

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

TO: Parking and Public Improvements Commission

FROM: Marisa Lundstedt, Director of Community Development
Erik Zandvliet T.E., City Traffic Engineer

DATE: February 26, 2015

SUBJECT: Consider a Request to Remove “No Parking 9am to 11pm” Parking Restrictions
Adjacent to 1535 Artesia Boulevard

RECOMMENDATION:

Staff recommends that the Parking and Public Improvements Commission (Commission) approve a motion to remove the “No Parking 9am to 11pm” parking restrictions adjacent to 1535 Artesia Boulevard, and to paint a 20 feet long red curb east of the westerly driveway to 1535 Artesia Boulevard.

BACKGROUND:

In June 2014, Mr. Mike Herron, an officer of the Beach Cities Masonic Lodge, asked the City’s help in improving the visibility for patrons leaving the Lodge parking lot. (Exhibit 1) Mr. Herron explained it was difficult for exiting drivers to see approaching cars speeding up the hill in the westbound direction. He suggested the use of convex mirrors, however, the Traffic Engineer stated that distance is hard to determine with these mirrors, and any mirrors would need to be placed on private property. After further discussion, the Traffic Engineer approved a parking restriction for three curb spaces immediately adjacent to 1535 Artesia Boulevard during those times when the Masonic Lodge would typically be occupied. The signs were installed on January 27, 2015. (Exhibit 2)

Soon after the parking signs were installed, several nearby residents stated hardships due to the reduction in parking availability. On February 10, 2015, the City received a request from Mr. Wayne Yamato, board member of the Manhattan Knolls HOA at 1525/1529 Artesia Boulevard, to remove the recently posted parking restrictions. (Exhibit 3) Mr. Yamato states that street parking is needed by neighboring residents both during the day and at night.

DISCUSSION:

Artesia Boulevard is an 80-foot wide major arterial street located in a residential area between Aviation Boulevard and Sepulveda Boulevard with a 40mph prima facie speed limit. (Exhibit 4) There are traffic signals on Aviation Boulevard at Aviation Boulevard to the east of the subject location and Peck Avenue to the west. Park Way is improved with curbs, gutters and sidewalks. Curb parking is prohibited on both sides of the street, except for street sweeping restrictions. Curb parking demand is generally moderate during the day to heavy at night due to high density residential properties on the north side of Artesia Boulevard. There is an uphill slope in the westbound direction of Artesia Boulevard to the west of Aviation Boulevard. The Beach Cities

Masonic Lodge is located at 1535 Artesia Boulevard and has a 27 space parking lot with two driveways. (Exhibit 5)

Field observations were made near the Masonic Lodge both before and after the parking restrictions were implemented. There were “3-Minute Passenger Loading Zone 8am to 5pm Monday to Friday” restrictions at two spaces between the two driveways for the Masonic Lodge. The Traffic Engineer had confirmed that driver visibility was restricted when exiting either Masonic Lodge parking lot driveway when cars are parked along the curb. The Traffic Engineer determined that the removal of two loading zone spaces and one additional space to the east was justified to improve traffic safety for the parking lot.

Observations before and after the installation of the parking restrictions confirmed that curb parking demand is moderate to heavy, while parking demand in the Masonic Lodge lot is very light except during occasional private events or meetings.

It is the Traffic Engineer’s opinion that the greatest sight distance for all driveways along Artesia Boulevard can be achieved by prohibiting parking along the north side. In the absence of parking restrictions, sight distance for the Masonic Lodge can still be improved by approximately 20 feet of red curb immediately east of the westerly driveway and still retain two of the three prior parking spaces. Property owners may also install convex mirrors on private property to assist existing drivers. Convex mirrors on public property or parkways are prohibited due to legal and liability issues.

Public notices regarding tonight’s Commission meeting were mailed to all properties and residents along the north side of Artesia Boulevard and within 300’ of 1535 Artesia Boulevard.

CONCLUSION:

Staff recommends that the Parking and Public Improvements Commission approve a motion to remove the “No Parking 9am to 11pm” parking restrictions adjacent to 1535 Artesia Boulevard, and to paint a 20 feet long red curb east of the westerly driveway to 1535 Artesia Boulevard.

