



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:** May 16, 2006

**SUBJECT:** Uphold the Parking and Public Improvements Commission Recommendation to Approve Installation of a Disabled Parking Space on the East Side of Laurel Avenue Adjacent to 1728 Laurel Avenue

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### **RECOMMENDATION:**

It is recommended that the Council pass a motion to approve the Parking and Public Improvements Commission recommendation to install a disabled parking space on the East Side of Laurel Avenue Adjacent to 1728 Laurel Avenue

### **FISCAL IMPLICATION:**

Installation of a disabled parking space could be accomplished through existing Public Works programs and budgets.

### **BACKGROUND:**

The City recently received a request for installation of a disabled parking space on the east side of Laurel Avenue adjacent to 1728 Laurel Avenue. Staff reviewed the request for compliance with the Disabled Street Parking Guidelines adopted by the Council in 2002. As the request was generally found to be in compliance, a notice was sent to neighboring properties to give area residents a chance to provide comments. Two residents stated an objection. As the request appears to be consistent with City policy but has some opposition within the neighborhood, it was referred to the PPIC for consideration in a public forum. It was reviewed by the PPIC at a public meeting on April 27, 2006.

### **DISCUSSION:**

As described in the attached report staff supports the request. It is felt to be consistent with the disabled space guidelines established by the Council in October 2002. While the applicant's property does contain a two-car garage, she has indicated that she primarily utilizes the front portion of her house. It is much more difficult for her to access that area from the detached garage in the rear of her property than from the front door access on Laurel Avenue. Staff feels the situation presents a legitimate hardship and warrants a disabled space. Those opposing the request feel a disabled space would exacerbate the on-street parking shortage in the area.

At the Commission meeting the only testimony provided was from the applicant's son. One of the two residents who originally objected has indicated through E-mail that he has withdrawn his opposition. The Commission concluded that installing a disabled space is appropriate and voted (4-1, Lang against) to recommend approval of the request.

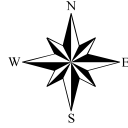
Meeting notices were sent to all properties within 150 feet of the proposed location.

