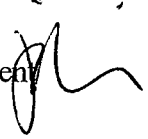


**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT**

TO: Parking and Public Improvements Commission

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

DATE: February 22, 2007

SUBJECT: Appeal of Administrative Decision to Install Red Zone – 927 Boundary Place

RECOMMENDATION

That the Commission recommend denial of the appeal of staff's decision to install a red zone adjacent to 927 Boundary Place.

BACKGROUND

The City recently approved a request to install a red zone on the north side of Boundary Place, adjacent to 927 Boundary Place. The request was made by the owner of the property directly across the alley from the subject property – 651 Longfellow Avenue. The requestor complained that cars parked across from his property obstruct access to and from his garage. The City's internal Traffic and Parking Committee concluded that the complaint was valid and approved the request to install a red zone. The owner of 927 Boundary Place does not feel the red zone is necessary and filed an appeal of staff's decision prior to the red zone being installed. The issue has therefore been referred to the Parking and Public Improvements Commission for consideration.

DISCUSSION

The roadway on Boundary Place is approximately 20 feet wide. This dimension is consistent with that of most other alleys in the City. Boundary Place is unique in that there are no posted parking restrictions on the north side. On virtually all alleys of similar width, parking is prohibited across from garages and carports. When cars are parked directly across from garages it is difficult to impossible for drivers to maneuver in and out of the garages.

Prohibiting parking across from garages on narrow streets is a long-standing policy in the City. Staff does not feel there is any justification for granting an exception to that policy in this case. The residents of 651 Longfellow Avenue face a legitimate hardship when cars are parked across from their garage. Installing the requested red zone would be consistent with the condition for hundreds of other properties in the City. It is therefore recommended that the appeal be denied and that a red zone be installed adjacent to 927 Boundary Place.

Parking and Public Improvements Commission
February 22, 2006
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As part of the review process staff sent a notice to all properties on the north side of Boundary Place suggesting posting the entire block for "No Parking Opposite Garages and Carports". Virtually all property owners on the block strongly opposed such a posting. Staff therefore concluded it is appropriate to address parking issues on Boundary Place on a case by case basis.

Meeting notices were sent to all properties bordering the 900 block of Boundary Place.

Attachments

- Sketch of subject area
- E-mail request for red zone
- Letter from appellant
- Meeting notice, 2/9/07

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

From: Chad Heitzler Fahlbusch [mailto:chad@southbaychad.com]

Sent: Monday, September 25, 2006 3:01 PM

To: Rob Osborne

Subject: No parking paint and sign on alley side of 651 longfellow..

Rob

thank u for your time today regarding my request for no parking paint and sign behind my garage at 651 Longfellow Ave on Boundary. With the new construction being completed on Boundary I cannot get in and out of my garage when a car is parked on Boundary. Prior to the new house going up the old house's driveway was even with our garage. Now they have moved the garage to the west and tecnically soeone can currently legally park in front of my garage. Per your request I wanted to email our request to have the area behind y garage posted and painted no parking. just 6 houses west of us City of MB just painted an area red. Thank u for your attention to this matter. Best chad Fahlbusch

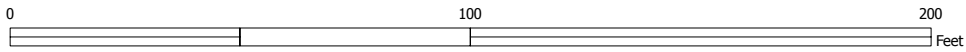
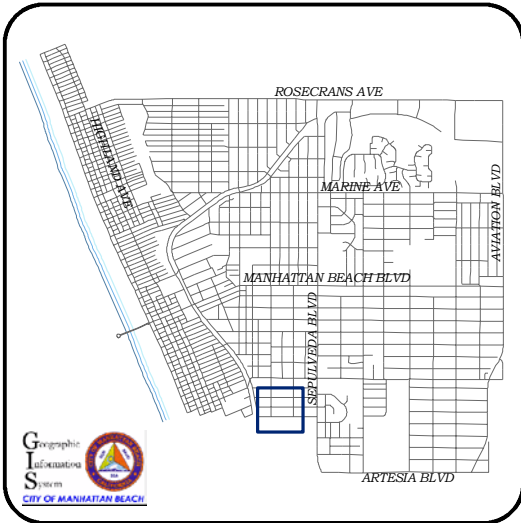
Chad Heitzler Fahlbusch

310 600 3555

www.SouthBayChad.com

Proposed Red Zone

927 Boundary Place





Construction and Development

1140 HIGHLAND AVE. ♦ MANHATTAN BEACH, CA 90266 ♦ LIC. #B474378
Phone 310-939-7171 ♦ Facsimile 310-545-8606

February 1, 2007

Robert Osborne
City of Manhattan Beach
Department of Public Works
1400 Highland Avenue
Manhattan Beach, Ca 90266

Re: Boundary Place – Red Curb Proposal

Dear Mr. Osborne,

In regards to the street in front of 927 Boundary Place, I would like to formally appeal the City's decision to paint the red line in front of my new construction home. As there is already limited parking on the 900 Block of Boundary Place, designating a non-parking area in this location is even more straining to our parking situation.

However the process must occur, I would like to submit my appeal to the City of Manhattan Beach in order to withdraw the approved red zone and protect our parking spaces. Thank you for your time and consideration. Your help in this matter and commitment to our city is greatly appreciated.

Kindest regards,

Steven R. Legare'

A handwritten signature in black ink, appearing to read "S. Legare", written over a horizontal line.



City Hall

1400 Highland Avenue

Manhattan Beach, CA 90266-4795

Telephone (310) 802-5000

FAX (310) 802-5001

February 9, 2007

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

Re: Appeal of Decision to Install Red Zone – 927 Boundary Place

Dear Resident/Property Owner:

The City recently approved a request to install a red zone adjacent to the property at 927 Boundary Place. The red zone was requested by the owner of the property at 651 Longfellow Avenue, who complained that cars parked in this area obstruct access to and from his garage. The owner of the property at 927 Boundary Place does not feel the red zone is necessary and has appealed the decision to install it.

The Parking and Public Improvements Commission will review the appeal at a public meeting on Thursday, February 22, 2007. The meeting will be held in the City Council Chamber, 1400 Highland Avenue, and will begin at 6:30 p.m. Interested parties are encouraged to attend the meeting and provide comments.

If you have any questions or would like any additional information, please call (310) 802-5540 or E-mail rosborne@citymb.info

Sincerely,

Rob Osborne
Management Analyst
Community Development Department