

## CITY OF MANHATTAN BEACH

### DEPARTMENT OF COMMUNITY DEVELOPMENT

**TO:** Parking and Public Improvements Commission

**FROM:** Erik Zandvliet, T.E., City Traffic Engineer

**DATE:** January 28, 2021

**SUBJECT: Consider a Request for Overnight Permit Parking Restrictions on 45<sup>th</sup> Street Between Ocean Drive and Highland Avenue**

#### **BACKGROUND:**

In July 2020, the City received a request from Sarah Nagengast, a local resident on 45<sup>th</sup> Street, to prohibit parking on the north side of 45<sup>th</sup> Street between Ocean Drive and Highland Avenue. Ms. Nagengast explained that the parking area is being used as a “party zone” after 5pm and well into the night, accompanied by loud music, engines running, smoking, drinking and overall disturbing the peace. Since the El Porto Beach parking lot is closed after 6:30pm, people use 45<sup>th</sup> Street to park and go to the beach or hang out. Ms. Nagengast sent a second request on September 29, 2020 with additional information (Exhibit 1).

Police Lieutenant Andrew Harrod and the Traffic Engineer discussed this matter in more detail with Ms. Nagengast on July 30, 2020. The Traffic Engineer suggested that permit parking may be an alternate solution to the unwanted activities instead of a complete parking prohibition.

On November 5, 2020, the City mailed a letter survey to residents to ask their opinion about possible permit parking restrictions along the north side of 45<sup>th</sup> Street between Ocean Drive and Highland Avenue. (Exhibit 2) The survey was sent to about 270 residents within the area bounded by 42<sup>nd</sup> Street, The Strand, 45<sup>th</sup> Street and Highland Avenue. 62 surveys were returned. The survey results indicate 48 (77%) of the responding residents in favor of the overnight petition and 14 (23%) against. Additionally, several residents sent written comments which are included in the attached correspondence.

#### **DISCUSSION:**

45<sup>th</sup> Street is a 30-foot wide local residential roadway located at the northerly city limits. Its west end provides inbound only access to the El Porto Beach parking lot and Ocean Drive, and is signalized at Highland Avenue to the east. The north side of 45<sup>th</sup> Street is adjacent to a Chevron service station and undeveloped land. Single family homes and duplexes line the south side of 45<sup>th</sup> Street. Curb parking is allowed on the north side of the street between 9am and 5pm daily, and provides approximately eight street parking spaces. The curb parking area is used as a westbound through lane during the day when parking is prohibited. (Exhibit 3)

Several unique traffic conditions exist on 45<sup>th</sup> Street. The north side of the street is undeveloped and the curb parking area has an excellent ocean view, which makes it attractive as a gathering

area. The street has three lanes: two westbound lanes and one eastbound lane. The north curb lane acts as a parking lane between 5pm and 9am, and is a through lane during the day. The El Porto Beach parking lot is located at the west end and its entrance gate is closed between 8pm and 6:15am. As a result, visitors often use the parking along 45<sup>th</sup> Street after the gate is closed for the evening. The Police Department receives occasional complaints of disturbances, illegal activity and littering on 45<sup>th</sup> Street.

Field observations were made on typical days during peak and non-peak periods. Street parking on 45<sup>th</sup> Street is heavy during the evening and is generally fully occupied overnight. Parking demand is a combination of resident overnight parking and short-term visitor parking. The westbound lane often becomes backed-up in the mornings and on weekends due to parking activity in the El Porto parking lot. Between 6:15am and 9am, parked cars along the north side forces westbound traffic to use the westbound turn lane in the middle of the street.

Since public streets are owned by government agencies and maintained with public funds, street parking must remain open and available to all users by law, subject to certain parking restrictions authorized in the California Vehicle Code (CVC). When recurrent and heavy parking demand significantly limits the ability for residents to have an equitable opportunity to park on a public street, the CVC allows a local jurisdiction to limit or restrict parking. CVC Section 22507(a) states:

22507. (a) Local authorities may, by ordinance or resolution, prohibit or restrict the stopping, parking, or standing of vehicles, including, but not limited to, vehicles that are six feet or more in height (including any load thereon) within 100 feet of any intersection, on certain streets or highways, or portions thereof, during all or certain hours of the day. The ordinance or resolution may include a designation of certain streets upon which preferential parking privileges are given to residents and merchants adjacent to the streets for their use and the use of their guests, under which the residents and merchants may be issued a permit or permits that exempt them from the prohibition or restriction of the ordinance or resolution. With the exception of alleys, the ordinance or resolution shall not apply until signs or markings giving adequate notice thereof have been placed. A local ordinance or resolution adopted pursuant to this section may contain provisions that are reasonable and necessary to ensure the effectiveness of a preferential parking program.

