

**CITY OF MANHATTAN BEACH  
DEPARTMENT OF COMMUNITY DEVELOPMENT**

**TO:** Parking and Public Improvements Commission

**FROM:** Richard Thompson, Director of Community Development  
Nhung Madrid, Senior Management Analyst

**BY:** Erik Zandvliet, T.E., City Traffic Engineer

**DATE:** March 27, 2014

**SUBJECT: Consider the Removal of Parking on the East Side of Sepulveda Boulevard  
between Tennyson Street and Longfellow Drive**

**RECOMMENDATION:**

Staff recommends that the Commission pass a motion to recommend removal of parking on the east side of Sepulveda Boulevard between Tennyson Street and Longfellow Drive.

**BACKGROUND:**

In November 2013, the City received a request from a local resident to prohibit vehicles displaying illegal advertisements from automobile parking on the east side of Sepulveda Boulevard near 500 South Sepulveda Boulevard. The complaint stated that the vehicle was parked in the same place every day, and needlessly blocks the curb lane, which causes drivers to quickly merge to the left. The City's Parking Enforcement has also confirmed that the advertising vehicle and other cars are frequently parked at that location when parking is allowed after 9:30am on weekdays.

The collision history was analyzed for this street segment during a two-year period between January 1, 2011 and December 31, 2012. During this period, there were two collisions in which northbound drivers hit parked cars. This collision rate is higher than expected based on statewide average collision rates.

**DISCUSSION:**

Sepulveda Boulevard is designated as State Route 1 through the City of Manhattan Beach, and serves as a regional north-south arterial roadway in the South Bay. It is classified as a major arterial highway in the City's General Plan. The adjacent land use is primarily retail business, restaurants and medical/general offices. Sepulveda Boulevard is a six-lane roadway with left turn pockets and raised center medians along certain sections. It has a posted speed limit of 35 mph and carries between 54,800 and 64,200 vehicles per day. AM peak period traffic is higher in the northbound direction, while PM peak period traffic is predominately southbound.

Street parking is generally allowed on both sides of the street, except during peak periods, when the parking lane becomes the third travel lane in each direction. Parking is restricted in the northbound direction between 5:30-9:30am Monday through Friday (except holidays), and restricted in the southbound direction between 3-7pm Monday through Friday (except holidays). Parking is prohibited at all times along certain street segments, including street frontages at Manhattan Village, Manhattan Beach Toyota, Target, and near major intersections. In addition,

parking is prohibited at all times between Artesia Boulevard and Tennyson Street, and between Longfellow Drive and Duncan Avenue.

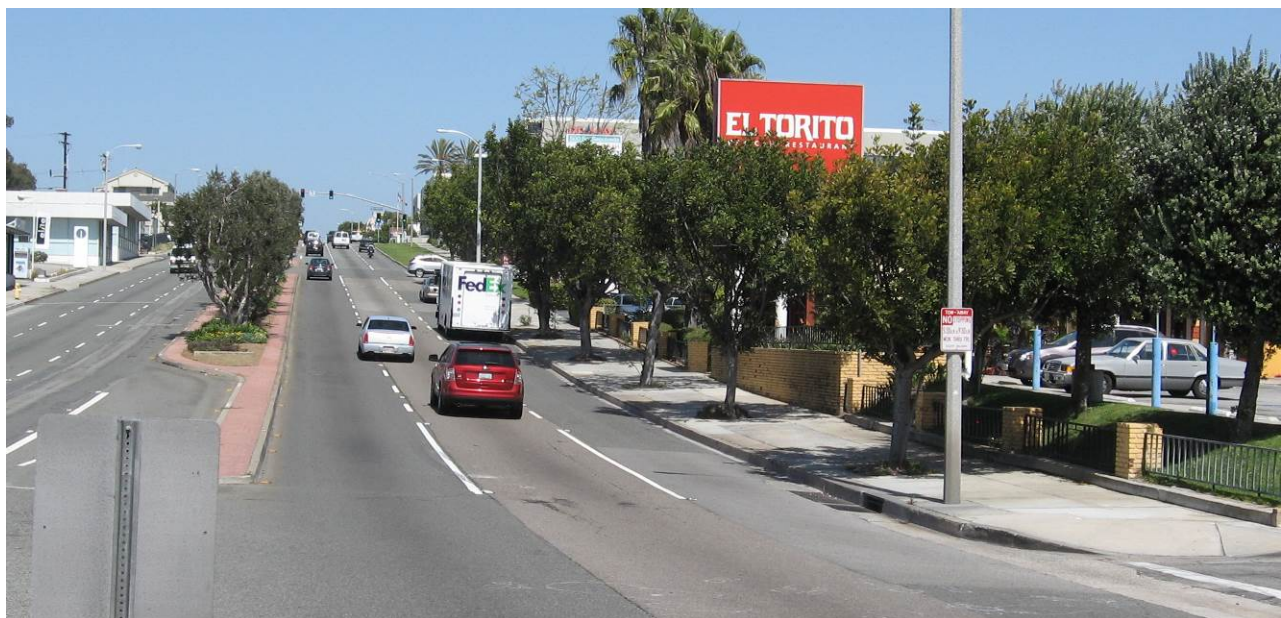
Traffic flow becomes congested in the peak commuter hours largely due to high directional volumes. During these peak periods, the State of California has imposed turn restrictions at many non-signalized intersections to reduce turning interference and prevent collisions. There is a horizontal curve just north of Artesia Boulevard that reduces sight distance in the northbound direction.

