



Agenda Item # \_\_\_\_\_

# Staff Report

## City of Manhattan Beach

**TO:** Honorable Mayor Ward and Members of the City Council

**THROUGH:** Geoff Dolan, City Manager

**FROM:** Richard Thompson, Director of Community Development  
Rob Osborne, Management Analyst

**DATE:** July 18, 2006

**SUBJECT:** Uphold the Parking and Public Improvements Commission Recommendation to Implement Parking Modifications on the North Side of 45<sup>th</sup> Street between Highland Avenue and Crest Drive

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### **RECOMMENDATION:**

It is recommended that the Council pass a motion to approve the Parking and Public Improvements Commission recommendation to implement parallel parking on the north side of 45<sup>th</sup> Street between Highland Avenue and Crest Drive.

### **FISCAL IMPLICATION:**

Installation of a parallel parking on 45<sup>th</sup> Street could be accomplished through existing Public Works programs and budgets.

### **BACKGROUND:**

The north side of 45<sup>th</sup> Street between Highland Avenue and Crest Drive currently contains six public parking spaces. There are five angled spaces and one parallel space. Parking is prohibited on the south side. A residential construction project is underway at 316 45<sup>th</sup> Street/315 Gull Street. When the project is completed at least two of the angled spaces will have to be eliminated to provide access to the new garages on the property. There is an opportunity to avoid losing any spaces and to possibly gain a few by implementing parallel parking in this area. This issue was reviewed by the Parking and Public Improvements Commission at their meeting on June 22, 2006.

### **DISCUSSION:**

As described in the attached report staff supports implementing parallel parking. On-street parking is extremely limited in the El Porto area. Staff believes there is sufficient room to provide parallel spaces on the north side while providing adequate access to driveways on the south side. 45<sup>th</sup> Street is similar in width to a number of other streets in the City on which parking is allowed across from driveways.

At the Commission meeting testimony was provided by two 45<sup>th</sup> Street residents. While both

would like to see parking prohibited on 45<sup>th</sup> Street because of various problems related to visitor usage, they prefer parallel parking to angled spaces. The Commission agreed with staff's findings and voted unanimously to recommend implementation of parallel parking.

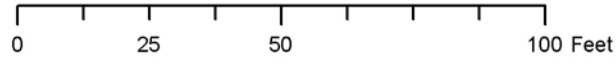
Meeting notices were sent to all properties within 300 feet of the subject block.

**ALTERNATIVES:**

1. **APPROVE** the recommendation of the Parking and Public Improvements Commission.
2. **REMOVE** this item from the Consent Calendar and provide staff with direction.
3. **SCHEDULE** this item for discussion at the August 1, 2006 meeting.

- Attachments:
- A. Aerial photo of 45<sup>th</sup> Street
  - B. Excerpt from PPIC minutes of 6/22/06
  - C. PPIC report dated 6/22/06, with attachments
  - D. Meeting notice, 7/5/06

# 45th Street Parking Modification



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## 2. Proposed Parking Modification – 45<sup>th</sup> Street

Management Analyst Osborne presented staff's report and recommendation to implement parallel parking on the north side of 45<sup>th</sup> Street between Highland Avenue and Crest Drive.

### Audience Participation

**Richard Nickelson, 4421 Crest Drive**, stated that he would prefer to see no parking along 45<sup>th</sup> Street, but because that is unlikely, he would prefer parallel parking over the existing angled parking, noting that such parking should not impact the fire hydrant. He also spoke about vehicles being parked on the street long term, and asked if street sweeping signs could be posted to allow the street to be cleaned.

**Doris Nickelson, 4421 Crest Drive**, shared that parking on the street is not a benefit to the three homeowners and is used for long term parking or a place for kids to hang out. She also submitted a letter from **Judy Scherpenberg, 318 45<sup>th</sup> Street**, stating her concern with parking on the street which affects her ability to back her car out safely, access to emergency vehicles and safety of pedestrians.

The Commission held discussion with Management Analyst Osborne clarifying that staff can evaluate implementing a 72 hour time restriction on the parking spaces, that the width of the street is consistent with others, and that residents of the street can opt in or out in street sweeping through a petition process with the Public Works Department.

