

Details on Potential Downtown Maintenance Enhancement Options

The purpose of this document is to explain the context for the complaints that were received regarding maintenance issues in the Downtown Manhattan Beach area, summarize the existing maintenance practices, and highlight the suggested new approaches.

This document provides a detailed explanation of each of the Maintenance Enhancement Options that are summarized in Attachments 2-6, including the options that reached consensus and were presented in the Staff Report to City Council.

The report is organized into five main issue areas:

1. Cleaning Practices
2. Refuse Management
3. Code Enforcement/Municipal Code
4. Parking Control
5. Education/Outreach

And the format of each section in this attachment is outlined in the following way:

- COMPLAINT: A description of the complaint/issue that has been communicated.
- EXISTING PRACTICES: What systems, schedules or tasks are currently in place to address the complaint/issue.
- SUGGESTIONS/NEW APPROACH: The ideas that may better solve the complaint/issue. These ideas may have come from Staff or any of the stakeholders engaged during the process of creating this report.
- Feedback from June 17, 2016 Stakeholder Meeting: This section summarizes any areas which the stakeholders were in consensus or any special comments from the stakeholders.

Area 1.1, Cleaning Practices

Street Sweeping, Power Washing, Porter Service/Hand Sweeping

COMPLAINT: The alleys are dirty too often and should receive the same maintenance from City services as the main streetscape because they are used as walkways and thoroughfares just like the main streets. Debris accumulates in the alleys along the wall/property line of the businesses. The street sweeper cannot clean all the way to the edge because of infrastructure (utilities), refuse carts, or cars obstructing the property line.

North End Business District (NBID) has the same issue and the NBID pays for their own quarterly power washing from their own fund. NBID would like the same power washing schedule as the Downtown area, covered through City contracts.

Details on Potential Downtown Maintenance Enhancement Options

EXISTING PRACTICES:*Street Sweeping*

The City has a service contract with Athens Services to perform street sweeping citywide. The street sweeper services the Downtown area twice per week.

Municipal Code 5.24.040.B requires that the property owner maintain the sanitary condition of the street or alley from their property line to the center of the alley.

Power Washing

The City has a service contract with Cleanstreet to perform power washing of the main streetscape thoroughfares. Manhattan Beach Blvd, Highland Ave, and Manhattan Ave are serviced three times per week and the Metlox Plaza is serviced once per week. During summer months, there are additional “hot spots” that are cleaned on Tuesdays, Thursdays and Saturdays.

Porter Service/Hand Sweeping

The City has a service contract with Cleanstreet to perform general porter service in the downtown area two hours per day, seven days per week, along the main business corridors (Manhattan Beach Blvd, Highland Ave, and Manhattan Ave). Their duties include hand sweeping and “spot cleaning” – picking up litter in the streetscape planters, gutter, sidewalks and streets. The alleys are not included in the current contract. The parking lots are deep cleaned once per year. The Metlox and Civic Center Plazas have porter service seven days per week in the early morning from 5:00 a.m. – 1:30 p.m. Their duties are not limited to, but include planters, picking up litter, and the escalators.

NEED CITY COUNCIL DIRECTION – Which, if any, of the below options should staff pursue?**SUGGESTIONS/NEW APPROACH (provided by Staff or Stakeholders):**

Area 1.1 Cleaning Practices, Option A (Downtown & North Business Improvement District): Once per week, expand cleaning services to the entire Downtown district right-of-way footprint, including all “alleys” and parking lots/structures. Area would be hand swept to clean all debris around utilities, carts, etc. Then, the area would be power washed and the run-off would be captured.

Once per week, expand cleaning services to the North Business Improvement District right-of-way (from 32nd Place to 42nd Place), including all “alleys” and Lot 4 (located at Rosecrans & Highland). Area would be hand swept to clean all debris around utilities, carts, etc. Then, the area would be power washed and the run-off would be captured.

Preliminary estimates include cleaning both Downtown *and* the North Business Improvement District and range from \$2,000 - \$6,000 per cleaning. If performed weekly, annual costs to clean both Downtown & the North Business Improvement District could range from \$104,000 - \$312,000.

