

Area 3: Code Enforcement Enhancement Quick List

Several issues have been raised by residents and businesses regarding cleanliness and maintenance needs in the Downtown Manhattan Beach area. They have been organized by the overall complaint area, the itemized suggestions/new approach (determined by staff and stakeholders), and whether the stakeholders reached consensus. Items that reached consensus were provided in the staff report to City Council. Staff can obtain further information on any of the options summarized below if City Council is interested in pursuing these options. Additional details on each item summarized below are available in Attachment 1.

The direction Staff needs is as follows:

Which, if any, of the below “Suggestions/New Approach” options should staff pursue?

Complaint Area	Area	Issues	Option	Suggestions/New Approach	Stakeholder Feedback
Code Enforcement	3.1	Businesses handling trash discrepancies and complaints for buildings.	A	Shift all responsibility for mitigating refuse issues and complaints to the landlords.	<ul style="list-style-type: none"> No consensus
			B	Create a “blanket” Downtown Use Permit specific to the issues and needs in the Downtown area.	<ul style="list-style-type: none"> No consensus
			C	Require property owners to include a refuse clause in tenant agreements, requiring 30 minute training on proper refuse practices.	<ul style="list-style-type: none"> Consensus Recommend
Code Enforcement	3.2	Breaking down boxes should be required in the	A	Create Refuse related Best Management Practices in the Municipal Code.	<ul style="list-style-type: none"> Consensus Recommend

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		Municipal Code.			
Code Enforcement	3.3	There is not enough proactive enforcement of current codes.	A	Increase enforcement of the city's current smoking ban.	<ul style="list-style-type: none"> • Consensus • Recommend
			B	Integrate the efforts of Code Enforcement and the Police Department (move away from "Complaint-Based" enforcement).	<ul style="list-style-type: none"> • Consensus • Recommend
			C	Designate one Code Enforcement Officer for "Environmental Codes" such as refuse, smoking, plastic bags, NPDES (storm water), etc.	<ul style="list-style-type: none"> • Consensus • Recommend