In addition, this segment of 45<sup>th</sup> Street is located in the California Coastal Zone, and therefore is subject to the regulations of the California Coastal Commission. It is the Coastal Commission's general policy that parking within the Coastal Zone remain open and accessible to all public users. As such, changes to parking conditions in the Coastal Zone require approval of a Coastal Development Permit by the City Council.

The City has established an Overnight Residential Parking Permit Program, in which local residents (and others) can purchase permits to park overnight in the beach parking lots. (Exhibit 4) The \$30 permits are good for three months, and are valid from 6pm to 8am. However, the parking lot is locked between 8pm and 6am the next day, so permit holders have limited access hours.

The Traffic Engineer believes that prohibiting parking on the north side of 45<sup>th</sup> Street at all times would remove valuable overnight parking for residents and the general public. Alternately, the Overnight Resident Permit Parking program for the El Porto Beach lot could be expanded to include these eight curb spaces. In this way, street parking would be preserved, while the permit

restriction would address the public welfare issue caused by the recurring disturbances. No additional administration would be required because the permit program is already established. Both the Traffic Engineer and Police Department are in support of “NO PARKING 5PM TO 9AM EXCEPT BY PERMIT” restrictions on the north side of 45<sup>th</sup> Street between Ocean Drive and Highland Avenue.

**Public Notice**

Residents and property owners in the area bounded by 42<sup>nd</sup> Street, The Strand, 45<sup>th</sup> Street and Highland Avenue were notified by mail of the proposed parking restrictions and were invited to give input to the Commission. This meeting was also posted in the standard public notice locations. The City has received additional correspondence related to this matter. (Exhibit 5)

**CONCLUSION:**

Based on recurrent public welfare issues caused by disturbances to adjacent residences, the need to maintain public parking and large majority support of the adjacent residents, it is recommended that the Commission approve a motion to recommended that the City Council approve “NO PARKING 5PM TO 9AM EXCEPT BY PERMIT” restrictions on the north side of 45<sup>th</sup> Street between Ocean Drive and Highland Avenue.

- Exhibits:
1. Citizen Request 7-17-2020 and 9-28-2020
  2. Survey Letter and Results
  3. Aerial Image and Site Photos
  4. Residential Overnight Parking Permit Program Pamphlet
  5. Correspondence Received Prior to Agenda Posting

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EXHIBIT 1

On Jul 17, 2020, at 8:31 AM, Sarah Nagengast <[senagengast@gmail.com](mailto:senagengast@gmail.com)> wrote:

Hello,

I hope this email finds you safe and healthy during this trying time. My name is Sarah Nagengast and I am a resident of Manhattan Beach. I live on 45th street in El Porto. I am a new first time mother and live with my husband who is a surgeon working in the Emergency Department in West LA.

We are having a huge issue with the parking on 45th street that is available from 5pm to 9pm. It is causing many issues for people who live on this street.

1) At night, once the street parking on 45th street opens cars start pulling into the spots, sitting in their cars, playing their music loud, all while idling their vehicles. It is impossible for us to have our windows open as it is so loud, and the fumes are dangerous for us and our 3 month old baby. Not to mention I am trying to put the baby to sleep and there are very LOUD conversations, people frequently smoking marijuana, and drinking. These parking spots become a "party zone." This activity continues to happen well past the noise curfew time and into the night. There is also always trash because people will eat and irresponsibly digard their food. These spots are NOT being used by Manhattan Beach residents to park close to their homes...they are being used by people who do not live here.

2) In the morning, my husband needs to go to work and oftentimes it is a emergency situation where he needs to exit quickly. He let me know that every morning there is a line of cars extending from the parking lot entrance, all the way up 45th, spilling onto highland ave of people waiting to get into the parking lot, I assume to surf. This is so dangerous for these cars to be stopped on highland. These cars are idling their engines as they wait. It also makes it IMPOSSIBLE for my husband to get out of our garage....he has to negotiate with these people in the line each morning to make room for him to go to a SURGERY where a life could be at stake. Sometimes they won't move.

My husband spoke to a parking enforcement officer who said he couldn't do anything about this problem. He said he could only open the lot in the morning after he arrives at work at 6. Once the lot is open of course the traffic clears and my husband is able to exit our garage but often he MUST leave well before 6 am.

My suggestion is this to fix both problems:

Eliminate the parking on 45th street. It often attracts a crowd we should not and do not want to welcome here in Manhattan Beach. It creates dangerous traffic problems.

Please let me know if I could speak to you further about this issue. It is beginning to weigh on my family heavily.

