



Staff Report

City of Manhattan Beach

TO: Honorable Mayor Fahey and Members of the City Council

THROUGH: Geoff Dolan, City Manager

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

DATE: December 6, 2005

SUBJECT: Uphold the Parking and Public Improvements Commission Recommendation to Modify Three Red Zones on the East Side of Walnut Avenue, North of Manhattan Beach Boulevard

RECOMMENDATION:

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

- Shorten the two existing red zones on the east side of Walnut Avenue south of the driveway approach to Strand Cleaners by a total of 12 feet, to provide room for one standard-length parking space and one compact space.
- Eliminate the existing red zone north of the driveway.

FISCAL IMPLICATION:

The recommended red zone modifications could be accomplished through existing Public Works programs and budgets.

BACKGROUND:

The City recently approved requests to install two small red zones on the east side of Walnut Avenue, just north of Manhattan Beach Boulevard. One of the red zones was requested by the owner of the adjacent business, Strand Cleaners (927 Manhattan Beach Boulevard), to improve visibility for drivers exiting his parking lot. The other was suggested by a Walnut Avenue resident to mitigate congestion problems at the Walnut/Manhattan Beach Boulevard intersection.

Staff concluded that the suggested red zones would enhance safety in the area and approved the requests. The parking area along the east side of Walnut was then reduced from two cars lengths to one. Subsequent to the modification complaints were received from two nearby businesses and several area residents. It was suggested that the red zones are not necessary and that the parking

space that was eliminated is needed to help accommodate a high parking demand during the day. As there are residents and business owners on both sides of the issue, staff felt it was appropriate to refer it to the Parking and Public Improvements Commission for consideration in a public forum. The Commission reviewed the issue at their meeting on September 22, 2005.

DISCUSSION:

As described in the attached report, staff maintains its original position that the current configuration is optimal. Large vehicles parked adjacent to the Strand Cleaners driveway can restrict visibility for those trying to exit the parking lot. The red zone near the intersection provides room to help mitigate congestion problems related to cars turning onto the narrow Walnut Avenue roadway from Manhattan Beach Boulevard. It is acknowledged that the parking demand in the area is quite high during the day.

At the Commission meeting public testimony was provided by two local residents, the owner of Strand Cleaners and two employees of a nearby real estate office. The owner of Strand Cleaners stated that the red zone south of his driveway is needed to provide adequate visibility for those exiting his parking lot. The other speakers emphasized the shortage of on-street parking in the area and requested that the recently installed red zones be eliminated. Comments were also made regarding employees of Strand Cleaners parking on the streets rather than in their on-site parking lot. However, the business is not required to provide on-site parking for employees.

The Commission concluded that a compromise was the appropriate solution. They voted to recommend that the recently installed red zones be shortened by a total of 12 feet. This will allow room for one standard-length parking space and one compact space. They also concluded that an existing red zone north of the Strand Cleaners driveway is not necessary and can be eliminated. A motion to recommend these modifications was approved unanimously. Staff has no objection to the Commission's recommendations.

