



# 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:** March 21, 2006

**SUBJECT:** Uphold the Parking and Public Improvements Commission Recommendation to Implement Modifications to Several Parking Restrictions in the Manhattan Beach Boulevard/Walnut Avenue Area

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### **RECOMMENDATION:**

It is recommended that the Council pass a motion to approve the Parking and Public Improvements Commission recommendation to:

- Remove the existing green zone adjacent to 927 Manhattan Beach Boulevard.
- Convert four existing green zone spaces adjacent to 940-946 Manhattan Beach Boulevard to one-hour parking (9 a.m. to 6 p.m. except Sundays and holidays).
- Remove the existing "Commercial Loading 15 Minutes" restriction on the west side of Pine Avenue just north of Manhattan Beach Boulevard adjacent to 947 Manhattan Beach Boulevard
- Remove the southerly 18 feet of red curb on the east side of Poinsettia Avenue just south of Manhattan Beach Boulevard.

### **FISCAL IMPLICATION:**

Installation of the modifications recommended by the PPIC could be accomplished through existing Public Works programs and budgets.

### **BACKGROUND:**

In December 2005 the City Council reviewed an issue involving a recently installed red zone on Walnut Avenue adjacent to 927 Manhattan Beach Boulevard (Strand Cleaners). During that discussion the Council directed staff to review a possible overabundance of red zones and limited time parking zones in the area and provide recommendations to the Parking and Public Improvements Commission. An analysis was conducted and findings were presented to the PPIC at their meeting on February 23, 2006.

**DISCUSSION:**

As described in the attached staff report, the Traffic Engineer feels there are some restrictions in this area that do not effectively meet the parking needs of nearby businesses and residents. He recommended that several modifications be made, as follows:

- Removal of the existing green zone adjacent to 927 Manhattan Beach Boulevard.
- Conversion of four existing green zone spaces adjacent to 940-946 Manhattan Beach Boulevard to one-hour parking (9 a.m. to 6 p.m. except Sundays and holidays).
- Removal of the existing "Commercial Loading 15 Minutes" restriction on the west side of Pine Avenue just north of Manhattan Beach Boulevard adjacent to 947 Manhattan Beach Boulevard
- Removal of the southerly 18 feet of red curb on the east side of Poinsettia Avenue just south of Manhattan Beach Boulevard.

These changes will create one new parking space and eliminate or reduce restrictions from eight existing spaces in the area.

At the Commission meeting public testimony was provided by one local business owner. She supported the modifications proposed by staff. The Commission agreed and voted unanimously to recommend approval of the staff recommendation.

Meeting notices were sent to all businesses and residents on Manhattan Beach Boulevard between Poinsettia Avenue and Dianthus Street.

