would occur from 5:00 p.m. to 2:00 a.m. Monday through Friday, on bank holidays, and 24 hours a day on Saturday and Sunday. Per the bank's website, the bank's current hours of operation are 9:00 a.m. through 5:00 p.m., Monday through Friday. The bank is closed all day Saturday and Sunday.

LAZ Parking currently staffs the parking lot during bank hours, as this is necessary to ensure that only bank patrons are parking in the lot. LAZ employees would not regularly be at the site when it is operating as a commercial parking facility, as motorists would pay for parking via LAZ Parking's mobile phone application, "LAZgo." Periodic enforcement would be conducted by LAZ Parking employees in the general area. LAZ Parking intends to charge a flat fee instead of a rate based on time parked.

## DISCUSSION

### Consistency and Compliance with Governing Regulations

#### *Local Coastal Program - Land Use Allowance*

The proposed project was reviewed for compliance with the LCP:

- LCP Chapter A.16 - governs commercial districts, including the Downtown Commercial district where the project is located. Per LCP Section A.16.020, a Use Permit is required for ground floor bank uses adjacent to pedestrian areas or for commercial parking

facility uses.

- LCP Section A.64.050 (A) - no on-site parking is required for the site as the building's buildable floor area does not exceed the square footage of the lot. The presence of a commercial parking facility would thus not interfere with the site's parking requirement, as no parking is required for the existing building.
- LCP Chapter A.84 - provides that "Use permits are required for use classifications typically having unusual site development features or operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area." Pursuant to LCP Section A.84.020, the Planning Commission is the decision-making authority for Use Permits and shall consider this request at a public hearing prior to rendering a decision on the application.
- LCP Chapter A.96 - a Coastal Development Permit (CDP) is required for most development projects in the coastal zone. However, the project under consideration does not fall within the definition of a "development" as provided in Section A.96.030 of the LCP. As such, a CDP is not required for the project.

#### *General Plan Consistency*

As noted above, the project was reviewed for consistency with relevant General Plan goals and policies. The project has been determined to be consistent with the following goals and policies for the reasons described below:

- Policy LU-4.I: Protect public access to and enjoyment of the beach while respecting the privacy of beach residents.

The commercial parking use introduces more parking capacity to the Downtown area on an underutilized site, which in turn will provide more opportunity for visitors to access and enjoy the beach. The commercial parking use is on a commercially zoned property surrounded by other commercial properties, and thus imposes no burdens on beach residents.

- Goal LU-5: Protect residential neighborhoods from the intrusion of inappropriate and incompatible uses.

The existing bank use and proposed parking facility use maintain compatibility with adjacent residential uses, as the site is surrounded by commercial buildings on lots zoned for commercial uses. The project also creates additional opportunities for

parking on an underutilized site, and reduces the need for patrons to search for parking in nearby residential areas.

- Goal LU-6: Maintain the viability of the commercial areas of Manhattan Beach.

The commercial parking use introduces more parking capacity to the Downtown area, which in turn will provide more opportunity for residents and visitors to park in the Downtown area and support local businesses.

- Policy LU-6.1: Support and encourage small businesses throughout the City.

The existing bank use and proposed commercial parking use will contribute to a mix of services for residents, local businesses, and visitors that help meet the economic needs of the community.

- Policy LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.

The project is consistent with Policy LU-6.2 for the same reasons the project is consistent with Policy LU-6.1, as the existing bank use and proposed commercial parking use will contribute to a mix of services for residents, local businesses, and visitors that help meet the economic needs of the community.

- Goal LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.

The existing bank use and proposed commercial parking use are part of a variety of uses that complement one another so that customers have multiple reasons to visit and spend their time and money in the area.

#### Interdepartmental Review

The Traffic and Building and Safety divisions, along with the Public Works and Fire Departments, have reviewed the request. The departments raised no concerns or objections to the existing or proposed uses.

#### Required Findings

The City's LCP Section A.84.010 provides that, "[u]se permits are required for use classifications typically having unusual...operating characteristics requiring special consideration so that they may be designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area." In addition, per LCP Section A.84.060(A), an application for a Use

Permit shall be approved by the decision-making authority only if all of the required findings below can be made.