**ALTERNATIVES:**

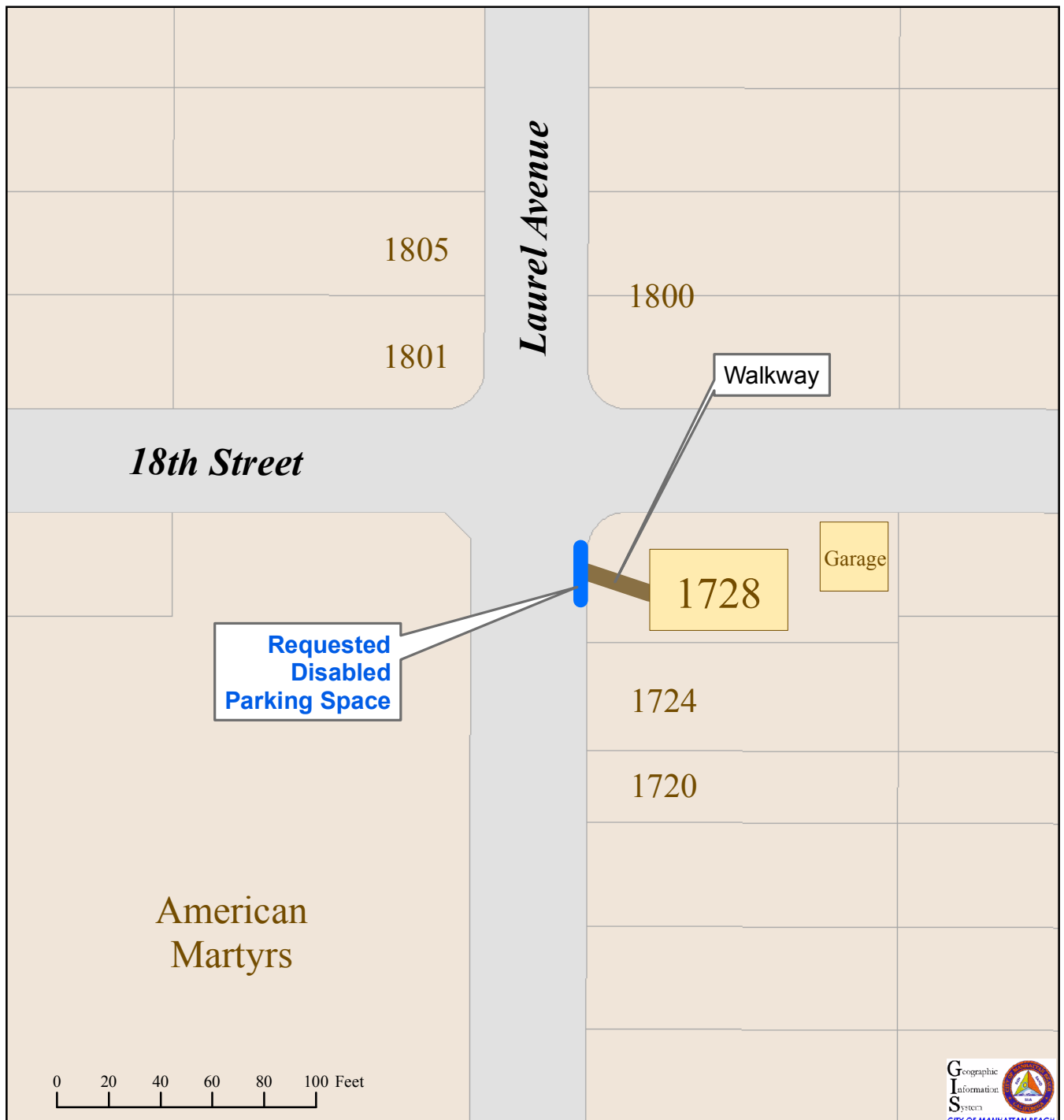
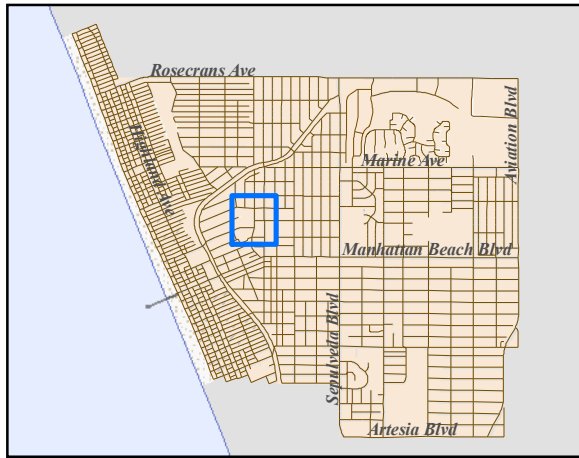
1. **APPROVE** the recommendation of the Parking and Public Improvements Commission.
2. **REMOVE** this item from the Consent Calendar and provide staff with direction.

- Attachments:
- A. Location map
  - B. Disabled space guidelines
  - C. Excerpt from PPIC minutes of 4/27/06
  - D. PPIC report dated 4/27/06, with attachments
  - E. E-mail from Bernie Marchant
  - E. Meeting notice, 5/2/06

# Disabled Parking Space Request



## 1728 Laurel Ave



**City of Manhattan Beach  
DISABLED STREET PARKING GUIDELINES**

**LOCATION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_ **GUIDELINES MET?** \_\_\_\_\_

The City of Manhattan Beach recognizes that there are certain locations within the City that do not provide sufficient and/or accessible off-street parking. Pursuant to California Vehicle Code Sections 22507 and 22511 et al., a limited number of on-street parking spaces may be designated by the City for the benefit of residents with an identifiable need for disabled parking without significantly affecting the available curb parking in an area. In these cases, the Americans with Disabilities Act, in conjunction with the following guidelines, will be used to determine where disabled street parking may be placed and maintained.