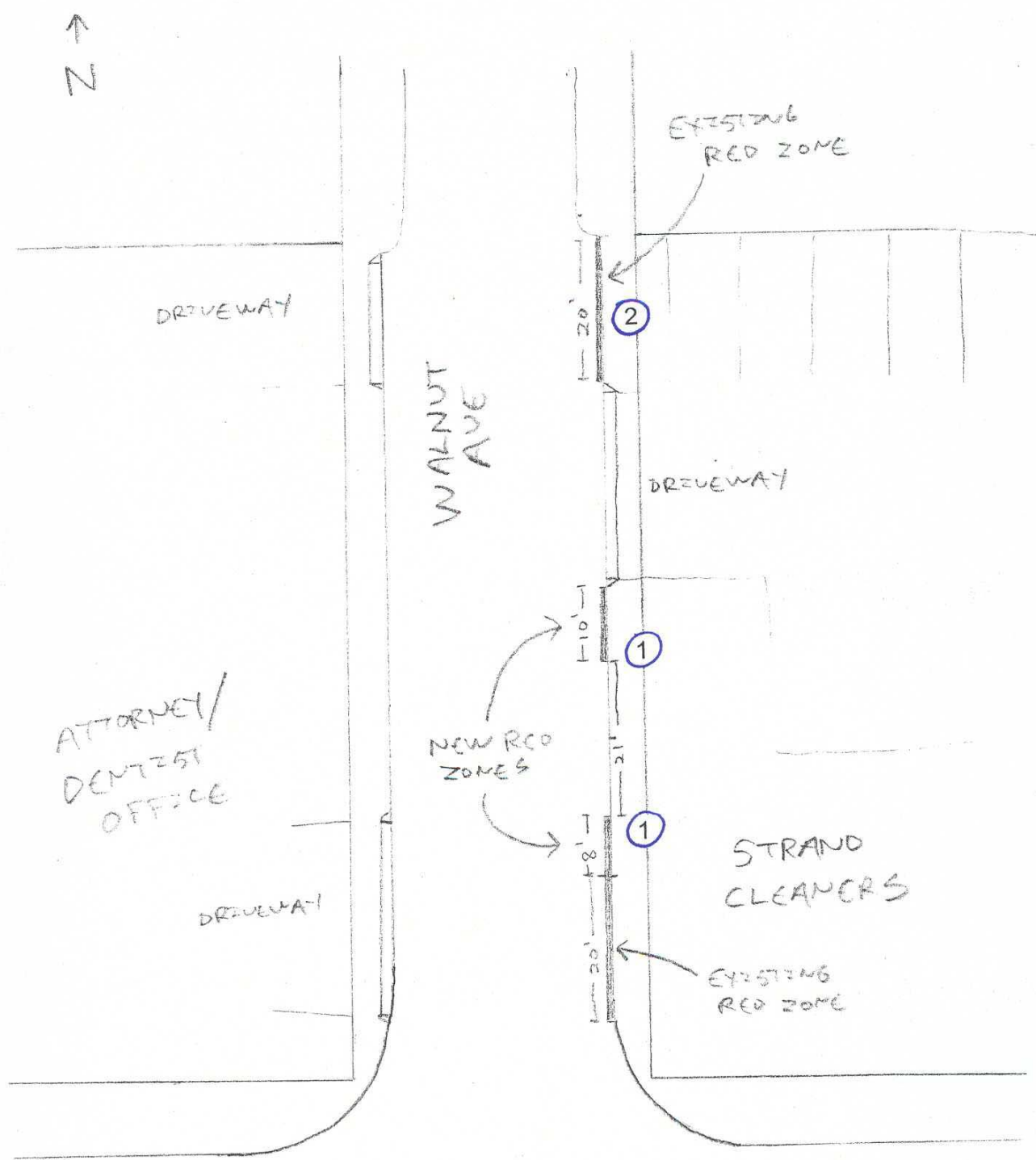
Meeting notices were sent to all properties within 300 feet of the subject intersection.

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. Photos of area
 - B. Location map
 - C. Excerpt from PPIC minutes of 9/22/05
 - D. PPIC report dated 9/22/05, with attachments
 - E. Meeting notice, 11/22/05





MAN. BCH. BLVD

PPIC Recommendations:

- 1 - Shorten Red Zones
- 2 - Eliminate Red Zone

**CITY OF MANHATTAN BEACH
PARKING AND PUBLIC IMPROVEMENTS COMMISSION
MINUTES OF REGULAR MEETING
SEPTEMBER 22, 2005**

2. Request to Eliminate Red Zones - Walnut Avenue North of Manhattan Beach Boulevard

Management Analyst Robert Osborne presented the staff report relative to the City's installation of two small red zones on the east side of Walnut Avenue, just north of Manhattan Beach Boulevard. One of the red zones was requested by the owner of Strand Cleaners to improve visibility for drivers exiting his parking lot. The other was suggested by a Walnut Avenue resident to mitigate congestion problems at the Walnut Avenue/Manhattan Beach Boulevard intersection. Staff concluded that the suggested red zones would enhance safety and approved the requests. The parking area along the east side of Walnut Avenue was then reduced from two car lengths to one.