***Use Permit***

- 1. The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located.*

The subject site is currently developed with a bank use within an existing commercial building in the CD zoning district, and a new commercial parking facility use is proposed in the bank's parking lot. The LCP's stated purpose for the CD zone is to provide opportunities for residential, commercial, public and semipublic uses that are appropriate for the downtown area. The CD zoning district is thus intended to accommodate a broad range of businesses and to serve beach visitors. The existing ground floor bank use and proposed commercial parking facility use are consistent with the commercial land use regulations in LCP Section A.16.020 because they will provide opportunities for additional business activity.

- 2. The proposed location of the use and the proposed conditions under which the uses would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such uses; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.*

The General Plan encourages a "vibrant downtown" that offers "services and activities for residents and visitors." The existing bank use and proposed commercial parking facility use are consistent with the General Plan's Downtown Commercial land use designation for the subject property because they would provide such services. Furthermore, the project was reviewed by the Building and Safety and Traffic divisions as well as the Public Works and Fire Departments, all of whom raised no concerns or objections that have not been addressed. Therefore, the project will not be detrimental to the public health, safety or welfare of persons working on the site or in or adjacent to the neighborhood of such use, and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

- 3. The proposed use will comply with the provisions of this title, including any specific condition required for the proposed uses in the district in which they would be located.*

The existing bank use and proposed commercial parking facility use are permitted uses at the property, subject to approval of a Use Permit. If the Use Permit is approved, the existing bank use and proposed commercial parking facility use will be in compliance with all provisions of Title A of the LCP. Furthermore, operating characteristics and conditions of approval that serve to minimize any potential adverse impacts associated with the project

such as the hours of operation, the City's noise ordinance, and signage requirements, are included in the draft resolution (Attachment "A" to this staff report). If adopted, the conditions in the draft resolution will ensure compliance with the required findings for a Use Permit and serve as the governing resolution for the development and operation of the project.

- 4. The proposed use will not adversely impact or be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.*

The existing bank use and proposed commercial parking facility use do not adversely impact neighboring properties, as they are compatible with the surrounding commercial uses in the CD zone. Furthermore, the existing and proposed uses were contemplated when the General Plan was adopted, and will not create demands exceeding the capacity of public services and facilities.

## **ENVIRONMENTAL DETERMINATION**

The City has reviewed the proposed project for compliance with the California Environmental Quality Act (CEQA) and has determined that the project qualifies for a Class 1 categorical exemption pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines. Class 1 exemptions include the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Because the request consists of introducing a commercial parking facility use to a portion of an existing building that is already used for parking, it is considered an existing facility, and is a negligible expansion of the use at the site. Furthermore, none of the exceptions to the use of a categorical exemption described in CEQA Guidelines Section 15300.2 apply to the proposed project.

## **PUBLIC OUTREACH**

A public notice for the February 14, 2024, public hearing was published in The Beach Reporter, mailed to all property owners and residents within a 500-foot radius of the project site, and posted at City Hall, on February 1, 2024. As of the writing of this report, staff has not received any public comments.

## **CONCLUSION**

Staff recommends that the Planning Commission conduct the public hearing, and adopt the attached resolution approving the Use Permit to allow an existing ground floor bank use and



a new commercial parking facility use in the bank's parking lot at an existing commercial building located at 201 Manhattan Beach Boulevard, subject to certain conditions of approval. Staff further recommends that the Planning Commission make a determination that the project is categorically exempt from further review pursuant to CEQA.

**ATTACHMENTS:**

- A. Draft Resolution No. PC 24-\_\_\_\_
- B. Vicinity Map
- C. Applicant's Written Documents
- D. Architectural Plans

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**RESOLUTION NO. PC 24-XX**

**A RESOLUTION OF THE MANHATTAN BEACH PLANNING COMMISSION APPROVING A USE PERMIT TO ESTABLISH CONFORMANCE FOR AN EXISTING LEGAL, NONCONFORMING GROUND FLOOR BANK USE, AND APPROVING A NEW COMMERCIAL PARKING FACILITY USE IN THE BANK'S PARKING LOT AT AN EXISTING COMMERCIAL BUILDING AT 201 MANHATTAN BEACH BOULEVARD (LAZ PARKING)**

**THE MANHATTAN BEACH PLANNING COMMISSION DOES HEREBY RESOLVE AS FOLLOWS:**

SECTION 1. On August 15, 2023, Adam Karp on behalf of LAZ Parking ("Applicant") applied for a Use Permit to establish conformance for an existing ground floor bank use (Chase Bank) and a new commercial parking facility use in the bank's parking lot at an existing commercial building (the "Project") located at 201 Manhattan Beach Boulevard.