### Discussion

Commission Donahue stated that he has visited the area and believes the dimensions of the street are appropriate to support parallel parking.

Commissioner Osterhout and Commission Paralusz agreed.

Sharing that she too lives on a narrow street and can empathize with the residents, Commissioner Seville-Jones stated that she believes parallel parking will actually open up the street. She also indicated her support for street sweeping signage as well as time restricted parking.

### Action

A motion was MADE and SECONDED (Osterhout/Donahue) to approve staff's recommendation to implement parallel parking on the north side of 45<sup>th</sup> Street between Highland Avenue and Crest Drive.

AYES: Donahue, Lang, Osterhout, Paralusz, Seville-Jones

NOES: None

ABSENT: None

ABSTAIN: None

**DRAFT**

## H. COMMISSION BUSINESS

**CITY OF MANHATTAN BEACH**

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**TO:** Parking and Public Improvements Commission

**FROM:** Richard Thompson, Director of Community Development *RT/cj*

**BY:** Rob Osborne, Management Analyst *RO*

**DATE:** June 22, 2006

**SUBJECT:** Proposed Parking Modification – 45<sup>th</sup> Street

**RECOMMENDATION**

Staff recommends that the Commission recommend implementation of parallel parking on the north side of 45<sup>th</sup> Street between Highland Avenue and Crest Drive.

**BACKGROUND**

The north side of 45<sup>th</sup> Street between Highland Avenue and Crest Drive currently contains six public parking spaces. There are five angled spaces toward the east end of the block and one parallel space near the west end. Parking is prohibited on the south side. A residential construction project is underway at 316 45<sup>th</sup> Street/315 Gull Street. When the project is completed at least two of the angled spaces will have to be eliminated to provide access to the new garages on the property.

**DISCUSSION**

On-street parking is extremely limited in the El Porto area. The loss of three or four spaces would significantly exacerbate the situation. However, staff feels there is an opportunity to maintain or increase the overall number of spaces by reconfiguring parking on the north side of 45<sup>th</sup> Street from an angled to parallel alignment. Staff believes there is sufficient room to provide parallel spaces on the north side while providing adequate access to driveways on the south side.

The typical required clearance for a vehicle to back out of a driveway is 25 feet. As shown in the attached sketch this clearance can be provided. The 45<sup>th</sup> Street roadway is 26 feet wide. There is a seven foot strip of public right of way between the curb line and the property line on the south side. A parallel parking lane is eight feet wide. A 25-foot clearance can therefore be provided. In addition, the homes on the south side are set back from the property line by varied amounts.

Staff sent a notice to residents on the block to solicit input regarding implementing parallel parking. The following responses were received:

*Judy Scherpenberg, 318 45<sup>th</sup> Street* – Opposed to parallel parking because of concerns about access. Believes all parking should be eliminated on 45<sup>th</sup> Street. (E-mail attached)

*Richard Nickelson, 4421 Crest Drive* – Would prefer no parking on 45<sup>th</sup> Street, but supports parallel parking over angled spaces.

*Francis Mohajerin and John Harris, 304 45<sup>th</sup> Street* – Concerned that parallel parking would limit access to driveways. (E-mail attached)

*Marcus Rissl, 4418 Ocean Drive* (not the subject block) – Feels as much on-street parking as possible should be provided.

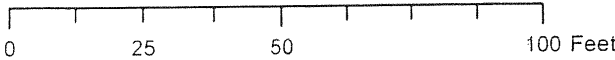
Staff understands the concerns regarding reduced driveway access. However, the situation created with parallel parking on 45<sup>th</sup> Street would be similar to that on numerous other streets in the City. There are a number of streets in Manhattan Beach that are similar in width or even narrower than 45<sup>th</sup> Street that contain parking across from driveways. While the City would like to provide residents as much maneuvering room as possible, the responsibility to provide public parking must also be considered. In this case staff feels the use of parallel parking is appropriate. Staff feels there is room for six parallel spaces in addition to the existing space. If parallel parking is not implemented, the number of spaces on the block would be reduced by at least two and possibly three.

Meeting notices were sent to all properties within 300 feet of the subject block.