Exhibits:

1. Mr. Herron request to improve driveway visibility
2. Work Order for parking restriction at 1535 Artesia Boulevard
3. Mr. Yamato request dated February 10, 2015
4. Location Map
5. Site Photos

Work Order: 44044

Submitted on: 06/18/2014 11:26 AM

Customer: Mike Herron

Department: , Phone:(310) 936-9939

Topic: Traffic Control Measures

Site:

Location: 1535 Artesia Blvd

Priority: 3 Normal

Job Type:

Charge

Acct:

Category:

Assigned To: Erik Zandvliet

-----Original Message----- From: hcmcap@yahoo.com [mailto:hcmcap@yahoo.com] Sent: Wednesday, June 18, 2014 11:20 AM To: Nhung Madrid Cc: Erik Zandvliet Subject: Masonic Lodge Good morning! My name is Mike Herron and I am an officer & trustee of Beach Cities Masonic Lodge located at 1535 Artesia Blvd in Manhattan Beach. I am writing to you to introduce myself and more importantly, per Ms. Madrid's helpful direction, request that your Traffic Engineers explore opening their 'tool box' to uncover what solutions make sense to help reduce a disaster waiting to happen. Since the construction of condominiums on both sides of the Masonic lodge some years back, there is a significant visibility problem for Masonic Lodge members and those city non-profit groups who utilize our facility (including annual voters) exiting our parking lot onto Artesia Blvd. We believe contributing issues affecting visibility include cars parked along Artesia Blvd (assume mainly residents of condos), coupled with the hill that cars ascend at 45+ mph prior to reaching flat terrain beginning in front of building (causing blind spot for oncoming vehicles) speeding up hill. Simply put, exiting visitors onto Artesia cannot see oncoming cars and as a result, often dart onto Artesia Blvd blindly and at significant physical risk to both themselves and oncoming traffic. These include many senior citizens. Not only is this a disaster waiting to happen but unfortunately, the disasters have already occurred and nothing has been done to improve driver safety. There have been numerous accidents as a result of these blind spots over recent years including a few that were reported to the city. While not an engineer by trade myself, I have proposed an initial idea of using convex mirrors to help drivers exiting our building and as such, I will be visiting with your traffic planners soon at City Hall to discuss the merits and logistics of this option. Aside from this idea, we are open to exploring any & all ideas that you have in your professional expertise, using your 'tool box' to help rectify and improve upon this very dangerous situation. Accordingly, I invite you to contact me at 310-936-9939 to schedule a time that we can meet and explore preliminary options quickly & effectively to help prevent any more unneeded accidents from happening. Thank you for prompt consideration in this matter and I look forward to hearing from you soon!
Regards, Mike Herron 310-936-9939

Tasks (0, Total Labor Cost: \$0)

Materials (0, Total Material Cost: \$0)

Total Cost of Job: \$0

Employee	Date	Hours	Cost	Employee	Date	Hours	Cost

Item Number	Description	Quantity	Unit Price	Total Price

Follow-up Information

#7: 11/25/2014 1:18 PM - Added internal information by Erik Zandvliet

From: Erik Zandvliet
 Sent: Tuesday, November 25, 2014 1:17 PM
 To: hcmcap@yahoo.com
 Cc: Nhung Madrid
 Subject: RE: Manhattan Beach: Message About Request #: 44044

Exhibit 1

Hello Mike,

Thanks for getting back to us with the times when patrons are most likely to be exiting your parking lot. Based on your needs, I would suggest a 9am-11pm everyday parking restriction between the westerly driveway and the easterly property line to the Masonic Lodge. See attached.

Please confirm that the hours are acceptable to you.

Thanks,

Erik Zandvliet, T.E.

#6: 10/21/2014 10:57 AM - Message from Customer

Thank you Nhung for your follow up.

We appreciate your team's ideas and we have spoken internally about them.

We'd like your ideas of expanding the time for people to park on the street at night but it would have to be up through 10:30/11pm as our patrons leave in evening at that time and cannot see.

Also, we like your idea of putting up signs etc. to get people to slow down going up the hill if possible; please let me know - thank you!

Regards,

Mike Herron
310-936-9939

On Tuesday, October 21, 2014 10:49 AM, City of Manhattan Beach
<manhattan@user.govoutreach.com> wrote:

#5: 10/21/2014 10:49 AM - Message sent to customer by Nhung Madrid

Hello Mike,

Just wanted to reach out again to see if you were able to speak to your group on the Engineer's suggestions. Please respond by October 31, 2014. If no response is received, we will close out the request and can reopen when you are ready to move forward.

Thanks,
Nhung



Exhibit 2
CITY OF MANHATTAN BEACH
PUBLIC WORKS SERVICE REQUEST

DATE: December 17, 2014

TO: Juan Price, Maintenance Superintendent

FROM: Erik Zandvliet, Traffic Engineer

SUBJECT: Post No Parking Signs
1535 Artesia Boulevard
GOReach #44044

DESCRIPTION:

Please install two R30(CA) “NO PARKING 9AM TO 11PM” signs with arrows on the north side of Artesia Boulevard adjacent to 1535 Artesia Boulevard as shown on attached sketch. Use existing pole for easterly sign.