Since Sepulveda Boulevard is under the jurisdiction of the State of California (Caltrans), staff contacted them about the request to prohibit street parking. Mr. Yunus Ghausi, Senior Transportation Engineer for this area, responded that Caltrans has long supported parking restrictions along Sepulveda Boulevard to improve traffic flow, subject to the submittal of a resolution approving parking restrictions, and documentation of the public meeting in which it was discussed.

### **Sepulveda Boulevard between Tennyson Avenue and Longfellow Drive**

There are approximately 26 parking spaces along the east side of Sepulveda Boulevard between Tennyson Street and Longfellow Drive. There are “NO STOPPING 5:30AM TO 9:30AM MONDAY THROUGH FRIDAY EXCEPT HOLIDAYS” restrictions posted on this segment. Curb parking on the street segments immediately to the north and south is prohibited with signs or red curb. Since the west side of the street is located within the City of Hermosa Beach, only the east side is under consideration.

The collision history was analyzed for this street segment during a two-year period between January 1, 2011 and December 31, 2012. During this period, there were two collisions in which northbound drivers hit parked cars. This collision rate is higher than expected based on statewide average collision rates.



Sepulveda Boulevard at Tennyson Avenue Looking North

All the businesses along the east side of Sepulveda Boulevard in this area have off-street parking lots or structures, and all properties meet the City’s approved parking requirements. It should be

noted that the retail/medical/office building at 500 South Sepulveda Boulevard provides 126 off-street spaces, pursuant to a parking study conducted in 2009 for the current mix of tenants. All parking lots have easy access to Sepulveda Boulevard.



Sepulveda Boulevard at Keats Street Looking North

Field observations taken during various times of the day found that street parking is very light throughout the day between Keats Street and Longfellow Drive. Curb parking is moderate (3-5 vehicles) during the day on the segment between Tennyson Street and Keats Street, primarily due to the convenience of street parking in close proximity to several street-facing business entrances at 500 South Sepulveda Boulevard. All three off-street parking lots along the east side of the street are about 75% occupied during the day.



Sepulveda Boulevard at Artesia Boulevard Looking North

It should be noted that the City recently received complaints about a vehicle with large advertising banners regularly parked on the east side of Sepulveda Boulevard adjacent to the Brooklyn Brick Oven Pizza at 500 S. Sepulveda Boulevard (#203). The City notified the business that such parking for advertising purposes was against the municipal code, and this condition has since ceased. However, other vehicles continue to park along the curb during the day, which blocks the third northbound lane. While the third northbound lane is not necessary to

accommodate traffic volumes after the 5:30am-9:30am restriction, curb parking can be unexpected to northbound drivers coming around the curve north of Artesia Boulevard.