SECTION 2. On February 14, 2024, the Planning Commission conducted a duly noticed public hearing to consider the Project, during which the Planning Commission received a presentation by staff and testimony from the Applicant and provided an opportunity for the public to provide evidence and testimony. The Planning Commission also received and reviewed written testimony received by the City prior to the public hearing.

SECTION 3. The Project qualifies for a Categorical Exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines, which is a Class 1 exemption. Class 1 exemptions include the "operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use." Because the request consists of introducing a commercial parking facility use to a portion of an existing building that is already used for parking, it is considered an existing facility, and is a negligible expansion of the use at the site. Furthermore, none of the exceptions to the use of a categorical exemption described in CEQA Guidelines Section 15300.2 apply to the proposed project.

SECTION 4. The record of the public hearing indicates:

- A. The legal description of the site is Portions of Vacated Right-of-Way and Lots 4 and 5, Block 66, Manhattan Beach Division No. 2, in the City of Manhattan Beach, County of Los Angeles. The site is located in Area District III and is zoned Downtown Commercial (CD), with a General Plan land use designation of Downtown Commercial. The site is within the non-appealable portion of the City's Coastal Zone. The surrounding properties are zoned CD to the north, east, south, and west.
- B. The existing ground floor bank use and proposed commercial parking facility use are conditionally permitted in the CD zoning district subject to a Use Permit and are in compliance with the City's General Plan designation of Downtown Commercial. The General Plan encourages the Downtown Commercial land use category to provide "services and activities to our residents and visitors."
- C. The applicant is requesting approval of a Use Permit to bring the existing ground-floor bank use into conformance with current zoning standards (it is currently a legal nonconforming use), and to operate a commercial parking facility in the bank's parking lot when the bank is closed. No changes are proposed to the bank use or parking lot configuration.
- D. The Project is consistent with the following goals and policies of the General Plan:

LU-4.1: Protect public access to and enjoyment of the beach while respecting the privacy of beach residents.

The commercial parking use introduces more parking capacity to the Downtown area on an underutilized site, which in turn will provide more opportunity for visitors to access and enjoy the beach.

LU-5: Protect residential neighborhoods from the intrusion of inappropriate and incompatible uses.

The existing bank use and proposed parking facility use maintain compatibility with adjacent residential uses, as the site is surrounded by commercial buildings on lots zoned for commercial uses. The project also creates additional opportunities for parking on an underutilized site, and reduces the need for patrons to search for parking in nearby residential areas.

LU-6: Maintain the viability of the commercial areas of Manhattan Beach.

The commercial parking use introduces more parking capacity to the Downtown area, which in turn will provide more opportunity for residents and visitors to park in the Downtown area and support local businesses.

LU-6.1: Support and encourage small businesses throughout the City.

The existing bank use and proposed commercial parking use will contribute to a mix of services for residents, local businesses, and visitors that help meet the economic needs of the community.

LU-6.2: Encourage a diverse mix of businesses that support the local tax base, are beneficial to residents, and support the economic needs of the community.

The project is consistent with Policy LU-6.2 for the same reasons the project is consistent with Policy LU-6.1, as the existing bank use and proposed commercial parking use will contribute to a mix of services for residents, local businesses, and visitors that help meet the economic needs of the community.

LU-7: Continue to support and encourage the viability of the Downtown area of Manhattan Beach.

The existing bank use and proposed commercial parking use are part of a variety of uses that complement one another so that customers have multiple reasons to visit and spend their time and money in the area.