Sarah Nagengast  
124 45th Street  
Manhattan Beach, California 90266  
402-906-3301

## Erik Zandvliet

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**From:** Andrew Harrod  
**Sent:** Tuesday, September 29, 2020 10:02 AM  
**To:** Erik Zandvliet  
**Cc:** Andrew Harrod; Christian Eichenlaub; Scott Combs  
**Subject:** Fw: [EXTERNAL] Re: Parking on 45th Street

Good morning ,

Erik, please see the below e-mail regarding 45th Street parking from a citizen. I feel this is the right time to push for the "Parking Pass Program" for 45th Street to stop this type of activity and all the trash they are leaving behind.

Thanks / Andy~



### ANDREW HARROD

POLICE LIEUTENANT

(310) 802-5165

aharrod@citymb.info

**CITY OF MANHATTAN BEACH** 420 15th Street Manhattan Beach, CA 90266

Office Hours: M-Th 7:30 AM-5:30 PM | Fridays 7:30 AM-4:30 PM | Not Applicable to Public Safety

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**From:** Sarah Nagengast  
**Sent:** Monday, September 28, 2020 11:16 PM  
**To:** Andrew Harrod  
**Subject:** Re: [EXTERNAL] Re: Parking on 45th Street  
Hi Andy,

I'm sorry to write you so late. But of course I'm being kept up late once again by the riff raft happening on 45th. A few nights ago I was woken in the middle of the night because there was a huge physical fight between a group of about 6 males. This parking is NOT being used by residents. I have been watching and it's just not happening....there is no pattern of familiar cars, and no one parked there past say ....3am (I'm up with my baby many nights)...this parking is being used by people going to the beach once the lot is closed or just "hanging out". I understand why no residents are able to get a spot as BEACH GOERS wait on the street and in the parking lot of the chevron until 5pm when it becomes parking. This parking is just not attracting the right crowd. My husband and I have to call the police at least 1-2 times a week for fighting, noise, and people idling their vehicles with music playing so loud.. Just this morning, a young girls car was STOLEN from the street (I'm

sure you can read the report). The noise at night is just too much and it's so sad to see the street lined with garbage after each night of partying. I'm sure you've seen it for yourself.

I appreciate so much the workers who are trying to deal with the traffic flow into the parking lot.

Thanks for all your hard work!!! I know it must not be easy.

Sarah Nagengast

On Thu, Jul 30, 2020 at 11:55 AM Sarah Nagengast <[senagengast@gmail.com](mailto:senagengast@gmail.com)> wrote:  
Hi!

It seems I was dropped from the call. I'm not sure what happened. I tried calling back but couldn't get through.

Sarah

On Sat, Jul 25, 2020 at 9:23 PM Sarah Nagengast <[senagengast@gmail.com](mailto:senagengast@gmail.com)> wrote:  
Thursday at 11:00 am is great.

Looking forward to it!

Sarah Nagengast

On Fri, Jul 24, 2020 at 10:39 AM Andrew Harrod <[aharrod@citymb.info](mailto:aharrod@citymb.info)> wrote:

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EXHIBIT 2



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

November 5, 2020

SUBJECT: El Porto Neighborhood 45<sup>th</sup> Street Parking Survey

Dear Resident/Property Owner:

Recently, the City has received complaints about undesirable activity occurring at night along the north side of 45<sup>th</sup> Street between Ocean Drive and Highland Avenue. Curb parking is currently prohibited between 9am and 5pm to provide a travel lane, but is unrestricted at night. It is felt that overnight parking is valuable to residents, but should not be used for activity that disturbs the peace.

The proposed permit parking restriction would be “NO PARKING 5PM TO 9AM – OVERNIGHT PARKING PERMITS EXCEPTED”. Vehicles displaying the City’s Resident Overnight Parking Permit for the El Porto Beach parking lot would be exempt from the overnight parking restriction.

The City is interested in your opinion on these proposed parking restrictions. The neighborhood’s response will be forwarded to the Parking and Public Improvements Commission (PPIC) for consideration at an upcoming meeting. You will be given a mailed invitation to this and other meetings on this matter. If parking restrictions are recommended by the PPIC, they will be forwarded to the City Council for approval and implementation.

The purpose of the survey is to gather the overall opinion of the residents regarding parking on the north side of 45<sup>th</sup> Street and to allow you to add comments. The survey will not be used to determine a majority vote. Personal information will only be used for the survey and will remain confidential.

We ask that you complete the attached survey and return it by **November 20, 2020**, to:

City of Manhattan Beach  
45<sup>th</sup> Street Parking Survey  
1400 Highland Avenue  
Manhattan Beach, CA 90266-4795

Thank you for your participation in this survey and your interest in your neighborhood. If you have any questions, feel free to contact me at (310) 802-5521.