Management Analyst Osborne reported that subsequent to the installations of the red zones, complaints were received from two nearby businesses and several area residents. As there are residents and business owners on both sides of this issue, staff felt it is was appropriate to refer it to the Commission for review.

The Commission held discussion with staff clarifying that the 20 minute parking zones on Manhattan Beach Boulevard could possibly be moved back to allow more room to turn; that employee parking was included in the parking provision for Strand Cleaners; and that the Manhattan Beach Boulevard exit from Strand Cleaners was at the discretion of the establishment. Staff also clarified that red zones are handled per request on a case by case basis by the Traffic Committee; that Walnut Avenue narrows north of Manhattan Beach Boulevard; and that the red zone was installed to assist traffic flow.

Audience Participation

Larry Smalley, Strand Cleaners, 900 Block of Manhattan Beach Boulevard, stated that his request for the red zone was based on safety issues to improve the visibility for drivers exiting his parking lot. Many vehicles have lost mirrors by vehicles not having enough room to turn. He indicated that he has 13 employees, five of whom bring vehicles, and that he encourages them to park across the street. Mr. Smalley stated that twice a day all the parking spots in the lot are filled and that this parking lot is necessary for his business's success.

Rick Coleman, 600 Block of 6th Street, said that he has worked in this area for more than 30 years and the issue of parking has always been an issue between the businesses and the residents. A painting business has now started on Walnut Avenue which brings a dozen

vans parking on the street as well. Strand Cleaners has 10 parking spaces which other than before or after work hours are mostly empty. Their employees aren't allowed to park in the lot therefore are also parking in the neighborhood. He shared that the red zones removed one parking space and was installed without any notice to the area. Mr. Coleman further stated that the loss of just one space really makes a difference on the street, and asked that the Commission reconsider this action.

Ann Baker, 900 Block of Manhattan Beach Boulevard, talked of how much the area has changed over the years and how the additional red zones have reduced the much needed parking. She stated that the real problem started when Strand Cleaners went in. Their employees all park on the street and the 20 minute zone on Manhattan Beach Boulevard always has a vehicle, which she believes belongs to Mr. Smalley. Ms. Baker inquired why Strand employees cannot park in their own lot as the lot is never full. She asked that the Commission reconsider the red zones recently installed.

Judy Pogreda, 900 Block of Manhattan Beach Boulevard, voiced her opposition to the red curbs recently installed at Walnut Avenue and Manhattan Beach Boulevard. She shared that more and more red zones have been installed, essentially creating an entire red zone around Strand Cleaners. She shared her frustration that the 20 minute green zone is being abused by a vehicle parked there all day long, and that Strand Cleaners will not allow their employees to park in the lot, which forces those employees into the neighborhood to find parking.

Linda Veerkamp, 200 Block of 9th Street, relayed that she has been an employee of Shorewood Realtors since 1993 and has a clear view of the activity on the street. She has not witnessed any close calls or accidents and believes the red zones should be removed and the valuable parking space reinstated.

Discussion

Commissioner Lang thanked the residents for bringing their concerns to the Commission, acknowledging how critical the parking situation is in this area and how the loss of one parking space makes an impact. As a customer of the Strand Cleaners, he believes the City was trying to alleviate traffic congestion with the configuration and agrees there is benefit to some of the red zones. Commissioner Lang questioned the purpose of the two 20 minute green zones and suggested that the recently installed red zone to the north of the Strand Cleaners driveway be removed.

Chairman Osterhout agreed with Commissioner Lang's suggestions, but would like a re-notice to residents.

Management Analyst Osborne clarified that residents will be noticed when this recommendation goes to City Council.

Commissioner Seville-Jones indicated her support of removing the red curb to the north of the Strand Cleaners driveway. She stated that she would also support the removal of the existing 20 feet of red curb north of the red zone as well as the red curb to the south of Strand Cleaners driveway.

Traffic Engineer Zandvliet suggested that some portion of red curb remain, stating that it is generally good practice to have a portion of red curb around a commercial business.

In response to Commissioner Lang, Traffic Zandvliet clarified the length of a standard parking space.