**SECTION 5.** Based upon substantial evidence in the record, and pursuant to the Local Coastal Program (LCP) Section A.84.060, the Planning Commission hereby makes the following findings related to the Use Permit:

- 1. The proposed location of the expanded use is in accord with the objectives of Title A of the LCP and the purposes of the district in which the site is located.**

The subject site is currently developed with a bank use within an existing commercial building in the CD zoning district, and a new commercial parking facility use is proposed in the bank’s parking lot. The LCP’s stated purpose for the CD zone is to provide opportunities for residential, commercial, public and semipublic uses that are appropriate for the downtown area. The CD zoning district is thus intended to accommodate a broad range of businesses and to serve beach visitors. The existing ground floor bank use and proposed commercial parking facility use are consistent with the commercial land use regulations in LCP Section A.16.020 because they will provide opportunities for additional business activity.

- 2. The proposed location of the expanded use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working on the proposed project site or in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city.**

The General Plan encourages a “vibrant downtown” that offers “services and activities for residents and visitors.” The existing bank use and proposed commercial parking facility use are consistent with the General Plan’s policies as noted above, and the Downtown Commercial land use designation for the subject property because they would provide such services. Furthermore, the project was reviewed by the Building and Safety, and Traffic divisions, as well as the Public Works and Fire Departments, all of whom raised no concerns or objections that have not been addressed. Therefore, the project will not be detrimental to the public health, safety or welfare of persons working on the site or in or adjacent to the neighborhood of such use, and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City. Further, because the new commercial parking facility use expands opportunities for parking on an underutilized site, it will reduce the need for patrons to search for parking in nearby residential areas.

- 3. The proposed use will comply with the provisions of Title A of the LCP, including any specific condition required for the proposed use in the district in which it would be located.**

The existing bank use and proposed commercial parking facility use are permitted uses at the property, subject to approval of a Use Permit. Through approval of this resolution, the existing bank use and proposed commercial parking facility use are in compliance with all provisions of Title A of the LCP. Furthermore, operational characteristics and conditions of approval have been applied to the Use Permit in order to minimize any potential adverse impacts associated with the project including, but not limited to, hours of operation, the City’s noise ordinance, and signage requirements.

- 4. The proposed use will not adversely impact or be adversely impacted by nearby properties. Potential impacts are related but not necessarily limited to traffic, parking, noise, vibration, odors, resident security and personal safety, and aesthetics, or create demands exceeding the capacity of public services and facilities which cannot be mitigated.**

The existing bank use and proposed commercial parking facility use do not adversely impact neighboring properties, as they are compatible with the surrounding commercial uses in the CD zone. Furthermore, the existing and proposed uses were contemplated when the General Plan was adopted, and will not create demands exceeding the capacity of public services and facilities.

**SECTION 6.** Based upon the foregoing, the Planning Commission hereby **APPROVES** the Project, subject to the following conditions:

**General**

- The Project shall be in substantial conformance with the plans and Project description submitted to, and approved by, the Planning Commission on February 14, 2024, as amended by these conditions. Any substantial deviation from the approved plans and Project description, as conditioned, shall require review

by the Community Development Director to determine if approval from the Planning Commission is required.

- 2. Any questions of intent or interpretation of any condition will be reviewed by the Community Development Director to determine if Planning Commission review and action is required.
- 3. At any time in the future, the Planning Commission or City Council may review the Use Permit for the purpose of revocation or modification in accordance with the requirements of the Manhattan Beach Municipal Code (MBMC) Chapter 10.104. Modification may consist of conditions deemed reasonable to mitigate or alleviate impacts to adjacent land uses.
- 4. Community Development Department staff shall be allowed to inspect the site at any time to determine compliance with conditions imposed and Local Coastal Program requirements.
- 5. Future modifications and improvements to the tenant space, including restriping the parking lot, shall be in compliance with applicable Planning Division, Building Division, Public Works, Waste Management, Fire Department, and Health Department regulations, when applicable.
- 6. Any modifications to the site that necessitate accessibility improvements must comply with the accessibility requirements found in Title 24 of the California Code of Regulations, or successor code.