Details on Potential Downtown Maintenance Enhancement Options

Feedback from June 17, 2016 Stakeholder Meeting: The stakeholders at the June 17, 2016 meeting were in consensus of recommending Option A and Option B in Cleaning Practices. Also, the Downtown Business Association stated that they would be open to partnering in financial contributions for OPTION A.

In addition, the stakeholders stated the property owners and businesses should still be held accountable and educated regarding specific cleanliness issues at their locations.

Area 1.2, Cleaning Practices

COMPLAINT: The Downtown area is dirty the day after a major event. The event visitors rarely stay just at the event site and the influx in the Downtown area impacts cleanliness.

EXISTING PRACTICES: City-Sponsored events have porter service and streets are cleaned after the event. Non-City Sponsored events are required to clean the event location.

NEED CITY COUNCIL DIRECTION – Which, if any, of the below options should staff pursue?

SUGGESTIONS/NEW APPROACH:

Area 1.2, Cleaning Practices, OPTION A: As part of the event permit, the Maintenance Manager will determine during the event permit process whether additional Downtown porter service is needed, as well as street cleaning after an event that takes place in the Downtown area (initial cost estimates for porter service are \$600 per day, and street cleaning at least \$2,000). These costs will be added during the application process by the Maintenance Manager.

Feedback from June 17, 2016 Stakeholder Meeting: The stakeholders at the June 17, 2016 meeting were in consensus of recommending OPTION A.

Area 1.3, Cleaning Practices (Pest Control)

COMPLAINT: Roaches can be found on downtown sidewalks, near utility boxes & in the alley areas.

EXISTING PRACTICES: Currently, there is no contract in place for Downtown streetscape pest control. Any treatment that is performed in the public-right-of-way is done so on a case-by-case basis. Any roaches that are by trash cans should be addressed through refuse management because pest control spray cannot be used by a refuse can. Private properties must perform their own abatement.

NEED CITY COUNCIL DIRECTION – Which, if any, of the below options should staff pursue?

Details on Potential Downtown Maintenance Enhancement Options

SUGGESTIONS/NEW APPROACH (provided by Staff or Stakeholders):

Area 1.3 Pest Control, OPTION A: Schedule utility boxes to be sprayed two to four times per year. Initial cost estimate is \$7,000 to spray all utility boxes in the Downtown and North Business Improvement District.

Area 1.3 Pest Control, OPTION B: Coordinate with a pest control company to create a pest control service plan for the Downtown right-of-way. Costs will be determined upon completion of recommended service plan.

Area 1.3 Pest Control, OPTION C: Begin using Diatomaceous Earth. It can be lined on the inside of sewer lids (not accessible to passersby/dogs because it is underneath the lid). It will exterminate roaches. However, with increased power washing, the substance would be washed away more often. This option is not recommended as it would need to be reapplied after every power washing.

Feedback from June 17, 2016 Stakeholder Meeting: The stakeholders at the June 17, 2016 meeting were in consensus of recommending Option A, spraying the utility boxes two to four times per year.

Area 2.1, Refuse Management

COMPLAINT: Many businesses do not have adequate refuse facilities. Infrastructure is outdated with relation to demand/needs for proper refuse storage.

EXISTING PRACTICES: Refuse enclosures are evaluated upon new construction or tenant improvements greater than 50% of the property. The City has a Standard Drawing for a refuse enclosure available on the City's website for inclusion into plans/specs.

Curbside recycling, commercial green waste recycling, and food waste recycling were established after some enclosures had been constructed.

Commercial businesses set their own refuse collection schedule with Waste Management, based on the volume and types of materials for disposal. In the Downtown area, it is not uncommon for businesses to share enclosures and bins because of space constraints. Many food service establishments have 7 days per week service (some have twice per day, 7 days per week service).

Waste Management performs a citywide Commercial Audit every other year to rectify any discrepancies in their system.

In terms of enforcement, the City is currently "complaint-based" which means that issues are pursued on a complaint basis.

Details on Potential Downtown Maintenance Enhancement Options

NEED CITY COUNCIL DIRECTION – Which, if any, of the below options should staff pursue?