Sincerely,

Fel Cortez  
Traffic Engineering Technician



**City of Manhattan Beach  
45<sup>TH</sup> STREET PARKING SURVEY**

**PLEASE RETURN BY:  
NOVEMBER 20, 2020**

**POSSIBLE PARKING RESTRICTIONS FOR NORTH –  
SIDE OF 45<sup>TH</sup> STREET**

**In Favor**

**Opposed**

1. Post “NO PARKING 5PM TO 9AM – OVERNIGHT PARKING PERMITS EXCEPTED” signs on the north side of 45<sup>th</sup> Street between Ocean Drive and Highland Avenue. (Vehicles with the City’s Resident Overnight Parking Permit for the El Porto Beach parking lot would be exempt from overnight restrictions.)

**NAME:**

(Optional and Confidential)

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**ADDRESS:**

(Required)

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**PHONE:**

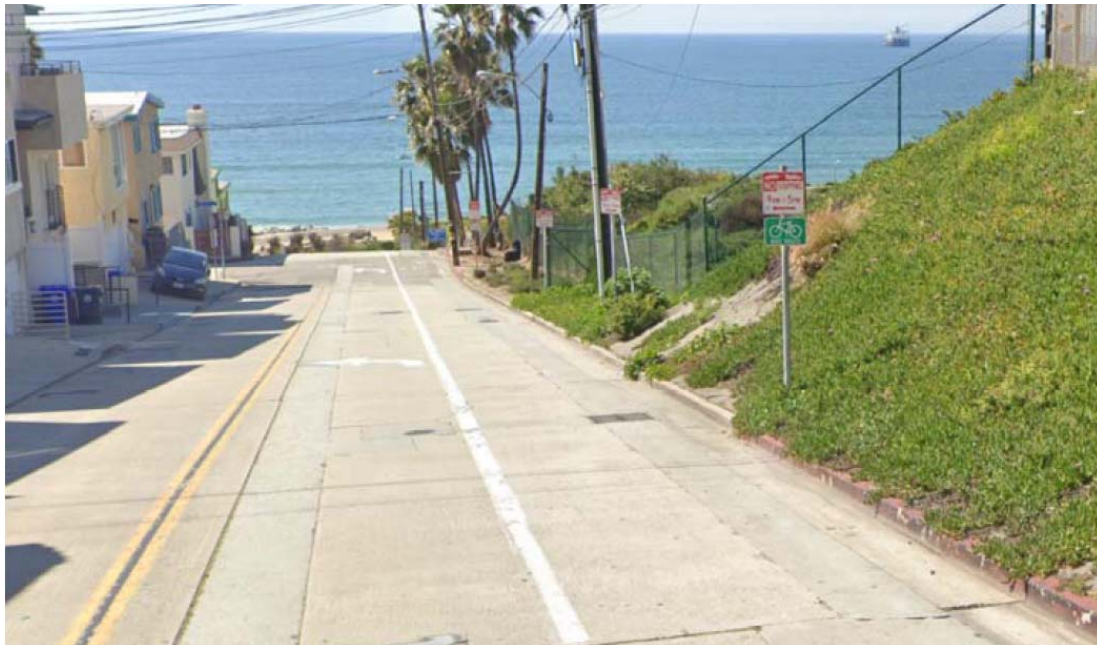
(Optional and Confidential)

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**E-MAIL:**

(Optional and Confidential)

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45<sup>th</sup> Street between Ocean Drive and Highland Avenue

**NOTE:** You may make additional comments below.



EXHIBIT 3  
45<sup>th</sup> Street Overnight Permit Parking Restrictions  
Aerial Image and Site Photos



45<sup>th</sup> Street Looking East 4:45pm



45<sup>th</sup> Street Looking West 9:00pm

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City of Manhattan Beach  
 Finance Department  
 1400 Highland Avenue  
 Manhattan Beach, CA 90266

# OVERALL RULES

## When and Where Can I Use My Permit?

The Overnight Parking Permit is valid from **6:00 PM to 8:00 AM.**

It is valid all seven (7) days of the week.

Permit is only valid at the designated lot. **You cannot use your permit at any other lots or for on-street parking.**

The Permit does not guarantee a parking space. The spaces are on a first come first serve basis.

## Where Do I Place My Permit?

The Overnight Parking Permit **MUST** be displayed on the rearview mirror of your car, when parked in the designated lot.

## What Are the Costs?

It costs **\$30.00** to renew the permit for three months. Only two (2) permits shall be issued per address.

