

CITY OF MANHATTAN BEACH

CONSTRUCTION TRAFFIC AND PARKING MANAGEMENT GUIDELINES

Areas III and IV

Draft

Construction Management and Parking Plan

Prior to construction activity in Residential Districts III and IV, a Construction Management and Parking Plan (CMPP) shall be submitted by the contractor or property owner, and approved by the Community Development Department. A CMPP shall include, but not be limited to the following:

1. Site plan showing existing and proposed structures, on-site parking, adjacent street parking, and proposed loading zone (if requested);
2. Location Map showing proposed haul/delivery routes and off-site parking areas (if needed);
3. Proposed construction loading zone application for any street loading/parking (if needed);
4. Quantity and locations of construction worker parking for all phases of construction to the satisfaction of the City Traffic Engineer. Private off-site parking locations, public parking lots carpooling and employee shuttles can be used to provide sufficient parking.
5. Signed parking agreement(s) for use of private parking lots (if applicable);
6. Proposed staging location for construction workers, vehicles, materials and equipment arriving before construction hours;
7. Standard Construction Rules, Terms and Conditions;
8. Proposed schedule of major construction activities;
9. Owner, Contractor and Subcontractor contact information;
10. Emergency contact information;
11. Agreement to include applicable CMPP terms and conditions in all subcontracts;
12. Acknowledgment and Agreement Form signed by General Contractor and property owner agreeing to terms, conditions and penalties for non-compliance.
13. Other documents and information may be required in a CMPP as deemed necessary by the City.

Contractors should be made aware that the City may limit the number of construction vehicles parked on City streets if deemed necessary, and that the Contractor must provide alternate parking locations for workers and subcontractors

Deliveries and Lane Closures

Deliveries are allowed during construction hours only and shall be made on-site or where street parking is permitted close to the jobsite. All parking regulations and prohibitions shall be obeyed. Large deliveries of over 20 minutes shall not occur on trash days in Residential Districts III and IV.

A Right-of-Way Permit is required for any lane or street closure on a public street or alley, except as specified below:

1. A Right-of-Way Permit is not required for construction deliveries of less than one hour on a local residential street or an alley (as defined in General Plan). Driver must be present to immediately move vehicle to avoid blocking access to adjacent properties. One travel lane must remain open at all times for deliveries on a local residential street or a dead-end alley.

A traffic control plan may be required for any Right-of-Way permit at the discretion of the City Traffic Engineer.