**CONCLUSION:**

Based on the collision history involving parked cars, reduced sight distance due to a horizontal curve and sufficient off-street parking supply, the City Traffic Engineer recommends removal of parking on the east side of Sepulveda Boulevard between Tennyson Street and Longfellow Drive at all times.

Public notices to attend this PPIC meeting were sent to property owners and businesses along the east side of Sepulveda Boulevard between Tennyson Street and Longfellow Drive.

- Exhibits:
- A. Aerial Maps with Proposed Parking Prohibition
  - B. Calculated Parking Surplus/Deficit East Side of Sepulveda Boulevard
  - C. PPIC Meeting Notice

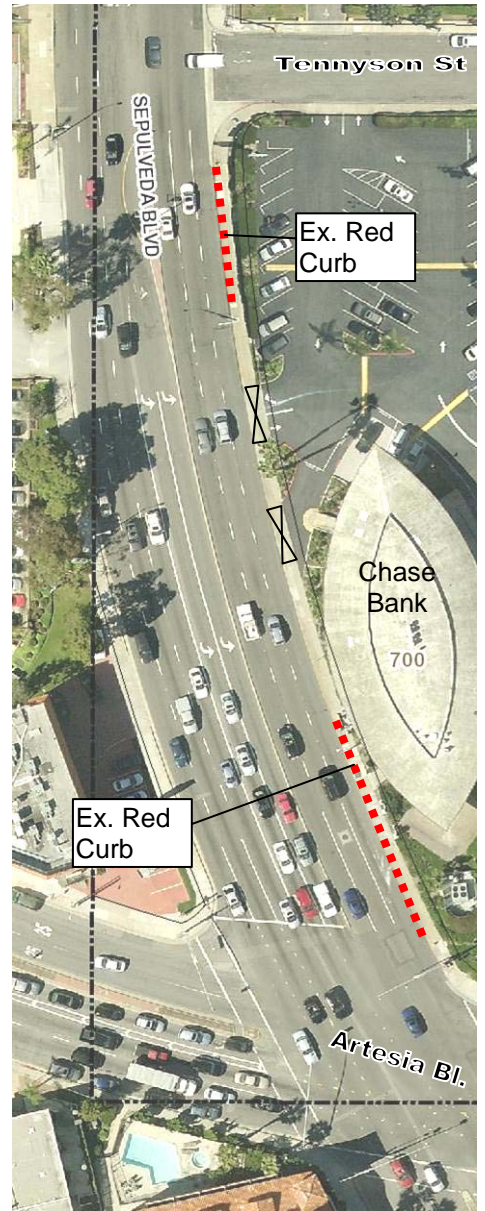
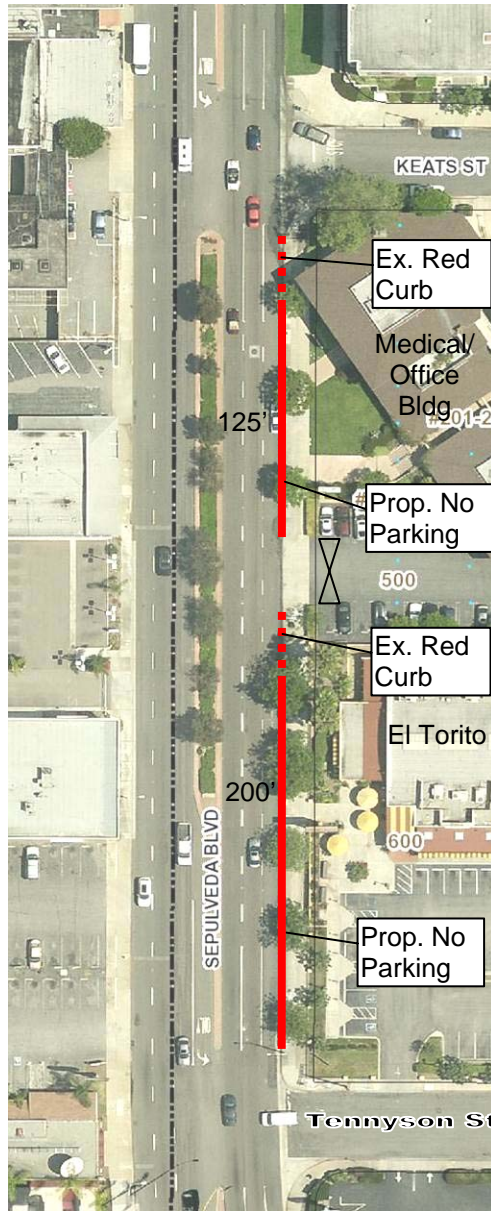
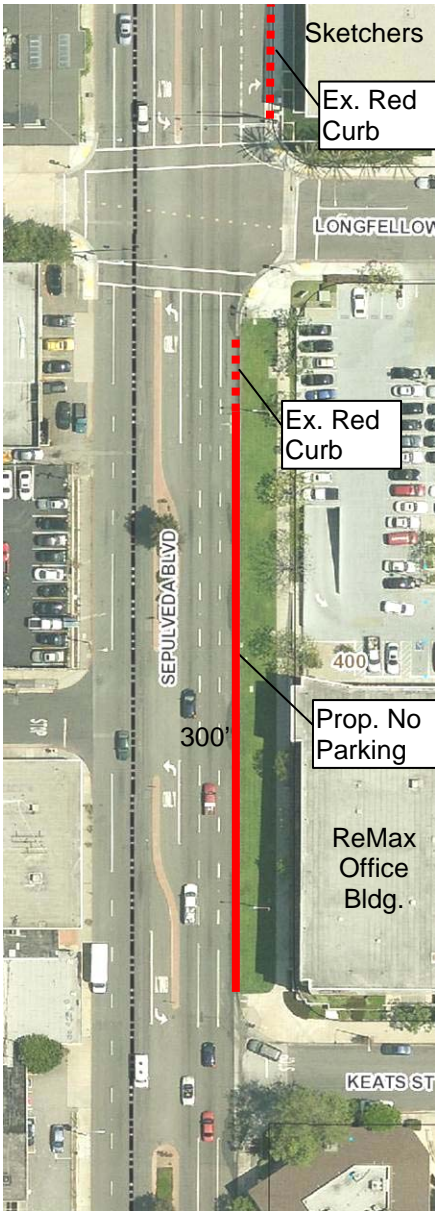
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EXHIBIT A  
Aerial Maps with Proposed Parking Prohibition

