



Legislation Text

File #: 25-0026, Version: 1

TO:
Honorable Mayor and Members of the City Council

THROUGH:
Talyn Mirzakhanian, City Manager

FROM:
Erick Lee, Public Works Director
Katherine Doherty, City Engineer
Jeff Fijalka, Principal Civil Engineer

SUBJECT:
Lot 3 Parking Structure Local Emergency Update (Unbudgeted) (Public Works Director Lee).
DETERMINE THAT THERE IS A NEED TO CONTINUE THE EMERGENCY ACTION

RECOMMENDATION:
Staff recommends that the City Council determine, by four-fifths vote, that there is a need to continue the emergency action.

FISCAL IMPLICATIONS:
The original cost estimate for the demolition and replacement of the Lot 3 Parking Structure (Lot 3) with an at-grade parking lot was on the order of \$3,000,000. Pursuant to Manhattan Beach Municipal Code Section 3.08.060.A.6.c, the emergency demolition and replacement phase is being carried out through multiple emergency contracts. To date the City has expensed, encumbered, or planned for the amounts indicated in the following table. Costs to construct the interim parking facility are not yet included.

	General Fund	Prop A Fund	Meas M Fund	Parking Fund	TOTAL
DEMOLITION					
Actual	-	-	-	258,071	258,071
Planned	-	-	-	291,929	291,929
<i>Subtotal</i>	-	-	-	550,000	550,000

	General Fund	Prop A Fund	Meas M Fund	Parking Fund	TOTAL
INTERIM LOT					
Actual	-	-	-	8,446	8,446

Planned	-	-	-	462,587	462,587
<i>Subtotal</i>	-	-	-	471,033	471,033

SHUTTLE

Actual	-	80,865	6,000	491	87,356
Planned	-	7,400	-	-	7,400
<i>Subtotal</i>	-	88,265	6,000	491	94,756

LOT CLOSURE

Actual	6,944	-	-	947	7,891
<i>Subtotal</i>	6,944	-	-	947	7,891

GRAND TOTAL	6,944	88,265	6,000	1,022,471	1,123,680
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BACKGROUND:

The Lot 3 Parking Structure was a City-owned facility at the southwest corner of Morningside Drive and 12th Street in Downtown Manhattan Beach. The three-story structure was constructed in 1971 and contained 146 parking spaces critical to visitors and businesses in the Downtown area. In June 2024, City staff elected to close the structure indefinitely, following a series of onsite inspections and structural assessments indicating that advanced deterioration had significantly compromised the integrity of the structure. At the September 3, 2024 regular City Council meeting, City Council adopted Resolution No. 24-0105, declaring a local emergency at Lot 3 and authorizing the City Manager to secure, demolish, and replace the structure.

In addition to adopting Resolution No. 24-0105, City Council directed staff to explore means to expedite the work, including, but not limited to, extending construction work hours. Furthermore, City Council directed staff to discontinue temporary shuttle services and to identify and/or create additional parking spaces within walking distance of the Downtown area. City Council also directed staff to suspend parking restrictions in the Downtown Resident Permit Parking Area. Additional discussions included considering alternate locations for the Farmer’s Market, providing a shuttle service for special events, and evaluating the potential for valet parking.

Per Resolution No. 12-6422, which was adopted by City Council on December 4, 2012, in the event of an emergency, the City Manager is authorized to take action during an emergency pursuant to California Public Contract Code (California PCC) Section 22050. Section 22050 provides that the City Manager may order the repair of public facilities without advertising for bids when the repair is in the public interest and necessitates the immediate expenditure of public money to safeguard life, health, or property.

California PCC Section 22050 requires that if the City Manager orders an emergency action, the governing body shall initially review the emergency action at its next regularly scheduled meeting and at least at every regularly scheduled meeting thereafter until the action is terminated, to determine, by a four-fifths vote, that there is a need to continue the action. This staff report serves as the update required by Section 22050. Previous updates were provided at all City Council Regular Meetings held between September 17, 2024 and January 21, 2025.