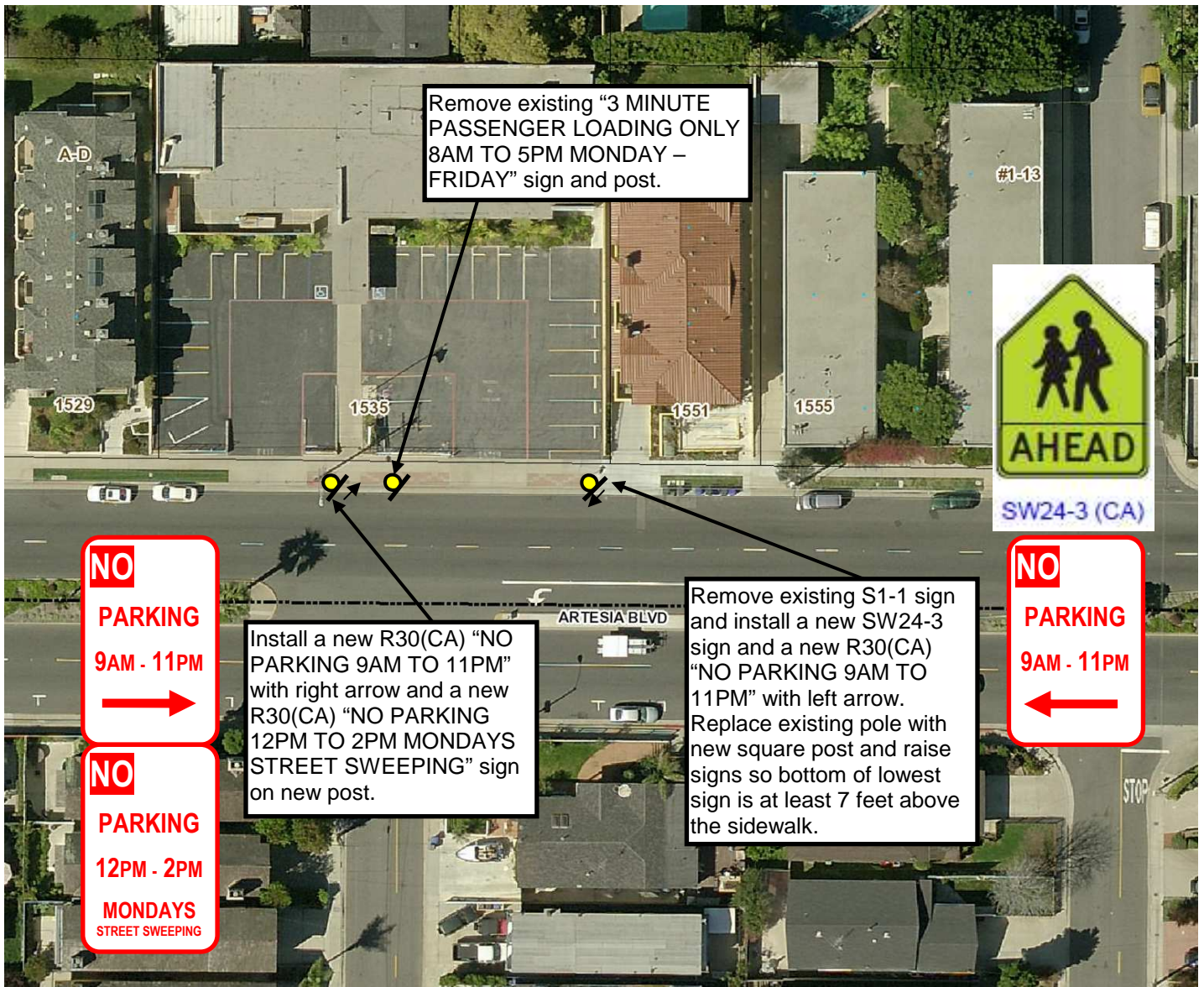
Please post a new R30(CA) “NO PARKING 12 PM TO 2 PM MONDAYS STREET SWEEPING” sign on the north side of Artesia Boulevard adjacent to 1535 Artesia Boulevard as shown on attached sketch. Mount sign on same post as above sign.

Please remove existing “3 MINUTE PASSENGER LOADING ONLY 8AM TO 5PM MONDAY – FRIDAY” sign and post.

LOCATION MAP / SKETCH:

See Attached

Approved By	Initial/Date	Completed by	Initial/Date
Director of Community Development			
Public Works Director		Checked:	



Remove existing "3 MINUTE PASSENGER LOADING ONLY 8AM TO 5PM MONDAY – FRIDAY" sign and post.



