




**CITY OF MANHATTAN BEACH
MEMORANDUM**

TO: Parking and Public Improvements Commission Chair and Members

THROUGH: Jim Arndt, Director of Public Works 

FROM: Dana Greenwood, City Engineer 

BY: Gilbert Gamboa, Associate Engineer 

DATE: June 28, 2007

SUBJECT: Request for Streetlight Removal at 516 Ardmore Avenue

RECOMMENDATION:

To allow residents to comment on the removal of an existing streetlight, a public hearing before the Parking and Public Utility Commission is recommended prior to consideration by the City Council.

FISCAL IMPLICATION:

Approval of this item will have no impact on the City's budget. The entire expense of removing the existing streetlight will be the responsibility of Southern California Edison.

DISCUSSION:

A letter of request to remove an existing streetlight located adjacent to the southwest (front) property corner of 516 Ardmore Avenue was submitted to the Department of Public Works Director. The subject streetlight is supported on an existing utility pole currently located in Utility Undergrounding Assessment District No. 2 and is scheduled to be removed and replaced with a new standard concrete streetlight pole at a future date. The property owner/resident at 516 Ardmore Avenue is requesting that the new standard concrete streetlight not be installed at this particular location because she believes this streetlight is unnecessary due to the number of existing streetlights in the immediate area.

The subject property is located on the 500 block between 5th and 6th Streets with a total of five properties fronting this portion of Ardmore Avenue. The nearest existing streetlight north of the subject request is approximately 107 feet away and the nearest existing streetlight to the south is approximately 155 feet away. Between 2nd Street and 9th Street along the east side of Ardmore Ave, there are a total of 13 streetlights averaging 3 lights per block and spaced at an average of 150 feet (min. at 107 ft, max. at 186 ft).

Properties located within a 500' radius of the subject address were notified of the public hearing before the PPIC to be held on Thursday, June 28, 2007. In response to the notices, two letters in support of the request have been received by staff and are attached to this report. The neighboring property owner/resident at 520 Ardmore Ave is in support of the request because of a concern with the glare from the existing streetlight. The property owner/resident at 529 Pacific Ave is in the opinion that this particular streetlight is unnecessary due to the two other lights already existing on the 500 block of Ardmore Ave.

CONCLUSION:

The City receives very few requests for the removal of streetlights. Staff has conducted a preliminary site investigation and given that the particular streetlight is mid-block and removal of the light would not adversely affect any intersection lighting, staff does not have any outstanding protest to the request at this time. However, since streetlights are a public asset with associated Streetlight Assessment District costs paid for by property owners; the appropriate action is to conduct a public hearing giving any nearby residents the opportunity to voice their support or objection in regards to this request.

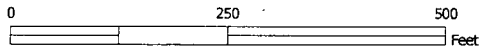
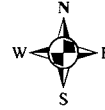
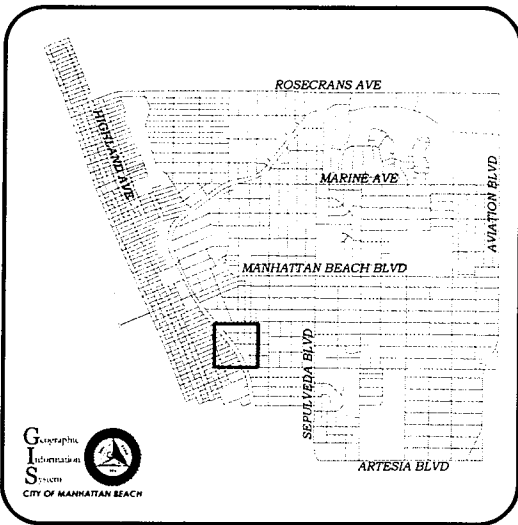
In addition, as part of the community meetings held regarding the Undergrounding District No. 2 property owners were previously informed that although all overhead wires and wood utility poles would be removed by the process of undergrounding, streetlights would remain in their existing locations. Property owners were previously given the opportunity to voice their concerns regarding this issue.

Finally, a second identical request has recently been received by the Public Works Department.

- attachments: location map
applicant's letter
neighboring letters in support
site photos

Street Light Removal Request:

516 Ardmore Ave



- Existing Street Lights
- Existing Utility Poles



April 8, 2007

Mr Neil Miller
Director, Department of Pubic Works
3621 Bell Avenue
Manhattan Beach, Ca 90266

Dear Mr. Bell:

As we discussed, I am asking your department and the city to give serious consideration not to install the standard light pole in front of my residence. I cannot see it is necessary as there are two other poles on the street which adequately gives quality light. I have two lights on my garage.

It's not fair if you do this as I thought the whole purpose of my spending thousands of dollars was to rid me of a pole and now your are planning to put another pole in front of my view, does that make sense. Should I ask for a refund?