DISCUSSION:

Emergency Demolition

Demolition activities concluded on November 22, 2024, and 12th Street was re-opened to traffic that same day. Center Place was re-opened for use as a delivery zone on November 27, 2024. The Lot 3 site is now vacant and currently secured with chain-link perimeter fencing.

Project Impacts to Farmer's Market

Per City Council direction, the Farmer's Market that is held every Tuesday by the Downtown Business and Professional Association (DBPA) has been temporarily relocated from its typical location near 13th Street and Morningside Drive to the Civic Center Plaza and Civic Center Parking Lot. Staff secured an amendment to the City's agreement with the DBPA to address this change. A timeline for returning the Farmer's Market to the original location has not yet been established.

Permanent Redevelopment Options for Parking Lot 3

On December 9, 2024, the City Council received a presentation from Kosmont Companies regarding potential scenarios and alternative options for the redevelopment of the Lot 3 site. These options included:

- Scenario 1: New Self-Park Garage - Replace Parking Lot 3 Structure
- Scenario 2: Automated Garage
- Scenario 3: Hotel/Commercial Reuse on Site
- Scenario 4: Public Parking on Alternative Sites

During the meeting, staff was directed to perform more research regarding the options available to the City and to return to the City Council with additional information.

Interim Parking Lot

Construction drawings and specifications for the interim parking lot are being finalized and will be submitted for permitting and released for bid in early February. The plans include 69 parking spaces and a code-compliant refuse enclosure sized to house the recycle bins that were stored within the Lot 3 structure prior to demolition. The interim lot will also contain four electric vehicle charging stations and solar lighting. Low-level landscaping will be incorporated at locations that do not affect parking capacity, site drainage, or vehicle maneuverability.

Construction of the interim parking lot is anticipated to start in late March with a projected completion by end of May 2025.

Refuse Enclosure Rental Charges

Per the direction received from City Council on January 21, 2025, staff is working to develop proposed trash enclosure charges for consideration at an upcoming City Council meeting.

PUBLIC OUTREACH:

Formal public notice is not required for this item; however, the item was included in the agenda for this meeting, which was posted in accordance with applicable law. Additionally, staff has conducted significant outreach by speaking with businesses about parking impacts and coordinating communication and outreach with the DBPA.

ENVIRONMENTAL REVIEW:

The City previously reviewed the proposed project for compliance with the California Environmental

Quality Act (CEQA) and determined that the demolition of Lot 3 was covered by the statutory exemption for Emergency Projects (State CEQA Guidelines Section 15269) because the demolition was necessary to address a clear and imminent danger, and required immediate action to prevent or mitigate loss of, or damage to, life, health, property, or essential public services. Because the structure overhung the public right of way on three sides, collapse posed a threat to life, health, property and essential public services.

Additionally, the City previously determined that the interim surface parking aspect of the project qualifies for the following categorical exemptions:

- Class 1 categorical exemption pursuant to Section 15301 (Existing Facilities) of the State CEQA Guidelines because the project would modify the ground floor of a parking facility (that existed at the time the determination was made) to provide fewer parking spaces than the prior facility, thus resulting in no expansion of the prior use.
- Class 2 categorical exemption pursuant to Section 15302 (Replacement or Reconstruction) of the State CEQA Guidelines because the parking structure would be replaced with a flat parking lot with substantially the same purpose as the now-demolished structure and substantially the same capacity as the ground floor of the now-demolished structure.
- Class 4 categorical exemption pursuant to Section 15304 (Minor Alterations to Land) of the State CEQA Guidelines because grading necessary to accommodate a surface parking lot would occur at a lot that has less than 10 percent slope, is not in a waterway, wetland, or scenic area, and is not in officially mapped areas of geological hazard.

The actions under consideration at this time remain part of the previously analyzed project and no further environmental review is necessary.

LEGAL REVIEW:

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

ATTACHMENTS:

1. Resolution No. 24-0105
2. Location Map