Full price charged for **STOLEN OR LOST** permits.

# MANHATTAN BEACH RESIDENTIAL OVERNIGHT PARKING PERMIT



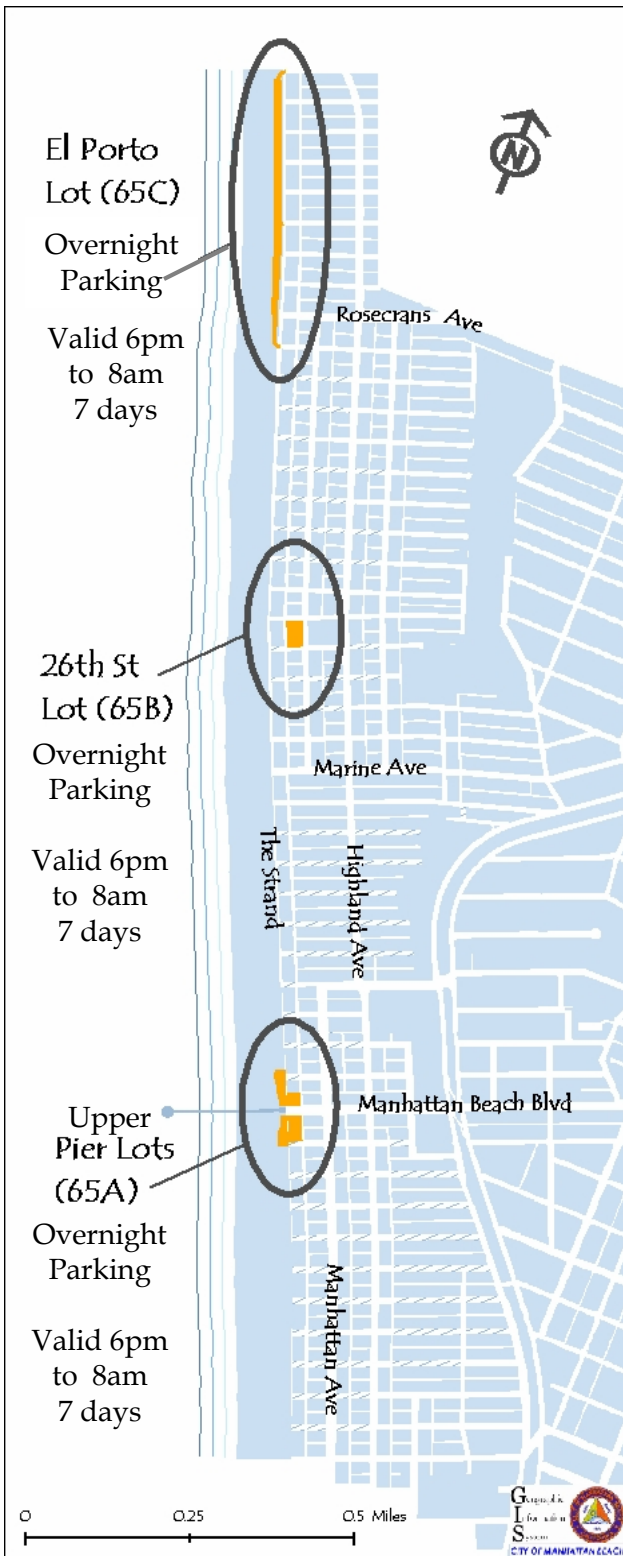
City of MANHATTAN BEACH

1400 Highland Avenue

Manhattan Beach, CA 90266

310 802-5561





### Lot 65 A [Upper Pier Lots]

During the period from **OCTOBER 1st** through **APRIL 1st** the permit for **LOT 65A** will be valid twenty-four (24) hours on weekends and holidays, with the exception of the following weekends:

- Weekend Before Easter
- Easter Weekend
- Weekend After Easter

**Valid 6PM to 8AM**

### Lot 65 B [26th Street Lots]

The entrance will be **LOCKED** at approximately **8:00PM** each evening and **OPENED** at approximately **6:00AM** each morning. You will **NOT** be able to **ENTER** the lot while it is locked, but you **WILL** be able to **EXIT**.

During the period from **SEPTEMBER 15th** through **JUNE 15th** the permit for **LOT 65B** will be valid twenty-four (24) hours on weekends and holidays with the exception of the following weekends:

- Weekend Before Easter
- Easter Weekend
- Weekend After Easter
- Memorial Day Weekend
- Memorial Day

**Valid 6PM to 8AM**

### Lot 65 C [El Porto Lot]

The entrance and exit will be **LOCKED** at approximately **8:00PM** each evening and **OPENED** at approximately **6:00AM** each morning. You will **NOT** be able to **ENTER** or **EXIT** while the lot is locked.