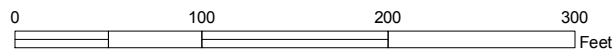
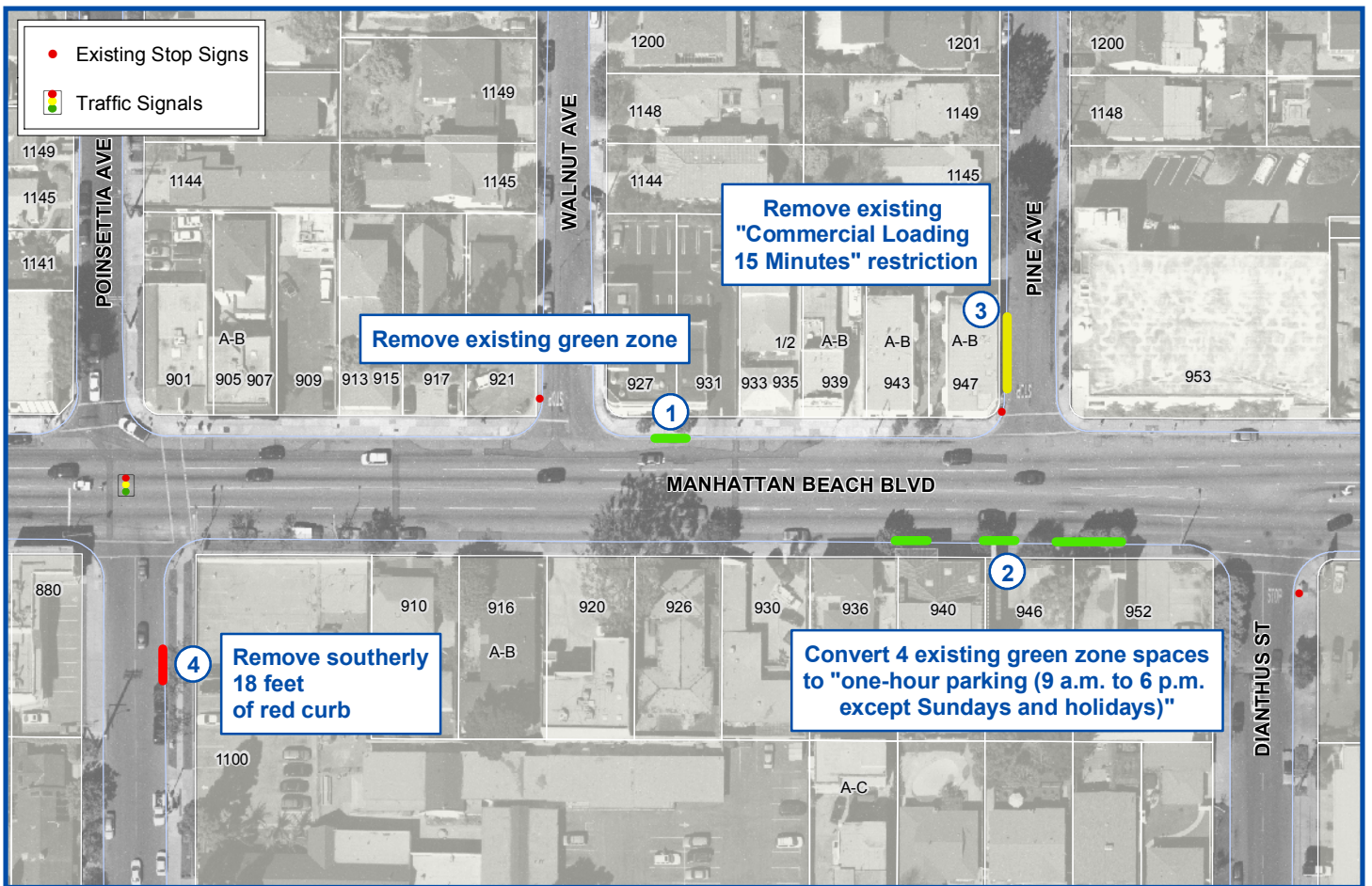
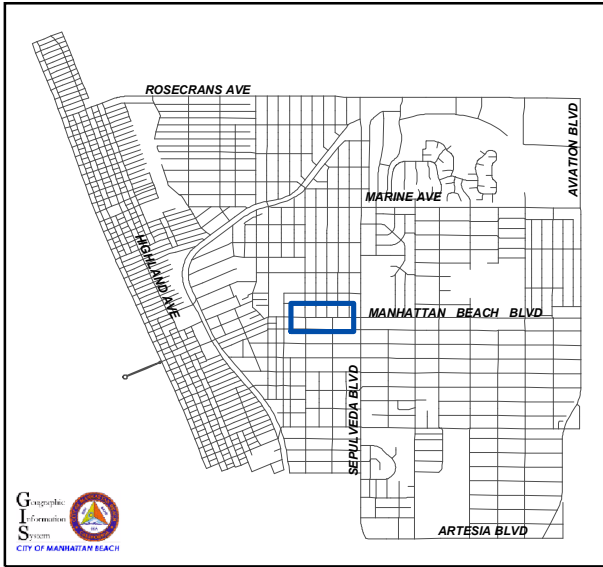
**ALTERNATIVES:**