**RESIDENT REQUEST** **CRITERIA MET?** \_\_\_\_\_  
The applicant must submit a written request for disabled street parking. The letter should identify the specific preferred parking location, and provide an explanation of the conditions that make all available off-street parking inaccessible and a reason why street parking is required.

**DISABLED PARKING PERMIT** **CRITERIA MET?** \_\_\_\_\_  
At least one of the residents must have a valid disabled parking permit and live in the adjacent dwelling. A copy of the permit and proof of residency will be kept on file. Temporary permits are not eligible for consideration.

**NOTIFICATION** **CRITERIA MET?** \_\_\_\_\_  
Upon receipt of a completed application, staff will conduct a field investigation and mail a written notice to potentially affected properties up to 150 feet of the applicant's property. The notice will include a description of the request and City approved conditions for any appeal to the proposed on-street disabled parking space.

**ACCESSIBLE PATH** **CRITERIA MET?** \_\_\_\_\_  
The property should have an accessible path from the street side to the residence. The degree of accessibility may be dependent on the severity of the disability. When the passenger side of the vehicle must be used for disabled access, then there should be an accessible loading area along the street curb or shoulder.

**OFF STREET PARKING** **CRITERIA MET?** \_\_\_\_\_  
The applicant is expected to use all available off-street spaces before qualifying for on-street disabled parking. The Traffic Engineer will determine if accessible off-street parking exists or could be reasonably provided. The personal needs and financial means of the applicant's household will be considered when assessing the availability of possible off-street spaces. Disabled street parking will only be considered in locations where there is existing curb parking. No other off-street parking should be available to the resident with greater accessibility than the requested on-street space.

**PARKING DEMAND** **CRITERIA MET?** \_\_\_\_\_  
The proposed disabled street parking space should minimize the impact to the amount of on-street parking generally available for other residents or impose other adverse effects upon directly adjacent properties. However, priority may be given to a disabled space that is not adjacent to the applicant's property when closer accessible spaces are not available. Time limit parking is not a condition for disabled parking.

**LAYOUT** **CRITERIA MET?** \_\_\_\_\_  
The disabled parking space should be 9 feet wide and 20 feet long, identified with a blue curb and/or blue outline stripe and a disabled parking sign or marking. The parking space must not impede traffic or block sight lines for other vehicles on the street.

**COMMENTS:**  
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\_\_\_\_\_  
\_\_\_\_\_

**CITY OF MANHATTAN BEACH  
PARKING AND PUBLIC IMPROVEMENTS COMMISSION  
MINUTES OF REGULAR MEETING  
APRIL 27, 2006**

**G. GENERAL**

**1. Request for Disabled Parking Space - 1728 Laurel Avenue**

Management Analyst Osborne presented staff's report and recommendations to approve the installation of a disabled street parking space adjacent to 1728 Laurel Avenue.

**Audience Participation**

**Richard Bartz, 2602 - 185<sup>th</sup> Street, Redondo Beach**, addressed the Commission on behalf of his mother, Kathryn Bartz, a fifty-year resident who is now 84 years old and disabled. Explaining that his mother lives primarily in the front of the house which is equipped with a handicapped ramp that leads to the street, he talked of difficulty she has in getting in and out of her home due to all the cars that park in front of her house for American Martyrs School. Utilizing the garage is not feasible as it is a distance away and involves steps. Mr. Bartz acknowledged the concerns of losing a parking space, but asked that the Commission consider this request for his mother as it would make her life much easier.

