

**CITY OF MANHATTAN BEACH  
PARKING AND PUBLIC IMPROVEMENTS COMMISSION  
MINUTES OF A REGULAR MEETING  
September 22, 2016**

**A. CALL TO ORDER**

The regular meeting of the Parking and Public Improvements Commission of the City of Manhattan Beach, California, was held on the 22nd day of September 2016, at the hour of 6:30 p.m., in the City Council Chambers of City Hall, 1400 Highland Avenue, in said City.

**B. ROLL CALL**

Present: Chair Lipps, Fournier, King, Delk, Nicholson.  
Absent: None.  
Staff Present: Traffic Engineer Erik Zandvliet,  
Associate Planner Eric Haaland  
Clerk: Angela Soo.

**C. APPROVAL OF MINUTES**

**09/22/16-1 July 28, 2016**

**MOTION:** Commissioner Delk made a motion to approve the minutes with no corrections. The motion was seconded by Commissioner Fournier.

Ayes: Delk, King, Fournier, Chair Lipps.  
Noes: None.  
Abstain: Nicholson.  
Absent: None.

**D. AUDIENCE PARTICIPATION**

Chair Lipps opened Audience Participation (3-Minute Limit).

There was no audience participation.

Commissioner Lipps closed Audience Participation.

**E. GENERAL BUSINESS**

**9/22/16-2 Recognition of Outgoing Chair and Rotation of New Chair and Vice Chair**

Traffic Engineer Zandvliet said nominations for succeeding Chair may be considered by the Commission.

**MOTION:** Commissioner Nicholson made a motion to appoint Commissioner King as Chair. The motion was seconded by Commissioner Fournier.

Traffic Engineer Zandvliet said the Commissioners may discuss this motion and also consider new Vice Chair position. Next in line would be Commissioner Delk.

**MOTION:** Commissioner Nicholson amended his motion to include appointing Commissioner Delk as the Vice Chair. The motion was seconded by Chair Lipps.

Ayes: Chair King, Lipps, Fournier, Delk, Nicholson.

Noes: None.

Abstain: None.

Absent: None.

At this time, Chair King assumed the Chair's responsibilities.

**9/22/16-3 Consideration of an Encroachment Permit Appeal Amendment to Allow Retractable Awnings in the Public Right-of-Way – 117 Manhattan Beach Boulevard**

Associate Planner Eric Haaland summarized the staff report and noted only two public comments were received.

In response to questions from Commissioners, Associate Planner Haaland explained that encroachments above ground typically require a minimum eight-foot clearance above floor/sidewalk. He noted there were no measurements in the photo simulation, but confirmed the awnings would not extend beyond the balcony railing. He added that any future alterations, such as an enclosure, would require City Council approval and a permit review.

Commissioners Lipps and Nicholson expressed concern over setting a precedent by approving the awnings, possibly motivating other businesses to request similar variances.

Commissioner Lipps inquired about the City collecting rent for commercial use of the public right-of-way, and referenced a previous staff report dated April 19, 2011.

Associate Planner Haaland said the rental arrangement is similar to establishments like Uncle Bill's that pay rent for commercial use of the walkstreet as outdoor dining, though the fee is low.

Chair King asked if the City would get an additional fee from The Strand House if the awnings are approved.

Associate Planner Haaland said the City would not because the fee is collected for the dining component only.

Commissioner Lipps questioned whether Uncle Bill's is required to pay rent, but not the Strand House for its balcony dining area that encroaches on City property. Associate Planner Haaland said he cannot confirm if rent is collected for Uncle Bill's.

Chair King asked about fire potential given the proximity of the heaters to the proposed awnings. In response to Chair King, Associate Planner Haaland said he cannot confirm the awning fabric or durability. Traffic Engineer Zandvliet and Associate Planner Haaland explained additional review would be required by the Building Division and Fire Department to ensure the awnings are built to code.

Commissioner Delk said he could foresee the business coming back to enclose the sides, which may open up additional issues.

Chair King said it would be difficult to enclose the sides and also pointed out a previous encroachment application for heaters at Rock 'N Fish.

Chair King opened Audience Participation.

There was no audience participation.

Chair King closed Audience Participation.

## **COMMISSION DISCUSSION**

Commissioner Nicholson said the awnings will not provide any shade due to the height and angle of the structures. Upon a recent site visit he made, he believed the awnings would be obtrusive and detract from the aesthetics of the building lines. He further expressed concern over potential fire hazards and setting a precedent of approving encroachments. He would not be in favor of the awnings.

Commissioner Lipps said the awnings are elevated enough to not be obtrusive and noted aesthetics are a personal preference. He said the awnings would actually enhance the look of Downtown from a higher vantage point, adding more dimension. He said it would be more problematic if the awnings were on the first floor

Traffic Engineer Zandvliet remarked that the awnings can only be open during dining hours pursuant to existing codes.

Commissioner Delk said there is little that can be done to improve the aesthetics, but he personally would prefer something over his head when dining.

Chair King said the canopies could provide shade during different seasonal periods. He reiterated the awnings resemble a lid being put on a box, thereby not creating a massive encroachment canopy. He also does not want to speculate about future plans to enclose the balcony, nor what other nearby businesses might propose.

**MOTION:** Chair Lipps made a motion to allow The Strand House to move forward with the awnings as the City proposes. The motion was seconded by Chair King.

Ayes: Lipps, Fournier, Chair King, Delk.

