

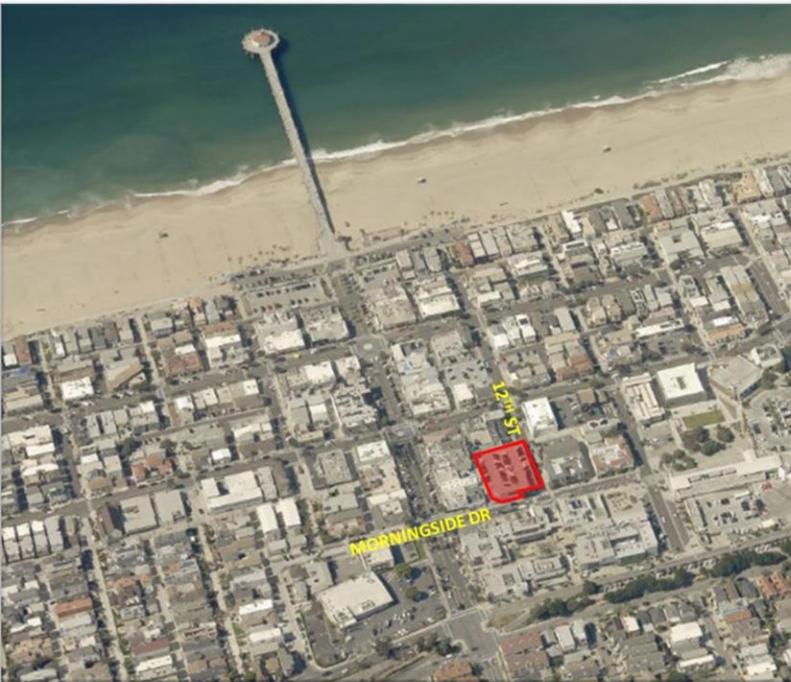


LOT 3 PARKING STRUCTURE

JEFF FIJALKA, PRINCIPAL CIVIL ENGINEER
JANUARY 21, 2025



TIMELINE



- 6/24/24 Upper Level Closed
- 7/30/24 Full Closure
- **9/03/24 Local Emergency Declared**
- 10/31/24 – Start of Demolition
- 11/22/24 – Demolition Complete
- 12/9/24 – Redevelopment Options Presented to City Council
- 12/11/24 – Interim Lot Design Kick-off



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INTERIM PARKING LOT DESIGN

California Green Building Code requirements:

- Bicycle Storage
- Electric Vehicle Charging Stations



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INTERIM PARKING LOT DESIGN

- City Council may authorize deviations from the Local Coastal Program (LCP) during a Local Emergency:
 - Authorized by Section A.01.050.K of the LCP



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REFUSE ENCLOSURE

If waste or recycle containers are stored onsite, a refuse enclosure with the following elements is required:

- Full enclosure
- Connection to the sewer, with primer
- Fire sprinkler(s), depending on location



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REFUSE STORAGE AT LOT 3

- Recycle bins for 4 nearby private properties previously stored within Lot 3
- No written agreement or established rent
- Estimated cost to construct an enclosure: \$135,000



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STAFF RECOMMENDATIONS

Staff recommends that the City Council:

- A. Determine, by four-fifths vote, that there is a need to continue the emergency action.
- B. Authorize deviations from any applicable provisions of the Manhattan Beach Local Coastal Program.
- C. Provide direction about constructing a refuse enclosure within the interim parking lot.



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