In response to questions from the Commission, Mr. Bartz clarified that his two brothers also live in the home; that his mother utilizes a wheel chair and utilizes Dial a Ride; that the hardship to find parking is worse during school hours but is also evident during evening school functions, activities, etc.; that a time restriction for the space would probably not work due to enforcement, noting that vehicles continually park in the red zone; and that extending the ramp walkway further to the corner would not be feasible due to cost constraints, adding that drivers also park right up to the corner.

Mr. Bartz reiterated why the garage is not a good option, adding that the door to the garage is only 28 inches wide which makes it very difficult for a wheelchair. He also explained that when his mother has an appointment or Dial A Ride is scheduled, his brothers usually block this front space with a trash can or cone so their mother can access her ride.

**Discussion**

Commissioner Seville-Jones shared that she empathizes with Ms. Bartz's situation, noting that the City grants four or five disabled parking spaces yearly. Based on Mr. Bartz's explanations as to why the garage is not feasible and the need for his mother to access the

front of the home, she believes this request meets the criteria of the City's Disabled Street Parking Guidelines and is inclined to grant the request.

Commissioner Lang stated that he has tremendous sympathy for Ms. Bartz's situation, but is not sure he can support the request. He relayed his concern with the loss of a parking space and the impact it will have on the school, questioning if the family could work within their own property to address the need.

Commissioner Seville-Jones noted that the presence of the school and its ample parking structure is what influences her support of the request.

Commissioner Powell voiced his support of the request, agreeing that the City's guidelines have been met. He also agreed with the suggestion that the parking space be located as close to the corner as possible to minimize parking loss.

Traffic Engineer Zandvliet stated that if the request was granted, the parking space would be located as close as possible to the corner, without affecting safety.

Commissioner Saunders clarified that he was not suggesting the space be installed past the radius. He would like Ms. Bartz to have the access she needs, but wondered if it could be addressed by something other than a disabled parking space, suggesting a red curb or passenger loading zone.

Traffic Engineer Zandvliet responded that a passenger loading zone would not work well due the proximity of the school and although there may be other options, he believes a disabled parking space is the most appropriate solution.

Commissioner Saunders commented that he has stated alternative concepts to the preserve parking spaces, but is also persuaded by the responses to those alternatives to approve the request.

Chairperson Osterhout stated that from he can see the family has done all they can and their request conforms to the City's Disabled Street Parking Guidelines.

### **Action**

A motion was MADE and SECONDED (Saunders/Seville-Jones) to approve staff's recommendation to approve a disabled street parking space adjacent to 1728 Laurel Avenue.

AYES: Powell, Saunders, Seville-Jones and Chairman Osterhout  
NOES: Lang  
ABSENT: None  
ABSTAIN: None

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

**TO:** Parking and Public Improvements Commission

**FROM:** Richard Thompson, Director of Community Development

**BY:** Rob Osborne, Management Analyst

**DATE:** April 27, 2006

**SUBJECT:** Request for Disabled Parking Space - 1728 Laurel Avenue

**RECOMMENDATION**

Staff recommends that the Commission recommend approval of a disabled street parking space adjacent to 1728 Laurel Avenue.

**BACKGROUND**

The City recently received a request for installation of a disabled parking space adjacent to 1728 Laurel Avenue. The applicant stated that she primarily utilizes the front portion of her house and has difficulty accessing the house from anywhere other than the area adjacent to her front entrance on Laurel Avenue. On-street parking on Laurel Avenue is in very high demand because of the close proximity to American Martyrs Elementary School.

Staff reviewed the request for compliance with the Disabled Street Parking Guidelines adopted by the City Council in 2002. A copy of the guidelines is attached. As the request was generally found to be in compliance, a notice was sent to neighboring properties to give residents a chance to provide comments. Two area residents stated an objection to the request. As the request appears to be consistent with City policy but has some opposition within the neighborhood, it was referred to the PPIC for consideration in a public forum.

**DISCUSSION**

The residents who object to the request and their comments are as follows:

Rick Runnels – 1720 Laurel Avenue – the space will exacerbate the on-street parking shortage and the requestor has a two-car garage.

