



Legislation Text

File #: 19-0473, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Bruce Moe, City Manager

FROM:

Jeff Gibson, Interim Community Development Director

Ryan Heise, Building Official

Susan Yuzuki, Plan Check Engineer

SUBJECT:

Consider Modifying Construction Hours on Saturdays (Interim Community Development Director Gibson).

RECEIVE REPORT AND PROVIDE DIRECTION

RECOMMENDATION:

Staff recommends that the City Council accept public comment on the topic. Staff will return with recommendations based upon that public input.

FISCAL IMPLICATIONS:

There are no fiscal implications associated with the recommended action.

BACKGROUND:

The City Council has directed staff to research potentially modifying or eliminating construction hours on Saturdays. Currently, Manhattan Beach Municipal Code (MBMC) section 9.44.030 limits construction activity on Saturdays to occur between the hours of 9:00 a.m. and 6:00 p.m.

DISCUSSION:

The attached list of adjacent Beach Cities jurisdictions and other selected municipalities within coastal Los Angeles County shows that all surveyed cities permit construction activity on Saturdays with limited hours. The Saturday construction hours currently permitted by MBMC 9.44.030 is within the range of hours permitted by the majority of other local cities.

Construction activity within the City of Manhattan Beach continues at a high rate. Construction activity on Saturdays most affects nearby residents who are more likely to be away from home during weekday construction hours. Continuing to permit construction activities on Saturdays will provide more flexibility in scheduling work which in turn may result in projects being completed in a shorter period of time.

PUBLIC OUTREACH:

An email notice was distributed to the City's Construction Community Distribution list on November 25, 2019, notifying the recipients of the City Council meeting date and soliciting input from Manhattan Beach city residents and local contractors.

ENVIRONMENTAL REVIEW:

The City has reviewed the proposed activity for compliance with the California Environmental Quality Act (CEQA) and has determined that the activity is not a "Project" as defined under Section 15378 of the State CEQA Guidelines; therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines the activity is not subject to CEQA. Thus, no environmental review is necessary.

LEGAL REVIEW:

The City Attorney has reviewed this report and determined that no additional legal analysis is necessary.

ATTACHMENT:

1. Survey of Construction Hours Regulations for Local Cities