Management Analyst Osborne suggested an alternative of removing a total of 12 feet of red curb, which would leave space for one standard-length space and one compact space.

Commissioner Powell indicated his agreement with staff's suggestion to reduce the amount of red curb by 12 feet.

Commissioner Seville-Jones relayed her disappointment that Strand Cleaners does not allow any employees to park in their lot.

Chairman Osterhout agreed, stating that there should be something that the City or Mr. Smalley can do to have the employees park in the lot. He added that the twenty minute parking spaces should also be strictly enforced.

Traffic Engineer Zandvliet noted that the parking requirements for the Strand Cleaner are under the Planning Commission's purview.

Action

A motion was MADE and SECONDED (Saunders/Powell) to recommend reconfiguration of the parking area on Walnut Avenue by removing 12 feet of red curb and removal of the 20 foot red zone north of the Strand Cleaners driveway.

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

DATE: September 22, 2005

SUBJECT: Request for Removal of Red Zones – Walnut Avenue

RECOMMENDATION

That the Commission recommend no modifications to the parking situation on Walnut Avenue north of Manhattan Beach Boulevard.

BACKGROUND

The City recently approved requests to install two small red zones on the east side of Walnut Avenue, just north of Manhattan Beach Boulevard. One of the red zones was requested by the owner of the adjacent business, Strand Cleaners (927 Manhattan Beach Boulevard), to improve visibility for drivers exiting his parking lot. The other was suggested by a Walnut Avenue resident to mitigate congestion problems at the Walnut/Manhattan Beach Boulevard intersection.

Staff concluded that the suggested red zones would enhance safety in the area and approved the requests. The parking area along the east side of Walnut was then reduced from two cars lengths to one (as shown on the attached service request). Subsequent to the modification complaints were received from two nearby businesses and several area residents. It was suggested that the red zones are not necessary and that the parking space that was eliminated is needed to help accommodate a high parking demand during the day. As there are residents and business owners on both sides of this issue, staff felt it was appropriate to refer it to the Commission for review at a public meeting.

DISCUSSION

Staff maintains its original position that red zones are needed to enhance safety in this area. The Strand Cleaners driveway is fairly narrow and experiences a high volume of activity. A large vehicle such as a van or SUV parked at the edge of the driveway can obstruct visibility for those attempting to exit the driveway. With regard to congestion at the intersection, the roadway on Walnut Avenue is fairly narrow and parking is allowed on both sides. If a vehicle turns onto Walnut Avenue from Manhattan Beach Boulevard as another vehicle simultaneously approaches the intersection heading southbound, the roadway is not wide enough to accommodate both. The vehicle turning onto Walnut can therefore be stuck with nowhere to go. The red zone near the intersection provides an area for that vehicle to wait while southbound vehicles pass.

Parking and Public Improvements Commission
September 22, 2005
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It is acknowledged that the parking demand in the area is fairly high during the day because of the close proximity of a number of businesses. However, staff feels the safety concern should take precedent. It is therefore recommended that the current parking configuration be maintained in this area.

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

Attachments

- Photos
- Sketch of subject area
- Service request
- Correspondence
- Meeting notice, 9/8/05



City Hall 1400 Highland Avenue Manhattan Beach, CA 90266-4795

Telephone (310) 802-5000 FAX (310) 802-5001

November 22, 2005

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

Re: Request to Eliminate Red Zones – Walnut Avenue

Dear Resident/Property Owner:

On September 22, 2005, the Parking and Public Improvements Commission reviewed a request to eliminate two small red zones recently installed on the east side of Walnut Avenue, north of Manhattan Beach Boulevard. The Commission voted to recommend the following:

- Shorten the two red zones south of the driveway approach to 927 Manhattan Beach Boulevard (Strand Cleaners) by a total of 12 feet to provide room for one standard-length parking space and one compact space.
- Eliminate the existing red zone north of the driveway approach to 927 Manhattan Beach Boulevard.

The City Council will review these recommendations at a public meeting on Tuesday, December 6, 2005. 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 me at 802-5540.

Sincerely,

Rob Osborne
Management Analyst