SUGGESTIONS/NEW APPROACH (provided by Staff or Stakeholders):

Area 2.1 Refuse Management, OPTION 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.

Area 2.1 Refuse Management, OPTION B: Outline adequate refuse enclosures in the CUP for each building/business.

Area 2.1 Refuse Management, OPTION C: Actively renew, implement, and enforce refuse related conditions of the old CUPs and new CUPs.

Area 2.1 Refuse Management, OPTION D: Create communal refuse areas and have them strictly managed for efficiency and effectiveness.

Area 2.1 Refuse Management, OPTION E: Proactively cite the businesses and property owners (move away from “complaint-based” enforcement).

Area 2.1 Refuse Management, OPTION F: Require (via Municipal Code & CUPs) all businesses to store their recyclables inside their premises. Convert select current parking spaces into commercial zones (not adjacent or close to residents) that will be reserved for specific hours for the use of refuse collection trucks and commercial delivery trucks. Business recycling can be walked/delivered to the collection truck during the reserved hours by the business staff. The remaining hours those parking places are not reserved for refuse collection and business deliveries will be available for public parking.

Feedback from June 17, 2016 Stakeholder Meeting: The stakeholders at the June 17, 2016 meeting were in consensus of recommending Option A.

The businesses were not in favor of Option F, due to storage space inside businesses, varying staffing schedules (availability to transport materials to collection truck on demand), and scheduling needs with delivery trucks (i.e.: a restaurant is part of a chain and cannot adjust its delivery times quickly, those are maintained by the corporate headquarters).

Area 2.2, Refuse Management

COMPLAINT: Some businesses have overflow issues with trash and recyclables in the Downtown area.

EXISTING PRACTICES: Commercial collection services are established by each

Details on Potential Downtown Maintenance Enhancement Options

business. Collection can be scheduled a minimum of once per week; though there are businesses with seven day, twice per day service.

Waste Management offers all businesses free Commercial Audits to help them “right-size” their service levels.

When a complaint is received from the City regarding refuse overflow, it is initially directed to Public Works. Public Works responds in the following way:

- Contact refuse hauler immediately to have the material removed as soon as possible 2.
- Ask refuse hauler to perform a Commercial Audit of the business to increase service levels if necessary (determine if it is a consistent change or if it was a rare occurrence). If it is a public container, Staff will likely increase service levels or increase the number of containers in the area
- Location is reminded of best management practices such as the need to break down boxes and place them inside recycling bins prior to “stacking” materials outside the container
- Code Enforcement may issue a warning or citation if the location has consistent overflow issues due to negligence.

SPECIAL NOTE: Waste Management began a commercial canvassing program on June 20, 2016. They have enlisted three Full-Time Staff members to visit EVERY business in the City over the next several months (citywide). The purpose of the visit is to evaluate service levels, perform waste reduction education, and find out what other needs the businesses have that Waste Management is contracted to assist with – and get those needs met. Waste Management is estimating a half-hour visit for each business, but that will depend on the willingness and availability of the business staff.

NEED CITY COUNCIL DIRECTION – Which, if any, of the below options should staff pursue?

SUGGESTIONS/NEW APPROACH (provided by Staff or Stakeholders):

Area 2.2 Refuse Management, OPTION A: Develop and enforce a refuse management plan throughout the city.

Area 2.2 Refuse Management, OPTION B: Food service establishments should utilize compactors in their kitchens when able.

Area 2.2 Refuse Management, OPTION C*: Valet Service. Negotiate with Waste Management to provide a dedicated Porter Truck circling Downtown on a route (valet service) so that collection can be performed whenever there is refuse set out.

Area 2.2 Refuse Management, OPTION D*: Butler Service. Negotiate with Waste Management to obtain a branded Waste Management “call button” given to each business. Each business can push the button to alert the collection truck driver when they need material collected.

Details on Potential Downtown Maintenance Enhancement Options

Area 2.2 Refuse Management, OPTION E*: Guest Experience Engineers. Negotiate with Waste Management to provide Guest Experience Engineers who are assigned specific territories with mobile radio. They alert collection drivers of locations which need immediate service, they can hand sweep/clean the streets, monitor containers for overfilling and address immediate refuse needs in the field.

