

Construction Management and Parking Plan

Effective January 4, 2016, the City will be requiring a Construction Management and Parking Plan (CMPP) for all construction sites in Residential Districts III and IV, similar to larger commercial projects in the City. A CMPP describes the manner in which the contractor (and owner) will mitigate potential construction traffic and parking impacts in the neighborhood. The CMPP should be submitted by the contractor or property owner at the time of demo, plan check for grading or building, whichever occurs first. The CMPP will then be reviewed by staff and approved by the Community Development Department prior to issuance of the demo, grading and/or building permits. The applicant has the flexibility to customize the CMPP to fit the needs and limitations of each project.

The objectives of a CMPP are 1) to ensure that sufficient parking is provided for all phases of construction through onsite, off-site, carpooling, private shuttling, or other alternative parking methods; 2) to designate certain delivery haul routes and times; 3) to provide a jobsite construction loading/parking zone (if needed); 4) to identify the applicable construction rules, terms, and conditions; 5) to describe the major construction activity schedule; 6) to state the contractor and emergency contact information; and 7) to ensure that the owner and contractor will comply with the CMPP terms, conditions, and penalties for non-compliance. It will be up to the applicant to attach the appropriate maps and documents and submit a complete package in conjunction with Demo/Building Permit approval process.

A copy of the CMPP form and checklist is attached.



City of Manhattan Beach Construction Management and Parking Plan (CMPP)

Residential Districts III and IV

MUST BE POSTED AT JOB SITE IN CLEAR VIEW OF STREET

LOCATION: _____ **WORK DESCRIPTION:** _____

Contractor/Applicant: _____ Owner: _____

Contractor Name: _____ Owner Name: _____

Company: _____ Owner Address: _____

Contractor Phone: _____ Owner Phone: _____

Contractor Email: _____ 24-Hr Emergency Phone: _____

CONSTRUCTION PARKING MANAGEMENT		
A	Will all construction vehicles be parked within the jobsite? (Circle One)	Yes No*
B	Maximum number of construction related vehicles during workday:	
C	Number of private jobsite parking spaces available to contractor:	
D	Number of construction related vehicles not parked on jobsite:	
E	Identify on-site construction parking locations (driveway, garage, guest):	
F	Describe off-site construction parking location(s) excluding street parking (if needed):	
CONSTRUCTION LOADING AND DELIVERIES		
G	Will all construction deliveries, hauling or loading be within the jobsite?	Yes No*
H	Will lane or street closures be required for deliveries, hauling or loading?	Yes No
I	Identify loading/delivery area (if needed):	
J	Describe inbound/outbound delivery/haul route (if needed):	

CONSTRUCTION MANAGEMENT AND PARKING REQUIREMENTS

- Workers arriving in the City prior to 7:30am shall park in public parking lots or on non-residential streets only.
- All workers shall carpool to jobsite in the fewest possible number of vehicles to comply with parking requirements.
- Each trade subcontractor shall be limited to one vehicle per jobsite unless otherwise authorized in this Plan.
- Public street and parking lot spaces shall not be reserved for construction related parking at any time.
- A Right-of-Way permit is required for any lane, street or sidewalk closures. (See MBMC 9.44.060)
- See attached Construction Rules, the Municipal Code and other permit conditions for additional requirements.

ACKNOWLEDGEMENT

We, the undersigned, acknowledge and agree to comply with the terms, conditions and requirements included in this Construction Management and Parking Plan and the Construction Rules Ordinance (MBMC 9.44). We further agree to be responsible for and bind all subcontractors and agents to this Plan. We understand that the City may impose penalties joint and severally on the owner, contractor or their agents for failure to comply with the CMPP for this location, including, but not limited to fines, penalties, stop work notices, and/or revocation of permits or licenses.

General Contractor Name: _____ Signed: _____

Property Owner Name: _____ Signed: _____

Approved By: _____ Signed: _____

Date: _____

*Note: CMPP's that require off-site parking (A) or hauling/loading in the public Right-of-Way (G) requires Traffic Engineer approval.