#### Attachments

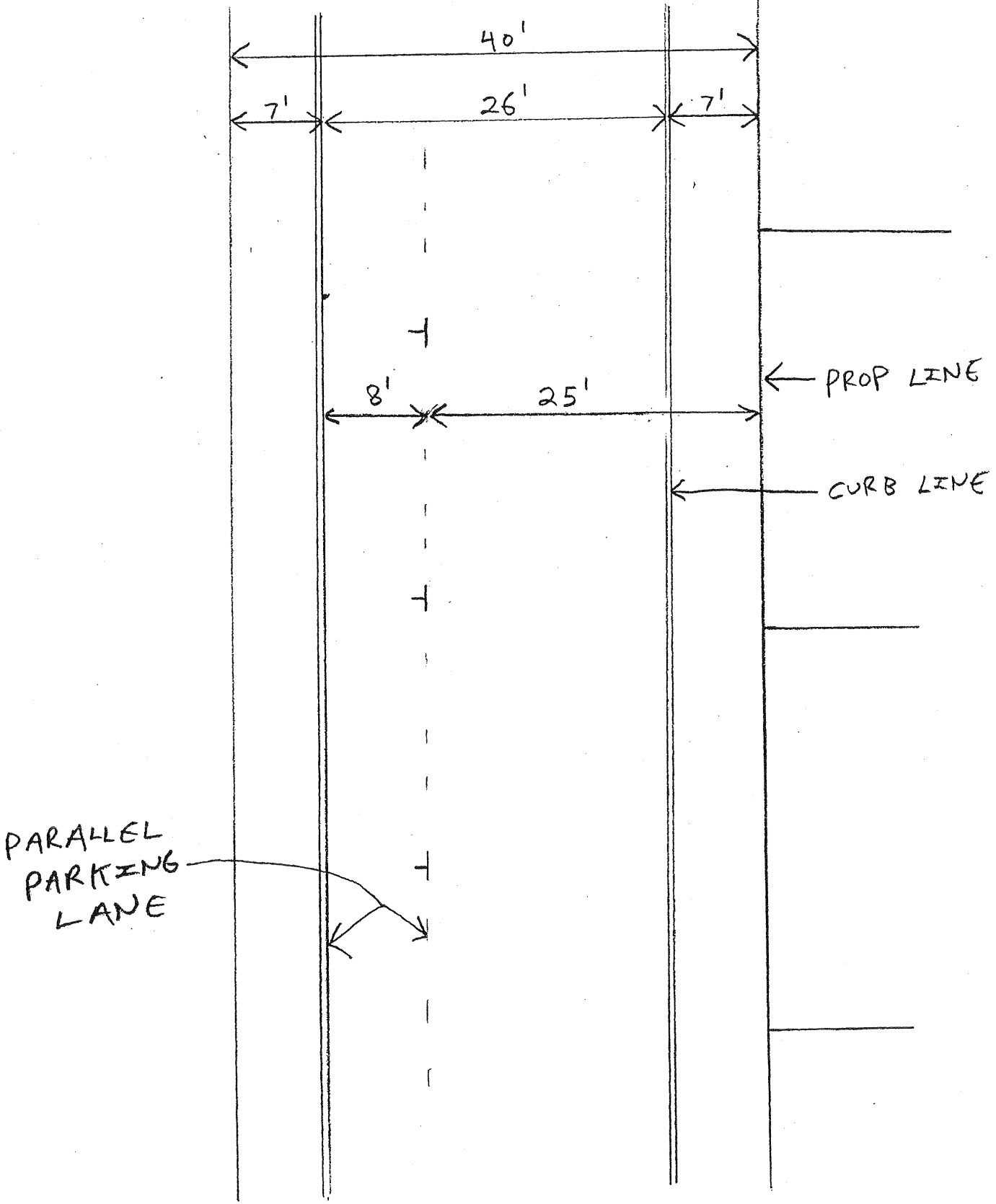
- Aerial photo
- 45<sup>th</sup> Street dimensions
- E-mail from Judy Scherpenberg
- E-mail from Richard Nickelson
- Meeting notice

# 45th Street Parking Modification



# 45' Street Dimensions

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Rob Osborne

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**From:** Scherpy@aol.com  
**nt:** Friday, May 05, 2006 3:59 PM  
**o:** rosborne@citymb.info  
**Subject:** RE: Parking Modification - 45th Street

Rob,

I am writing regarding your possible decision to allow parallel parking on the north side of 45th street. I live at 318 45th street and I frequently have people park illegally behind my garage (parallel) on a regular basis. It is very difficult to get in and out of my garage and is a point of frustration for me. I believe all parking should be eliminated from 45th. There is parking down at the beach if needed. I am happy to discuss further should you need any additional information.