Area 2.2 Refuse Management, OPTION F: Require all Downtown businesses to have refuse collection service 2-3 times daily.

*Waste Management has stated that they can assist with the problem by increasing collection frequency, personnel, and/or equipment. In addition to determining rates for these, Waste Management would also need to be guaranteed that the solution would be in place for a multi-year period of time if there are capital expenditures (like a new truck for Valet Service).

Feedback from June 17, 2016 Stakeholder Meeting: The stakeholders at the June 17, 2016 meeting were in consensus of recommending Option A. Many in the group were also favorable of Option B. Option C was well-received, but there was not a consensus due to probable cost increases.

Area 2.3 Refuse Management

COMPLAINT: Sidewalks, gutters, and alleyways are littered with cigarette butts. Because of it the walkways are visibly trashy and harmful to the ocean and our environment. Once someone learns they cannot smoke, there is nowhere safe (like an ashtray) to put out and dispose of their cigarette butts.

EXISTING PRACTICES: The street cleaning practices were covered in area 1.1 of this report. The City has a Municipal Code in place making it illegal to smoke in any public-right-of-way in the city except for a moving vehicle. Signs have been placed throughout the Downtown area with the city's "Breathe Free" No Smoking campaign. Information on this program is also provided to businesses upon signing up for a business license. Enforcement is currently focused on education.

NEED CITY COUNCIL DIRECTION – Which, if any, of the below options should staff pursue?

SUGGESTIONS/NEW APPROACH:

Area 2.3 Refuse Management, OPTION A: Inform and empower the public on what they can do when encountering someone smoking.

Area 2.3 Refuse Management, OPTION 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.

Details on Potential Downtown Maintenance Enhancement Options

Area 2.3 Refuse Management, OPTION C: Increase the size of the Non-Smoking signs.

Area 2.3 Refuse Management, OPTION D: Add ash trays throughout Downtown with signage that says “Put your cigarette out – Manhattan Beach is a smoke free city.”

Area 2.3 Refuse Management, OPTION E: Spend some time educating and enforcing the smoking ban with taxi cab drivers.

Feedback from June 17, 2016 Stakeholder Meeting: The stakeholders at the June 17, 2016 meeting were in consensus of recommending Option A, Option B, Option E, Option G, and Option H. The group was also open to a “pilot” of Option D to see if that decreased smoking.

Area 2.4 Refuse Management

COMPLAINT: Public refuse cans/bins should be serviced more often, and maintained and cleaned on a greater basis. The City should utilize more Big Belly solar trash compactor units in the Downtown area. Specific locations Big Belly’s should be installed are as follows: west side of 10th/Manhattan Ave, west side of 11th/Manhattan Ave, SE corner of MBB/Manhattan Ave, NE corner of MBB/Manhattan Ave, NW corner of MBB & Highland, NW corner of Morningside/MBB.

EXISTING PRACTICES: There are over 500 public refuse containers in the City of Manhattan Beach. The Downtown area includes at least 100 public refuse containers. City-owned public refuse containers are serviced by Waste Management, and they are cleaned and maintained by the Public Works Department. The container style in the Downtown (tiled with metal hover lids) have been in the Downtown for over 10 years. The metal hover lids are cleaned as needed and refurbished/replaced at least once per year. The pre-cast concrete containers are power washed and replaced as needed. The hard plastic liners inside the containers are replaced at least once per year, depending on condition.

Public refuse containers in the Downtown are serviced based on the time of year. From early September – late May (Labor Day to Memorial Day) they are serviced once per day, seven days per week. From late May – early September (Memorial Day to Labor Day – summer) they are serviced twice per day, seven days per week. There are select locations which may have additional collection, three times per day, seven days per week.

The city currently has a few older models of Big Belly solar compactors (Polliwog Park and one at the corner of MBB and Morningside by Jamba Juice). The compactor is one of the company’s oldest models and that model is no longer in production.

NEED CITY COUNCIL DIRECTION – Which, if any, of the below options should

Details on Potential Downtown Maintenance Enhancement Options

staff pursue?