**Operation**

- 7. The commercial parking facility use shall be allowed to operate during the following hours:  

Monday – Friday:	5:00 p.m. to 2:00 a.m.
Saturdays/Sundays/bank holidays:	24 hours a day
- 8. Changes to the hours of operation for the commercial parking facility use shall be requested in-writing by the applicant and shall be approved by the Community Development Director only if they are determined to be outside of normal hours of operation for the existing bank use (9:00 a.m. to 5:00 p.m. Monday through Friday).
- 9. This Use Permit shall be reviewed prior to any change in hours of operation for the existing banking use or any change in use of the building to ensure that no conflict exists between the changed hours or hours of the new use, and the hours of operation of the commercial parking facility use.
- 10. The existing rooftop parking lot shall only be used by the bank and the operator of the commercial parking facility. The rooftop deck shall not be offered to the other parties or entities for private events or gatherings.
- 11. The operators of the business shall police the property and all areas adjacent to the business during the hours of operation to keep it free of litter and debris.
- 12. The operators of the businesses (bank and commercial parking facility) shall provide adequate management and supervisory techniques to prevent loitering and other security concerns outside the subject business and adjacent properties.
- 13. All rooftop mechanical equipment shall be screened from view from the public right-of-way.
- 14. Noise emanating from the property shall be within the limitations prescribed by the City’s Noise Ordinance as specified in Chapter 5.48 of the MBMC and shall not create a nuisance to nearby property owners.

**Signage**

- 15. All new signs shall require permits, and shall be in compliance with the City’s sign code.
- 16. A-frame or other sidewalk signs in the public right-of-way shall be prohibited.
- 17. No temporary banner or other signs shall be placed on the site without City permit and approval.

**Procedural**

- 18. The property owner shall be required to obtain an Encroachment Permit for any improvements in the public right-of-way.
- 19. Terms and Conditions are Perpetual; Recordation of Covenant. The provisions, terms and conditions set forth herein are perpetual, and are binding on the owner, its successors-in-interest, and, where applicable, all tenants and lessees of the site. Further, the owner shall submit the covenant, prepared and approved by the City, indicating its consent to the conditions of approval of this Resolution, and the City shall record the covenant with the Office of the County Clerk/Recorder of Los Angeles. Owner shall deliver the executed covenant, and all required recording and related fees, to the Department of Community Development within 30 days of the adoption of this Resolution. Notwithstanding the foregoing, the Director may, upon a request by owner, grant

an extension to the 30-day time limit. The Project approval shall not become effective until recordation of the covenant.

20. Indemnity, Duty to Defend and Obligation to Pay Judgments and Defense Costs, Including Attorneys' Fees, Incurred by the City. The operator shall defend, indemnify, and hold harmless the City, its elected officials, officers, employees, volunteers, agents, and those City agents serving as independent contractors in the role of City officials (collectively "Indemnitees") from and against any claims, damages, actions, causes of actions, lawsuits, suits, proceedings, losses, judgments, costs, and expenses (including, without limitation, attorneys' fees or court costs) in any manner arising out of or incident to this approval, related entitlements, or the City's environmental review thereof. The operator shall pay and satisfy any judgment, award or decree that may be rendered against City or the other Indemnitees in any such suit, action, or other legal proceeding. The City shall promptly notify the owner of any claim, action, or proceeding and the City shall reasonably cooperate in the defense. If the City fails to promptly notify the owner of any claim, action, or proceeding, or if the City fails to reasonably cooperate in the defense, the owner shall not thereafter be responsible to defend, indemnify, or hold harmless the City or the Indemnitees. The City shall have the right to select counsel of its choice. The owner shall reimburse the City, and the other Indemnitees, for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Nothing in this Section shall be construed to require the owner to indemnify Indemnitees for any Claim arising from the sole negligence or willful misconduct of the Indemnitees. In the event such a legal action is filed challenging the City's determinations herein or the issuance of the approval, the City shall estimate its expenses for the litigation. The owner shall deposit said amount with the City or enter into an agreement with the City to pay such expenses as they become due.

SECTION 7. The Planning Commission's decision is based upon each of the totally independent and separate grounds stated herein, each of which stands alone as a sufficient basis for its decision.

SECTION 8. This Resolution shall become effective when all time limits for appeal as set forth in LCP Section A.84.080 have expired.

SECTION 9. The Secretary of the Planning Commission shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the Applicant. The Secretary shall make this resolution readily available for public inspection.

SECTION 10. This entitlement shall lapse two years after its date of approval, unless implemented or extended pursuant to Section A.84.090 of the LCP.