Bernie Marchant – 1716 Laurel Avenue – on-street parking is already too limited.

The applicant's property does contain a two-car garage. However, she has indicated that she primarily utilizes the front portion of her house. It is much more difficult for her to walk to that area from the detached garage than from the front door access on Laurel Avenue. She previously

had a ramp installed on the front walkway so that she does not have to climb any steps to access the front door.

Staff agrees with those who oppose the request in that on-street parking on the 1700 block of Laurel Avenue is often in high demand. Parking is prohibited on the east side of Laurel Avenue during school hours. It is also acknowledged that removing a parking space from general availability will contribute the parking scarcity. However, it is felt that the applicant's situation does present a legitimate hardship. Based on the high demand for parking in the area and the absence of reasonably convenient private parking, a disabled street parking space is recommended on the east side of Laurel Avenue, adjacent to 1728 Laurel Avenue.

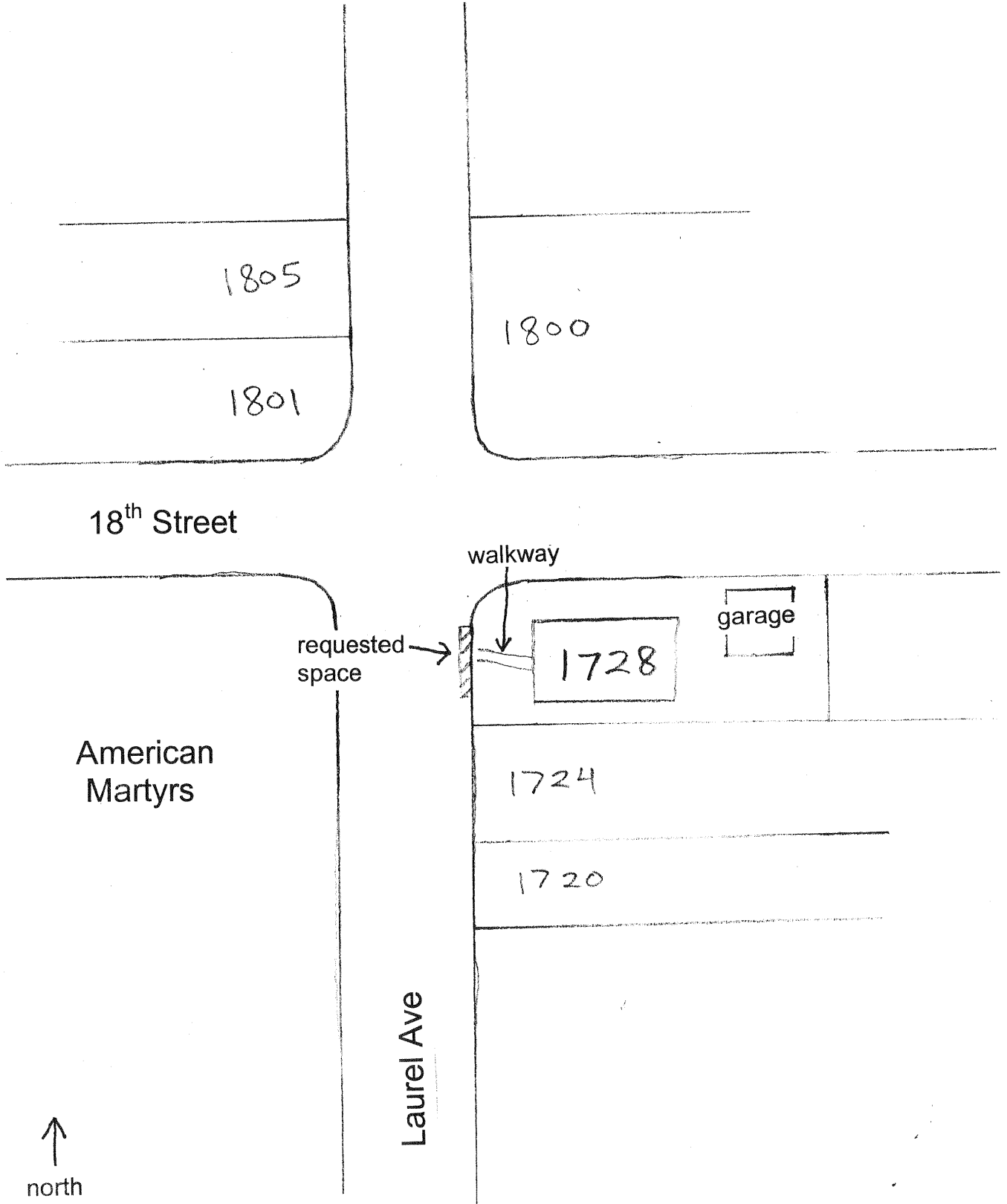
Meeting notices were sent to all properties within 150 feet of the requested space location.