Install a new R30(CA) "NO PARKING 9AM TO 11PM" with right arrow and a new R30(CA) "NO PARKING 12PM TO 2PM MONDAYS STREET SWEEPING" sign on new post.

Remove existing S1-1 sign and install a new SW24-3 sign and a new R30(CA) "NO PARKING 9AM TO 11PM" with left arrow. Replace existing pole with new square post and raise signs so bottom of lowest sign is at least 7 feet above the sidewalk.



City of Manhattan Beach
Community Development
Traffic Engineering Division

Install No Parking Signs
1535 Artesia Boulevard

Erik Zandvliet

From: Wayne Yamato <yamato11@comcast.net>
Sent: Tuesday, February 10, 2015 11:14 AM
To: Erik Zandvliet
Cc: Wayne Yamato; Naomi Yamato; Pat Goode
Subject: Re: New Street Parking Sign - NO Parking 9am-11pm Front of Masonic Center

Hello Erik,

1. On behalf of the eight residents/owners residing at 1525/1529 Artesia, I would like to express our deepest objections to the city's hasty decision to post signs severely restricting street parking on Artesia due to the Masonic Lodge's request.
2. First of all, the city never bothered to notify the residents who will be impacted. Is it the city's policy to ignore communicating changes to those residents affected, in this case townhomes on both sides of the Lodge prior to implementing such changes?
3. I assume you are aware that the Masonic Center is zoned for RESIDENTIAL USE ONLY. City variance is provided as long as its uses and activities are not detrimental to the other residential properties nearby. Clearly, taking away three parking spots which would normally be utilized for residents is a violation of that variance. Also when the Masonic Center has an event, usually at night, our already limited street parking is taken by their paying guests while we have to deal with the loud noise, smoking, littering, rodents, etc . It is clearly a CONFLICT OF INTEREST for the city to be supporting and quickly granting wishes to a "for profit" enterprise at the expense of tax-paying residential property owners when that enterprise is operating in a residential zone.
4. The NO parking begins at 9AM daily. Have you checked to see how often the lodge has morning or afternoon events? Most of their events are in the evening. It doesn't make sense to deny us parking during the day, much less at night. We have guests, deliveries, etc. in normal day to day activities that utilizes these critical parking spaces. As an U.S. Army Veteran, I strongly support our constitutional right to own as many vehicles as we want even though you think us poor townhome folk should be limited to two autos parked neatly in our 2car garages. Most importantly we will not be bullied or pushed around by the Masons! Or should we be allowed to use the their parking if street parking is not available? Where is the give/take here? It's seems like all take in their favor.
5. Your argument about overall traffic safety should apply to most of the street parking on Artesia from Aviation to Peck. To say it is unsafe just for Masonic customers leaving an event from a parking lot that is actually zoned residential seems to be extremely biased . Have you tried to turn right/left from Herrin onto Artesia? Street parking in front of the apartment building at 1601 Artesia makes that turn a complete roll of the dice due to reduced visibility but the city hasn't restricted parking to make it any safer. Why no parking restriction at that intersection which is much more serious and dangerous for the community in general (especially those students/parents commuting to Mira Costa) but the city is quick to implement a "safety" restriction just for Masonic customers? Also now MB residents and their guests including myself will be forced to park across Artesia on the City of Redondo Beach side. Since the nearest crosswalk is 100 meters away on Peck by Mira Costa, some will try to cross at Dixon which has no crosswalk, again creating a major pedestrian safety hazard especially for small children who will face speeding vehicles from both directions. Is

the city willing to create a crosswalk here since "overall traffic safety takes priority" or take responsibility for any accidents/injuries that may occur as a result of its decision to force MB residents to park in REDONDO BEACH?

6. The Masonic Lodge is not being a good neighbor by prohibiting parking meant for Manhattan Beach residents in order to enhance its own money-making business in a residential zone. This was not an issue until they recently started increasing their nightly commercial activities. They want to have their cake and eat it too at the expense of us, MB citizens and property owners. There is no one RESIDING at the Masonic Lodge. Just people coming from out of town paying rent for use of its facilities. Request that you please consult with your superiors and the city attorney to reconsider this issue ASAP. In my opinion, it is the sacred responsibility of the city and it's employees to serve and protect its residents first and foremost, not some business/social entity that is looking out only for its own profits. The signs must go!

7. Thank you for your attention into this matter and service to the City of MB. We hope to hear from you very soon.

Sincerely,

Wayne Yamato
1529 Artesia, Unit A
Board Member, Manhattan Knolls HOA
510-520-0298

EXHIBIT 4
LOCATION MAP
Artesia Boulevard between Peck Avenue and Redondo Avenue



EXHIBIT 5
SITE PHOTOS



1535 Artesia Boulevard Looking West



1535 Artesia Boulevard Looking East