February 14, 2024

\_\_\_\_\_  
**Robert Tokashiki**  
Planning Commission Chair

I hereby certify that the following is a full, true, and correct copy of the Resolution as **ADOPTED** by the Planning Commission at its regular meeting on **February 14, 2024**, and that said Resolution was adopted by the following vote:

- AYES:**
- NOES:**
- ABSTAIN:**
- ABSENT:**

\_\_\_\_\_  
**Talyn Mirzakhanian,**  
Secretary to the Planning Commission

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**Rosemary Lackow,**  
Recording Secretary

ATTACHMENT B

VICINITY MAP

201 MANHATTAN BEACH BOULEVARD



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## 1. BUSINESS & OPERATION PLAN

### Downtown Manhattan Beach Parking Narrative

Per City Planners request, this is LAZ Parking’s synopsis of the Downtown Manhattan Beach parking landscape and how LAZ feels we can better assist the Community and its visitors with additional parking supply.

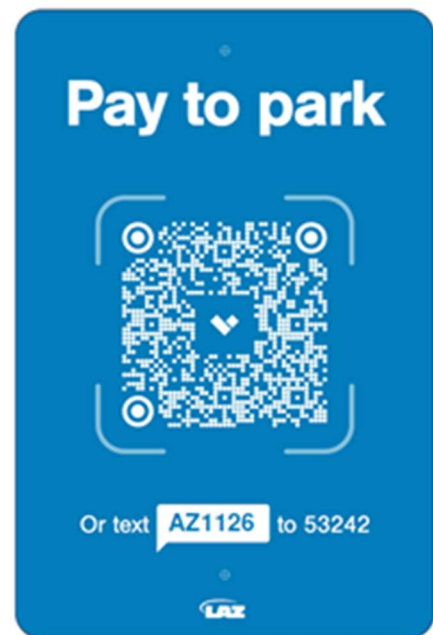
Downtown Manhattan Beach is one of the most visited Beach Communities in Southern California and because of the natural density and number of attractions (Beach, Restaurants, Bars, Shopping etc) in the submarket finding parking can be a bit of a struggle for both residences and visitors. Currently, the only parking inventory in Downtown Manhattan Beach are City Meters and a select few City Garages/ Structures. No Private Public Parking is available to supply more inventory.

LAZ Parking has 40 Years of experience helping manage and operate City’s Municipal Parking Programs as well as providing supplementary parking inventories with our private contracts. Currently, LAZ Parking assists the City of Manhattan Beach with supplemental Parking Enforcement which has been a tremendous partnership. With this presence in Manhattan Beach, LAZ has realized the overall parking landscape and the apparent shortfall in parking supply.

That said, LAZ is requesting to utilize its current relationships to help provide the Downtown Manhattan Beach area with additional Public Parking supply. LAZ has National contracts with both Bank of America and JP Morgan Chase, where we provide staffing during bank hours and help drive after hours revenues with our Text to Park payment solution technology.

LAZ Parking intends to collect payment via our technology solution, LAZgo, whereas users can pay via there phones upon parking at the lot. LAZ would install “Scan to Pay” QR Code signs (see example) within the parking area which would direct parkers on how to pay for desired parking. Our website would also list this location for patrons seeking downtown Manhattan Beach parking during permitted public parking hours.

LAZ understands City of Manhattan Beach parking rates as \$2 per hour at all the garages and City Parking Meters, therefore would want to put forth a rate that closely matches the City’s timed rate. LAZ intends to put forth a flat rate (not by hourly) of \$7-8 depending on the day for JP Morgan Chase Bank.



# 1. BUSINESS & OPERATION PLAN

## Chase Bank- 201 Manhattan Beach Blvd:

LAZ currently has staffing during Branch Hours to manage and maintain their small rooftop parking lot. This lot is a bit hidden and gate arms close during after hours to restrict non bank parkers from using the lot. LAZ would keep gate arms up 24/7 and this would help boost parking inventories in the Downtown Manhattan Beach area. LAZ would like to request converting this JPMC lot to Public Paid Parking during branch afterhours.

### Hours of Operation:

- Monday-Friday: 5pm- 2am
- Weekends: All day (Branch of Closed)

### Parking Verbiage:

Appropriate verbiage will articulate paid vehicles needing to vacate the lot before branch opens at 9am. LAZ proposes having an Overnight Rate for Friday and Saturday and during the week parking durations will only allow parkers to purchase before 1am.