Noes: Nicholson

Abstain: None.

Absent: None.

Traffic Engineer Zandvliet said the Commission's recommendation will be scheduled at the next available City Council meeting.

#### **F. OTHER ITEMS**

##### **09/22/16-4 Monthly Revenue and Expenditure Reports: Receive and File**

Received and Filed.

##### **09/22/16-5 Commissioner Items**

Commissioner Fournier asked if the agenda items may be rearranged to have Staff Follow-Up Items come before Commissioner Items. He explained that a Commissioner may have questions or comments regarding a staff follow-up item, which may then become a Commissioner Item.

Traffic Engineer Zandvliet said the Commission may discuss rearranging the order of agenda items and make a decision on how to proceed going forward.

Commissioner Fournier proposed to permanently reorder the agenda items under **OTHER ITEMS** to move Staff Follow-Up Items before Commissioner Items, starting tonight.

All the Commissioners agreed and proceeded to Staff Follow-Up Items.

##### **09/22/16-6 Staff Follow-Up Items**

Traffic Engineer Zandvliet said notices went out to residents on 13<sup>th</sup> Street between Church Street and Laurel Avenue notifying their eligibility for the expanded resident parking program permits. He also submitted the work order to post signs and reminded Commissioners the parking hours will be increased to four hours on Church Street.

Traffic Engineer Zandvliet reported the Downtown Specific Plan (DTSP) final draft is being completed by the consultant. The draft includes comments from PPIC, Planning Commission and City Council. The final draft will be released soon and go to the City Council in the form of a large public workshop, however, there will be an interim stop at the Planning Commission in October for environmental compliance.

Traffic Engineer Zandvliet provided an update on Ardmore Avenue speed limit signs. All of Valley Drive and Ardmore Avenue will be 30 mph with the exception of Valley Drive in front of the park at 25 mph.

In response to an inquiry from Chair King, Traffic Engineer Zandvliet provided an update on the proposed crosswalk and median on Highland Avenue at 38<sup>th</sup> Street. The design is almost complete and revisions have been made in response to some North End BID concerns.

In response to an inquiry from Commissioner Fournier, Traffic Engineer Zandvliet confirmed that while the City can construct capital projects without going through a public hearing, it does invite public comments through various commissions and hearings. Commissioner Fournier suggested the City get public input for the proposed flashing beacons on Highland Avenue at 34<sup>th</sup>, 35<sup>th</sup> and 36<sup>th</sup> Streets. Discussion on various pedestrian crossings followed.

In response to Commissioner Lipps, Traffic Engineer Zandvliet said he was completing a memo that will explain the reasons for recent red curb installations along Ardmore Avenue.

**09/22/16-5 Commissioner Items (revisited due to reordering agenda items)**

Commissioner Delk inquired about traffic signal modification Rosecrans Avenue and Pacific Avenue. Traffic Engineer Zandvliet said the signal was still under construction.

Commissioner Fournier asked about status on changing the Downtown metered parking hours from two hours to three hours during the evening. Traffic Engineer Zandvliet said it will be discussed as part of the DTSP, but he will investigate if it can move forward independently. Discussion followed.

Chair King stated a Downtowner electric golf cart shuttle valet service will be implemented soon in the Metlox parking structure. Operation hours would be 11:00 a.m. to 11:00 p.m. and provide free transportation west of Pacific Avenue.

Commissioner Nicholson inquired about the status of the Mobility Plan Update. Traffic Engineer Zandvliet said it is currently on hold until the DTSP is complete. The consultants for the Mobility Plan are currently working on a revised draft.

Commissioner Nicholson requested an update on Gelson's development. Traffic Engineer Zandvliet said the environmental review period recently concluded and comments are being reviewed. It will then go to the Planning Commission.

Commissioner Fournier asked how to move forward with increasing parking hours in Downtown. Traffic Engineer Zandvliet said he will get direction from the Community Development Director on how to proceed. He also suggested the Commission reach out to the Downtown Association to gain support and forward the issue to the City Council.

Commissioner Fournier asked about the parking enforcement policy at Union Bank. Traffic Engineer Zandvliet explained that it is a private lot and the Police will respond to calls from the bank to enforce the sign regulations. Violating those terms may result in getting towed.

Commissioner Fournier expressed his dissatisfaction over the pavement condition on Rosecrans and Sepulveda Boulevards. Traffic Engineer Zandvliet noted that three projects are forthcoming on Rosecrans Avenue in the next six months. After the projects are done, the City will resurface the streets.

Commissioner Lipps asked about the status of the Sepulveda Bridge project. Traffic Engineer Zandvliet said the project has some pending litigation and explained the next steps to be taken.

Commissioner Fournier inquired about the crosswalk timing at Manhattan Beach Boulevard and Highland Avenue. Traffic Engineer Zandvliet said the five-second lead time gives pedestrians a head start to start walking and be seen sooner by motorists.

Chair King inquired about the various signal light styles at the intersection of 33<sup>rd</sup> Street and Highland Avenue in various stages of disrepair or abandonment. Traffic Engineer Zandvliet said he will investigate.

Chairman King adjourned the meeting.

## **G. ADJOURNMENT**

The meeting was adjourned at **7:35 p.m.** to the regular Parking and Public Improvements Commission Meeting on Thursday, October 27, 2016, in the City Council Chambers of City Hall, 1400 Highland Avenue, in said City.