Judy Scherpenberg  
318 45th Street  
310-546-5695

05/05/2006

**From:** Nick Nickelson [nicknmf@adelphia.net]  
**Sent:** Tuesday, May 09, 2006 9:20 AM  
**To:** rosborne@citymb.info  
**Subject:** Parking on 45th Street

**From:** Richard G. "Nick" Nickelson; Homeowner – 4421 Crest Drive, Manhattan Beach, CA 90266, (310) 545-2937

**To:** Rob Osborne, Management Analyst, Community Development Department, City of Manhattan Beach

Dear Rob (rosborne@citymb.info):

Re: Your Letter Dated May 4, 2006 regarding Parking Modification - 45th Street (letters rec'd May 6th)

We would prefer to see no parking along 45<sup>th</sup> Street, between Highland and Crest Drive, but because that isn't likely to happen we would definitely prefer to see parallel parking instead of the existing angled parking. If you do revise parking, from angled to parallel, then we ask that you also install "NO PARKING" signs, similar to those signs on every other street in Manhattan Beach, to accommodate the street sweeper on the day he sweeps 45<sup>th</sup> Street. The south side of 45<sup>th</sup> has never been swept because parking along 45<sup>th</sup>, between Highland and Crest Drive, is not restricted and this is a place where a person can park a car, truck, or van and not move it for one to two weeks or even longer. In addition:

The Street is not wide enough now for the existing angled parking as trucks and vans obstruct traffic, and accidents have resulted because of this. Waste Management and the Street Cleaner constantly have difficulty maneuvering around parked vehicles because of these obstructions and have to find whoever parked their vehicles in these spaces and have them move their car, truck, or van in order to get by. This means if a Fire Truck needed to get through, it couldn't without crashing into the vehicle to move it out of its way.

None of the homeowners on 45th or Crest Drive park on 45th Street. Chevron has "paid parking" that we utilize for contractors and guests and that parking is located on Crest Drive. If you are truly asking for our input because you want to accommodate the property owners along 45<sup>th</sup> then I would vote for no parking at all along 45<sup>th</sup>.

45th Street is a "constant Parking Violation Zone" because of the existing parking spaces and lack of No Parking/Tow Away Zone signs. This causes problems for homeowners on 45th Street not being able to get out of their driveways and from annoyances during the evening. It also causes problems for drivers traveling from Crest to 45th because of people and contractors parking on the Red marked curbs during the day. Throughout the night, illegal and legal parkers dispose of their litter on residential property, on the street, and on Chevron property. They also make noise, talk loud, and disrupt the residents. The "red curb" is black because contactors park on and against the curbs.

Monday is Street Sweeping Day - the Street Sweeper cannot clean 45th Street because of vehicles blocking the street - including the angled parking vehicles that are not required to vacate those spaces on days the Street Sweeper comes by.

Thursday Trash/Recycling Disposal Day - Service personnel must wait to get down 45th Street because of vehicles obstructing the travel way, taking them from their schedule.

Summer Drunks, Drug Users, and Partygoers - use the red curbs and angled parking to park and continue

partying disrupting the residents.

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No Parking/Tow Away Zone Signs on 45th Street and the north end of Crest Drive - should be posted on the street. Crest Drive does not provide any room for parking, but during the summer and sometimes during the year, *today included*, contractors and beach goers park on Crest Drive across from 4421/4419 and leave their vehicles parked unattended.