During the period from **SEPTEMBER 15th** through **JUNE 15th** the permit for **LOT 65C** will be valid twenty-four (24) hours on weekends and holidays with the exception of the following weekends:

- Weekend Before Easter
- Weekend After Easter
- Easter Weekend
- Memorial Day
- Memorial Day Weekend

**Valid 6PM to 8AM**



Thank you so much for  
taking this action!

This, if passed, will  
make our neighborhood  
a better place!

TO WHOM IT MAY CONCERN,

AND JUST TO CONFIRM THAT PARKING WILL STILL BE  
COMPLETELY RESTRICTED BETWEEN 9A-5P AND THE  
NORTH LANE USED AS AN "ENTRANCE" LANE TO THE  
PARKING LOT.

THANK YOU FOR YOUR TIME.

(SIGNAGE TO SAY: NO PARKING ANYTIME  
OVERNIGHT PARKING PERMITS ACCEPTED  
5PM-9AM ONLY)



Dear Surrey Panel:

We are thrilled at the prospect of these add'l controls for 45<sup>th</sup> st. parking.

one request/suggestion:

Please give priority/right of first refusal to residents who live on 45<sup>th</sup> st. for ~~these passes~~ and these spaces.

set → MP  
If all permits for the El Porto lot can also park on 45<sup>th</sup>, it (potentially?) reduces spaces available right across from our homes. Most other EP streets have some amount of curb parking, whereas 45<sup>th</sup> st. in the selected section has zero curbside parking.

Thank you for your consideration!

M. Price

I am in favor very much. And I  
am grateful you are looking into it.

It has been particularly bad this year  
and I was holding my breath hoping  
it was COVID-related and the  
pent up need of people to be out  
and about when other options closed  
down. But it has been awful -  
the noise, the trash, the traffic.

I have noticed that most nights there  
are not <sup>many</sup> cars left over night, which

tells me that it is not residents.

Thank you.

Yes I do think this is a good idea  
to cut down on ~~unwanted~~ activity that  
disturbs the neighborhood.

We need more patrols in El Porto  
as well.

People are using the area to park  
drink & do drugs sometimes blocking  
driveways and parking ~~in~~ illegally  
blocking the ~~driveways~~ streets needed  
for emergency vehicles. They aren't  
using these spots to enjoy the  
beach as intended at night

I DON'T BELIEVE RESIDENTS SHOULD HAVE TO PAY FOR A PERMIT. PARKING IS FREE RIGHT NOW, AND SHOULD STAY FREE.

I WOULD ALLOW RESIDENTS TO OBTAIN A PARKING PASS BASED ON THEIR ADDRESS.

THIS SHOULD NOT BE A REVENUE PRODUCING OPPORTUNITY FOR THE CITY.

IF YOU ABSOLUTELY HAVE TO CHARGE A FEE, IT SHOULD BE \$30 PER YEAR MAX.

IF YOU HAVE TO CHARGE \$30 EVERY 3 MONTHS, I AM AGAINST THE PERMIT IDEA.

124-126 GULL ST.

• IF THERE IS STREMANIGANS GOING ON  
AT 3AM THAT IS BOTHERING THE  
RESIDENTS, THEN I AM "IN FAVOR".

YOU DID NOT DEFINE WHAT "UNDESIRABLE  
ACTIVITY" WAS IN YOUR LETTER !!

• UNDERSTAND THAT IF YOU RESTRICT NIGHT  
TIME PARKING, THAT EVERYONE WHO HAS  
A STAY-OVER NIGHT VISITOR IN THE AREA  
WILL FIND IT THAT MUCH HARDER TO FIND PARKING,  
AND THEY WILL BE SEARCHING AND FLOODING ALL  
THE SLOTS ON 44th & 43rd, TAKING MORE PARKING  
AWAY FROM THESE RESIDENTS.



I am in favor of <sup>No</sup> overnight parking  
with restrictions - permits for  
residents.

Given that residents can include  
renters of the property  
-and-

the permits are free to the  
resident.

## Fel Cortez

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**From:** Mike Dolen <mikedolen@gmail.com>  
**Sent:** Wednesday, November 18, 2020 5:18 PM  
**To:** Fel Cortez  
**Cc:** Michael Ackermann  
**Subject:** [EXTERNAL] Proposed parking restrictions on north side of 45th

**CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.**

Hello Fel,

I cannot send this form in time, as I just opened it today and see it must be returned by November 20th. I am giving my response via this email and we are IN FAVOR of the proposed parking restrictions. In fact, the more parking restrictions, the better. We welcome as many as you can think up please.