SUGGESTIONS/NEW APPROACH:

Replace current containers with Big Belly Solar Compactors – please see Option A and B for specific quantities.

Learn more about Big Belly Solar Compactors: Big Belly containers are solar powered compactors which can hold two to three times the liner's gallon size. The newest models have built in "Smart" technology for tracking capacity levels. When a container is full, the city or hauler who has access to the software receives a notification that the bin is in need of service. The capacity status of each container can also be checked at any time by the city or hauler through this program (interactive status maps, heat maps, real-time status reports, efficiency reporting and historical analysis). The trash (landfill) compactor can hold up to 250 gallons of compacted material. The recycling compactor can hold up to 100-150 gallons of compacted material. The recycling compactor provides enough pressure to compact paper, but will not break glass. The units have pull down doors (think Library drop off box-style) and therefore keep rodents and bugs at bay.

All units are rented for 60 month terms and can no longer be purchased outright. This is because Big Belly includes annual maintenance and deep cleaning of all the solar compactors, rather than leaving it up to the cities to obtain maintenance. After five years, the user can replace all the stations for new ones.

Three years ago the City of Santa Monica installed 70 pairs (trash and recycling) in their Downtown, Promenade, and Pier area and have seen a reduction in collection. Their (landfill) trash collection has gone from 11 times per week to 3 times per week.

The City can design its own wrap – which can cover some or all of the Big Belly. Outreach, oceanic images, a solid color, or even historic city photos can be utilized. The following sample photos demonstrate a variety of styles Big Belly customers have chosen:



Area 2.4 Refuse Management, OPTION A: Replace ALL current Downtown containers (up to 50 locations) with Big Belly solar compactor containers. Initial cost estimate is \$250 per month, per location, so the approximate annual cost for 50 locations would be \$150,000.

Details on Potential Downtown Maintenance Enhancement Options

Area 2.4 Refuse Management, OPTION B: Replace SELECT Downtown container locations (approximately six locations) with the Big Belly model to address overflow issues (reduce collection needs because more material can be stored for a longer period of time before needing to be collected. Locations would likely be those stated in the complaint section. Initial cost estimate is \$250 per month, per location, so the approximate annual cost for six locations would be \$18,000.

Feedback from June 17, 2016 Stakeholder Meeting: The stakeholders at the June 17, 2016 meeting were in consensus of recommending OPTION B.

Area 2.5 Refuse Management

COMPLAINT: City-owned containers compensate for the waste levels of businesses who distribute a lot of disposable products (cups, bowls, spoons, etc.). Disposable products pile up in containers in the Downtown area because patrons walk around while eating or drinking these specific items.

EXISTING PRACTICE: As mentioned previously, city owned containers in the Downtown are serviced daily, and in the summer months twice daily. If the City receives calls/complaints about overflowing City containers then they are serviced on demand. A Big Belly compactor unit was installed several years ago outside an area that was inundated with disposable products. A newer section of town experiencing this issue is the southwest section of Downtown. City Staff recently added another public container at an area which experiences frequent overflow. City Staff has contacted some of these businesses regarding their choice of disposable product, asking that the employees encourage patrons to fold the cup/bowl before tossing so that more material can fit. These types of places typically have a small brick/mortar footprint to place sufficient containers at their locations for their patrons.

NEED CITY COUNCIL DIRECTION – Which, if any, of the below options should staff pursue?

SUGGESTIONS/NEW APPROACH:

Area 2.5 Refuse Management, OPTION A: Install Big Belly Solar Compactors in locations with the greatest overflow issues. These locations, Big Belly product information and pricing were discussed in the previous section.

Area 2.5 Refuse Management, OPTION B: Establish a fee for “to-go” disposable food establishments to help cover the cost of additional refuse collection and street cleaning because of the impact of their products. This can be accomplished by establishing an annual “to-go or disposable product permit” for businesses which utilize to-go service with disposable products.

Feedback from June 17, 2016 Stakeholder Meeting: The stakeholders at the June 17,

Details on Potential Downtown Maintenance Enhancement Options

2016 meeting were in consensus of recommending OPTION A and OPTION B.