Don't do this. Again its not fair and ask why it is necessary. I know it has been planned, but since it has not been installed, change the plans. What can it hurt.

Please reconsider. I would appreciate hearing from you regarding the outcome of the ruling.

Sincerely,



Vera E. Nason
516 Ardmore
Manhattan Beach, Ca
310 372-7549

DAVID S. EISEN

44TH FLOOR
777 SOUTH FIGUEROA STREET
LOS ANGELES, CA 90017-5844

June 12, 2007

Gilbert Gamboa
Associates Engineer
Public Works Department
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

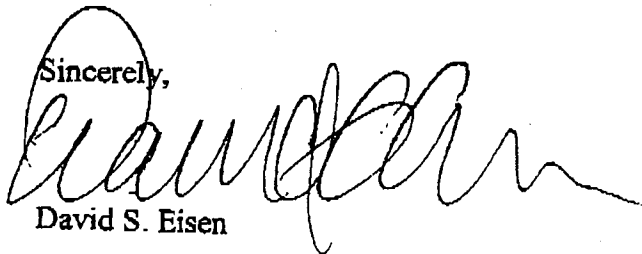
Re: Removal of Street Light

Dear Mr. Gamboa:

I own and live in the residence at 520 N. Ardmore, next door to the home at 516 N. Ardmore, whose owner has requested that the street light be removed. This confirms what I told you yesterday regarding my view on that request. Because the light presently shines directly into my bedroom window, I SUPPORT the removal of the street light. I will be unable to attend the public meeting, but this letter expresses the position I would take if I were able to attend.

If you have any questions, please feel free to call me. My work number is 213-243-4182.

Sincerely,



David S. Eisen

JERRY JAMGOTCHIAN
529 PACIFIC AVE
MANHATTAN BEACH, CA 90267

6/8/07

To: Gilbert Gamboa
Via Fax: 310-802-5001

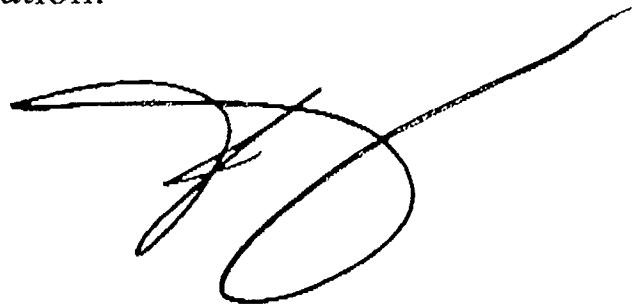
Manhattan Beach Mayor and City Council Members
City of Manhattan Beach, CA

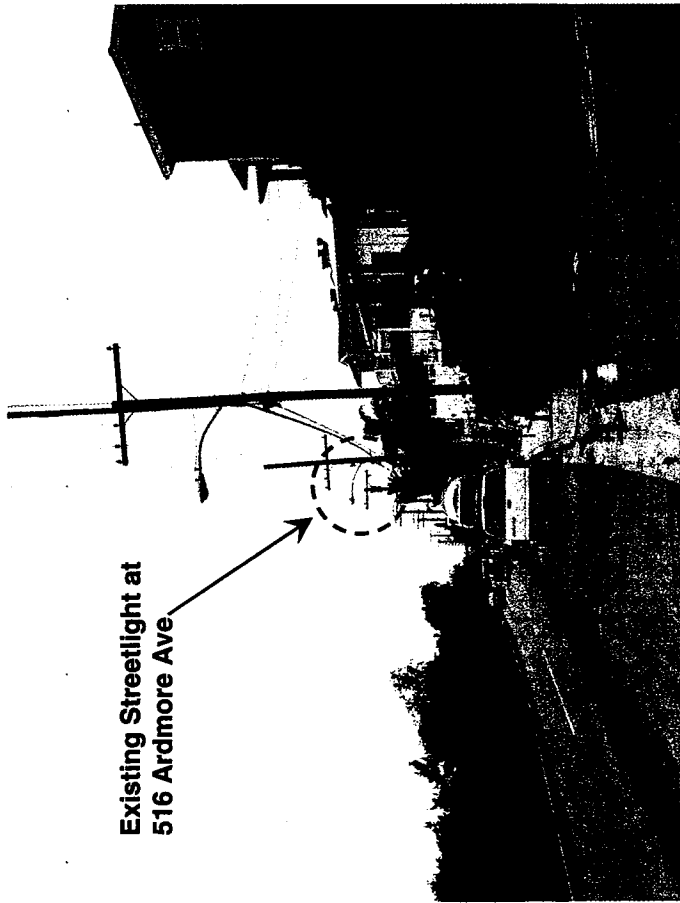
Re: Removal of Street Light
516 Ardmore Ave
Manhattan Beach, CA 90267

This letter is to **SUPPORT** the removal of the above referenced Street Light. As a nearby property owner, I believe that this street light is **NOT** necessary as there are two (2) other street lights already existing on this portion of Ardmore.