**To Do List for Construction Project Owner - 316 45th Street/315 Gull Street:**

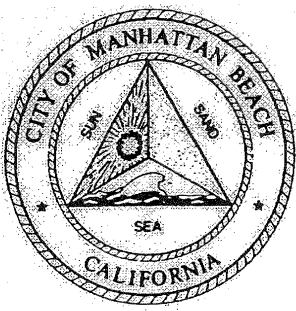
- Compensate the City of Manhattan Beach to re-paint the curbs from Crest Drive to Highland, along 45th Street where painted – Approximately one month ago, after three (3) years of requesting that the curbs be re-painted red, because the curbs had been turned black from the tires of people illegally parking their vehicles on top of or against the red curbs, plus ice plant overgrowth, the City removed ice plant overgrowth and re-painted the curbs. Now, because of 316 45th/315 Gull Street Contractors illegally parking on the red curbs before and since that time, the curbs are once again going from red to black. In addition, please remember that the only fire hydrant, for this end of town, is on the corner of 45<sup>th</sup> and Crest Drive.

- 45<sup>th</sup> Street, between Crest Drive and Highland, is a concrete street, not blacktop, and the blacktop used by the contractor, when installing sewer and gas connections, should be removed and replaced with concrete. I feel certain that this will be done before the City Inspector buys off on the final inspection, but in case this is overlooked.

In closing, if you have any questions or concerns regarding what I have written please don't hesitate to call me at (310) 545-2937. In addition, I would like feedback from you concerning the final outcome and what you do propose to do with regard to this matter.

Sincerely,

Richard G. "Nick" Nickelson  
4421 Crest Drive,  
Manhattan Beach, CA 90266



City Hall

1400 Highland Avenue

Manhattan Beach, CA 90266-4795

Telephone (310) 802-5000

FAX (310) 802-5001

June 8, 2006

\*\*\*\*\* PUBLIC MEETING NOTICE \*\*\*\*\*

Re: Parking Modification – 45<sup>th</sup> Street

Dear Resident/Property Owner:

A residential construction project is underway at 316 45<sup>th</sup> Street/315 Gull Street. When the project is completed a number of angled parking spaces on the north side of 45<sup>th</sup> Street will have to be eliminated to provide access to the new garages on the property. The City is considering various alternatives for modifying parking in this area, including eliminating all of the angled spaces and implementing parallel curb parking.

This issue will be reviewed by the Parking and Public Improvements Commission at a public meeting on Thursday, June 22, 2006. The meeting will be held in the City Council Chamber, 1400 Highland Avenue, and will begin at 6:30 p.m. Interested parties are encouraged to attend the meeting and provide input.

If you have any questions or would like additional information, please call 802-5540 or E-mail [rosborne@citymb.info](mailto:rosborne@citymb.info)

Sincerely,

Rob Osborne  
Management Analyst  
Community Development Department



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City Hall                      1400 Highland Avenue                      Manhattan Beach, CA 90266-4795  
Telephone (310) 802-5000                      FAX (310) 802-5001

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July 5, 2006

\*\*\*\*\* PUBLIC MEETING NOTICE \*\*\*\*\*

Re:    Parking Modification – 45<sup>th</sup> Street

Dear Resident/Property Owner:

On June 22, 2006, the Parking and Public Improvements Commission reviewed a recommendation to eliminate angled parking spaces and implement parallel curb parking on the north side of 45<sup>th</sup> Street between Crest Drive and Highland Avenue. The Commission voted to recommend approval of the proposal.

The City Council will review this recommendation at a public meeting on Tuesday, July 18, 2006. The meeting will be held in the City Council Chamber, 1400 Highland Avenue, and will begin at 6:30 p.m.

The issue will be on the portion of the agenda known as the “Consent Calendar”, meaning that it will not automatically be discussed. If it is not requested to be discussed by either a member of the audience, a City staff person or a Councilmember, the recommended action will be approved without discussion. At a point at the beginning of the meeting the Mayor will ask the audience if they would like any items to be removed from the Consent Calendar. If you do not agree with the recommended action for this item, be sure to request that it be removed at that time. It will then be discussed during the portion of the agenda entitled “Items Removed from the Consent Calendar”, toward the end of the meeting.

If you would like any additional information, please call 802-5540 or E-mail [rosborne@citymb.info](mailto:rosborne@citymb.info)

Sincerely,

Rob Osborne  
Management Analyst  
Community Development Department