Area 2.6, Refuse Management

COMPLAINT: Explore making business food waste recycling mandatory for all food service.

EXISTING PRACTICE: Food waste recycling is now included as part of the customer's base rate. Weekly participation is not mandated by the Municipal Code.

NEED CITY COUNCIL DIRECTION – Which, if any, of the below options should staff pursue?

SUGGESTIONS/NEW APPROACH:

Area 2.6, Refuse Management, OPTION A: Adjust Municipal Code to mandate food waste recycling for all food service establishments.

Feedback from June 17, 2016 Stakeholder Meeting: Although this was suggested by a stakeholder, the stakeholders at the June 17, 2016 meeting did not have any direct comments on this topic.

Area 3.1, Code Enforcement

COMPLAINT: Individual businesses are being asked to handle complaints regarding trash discrepancies and trash complaints for buildings.

EXISTING PRACTICE: If there is an issue or complaint about daily operations with refuse containers, sanitary conditions, etc. the user/generator is contacted to resolve the matter. If there is a letter sent, oftentimes the property owner is included (if it is different than the business owner). If the issue is regarding a refuse enclosure, both parties may be contacted, and the tenant and owner will need to resolve the issue (there may be restrictions within the tenant agreement making the tenant responsible for all enclosure maintenance).

NEED CITY COUNCIL DIRECTION – Which, if any, of the below options should staff pursue?

SUGGESTIONS/NEW APPROACH:

Area 3.1, Code Enforcement, OPTION A: Shift all responsibility for mitigating refuse issues and complaints to the landlords.

Area 3.1, Code Enforcement, OPTION B: Create a “blanket” Downtown Use Permit specific to the issues and needs in the Downtown area.

Details on Potential Downtown Maintenance Enhancement Options

Area 3.1 Code Enforcement, OPTION C: Require all property owners to include a refuse clause in their tenant agreements, requiring tenants to be educated by the city at a 30 minute training on proper refuse practices. This will be notified to all property owners through the business license process.

Feedback from June 17, 2016 Stakeholder Meeting: The stakeholders at the June 17, 2016 meeting were in consensus of recommending OPTION C.

Area 3.2, Code Enforcement

COMPLAINT: Best Management Practices such as breaking down boxes should be required in the Municipal Code.

EXISTING PRACTICES: There is a list of pre-collection, post-collection requirements as well as prohibited activities currently included in the Municipal Code. There is not currently a “Best Management Practices” list in the Municipal Code, such as breaking down boxes.

NEED CITY COUNCIL DIRECTION – Which, if any, of the below options should staff pursue?

SUGGESTIONS/NEW APPROACH:

Area 3.2, Code Enforcement, OPTION A: Create a list of Refuse related Best Management Practices in the Municipal Code, including the requirement for all residents and businesses to break down boxes and place them inside their containers (as space provides). The purpose is to give Code Enforcement the ability to cite on issues that may be considered “good neighbor” rules.

Feedback from June 17, 2016 Stakeholder Meeting: The stakeholders at the June 17, 2016 meeting were in consensus of recommending OPTION A.

Area 3.3, Code Enforcement

COMPLAINT: There is not enough proactive enforcement of current codes.

EXISTING PRACTICES: Enforcement is “complaint-based.” The City’s Code Enforcement Division operates during regular business hours. With regards to smoking, Code Enforcement has a list of “hot spot” areas which have consistently high volumes of smoking/cigarette butts in the area. Code Enforcement will issue a warning on the first offense, and a citation on the second offense.

NEED CITY COUNCIL DIRECTION – Which, if any, of the below options should staff pursue?

SUGGESTIONS/NEW APPROACH:

Details on Potential Downtown Maintenance Enhancement Options

Area 3.3, Code Enforcement, OPTION A: Increase enforcement of the city's current smoking ban.

Area 3.3, Code Enforcement, OPTION B: Integrate the efforts of Code Enforcement and the Police Department (move away from "Complaint-Based" enforcement).

Area 3.3, Code Enforcement, OPTION C: Designate one Code Enforcement Officer for "Environmental Codes" such as refuse, smoking, plastic bags, NPDES (storm water), etc.