Michael Dolen and Michael Ackermann  
4320 The Strand

Thank you

## Fel Cortez

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**From:** P N <bulldogmountain@hotmail.com>  
**Sent:** Friday, November 20, 2020 8:59 AM  
**To:** Fel Cortez  
**Subject:** [EXTERNAL] 45th Parking Survey Attached  
**Attachments:** 214 45th Street Invoice Payment - Nam.pdf

**CAUTION:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good Morning Mr. Cortez,

I hope you are having a nice week. Attached please find our completed.

We are homeowners who live on 45th Street and emphatically embrace moving to permit parking for residents. Too much chaos, trouble going on during the evenings, especially on the weekends.

Thank you,  
Phil Nam & Karen Sheehan



## Fel Cortez

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**From:** Xander Shambaugh <xshambaugh@gmail.com>  
**Sent:** Tuesday, December 1, 2020 3:59 PM  
**To:** Fel Cortez  
**Subject:** [EXTERNAL] El Porto Neighborhood 45th St parking Survey  
**Attachments:** IMG\_2114.heic; IMG\_2113.HEIC

**CAUTION:** This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi Fel,

My name is Alexander and I live at 4419 Highland Ave. I'm just responding to a letter we received in the mail a few weeks back about the potential 45th street parking permit. We are very much in favor of this idea. Attached you can find our filled out survey.

Thanks so much!

Alexander

It is my understanding that the “undesirable activity” is disturbing the peace and excessive garbage/littering. Complaints have come from residents living in the area of 45<sup>th</sup> Street. Generally speaking, the vast majority of people parking on 45<sup>th</sup> Street between 5 PM and 9 AM live within short walking distance. Issuing overnight parking permits will not change the people who park there. The only difference is that these same people will now have to pay to park. The suggested solution does not attack the problem of excessive noise and littering; which is not caused by local residents. In speaking to neighbors, the problem stems from the homeless encampment in the immediate area; not the locals who park on 45<sup>th</sup> Street. Our excellent police force needs to get involved to deal with the issues raised. If the people that cause the problems are overseen by law enforcement, they will move on and become some other city’s problem.

**Comments on El Porto 45th St Parking Survey. Bruce Greenberg. Nov 20, 2020**

It is unfortunate to learn about “undesirable activity occurring at night along the north side of 45th St. and I am glad to hear that the City is seeking to address the problem.

However, instituting additional parking restrictions is NOT the right solution to the problem. The right solution to a problem of disruption behavior is for our police department to increase patrols and enforcement in the area.

Permit parking restrictions are an effective tool to address lack of resident parking in a discrete area. It is not a tool that should be used as an alternative to effective policing.

Permit parking restrictions will have an adverse effect on numerous residents in the area. My property, a duplex, is on 43rd St west of Highland. We have sufficient parking on-site, with 2 garage spots and 2 outdoor spots. However, from time-to-time we need to seek street parking in the neighborhood for overnight guests. The parking spots along the north side of 45th St are often the perfect solution. If the City institutes permit only parking along 45th St, then guests would not be able to park along 45th St. and, thus, we would need to bear the cost and inconvenience of obtaining and renewing a permit for the rare occasions that we need to park a vehicle on 45th St.

I suggest that the Commission should reject this proposal and, instead, recommend that the Police Dep’t increase patrols and strict enforcement in the area for a trial period. This will send a strong message to the perpetrators and directly address the problem.

Thank you.

45th Street is a great place for guest parking when needed and should be open for anyone who needs it. Because of the addition of the corner "outcrop" things along Highland many spots were lost.

## Erik Zandvliet

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**From:** Fel Cortez  
**Sent:** Thursday, November 19, 2020 8:34 AM  
**To:** Erik Zandvliet  
**Subject:** FW: [EXTERNAL] Permit parking only on 45th St

FYI

**From:** Murphy/Perkins [mailto:murphyperkins@gmail.com]  
**Sent:** Thursday, November 19, 2020 8:31 AM  
**To:** Fel Cortez <fcortez@citymb.info>  
**Subject:** [EXTERNAL] Permit parking only on 45th St

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I don't believe the proposed restriction would help with disturbances of the peace that are common in our neighborhood, especially during Covid times when the beach becomes one of the few places people feel safe to congregate.

That 45th Street parking area is almost always full by 5pm when the restriction is lifted and only a few spaces ever become available from 5 until the next morning, when cars often have to be towed to clear the area. A locals-only parking rule would not change that dynamic. I am guessing that whoever proposed this merely wants a better chance at the rare and sought-after parking space in the area. I also wonder if the AirB&B's on the street and in the neighborhood are asking for this change so they can provide parking for their paying guests. I would like to know and think it might change the results of this survey: how much a permit costs and if they are usable for guests or are restricted to a registered license plate.