Attachments

- Area map
- Disabled Street Parking Guidelines
- Request letter and DMV designation
- Copy of E-mail from Rick Runnels
- Meeting notice



Disabled Space Request – 1728 Laurel Ave



**City of Manhattan Beach  
DISABLED STREET PARKING GUIDELINES**

**LOCATION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_ **GUIDELINES MET?** \_\_\_\_\_

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**COMMENTS:**  
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\_\_\_\_\_  
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Richard F. Bartz  
1728 Laurel Ave.  
Manhattan Beach, Ca. 90266

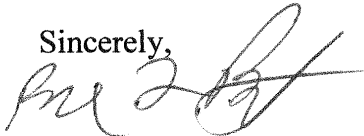
February 11, 2006

Rob Osborne  
City of Manhattan Beach,  
1400 Highland Ave.  
Manhattan Beach, Ca. 90266

Dear Mr. Osborne,

My mother is disabled and she lives across the street from American Martyrs Elementary School. It is very hard for my mother (Kathryn Mary Bartz) to go to the doctors or anywhere due to all the cars that park in front of her house for the school. We have a handicap ramp that is in front of her house that leads to the street. We would appreciate it if you could make the space right in front of her house handicap parking ONLY! If you could do this, it would make her life a lot easier.

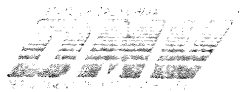
Sincerely,

A handwritten signature in black ink, appearing to read 'Richard F. Bartz', written over the word 'Sincerely,'.

Richard F. Bartz (son)

p.s. Here is a copy from the DMV for disabled person placard identification card.

DISABLED PERSON  
PLACARD IDENTIFICATION  
CARD/RECEIPT



A Public Service Agency

This identification card or facsimile copy is to be carried by the placard owner. Present it to any peace officer upon demand. Immediately notify DMV by mail of any change of address. When parking, hang the placard from the rear view mirror, remove it from the mirror when driving.

TYPE: N1      TV: 92      CO: 19  
DOB: 07/11/1922

ISSUED TO

BARTZ KATHRYN MARY  
1728 LAUREL AVE

MANHATTAN BCH CA 90266

When your placard is properly displayed,  
you may park in or on:

- \* Disabled person parking spaces (blue zones)
- \* Metered zones without paying.
- \* Green zones without restrictions to time limits.
- \* Streets where preferential parking privileges are given to residents and merchants.

You may not park in or on:

- \* Red, Yellow, White or Tow Away Zones.
- \* Crosshatch marked spaces next to disabled person parking spaces.

It is considered misuse to:

- \* Display a placard unless the disabled owner is being transported.
- \* Display a placard which has been cancelled or revoked.
- \* Loan your placard to anyone, including family members.

Misuse is a misdemeanor (section 4461VC) and can result in cancellation or revocation of the placard, loss of parking privileges, and/or fines.

