

Potential Downtown Maintenance Enhancements

June 20, 2017
City Council Meeting

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Overview

- ▶ **Background**
- ▶ **Areas Needing Enhancements**
 - Area 1: Cleaning Practices
 - Area 2: Refuse Management
 - Area 3: Code Enforcement
 - Area 4: Parking
 - Area 5: Outreach
- ▶ **Discussion**
- ▶ **City Council Direction:** Which, if any, of the options should Staff explore?



Background

- ▶ Downtown Specific Plan – beautification concerns
- ▶ April 18, 2016 City Council Meeting
- ▶ Correspondence with Stakeholders
- ▶ June 17, 2016 Stakeholder Meeting



Format of Staff Report & Tonight's Discussion

▶ Staff Report

- Attachment 1: thorough explanation of each component
- Attachments 2 – 6: Quick List of each Area for tonight's discussion
- Attachment 7: Summary of Stakeholder Correspondence

▶ Tonight's Discussion

- Follow along with Attachments 2 - 6
 - Each of the 5 Areas have their own attachment
- Presentation of Each Area
 - Complaint
 - Suggestions/New Approach
 - Whether reached consensus at Stakeholder meeting
- CC DIRECTION: Which solutions, if any, should Staff explore?



Area 1: Cleaning Practices

Attachment 2

	Complaint	Option	Suggestions/ New Approach	Stakeholder Feedback	Initial Cost Estimates
1.1	Alleys are dirty; need same maintenance to main thoroughfares	A	Once per week, expand porter service/hand sweeping, and power washing to entire Downtown & North Business Improvement District.	Consensus Reached	\$2,000 - \$6,000 per cleaning (\$104K - \$312K annually)
1.2	The Downtown is dirty after major events	A	During event permit process, additional porter service and/or cleaning may be required for entire Downtown area (determined by City's Maintenance Manager).	Consensus Reached	\$600 daily for porter service; at least \$2,000 for hand sweep & power washing

Area 1: Cleaning Practices

Attachment 2 (Continued)

	Complaint	Option	Suggestions/ New Approach	Stakeholder Feedback	Initial Cost Estimates
1.3	Roaches can be found on Downtown sidewalks & in alley areas	A	Schedule all Downtown utility boxes to be sprayed 2-4 times per year for pest control.	Consensus Reached	\$7,000 to spray all Downtown boxes once (\$14K - \$28K annually)
		B	Obtain pest control management plan from pest control company.	No Consensus	Dependent on proposed plan
		C	Use Diatomaceous Earth on the inside of sewer lids.	No Consensus, not recommended (washed away during power washing)	N/A

Area 2: Refuse Management

Attachment 3

	Complaint	Option	Suggestions/ New Approach	Stakeholder Feedback	Initial Cost Estimates
2.1	Many businesses do not have adequate refuse facilities	A	Adjust Municipal Code to require that all refuse enclosures be evaluated every time a business changes hands or any size tenant improvement is performed.	Consensus Reached	To be Determined
		B	Outline adequate refuse enclosures in the CUP for each building/business.	No Consensus	To be Determined
		C	Actively renew, implement, and enforce refuse related conditions of the old CUPs and new CUPs.	No Consensus	To be Determined
		D	Create communal refuse areas and have them strictly managed for efficiency and effectiveness.	No Consensus	To be Determined
		E	Proactively cite the businesses and property owners.	No Consensus	To be Determined
		F	Require all businesses to store their recyclables inside their premises.	No Consensus	To be Determined

Area 2: Refuse Management

Attachment 3 (Continued)

	Complaint	Option	Suggestions/ New Approach	Stakeholder Feedback	Initial Cost Estimates
2.2	Commercial refuse overflow issues	A	Develop and enforce a refuse management plan throughout the city.	Consensus Reached	To be Determined
		B	Food service establishments should utilize compactors in their kitchens when able.	Consensus Reached	To be Determined
		C	WM Valet Service. Dedicated Porter Truck circling Downtown on a route.	No Consensus	To be Determined
		D	WM Butler Service. Waste Management “call button” given to each business, alerting driver of collection needs	No Consensus	To be Determined
		E	WM Guest Experience Engineers. alert collection drivers of locations which need immediate service.	No Consensus	To be Determined
		F	Require all Downtown businesses to have refuse collection service 2-3 times daily.	No Consensus	To be Determined