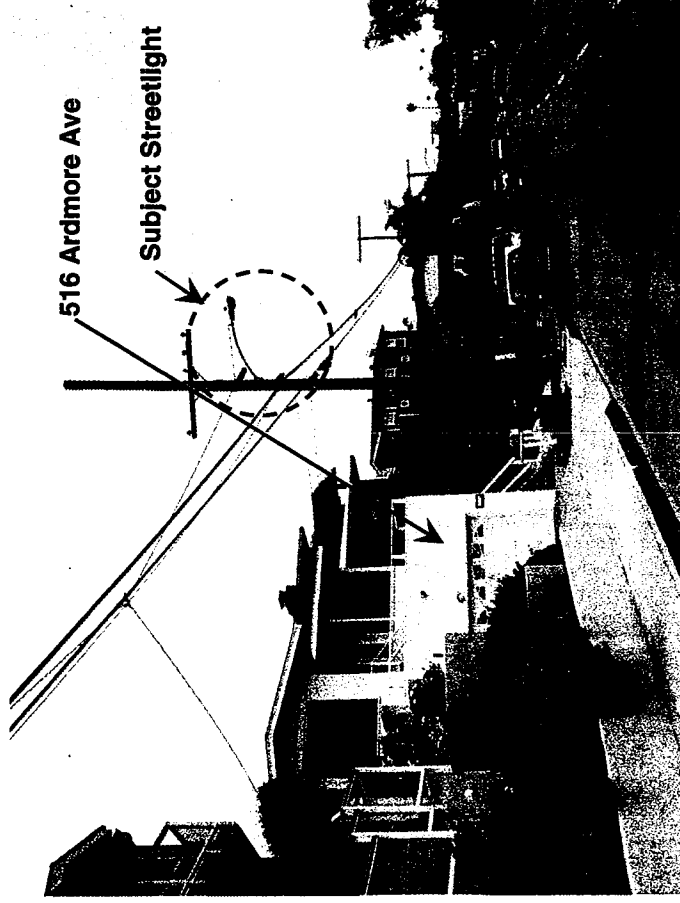
Thank you for your consideration.

Cc: Vera Nason

A handwritten signature in black ink, appearing to be "Jerry Jamgotchian", written in a cursive style with a large loop at the end.



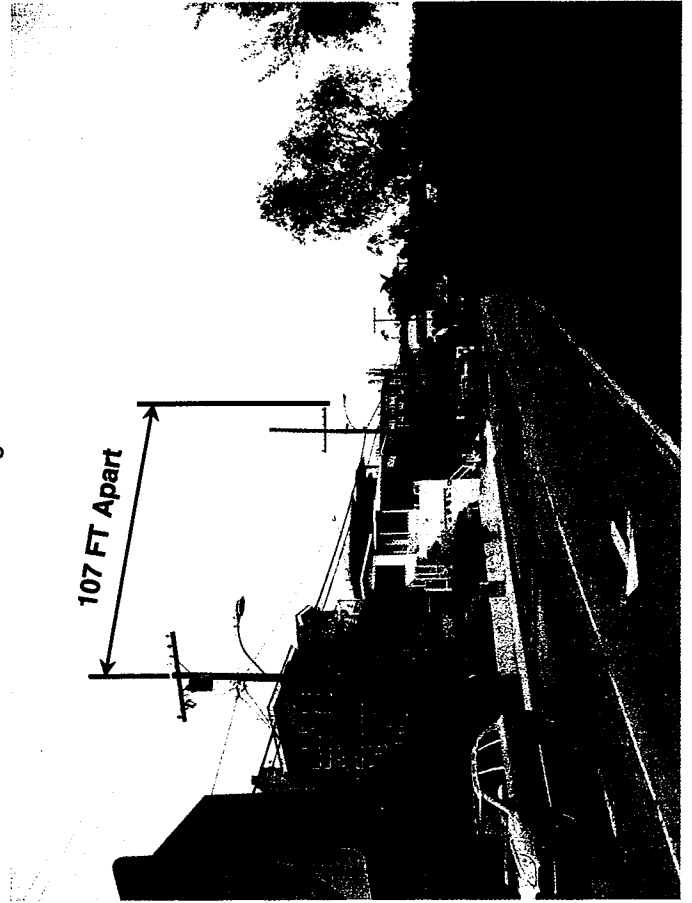
Existing Streetlight at 516 Ardmore Ave



516 Ardmore Ave
Subject Streetlight

ABOVE: Looking northbound on Ardmore Ave (at 5th ST)

BELOW: Nearest Streetlight North of 516 Ardmore



107 FT Apart

ABOVE: Looking southbound at 516 Ardmore Ave

BELOW: Typical Concrete Streetlight Standard