### Enforcement:

LAZ Parking will do daily enforcement with our existing Bank Division supervisors who already have enforcement routes in the South Bay to ensure there aren't any unauthorized vehicles parking in the parking lot. This is what LAZ does for these Bank partnerships already.

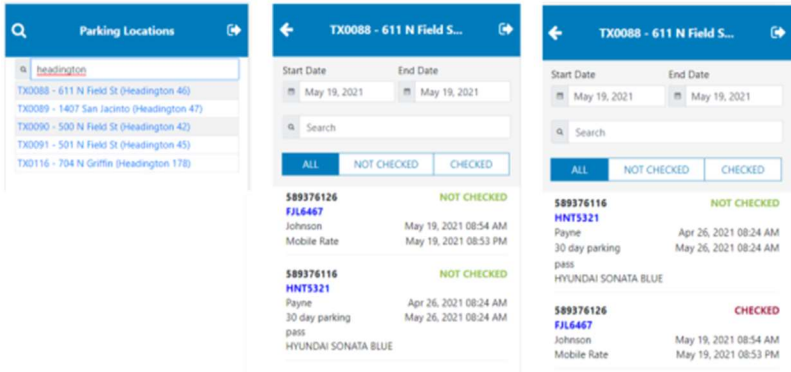
LAZ Parking will utilize its Checker App to enforce paid for transactions. The checker is designed and recommended for use of employee's mobile devices only.