Area 2: Refuse Management

Attachment 3 (Continued)

	Complaint	Option	Suggestions/ New Approach	Stakeholder Feedback	Initial Cost Estimates
2.3	Downtown is littered with cigarette butts.	A	Inform and empower the public on what they can do when encountering someone smoking.	Consensus Reached	To be Determined
		B	Close off the west end of the Manhattan Beach Pier late at night to prohibit smokers who congregate at the end of the Pier.	Consensus Reached Recommend Pilot Program	To be Determined
		C	Increase the size of the Non-Smoking signs.	Consensus Reached	To be Determined
		D	Add ash trays throughout Downtown with signage that says “Put your cigarette out – Manhattan Beach is a smoke free city.”	Consensus Reached	To be Determined
		E	Spend some time educating and enforcing the smoking ban with taxi cab drivers.	Consensus Reached	To be Determined

Area 2: Refuse Management

Attachment 3 (Continued)

	Complaint	Option	Suggestions/ New Approach	Stakeholder Feedback	Initial Cost Estimates
2.4	Public refuse cans/bins not sufficient. City should get Big Belly containers.	A	Replace ALL Downtown public refuse containers (about 50 locations) with Big Belly solar compactor units.	No Consensus	\$250 p/mo p/location (rental only) (\$12K p/mo or \$150K annually)
		B	Replace six Downtown public container locations with Big Belly solar compactor units.	Consensus Reached	\$250 p/mo p/location (rental only) (\$1.5K p/mo or \$18,000 annually)

Area 2: Refuse Management

Attachment 3 (Continued)

	Complaint	Option	Suggestions/ New Approach	Stakeholder Feedback	Initial Cost Estimates
2.5	City-owned containers compensate for high volume of disposable products	A	Install Big Belly solar compactors with the greatest overflow issues	Consensus Reached	\$250 p/mo p/location (rental only)
		B	Establish a permit fee for “to-go” disposable food establishments to help cover the cost of additional refuse collection and street cleaning.	Consensus Reached	To be Determined
2.6	Explore mandatory food waste recycling participation for all food service	A	Adjust Municipal Code to mandate participation food waste recycling for all food service establishments.	No Consensus	No additional cost to participate, businesses already paying for service

Area 3: Code Enforcement

Attachment 4

	Complaint	Option	Suggestions/ New Approach	Stakeholder Feedback	Initial Cost Estimates
3.1	Businesses handling trash discrepancies and complaints for buildings.	A	Shift all responsibility for mitigating refuse issues and complaints to the landlords.	No Consensus	N/A
		B	Create a “blanket” Downtown Use Permit specific to the issues and needs in the Downtown area.	No Consensus	To be Determined
		C	Require property owners to include a refuse clause in tenant agreements, requiring 30 minute training on proper refuse practices.	Consensus Reached	To be Determined
3.2	Breaking down boxes should be required in the Municipal Code.	A	Create Refuse related Best Management Practices in the Municipal Code.	Consensus Reached	To be Determined

Area 3: Code Enforcement

Attachment 4 (Continued)

	Complaint	Option	Suggestions/ New Approach	Stakeholder Feedback	Initial Cost Estimates
3.3	There is not enough proactive enforcement of current codes.	A	Increase enforcement of the city's current smoking ban.	Consensus Reached	To be Determined
		B	Integrate the efforts of Code Enforcement and the Police Department (move away from "Complaint-Based" enforcement).	Consensus Reached	To be Determined
		C	Designate one Code Enforcement Officer for "Environmental Codes" such as refuse, smoking, plastic bags, NPDES (storm water), etc.	Consensus Reached	To be Determined