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. Map of proposed modifications
  - B. Excerpt from PPIC minutes of 2/23/06
  - C. PPIC report dated 2/23/06, with attachments
  - D. Meeting notice, 3/7/06

# Manhattan Beach Blvd Curb Parking Inventory

~ Recommended Measures ~



**CITY OF MANHATTAN BEACH  
PARKING AND PUBLIC IMPROVEMENTS COMMISSION  
MINUTES OF REGULAR MEETING  
FEBRUARY 23, 2006**

**2. Consider Changes to Limited Time Parking Restrictions on Manhattan Beach Boulevard near Walnut Avenue**

Traffic Engineer Erik Zandvliet presented staff's report and recommendations for the following curb parking changes:

1. Remove the existing green curb space adjacent to 927 Manhattan Beach Boulevard.
2. Convert (4) existing green curb spaces adjacent to 940-946 Manhattan Beach Boulevard to one-hour parking (9 a.m. to 6 p.m. except Sundays and holidays).
3. Remove the existing "Commercial Loading 15 Minutes" restriction on the west side of Pine Avenue just north of Manhattan Beach Boulevard adjacent to 947 Manhattan Beach Boulevard (3 spaces).
4. Remove the southerly 18 feet of red curb on the east side of Poinsettia Avenue just south of Manhattan Beach Boulevard.

The Commission held discussion with Traffic Engineer Zandvliet clarifying that the conversion of four existing green spaces to one-hour parking will give customers more options to park; that the lengths of red zones are determined on a case by case basis; that staff is recommending one-hour parking but a two-hour designation is allowable; and that the businesses located on the south side of Manhattan Beach Boulevard are mostly medical.

**Audience Participation**

**Christie Rose, Dental Office, 921 Manhattan Beach Boulevard**, talked of the overgrown shrubs on Walnut Avenue which makes parking difficult and the numerous parking spaces located in the Strand parking lot that go unused. Sharing that the same vehicle is parked in the 24 minute green zone all day long, she questioned if the one hour designation will make any impact.

**Discussion**

Commissioner Lang pointed out that the goal is to not have so much commercial parking within the neighborhood, but rather on Manhattan Beach Boulevard.

Traffic Engineer Zandvliet clarified that staff's recommendations will add nine additional parking spaces. Although it is not part of staff's recommendation, parking tee information was included in the staff report for the Commission's consideration as well.

Commissioner Lang shared that he believes staff's recommendations represent a great first step and that he is less comfortable including parking tees as this point.

Commissioner Saunders agreed, stating that he too will support staff's recommendations with the understanding that the one hour parking designation can be increased if need be.

Commissioner Powell voiced his support of staff's recommendations as well.

Commissioner Seville-Jones shared her support of staff's recommendations and the parking tees, and questioned what would be the disadvantage of including the parking tees in the recommendation.

Commissioner Lang shared that he is concerned with the aesthetic issue of the parking tees and would rather see the effect of these recommendations first.

Chairperson Osterhout voiced concern with the removal of red curb on Poinsettia Avenue, stating that he is not sure the addition of a parking space is worth the impact it may have on the ability to make a safe turn. He questioned that parking space located at 935 Manhattan Beach Boulevard and whether any increase in parking is possible. He would also like to see the parking space in front of the Strand be changed to a one-hour designation.

Traffic Engineer Zandvliet confirmed that staff did speak with the tenants of 935 Manhattan Beach Boulevard and were told that they felt the parking space was adequate.

A motion was MADE and SECONDED (Powell/Saunders) to approve staff's recommendations for the following curb parking changes:

1. Remove the existing green curb space adjacent to 927 Manhattan Beach Boulevard.
2. Convert (4) existing green curb spaces adjacent to 940-946 Manhattan Beach Boulevard to one-hour parking (9 a.m. to 6 p.m. except Sundays and holidays).
3. Remove the existing "Commercial Loading 15 Minutes" restriction on the west side of Pine Avenue just north of Manhattan Beach Boulevard adjacent to 947 Manhattan Beach Boulevard (3 spaces).
4. Remove the southerly 18 feet of red curb on the east side of Poinsettia Avenue just south of Manhattan Beach Boulevard.