Purchase of fuel  
(Business & Professions Code 13660):

State law requires service stations to refuel a disabled person's vehicle at self-service rates, except self-service facilities with only one cashier.

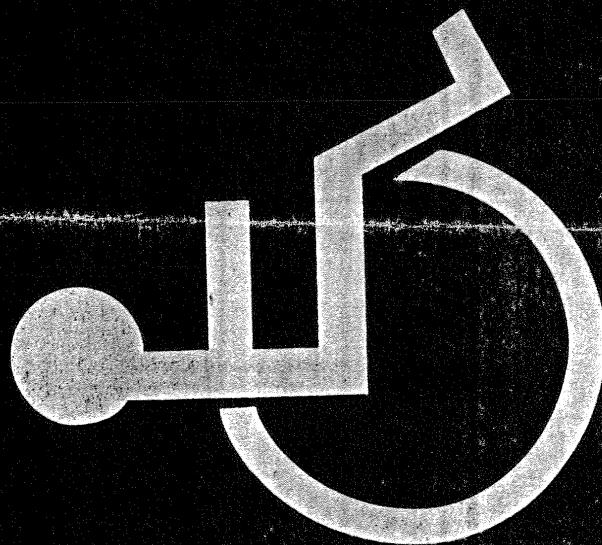
CALIFORNIA



EXPIRES JUNE 30  
2007

WARNING: The illegal use of a disabled parking placard could result in a maximum fine of \$3,500.

PARKING PLACARD



DISABLED PERSON

490698 D

PURCHASE OF FUEL (Business & Professions Code 13660)  
State law requires service stations to refuel a disabled person's vehicle at self-service rates, except at service

**Rob Osborne**

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**From:** Rick Runnels [rick.runnels@gte.net]  
**Sent:** Sunday, March 12, 2006 8:47 PM  
**To:** rosborne@citymb.info  
**Subject:** Request for Disabled Parking Space - 1728 Laurel Avenue

Dear Mr. Osborne:

I am a resident of 1720 Laurel Avenue. The notice of March 8th seems to indicate that the City is considering the creation of a disabled parking space to accommodate a resident of 1728 Laurel Avenue. I am not in favor of the creation of this space for several reasons:

1. Since this is one of two blocks of Laurel Avenue which is across from American Martyrs School, there is already restricted parking on much of the "parkable" spaces. Available parking spots are limited during school hours and reduction of this inventory, by even one unit, will exacerbate this condition. The ultimate result is that more parents will "double park" and will park blocking resident's driveways during school hours. For unknown reasons, some people assume that blocking a driveway is not an issue, as long as they are gone before the tow truck arrives.
2. This is a residential, not a commercial area. Residents are supposed to have adequate off street parking on their property. The address in question, which is a corner lot, it has a two car garage accessed off of 18th Street. It appears that this garage would have equally convenient access to the residence as would a dedicated spot on the street. At worst case, surely the resident could park in their own driveway and have access to their property. So why do they need a spot that would essentially be "dedicated" for their sole use?

At the risk of being politically incorrect, sometimes parking is tough for everyone, both able bodied and disabled. To limit access to a parking space to a very small subset of the community should not be done without overwhelming evidence of the need to do so.

Sincerely,

Rick Runnels



City Hall

1400 Highland Avenue

Manhattan Beach, CA 90266-4795

Telephone (310) 802-5000

FAX (310) 802-5001

April 17, 2006

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

Re: Request for Installation of Disabled Parking Space – 1728 Laurel Avenue

Dear Resident/Property Owner:

The City recently received a request for installation of a disabled parking space adjacent to 1728 Laurel Avenue. While the request appears to meet the City's guidelines for disabled spaces, some opposition was received from area residents. The request has therefore been referred to the Parking and Public Improvements Commission for consideration.

