



**CITY OF MANHATTAN BEACH  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
TRAFFIC ENGINEERING DIVISION  
STAFF REPORT**

**DATE:** October 26, 2023

**TO:** Parking and Public Improvements Commission

**FROM:** Erick Lee, Public Works Director

**BY:** Jeff Fijalka, PE, Senior Civil Engineer

**SUBJECT:** 28<sup>th</sup> Street Stormwater Infiltration Project and Reconstruction of Bruce's Beach Parking Lot

**RECOMMENDATION**

Staff recommends that the Parking and Public Improvements Commission receive public testimony for the 28<sup>th</sup> Street Stormwater Infiltration Project and related modifications to the Bruce's Beach Parking Lot and provide recommendations for staff consideration.

**BACKGROUND**

The cities of Manhattan Beach, Hermosa Beach, Redondo Beach, Torrance, and the Los Angeles County Flood Control District (LACFCD) jointly developed a Watershed Management Program (the Beach Cities WMP) as part of compliance with the 2012 Los Angeles Regional Water Quality Control Board Storm Water Permit. The Beach Cities WMP identifies capital improvement projects that would minimize wet weather discharges and eliminate dry weather discharges into Santa Monica Bay, with the goal of reducing pollutants entering the Bay and meeting the water quality-based effluent (outflow) limitations. The 28<sup>th</sup> Street Stormwater Infiltration Project (the Project) is identified within the Beach Cities WMP as the highest priority project to significantly reduce bacterial, trash, and debris discharges into South Santa Monica Bay.

The Project will intercept an existing LA County storm drain below 28<sup>th</sup> Street at Manhattan Avenue and will divert storm flows to an underground pump station below Manhattan Avenue.

Stormwater will be pumped into a trash removal device, and will then route through a series of sedimentation chambers before being distributed to a matrix of drywells located in and around the 26<sup>th</sup> Street Parking Facility, also referred to as the Bruce's Beach Parking Lot. Refer to Exhibit A for the proposed site layout.

Funding for the Project is being provided by the Safe, Clean Water Program (SCWP) Measure W, the State Water Resources Control Board Proposition 1 Stormwater Grant Program, and the California Natural Resources Agency Proposition 68 Urban Flood Reduction Program. Project plans and specifications are currently being developed by CWE, the design consultant selected by the City. Final plans and specifications are anticipated by January 2024, after which time the City will solicit bids for construction. Construction is expected to start during Summer 2024.

## DISCUSSION

### Parking Lot Modifications

The 26<sup>th</sup> Street Parking Facility is a County-owned parking lot that is operated and maintained by the City under a lease agreement with Los Angeles County. The lot contains two parking aisles that both enter from 26<sup>th</sup> Street and exit onto 27<sup>th</sup> Street. The grade of the easterly parking aisle is approximately eight feet above the grade of the westerly parking aisle, thus it is hereinafter referred to as the "upper tier". The two parking aisles are separated by a cast-in-place concrete retaining wall. Additional concrete retaining walls surround the parking lot on all sides.

Installation of the array of drywells within the 26<sup>th</sup> Street Parking Facility will require full removal and replacement of the asphalt parking surface. In conjunction with this work, the existing perimeter retaining walls, several of which currently exhibit signs of internal structural failure, will be removed and reconstructed. The new parking lot will be paved with pervious concrete, and the layout will be configured similar to the existing lot, with the following notable exceptions:

- Parking stalls will be enlarged to current standards;
- 3 ADA accessible stalls will be created;
- 3 Electric Vehicle charging stations will be installed;
- Total number of parking stalls will be reduced from 68 to 65 to accommodate larger spaces and accessibility requirements;
- Staircase between parking tiers, and stairs to Ocean Drive will be removed;
- 1 parking space will be added along Ocean Drive;
- Individual parking meters will be replaced with payment kiosks; and
- The direction of the parking aisle on the upper tier will be reversed to create better circulation through the parking lot (i.e. the upper tier will enter off 27<sup>th</sup> Street and exit

onto 26<sup>th</sup> Street, and the lower tier will continue to enter from 26<sup>th</sup> Street).

Existing and proposed parking lot layouts are provided in Exhibit B.

### **Construction Impacts**

Residents near the Project site and visitors intending to use the 26<sup>th</sup> Street Parking Facility may experience noise, reduced parking, roadway closures, and other traffic disruptions during construction. It is anticipated that the construction process may take 12 to 16 months to complete. However, the work will be phased such that only portions of the Project are under construction at any one time.

Reconstruction of the parking facility will require the entire parking lot to be closed for an extended duration. To reduce parking impacts, this portion of the work will be scheduled outside the peak summer tourist season. Signage will be installed to inform visitors of the lot closure, and to direct them to other parking locations. Additionally, staff is looking at potential locations to create temporary parking spaces near or adjacent to the site that may be made available to the public during the parking lot closure.

### **PUBLIC NOTIFICATION, OUTREACH, AND COMMENT**

A courtesy notice was mailed to all property owners and residents within a 500-foot radius of the subject location on October 16<sup>th</sup> with instructions on how to comment on the Project and/or attend this meeting.

Additionally, a community outreach event was held at the Project site on October 10, 2023 to inform attendees about the Project and receive public input. Multiple residents expressed concerns related to traffic control, road closures, temporary loss of parking, and noise during construction. Staff is developing plans to mitigate these impacts.

### **CONCLUSION**

Staff recommends that the Commission receive and file the status update presentation for the 28<sup>th</sup> Street Stormwater Infiltration Project and support the proposed improvements to the 26<sup>th</sup> Street Parking Facility.

### **EXHIBITS:**

- A. Proposed Project Layout
- B. [Existing and Proposed Parking Lot Configuration \(Link\)](#)

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# Proposed Project Layout

## 28<sup>th</sup> Street Stormwater Infiltration Project