AYES: Lang, Powell, Saunders, Seville-Jones and Chairman Osterhout  
NOES: None  
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  
Rob Osborne, Management Analyst

**BY:** Erik Zandvliet, Traffic Engineer

**DATE:** February 23, 2006

**SUBJECT: Consider Changes to Limited Time Parking Restrictions on  
Manhattan Beach Boulevard near Walnut Avenue**

**RECOMMENDATION:**

That the Commission recommend the following:

1. Remove the existing green curb space adjacent to 927 Manhattan Beach Boulevard.
2. Convert four (4) existing green curb spaces adjacent to 940-940 Manhattan Beach Boulevard to one-hour parking (9 a.m. to 6 p.m. except Sundays and holidays).
3. Remove the existing "Commercial Loading 15 Minutes" restriction on the west side of Pine Avenue just north of Manhattan Beach Boulevard adjacent to 947 Manhattan Beach Boulevard (3 spaces).
4. Remove the southerly 18 feet of red curb on the east side of Poinsettia Avenue just south of Manhattan Beach Boulevard.

**BACKGROUND:**

In July 2005, the City painted two small red zones on the east side of Walnut Avenue north of Manhattan Beach Boulevard adjacent to the Strand Cleaners at 927 Manhattan Beach Boulevard pursuant to two separate requests. The new red curbs eliminated one curb parking space to provide better driveway visibility and maneuverability. Subsequent to the red curb installation, the City received complaints from two nearby businesses and residents, who stated that the red curb was not necessary and curb parking was needed. These complaints were forwarded to the Parking and Public Improvements Commission on September 22, 2005. The Commission discussed the request, heard public testimony, and recommended removal of a portion of red curb to allow one compact and one standard space between the remaining red curbs.

At their December 6, 2005 meeting, the City Council approved the Commission recommendation after removal from the Consent Calendar agenda and additional discussion. The City Council also directed staff to review a possible overabundance of red zones and 24-minute green zones in the area and provide recommendations to the Parking and Public Improvements Commission.

## **DISCUSSION:**

Manhattan Beach Boulevard is a 60 to 65 feet wide minor arterial street that provides east-west traffic circulation through the City. The speed limit on Manhattan Beach Boulevard is 35 mph. Manhattan Beach Boulevard in this area is improved with curbs, gutters and full parkway sidewalks on both sides. Curb parking is allowed on both sides of Manhattan Beach Boulevard with street sweeping restrictions and several “24 Minute Parking” green zones on both sides. There are street sweeping parking restrictions posted on different days on either side of the street. The adjacent land uses are a mix of multifamily residential and commercial properties. There are nine 24-minute green zones in the area as shown on the exhibit attached to this report. The remaining spaces are not posted except for street sweeping restrictions.

Field observations were made during peak business hours. Staff confirmed that parking demand is heavy throughout the segment, primarily due to insufficient off-street customer and employee parking. Several of the green curb zones are used, while others are often empty most of the day or are violated with long-term parking. Some curb parking is not fully utilized because some drivers park one car in areas that could accommodate two vehicles.

### **Green Curb Zones**

There are currently nine spaces in green curb zones with “24 Minute Parking” restrictions along Manhattan Beach Boulevard. The restrictions are in effect from 9 a.m. to 6 p.m. daily except Sundays and holidays. The green zones are located as follows:

	LOCATION	ADJACENT TO	LENGTH	COMMENTS
1	927 Manhattan Beach Bl.	Strand Cleaners	21’	On-site parking available.
2	939 Manhattan Beach Bl.	Rahl Paint/ Shift Gallery	24’	Unknown usage.
3	943 Manhattan Beach Bl.	Frames/Hair/Cosmetics	50’	Appropriate for customers.
4	930 Manhattan Beach Bl.	Paws A While	22’	Shop owner wants to keep.
5	940 Manhattan Beach Bl.	Manhattan Vision	31’	Time too short for clients.
6	946 Manhattan Beach Bl.	Manhattan Vision	18’	Time too short for clients.
7	946 Manhattan Beach Bl.	Manhattan Vision	15’	Time too short for clients.