The Commission will review this matter at a public meeting on Thursday, April 27, 2006. The meeting will be held in the City Council Chamber, 1400 Highland Avenue, and will begin at 6:30 p.m. Any comments you might like to make at the meeting would be welcomed.

If you have any questions or 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

**Rob Osborne**

**From:** Bernie Marchant [bmarchant@adelphia.net]  
**Sent:** Thursday, April 27, 2006 11:18 AM  
**To:** Rob Osborne  
**Subject:** Re: Traffic Flow Modifications

Rob Osborne,

Thanks for the reply to my letter.

17th St. is 280 feet long. Stop sign at each end. Difficult to get up speed on so short a distance. Meanwhile cars entering from Pacific have to wait in the intersection or dodge upcoming cars by dropping into the parking lane if an opening exists. Most of the drivers are moms and will not attempt to pass another car. It's really not safe to do so.

Making Laurel one way from 18th to 17th will disrupt though traffic on Laurel. This is a good thing since non-school related traffic tends to use Laurel as an alternate to Pacific Ave and causes congestion if front of the American Martyrs School. Parents park in driveways or double park in the street in front of the school. This completely stops traffic flow in one direction or the other. Moms leave their SUV's to run into the school office "just for a minute" and forget. Children cross the street to waiting cars. One way traffic would be safer and would allow one lane to remain open, thus better traffic flow. On the other hand, I believe parents picking up or dropping off children are usually traveling south on Laurel anyway, and up on 15th and into the school yard. Where they go after that I don't know but I don't think they come back on Laurel. There is so much congestion during the hours when children are present that speeding up is impossible. During other times cars already drive too fast on that stretch so I don't see any change there.

All in all, the neighborhood would be better served with at least these two modifications. At least make 17th St one way from Laurel to Pacific. This will have minimal impact on general traffic patterns in the area and will be welcomed by the neighborhood. I've talked to some of the neighbors and to the nun that still lives in the convent. All gave me positive responses.

Are there any other factors or considerations involved here?

I hope you will give this request further consideration and at least fix the problem with 17th Street.

Respectfully,

Bernie Marchant

PS Rob, I'm leaving town today and won't be able to attend your planning commission meeting tonight where the topic of a handicap spot for Laurel will be aired. I've talked to the neighbors and tried to reach Ms. Kathy Bartz but was not successful. I'm withdrawing my objections to the proposal.

Bernie M.

----- Original Message -----

**From:** Rob Osborne  
**To:** 'bmarchant@adelphia.net'  
**Sent:** Thursday, April 27, 2006 9:11 AM  
**Subject:** Traffic Flow Modifications

Mr. Marchant,

Our Traffic Engineer has conducted a preliminary evaluation of your suggestion to convert portions of 17<sup>th</sup> Street, 18<sup>th</sup> Street and Laurel Avenue to one-way traffic flow. He agrees that one-way flow would help reduce congestion and delays on these streets. However, he feels the modifications you suggested would have significant impacts on traffic patterns in the greater area. He feels the disruption to neighborhood traffic patterns would outweigh the benefits of reduced congestion. He also noted that people tend to drive faster on one-way streets because there is no opposing traffic. The City would certainly not want to

05/02/2006



City Hall

1400 Highland Avenue

Manhattan Beach, CA 90266-4795

Telephone (310) 802-5000

FAX (310) 802-5001

May 2, 2006

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

Re: Request for Disabled Parking Space – 1728 Laurel Avenue

Dear Resident:

On April 27, 2006, the Parking and Public Improvements Commission reviewed a request for installation of a disabled parking space on the east side of Laurel Avenue adjacent to 1728 Laurel Avenue. The Commission voted to recommend approval of the request.

The City Council will review this recommendation at a public meeting on Tuesday, May 16, 2006. The meeting will be held in the City Council Chamber, 1400 Highland Avenue, and will begin at 6:30 p.m. Any comments you might like to make at the meeting would be welcomed.

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 have any questions or 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