

## RESOLUTION NO. 25-0012

A RESOLUTION OF THE MANHATTAN BEACH CITY COUNCIL AUTHORIZING DEVIATIONS FROM THE LOCAL COASTAL PLAN PHASE III IMPLEMENTATION PLAN FOR THE TEMPORARY LOT 3 PUBLIC PARKING LOT BASED ON A LOCAL EMERGENCY PURSUANT TO MANHATTAN BEACH LOCAL COASTAL PLAN SECTION A.01.050(K); AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

THE MANHATTAN BEACH CITY COUNCIL HEREBY RESOLVES AS FOLLOWS:

### SECTION 1. Background

A. Lot 3 is a City-owned property that included a parking structure (“Structure”) at the southwest corner of Morningside Drive and 12th Street in Downtown Manhattan Beach (the “Subject Site”), in the Downtown Commercial (CD) zoning district. The three-story Structure was constructed in 1971 and contained 146 parking spaces critical to visitors and businesses in the Downtown area. In June 2024, during a routine onsite inspection, staff observed visible corrosion in the steel columns and staircases leading to the third level of the Structure, and as a result, the third level of the Structure was closed to the public to protect the public health, safety and welfare. Following additional onsite inspections and structural assessments evaluating the structural integrity of the Structure, it was determined that the immediate shoring or closure of the Structure was necessary in the interests of public safety. Thereafter on July 30, 2024, the Structure was fully closed to the public, including the sidewalks along 12th Street and Morningside Drive due to the portions of the Structure that overhand the public right-of-way, and on August 6, 2024 temporary fencing was placed around the Structure.

B. Pursuant to City Council Resolution No. 12-6422, adopted by City Council on December 4, 2012, in the event of an emergency, the City Manager is authorized to take action during an emergency pursuant to California Public Contract Code Section 22050, including the authority to order the repair of public facilities without advertising for bids when the repair is in the public interest and necessitates the immediate expenditure of public money to safeguard life, health, or property.

C. On September 3, 2024, the City Council adopted Resolution No. 24-0105, declaring a local emergency at the Lot 3 Parking Structure and authorizing the City Manager to secure, demolish and replace the Structure pursuant to emergency procedures, and thereafter has extended the emergency declaration through and including the date of this Resolution.

D. Pursuant to the authority of Resolution Nos. 12-6422 and No. 24-0105, the City conducted an expedited bid process for the demolition of the Lot 3 Parking Structure, and awarded a demolition contract to American Wrecking, Inc., and thereafter American Wrecking, Inc. demolished the Lot 3 Parking Structure on the Subject Site.

E. The City is preparing design plans for construction of an interim, temporary parking lot (the "Project") on the Subject Site pending design and construction of a permanent parking facility.

F. Lot 3 is located in the City's Coastal Zone. The City has adopted the Manhattan Beach Local Coastal Plan Phase III Implementation Plan ("LCIP"), that constitutes the zoning code for the Coastal Zone. LCIP Section A.01.050(K) provides that during a local emergency, the City Council may authorize deviations from any provision of the LCIP.

G. In general, the LCIP imposes certain land use and development standard requirements on development of commercial parking, including lighting and landscaping requirements, and a use permit requirement.

SECTION 2. Authorization of Deviations from Applicable LCIP Use and Development Standards Requirements and Delegation to City Manager to Approve Modifications. Based on the foregoing, the City Council finds, determines and resolves as follows:

A. Pursuant to LCIP Section A.01.050(K), the City Council hereby authorizes any and all necessary deviations from LCIP provisions in connection with the development of the Project.

B. The City Council delegates to the City Manager, in consultation with the Community Development Director and City Engineer, the authority and discretion to apply any such development standards and requirements related to the Project, including not limited to height of lighting sources and landscaping dimensions and characteristics, as she deems appropriate consistent with public safety, the objectives of the LCIP, and provision of the maximum amount of parking.

SECTION 3. Environmental Determination. The City Council hereby finds that the Project, including deviations from LCIP requirements, are exempt from the California Environmental Quality Act (CEQA) pursuant to the following State CEQA Guidelines:

A. The Class 1 categorical exemption - Section 15301 (Existing Facilities) - because the project would modify the ground floor of an existing parking facility to provide fewer parking spaces than the existing parking facility, thus resulting in no expansion of the existing use;

B. The Class 2 categorical exemption - Section 15302 (Replacement or Reconstruction) - because the existing parking structure would be replaced with a flat parking lot with substantially the same purpose as the existing structure and substantially the same or lower capacity as the ground floor of the existing structure; and t

C. The Class 4 categorical exemption - Section 15304 (Minor Alterations to Land) because grading necessary to accommodate a surface parking lot would occur at a lot that has less than 10 percent slope, is not in a waterway, wetland, or scenic area, and is not in officially mapped areas of geological hazard.

SECTION 4. This Resolution shall take effect immediately.

SECTION 5. The City Clerk shall certify to the passage and adoption of this resolution.

ADOPTED on January 21, 2025.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

AMY THOMAS HOWORTH  
Mayor

ATTEST:

---

LIZA TAMURA  
City Clerk