### Proposed Enforcement Schedule (flexible based on peak parking hours):

- Monday- Friday : 6pm-9pm
- Saturday:11am-6pm
- Sunday: 9am-6pm

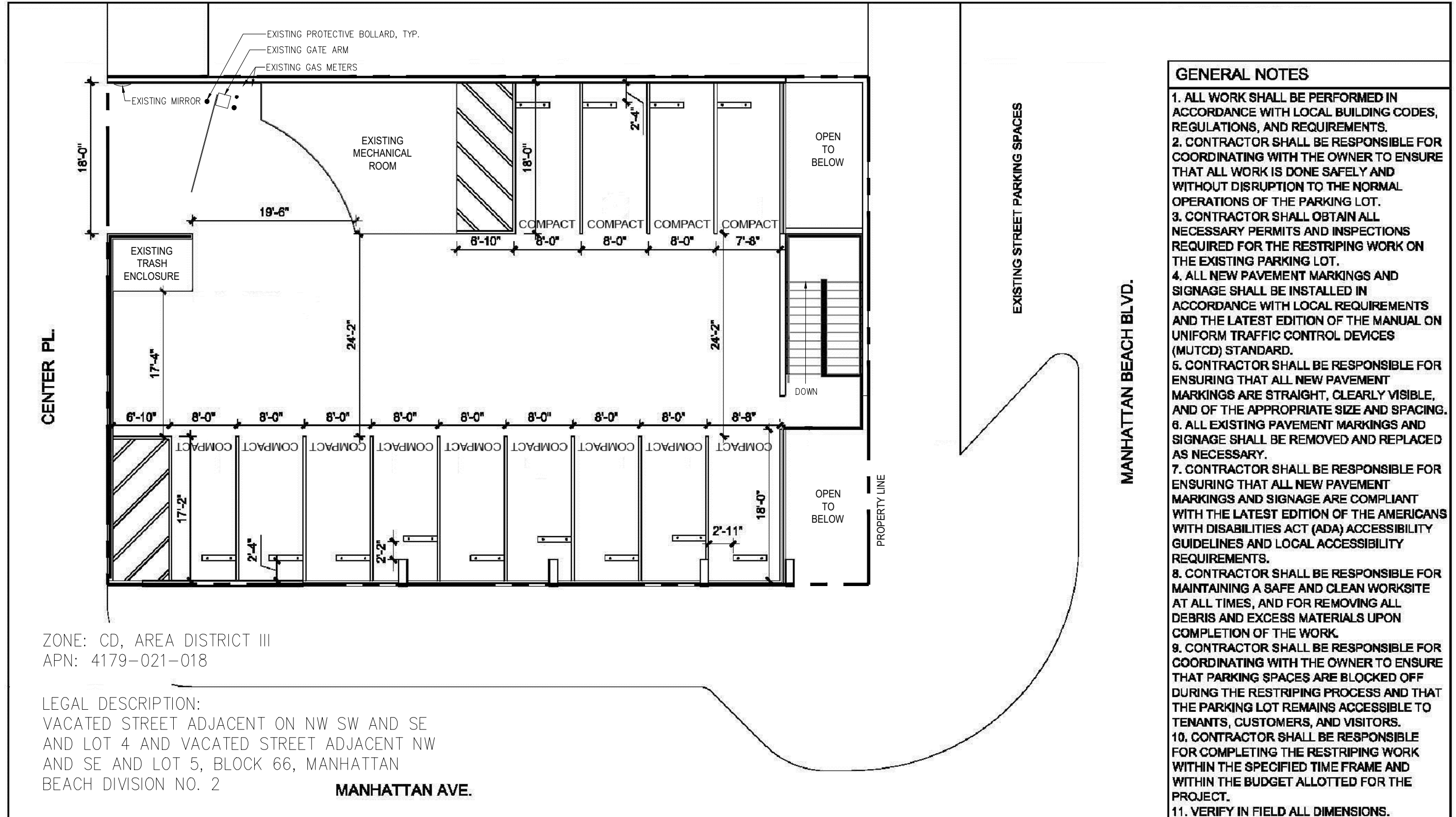
LAZ Checker App

- ✓ The user can only see the locations they have been assigned to.
- ✓ All transactions will show a confirmation number, License Plate, and start/end date/times.
- ✓ The user can tap to mark a transaction as 'Checked' during lot checks and filter for Checked, Not Checked, or All transactions.
- ✓ The checker updates in real time. You can view all past and future dates and times.



### Signage:

Please refer to individual Site Plans also included.



**GENERAL NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL BUILDING CODES, REGULATIONS, AND REQUIREMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER TO ENSURE THAT ALL WORK IS DONE SAFELY AND WITHOUT DISRUPTION TO THE NORMAL OPERATIONS OF THE PARKING LOT.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSPECTIONS REQUIRED FOR THE RESTRIPING WORK ON THE EXISTING PARKING LOT.
4. ALL NEW PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARD.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL NEW PAVEMENT MARKINGS ARE STRAIGHT, CLEARLY VISIBLE, AND OF THE APPROPRIATE SIZE AND SPACING.
6. ALL EXISTING PAVEMENT MARKINGS AND SIGNAGE SHALL BE REMOVED AND REPLACED AS NECESSARY.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL NEW PAVEMENT MARKINGS AND SIGNAGE ARE COMPLIANT WITH THE LATEST EDITION OF THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES AND LOCAL ACCESSIBILITY REQUIREMENTS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SAFE AND CLEAN WORKSITE AT ALL TIMES, AND FOR REMOVING ALL DEBRIS AND EXCESS MATERIALS UPON COMPLETION OF THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER TO ENSURE THAT PARKING SPACES ARE BLOCKED OFF DURING THE RESTRIPING PROCESS AND THAT THE PARKING LOT REMAINS ACCESSIBLE TO TENANTS, CUSTOMERS, AND VISITORS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING THE RESTRIPING WORK WITHIN THE SPECIFIED TIME FRAME AND WITHIN THE BUDGET ALLOTTED FOR THE PROJECT.
11. VERIFY IN FIELD ALL DIMENSIONS.

ZONE: CD, AREA DISTRICT III  
 APN: 4179-021-018

LEGAL DESCRIPTION:  
 VACATED STREET ADJACENT ON NW SW AND SE  
 AND LOT 4 AND VACATED STREET ADJACENT NW  
 AND SE AND LOT 5, BLOCK 66, MANHATTAN  
 BEACH DIVISION NO. 2

MANHATTAN AVE.

**MANHATTAN BEACH - CHASE BANK PARKING SITE PLAN**

**EXISTING SITE PLAN**

**PROJECT ADDRESS:**  
 201 MANHATTAN BEACH BLVD  
 MANHATTAN BEACH, CA 90266

**DATE:**  
 2023-04-27

**SCALE:**  
 3/32" = 1'-0"



1 PETERS CANYON ROAD, SUITE 130  
 IRVINE, CA 92606  
 TEL: 949-387-8500, FAX: 949-387-0800