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Exhibit B  
 Calculated Parking Surplus/Deficit  
 East Side of Sepulveda Boulevard between Tennyson Avenue and Longfellow Drive

ADDRESS	BUSINESS NAME	PARKING REQUIREMENT	ACTUAL PARKING	SURPLUS/ DEFICIT	SPECIAL CONDITIONS
<b>LONGFELLOW AVE</b>					
400 S SEPULVEDA BLVD	ReMax Office Building	180	196	+16	
<b>KEATS STREET</b>					
500 S SEPULVEDA BLVD	Medical/Office Building with Retail	126 (145 per Code)	126	0	Reduced parking requirement per Reso. 09-10 based on parking study
600 S SEPULVEDA BLVD	El Torito Restaurant	102	116	+14	
<b>TENNYSON AVENUE</b>					

## EXHIBIT C

### MAILED PUBLIC NOTICE

## **PUBLIC MEETING**

### **SEPULVEDA BOULEVARD PARKING PROHIBITIONS**



The Parking and Public Improvements Commission (PPIC) will conduct a public meeting to discuss possible parking prohibitions on the east side of Sepulveda Boulevard from Tennyson Street to Longfellow Drive.

**PARKING & PUBLIC IMPROVEMENTS COMMISSION MEETING**  
**WHEN: Thursday, March 27, 2014 at 6:30 P.M.**  
**WHERE: City Hall Council Chambers**  
**1400 Highland Avenue, Manhattan Beach, CA 90266**

Interested parties are encouraged to attend and participate.  
The Staff Report will be available at [www.citymb.info](http://www.citymb.info) on March 21, 2014 after 5:00 P.M. For additional information, please call Nhung Madrid at (310) 802-5540 or email at [nmadrid@citymb.info](mailto:nmadrid@citymb.info).