Several of these spaces could be converted to unrestricted parking, or to one-or two-hour parking during the day. Specifically, staff believes the businesses would be better served by removing the green curb adjacent to 927 Manhattan Beach Boulevard, and converting four (4) spaces adjacent to 940-946 Manhattan Beach Boulevard to one-hour parking (9 a.m. to 6 p.m. except Sundays and holidays). The remaining green zones are felt to be appropriate for the adjacent business uses.

### **New Curb Parking Spaces**

There are several opportunities to convert red curb or loading zone areas to unrestricted public parking. For example, approximately three spaces could be gained by removing the existing “Commercial Loading 15 Minutes” restriction on the west side of Pine Avenue just north of Manhattan Beach Boulevard adjacent to 947 Manhattan Beach Boulevard. It does not appear that this area is frequently used for loading purposes.

An additional curb space could be created by removing the southerly 18 feet of red curb on the east side of Poinsettia Avenue south of Manhattan Beach Boulevard adjacent to First Lutheran School. All other red zones in the area were found to be appropriate for traffic flow and safety.

### **Curb Parking Tee Markings**

Parking “tee” markings could be utilized on both sides of Manhattan Beach Boulevard to impose evenly spaced markings along the curb. This would divide the curb area into a fixed number of spaces, and make it easier for drivers to find adequate size parking spaces. The overall effect would help maximize the number of available spaces, because one vehicle sometimes occupies two unmarked curb spaces. Parking tees also tend to minimize speeding at times of low parking demand by making the roadway appear narrower and discouraging travel in the curb parking area.

### **CONCLUSION:**

Based on expected benefits in maximizing the use of available curb parking, the following curb parking changes are recommended:

1. Remove the existing green curb space adjacent to 927 Manhattan Beach Boulevard.
2. Convert four (4) existing green curb spaces adjacent to 940-940 Manhattan Beach Boulevard to one-hour parking (9 a.m. to 6 p.m. except Sundays and holidays).
3. Remove the existing “Commercial Loading 15 Minutes” restriction on the west side of Pine Avenue just north of Manhattan Beach Boulevard adjacent to 947 Manhattan Beach Boulevard (3 spaces).
4. Remove the southerly 18 feet of red curb on the east side of Poinsettia Avenue just south of Manhattan Beach Boulevard.

Meeting notices were sent to all businesses and residents on Manhattan Beach Boulevard between Poinsettia Avenue and Dianthus Street.

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

March 7, 2006

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

Re: Parking Restrictions – Manhattan Beach Boulevard

Dear Resident/Property Owner:

On February 23, 2006, the Parking and Public Improvements Commission reviewed the possible overabundance of red zones and short-term parking restrictions on Manhattan Beach Boulevard in the Poinsettia Avenue/Walnut Avenue/Pine Avenue area. The Commission concluded by recommending the following:

- Removal of the existing green zone adjacent to 927 Manhattan Beach Boulevard.
- Conversion of four existing green zone spaces adjacent to 940-940 Manhattan Beach Boulevard to one-hour parking (9 a.m. to 6 p.m. except Sundays and holidays).
- Removal of the existing “Commercial Loading 15 Minutes” restriction on the west side of Pine Avenue just north of Manhattan Beach Boulevard adjacent to 947 Manhattan Beach Boulevard
- Removal of the southerly 18 feet of red curb on the east side of Poinsettia Avenue just south of Manhattan Beach Boulevard.

The City Council will review these recommendations at a public meeting on Tuesday, March 21, 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  
Community Development Department