Area 4.1, Parking

COMPLAINT: Examine parking regulations in key alleys to make sure they do not impede refuse pickup or, of course, emergency vehicles. Especially areas like Center Place, from Morningside to Ocean is problematic. Residential vehicles often partially block alleys, particularly on Center Place between Manhattan Ave and Ocean. Business hour deliveries cause problems with blocking alleys and street parking.

EXISTING PRACTICES: When Waste Management (WM) arrives at a location and a delivery vehicle is blocking the enclosure, the WM driver will see if the delivery employee is nearby and ask them to move the vehicle. There are times that WM is forced to wait for the delivery driver to return, so WM will service other locations and come back. If the vehicle is still blocking the location and the delivery driver is not easily accessible or refuses to move, then the WM driver will contact their dispatch who will then contact Manhattan Beach Police Dispatch for assistance.

NEED CITY COUNCIL DIRECTION – Which, if any, of the below options should staff pursue?

SUGGESTIONS/NEW APPROVAL:

Area 4.1, Parking, OPTION A: Delivery hours should be re-examined and allow for early morning deliveries again.

Feedback from June 17, 2016 Stakeholder Meeting: The stakeholders at the June 17, 2016 meeting were in consensus of recommending OPTION A.

Area 4.2, Parking

COMPLAINT: There is an issue of illegal parking of delivery vehicles, deliveries during non-operational hours and congestion from delivery supply vehicles in the Downtown area.

EXISTING PRACTICES: Parking violations are cited by Parking Control. There are specific metered spaces which act as commercial loading spaces for certain hours.

Details on Potential Downtown Maintenance Enhancement Options

NEED CITY COUNCIL DIRECTION – Which, if any, of the below options should staff pursue?**SUGGESTIONS/NEW APPROVAL:**

Area 4.2, Parking, OPTION A: Strategically place delivery parking places in the commercial zones (not adjacent or close to residents) that are reserved for specific hours for delivery trucks to make their deliveries to downtown businesses. The remaining hours those parking places are not reserved for commercial deliveries will be available for public parking.

Area 4.2, Parking, OPTION B: Work in partnership with businesses to monitor and insure compliance with delivery vendors.

Area 4.2, Parking, OPTION C: Service downtown with smaller trucks and do not leave truck engines running while making deliveries.

Area 4.2, Parking, OPTION D: Create a Municipal Code that limits all commercial deliveries citywide to certain hours of the day.

Feedback from June 17, 2016 Stakeholder Meeting: The stakeholders at the June 17, 2016 meeting had a mixed response to this issue. Most were in favor of OPTION B. Some stakeholders said that OPTION C could not be done because the business cannot dictate the size of the delivery trucks. OPTION D was suggested after the June 17th meeting.

Area 5.1, Outreach Suggestions

This section arose from stakeholder suggestions on new outreach programs for the Downtown area.

OUTREACH IDEAS FROM STAKEHOLDERS:

Area 5.1, Outreach Suggestion, OPTION A: Initiate a competition to beautify Downtown Manhattan Beach. Volunteer groups can do beautification service projects to the Streetscape. This program can have City or group oversight.

Area 5.1, Outreach Suggestion, OPTION B: Start a beautification award program for the cleanest businesses.

Area 5.1, Outreach Suggestion, OPTION C: “Adopt a Street” program. Businesses or property owners can “Adopt a Street” and be responsible for keeping that street clean. The city can recognize the participating business or property owner.

Area 5.1, Outreach Suggestion, OPTION D: Create an educational campaign for business owners, employees, customers, partnering with the Downtown Business

Details on Potential Downtown Maintenance Enhancement Options

Association, the Chamber, Heal the Bay, residents, schools, and others to raise awareness of the impacts (aesthetics, sanitation, health, safety, environment, etc.) of trash on the streets, alleys, sidewalks, and the beach.

This concludes the areas of potential Downtown enhancements. Staff asks that City Council review each area and provide direction to Staff whether or not any of the options should be pursued. Depending on the option(s) chosen, the timeline to return to a future Council meeting to present an update may vary.