Area 4: Parking

Attachment 5

	Complaint	Option	Suggestions/ New Approach	Stakeholder Feedback	Initial Cost Estimates
4.1	Examine parking regulations; do not impede refuse pickup.	A	Delivery hours should be re-examined and allow for early morning deliveries again.	No Consensus	To be Determined
4.2	Illegally parked delivery vehicles causing congestion.	A	Assign parking spaces for delivery trucks at specific hours.	No Consensus	To be Determined
		B	Work in partnership with businesses to monitor and insure compliance with delivery vendors.	No Consensus	To be Determined
		C	Require small delivery trucks and enforce against idling.	No Consensus	To be Determined
		D	Create a Municipal Code that limits all commercial deliveries citywide to certain hours of the day.	No Consensus	To be Determined

Area 5: Outreach

Attachment 6

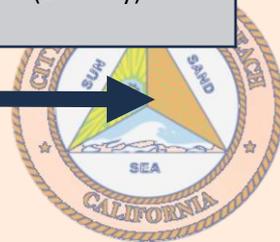
	Complaint	Option	Suggestions/ New Approach	Stakeholder Feedback	Initial Cost Estimates
5.1	The City needs additional outreach campaigns on Downtown beautification.	A	Initiate a competition to beautify Downtown.	No Consensus	To be Determined
			Start a beautification award program for the cleanest businesses.	No Consensus	To be Determined
			“Adopt a Street” program. Businesses or property owners can “Adopt a Street” and be responsible for keeping that street clean.	No Consensus	To be Determined
			Create an educational campaign for all Downtown stakeholders.	No Consensus	To be Determined

Decision-making Model

Value

<p>QUICK WINS (higher value; quickly accomplished)</p> <ol style="list-style-type: none"> 1. Increase cleaning requirements for Downtown Events 2. Replace containers at six (6) "hot spot" Downtown locations with Big Belly Solar compactors (trash & recycling) 3. Add refuse-related Best Management Practices (BMPs) to Municipal Code (i.e.: break down cardboard boxes) 4. Food service establishments utilize kitchen compactors when able 	<p>BIG HITTERS (high value; longer term and/or costly)</p> <ol style="list-style-type: none"> 1. Expand Porter & power washing (with run-off capture) services 2. Proactively cite for Municipal Code violations 3. Replace all downtown public containers with Big Belly compactors 4. Establish a permit fee for take-out establishments (disposables) 5. Mandatory food waste recycling (City Municipal Code) 6. Mandatory refuse BMP training in property owner tenant agreements 7. Revised Code requiring enclosure review for every permitted job 8. Develop Refuse Management Plan throughout the city 9. Start a beautification program (competition/awards) 10. Create educational campaign for Downtown stakeholders 11. Designate a Code Enforcement Officer for "Environmental Codes"
<p>LOW HANGING FRUIT (lower value, quickly accomplished)</p> <ol style="list-style-type: none"> 1. Obtain pest control management plan from vendor 2. Increase public education: how to handle public smoking violation 3. Increase education & enforcement of smoking ban, focus on taxis 4. Increase size of "Breathe Free" non-smoking signs 	<p>HURDLE (low value; costly with time and/or resources)</p> <ol style="list-style-type: none"> 1. Spray utility boxes multiple times year (pest control) or use Diatomaceous Earth on inside of sewer lids 2. Communal refuse areas 3. Install educational ash trays about the smoking ban in public areas 4. Close end of the Pier at night (prevent smoking/cigarette litter) 5. Create a "blanket Downtown use permit" 6. "Adopt a Street" program - property owners or businesses "Adopt a Street" and assume responsibility to keep it clean 7. Add concierge-style services from city's hauler (i.e.: on-call) 8. Mandatory all-commercial increased refuse collection (2-3x day)

Resource/Time



Final Recommendations

1. Increase cleaning requirements for Downtown Events
2. Replace containers at six (6) "hot spot" Downtown locations with Big Belly Solar compactors (trash & recycling)
3. Add refuse-related Best Management Practices (BMPs) to Municipal Code (i.e.: break down cardboard boxes)
4. Expand Porter & power washing (with run-off capture) services
5. Proactively cite for Municipal Code violations
6. Revised Code requiring enclosure review for every permitted job



Council Direction

Which, if any, of the solutions should Staff explore?