I live at the bottom of 45th where there is never legal parking, yet often at all hours of the night people go past the sawhorse barriers and illegally park on 45th between Ocean and the gate at the parking lot entrance. It is my belief that much of the loud traffic that parties up and down 45th St. parks at the gas station at the top of the hill. I have talked with Lt. Harrod about the possibility of doing something to restrict parking at the gas station but he told me that would be impossible as that property is in El Segundo.

Would the Coastal Commission need to approve any parking restrictions? They don't like any shutting off of beach access to the public and I don't think they would find the arguments about the necessity for this restriction to be compelling.

I only use the parking on 45th St. a few times a year, when lucky guests find a space there or to empty our garages at 5 pm so friends coming to visit later can use our spaces, but I would miss that use.

I have attached this email to my survey which I am mailing today (November 19). I would be happy to talk to anyone about this issue at 310-545-6751.

Thanks,

Michelle Murphy  
4420 The Strand



**FEL CORTEZ**  
ENGINEERING TECHNICIAN

(310) 802-5521  
fcortez@citymb.info

The City of Manhattan Beach cares about your health and safety. During state and local COVID-19 restrictions, most Community Development services are available online and various divisions can be reached at (310) 802-5500 or Email during normal City business hours. The Citizen Self Service (CSS) Online Portal is now available for City permit and planning applications and inspections.

CITY OF MANHATTAN BEACH 1400 Highland Avenue Manhattan Beach, CA 90266

Office Hours: M-Th 7:30 AM-5:30 PM | Fridays 7:30 AM-4:30 PM | Not Applicable to Public Safety

Reach Manhattan Beach Here for you 24/7, use our click and fix it app

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**Re. Possible parking restrictions for north – Side of 45<sup>th</sup> St.**

The city should consider permit parking for the full length of 45<sup>th</sup> St (east & west of Highland).

Also, the city should consider permit parking in the entire area of El Porto.

Currently the area is super-congested with surfers who choose to park on the street instead of using the beach parking. This limits parking availability for residents and their families & guests.

If the city proposes these actions, we will support the measure.

The current measure is singling out only the west side of Highland along 45<sup>th</sup> Street, which makes it unfair & does not really offer parking solutions. For this reason we are opposing the current city measure.

Sincerely,

The Bekhit Family,

12/03/2020

Residents shouldn't be forced to pay for permits to park on the street. This is just another attempt for the city to gouge more money from the residents.

If you want to have permit parking, make the permits free for the

residents. Why does the city have to charge money for them?? We just paid \$27K for undergrounding. Give us a break.



I don't believe the proposed restriction would help with disturbances of the peace that are common in our neighborhood, especially during Covid times when the beach becomes one of the few places people feel safe to congregate.

That 45th Street parking area is almost always full by 5pm when the restriction is lifted and only a few spaces ever become available from 5 until the next morning, when cars often have to be towed to clear the area. A locals-only parking rule would not change that dynamic. I am guessing that whoever proposed this merely wants a better chance at the rare and sought-after parking space in the area. I also wonder if the AirB&B's on the street and in the neighborhood are asking for this change so they can provide parking for their paying guests. I would like to know and think it might change the results of this survey: how much a permit costs and if they are usable for guests or are restricted to a registered license plate.

I live at the bottom of 45th where there is never legal parking, yet often at all hours of the night people go past the sawhorse barriers and illegally park on 45th between Ocean and the gate at the parking lot entrance. It is my belief that much of the loud traffic that parties up and down 45th St. parks at the gas station at the top of the hill. I have talked with Lt. Harrod about the possibility of doing something to restrict parking at the gas station but he told me that would be impossible as that property is in El Segundo.

Would the Coastal Commission need to approve any parking restrictions? They don't like any shutting off of beach access to the public and I don't think they would find the arguments about the necessity for this restriction to be compelling.

I only use the parking on 45th St. a few times a year, when lucky guests find a space there or to empty our garages at 5 pm so friends coming to visit later can use our spaces, but I would miss that use.

I have attached this email to my survey which I am mailing today (November 19). I would be happy to talk to anyone about this issue at 310-545-6751.

Thanks,

Michelle Murphy  
4420 The Strand  
Manhattan Beach, CA

A decision to restrict overnight parking on just the short length of 45<sup>th</sup> St. will likely lead to increased traffic on surrounding streets and will likely increase problematic activity on all nearby streets.

Instead of a piecemeal approach to this chronic problem, the PPIC should develop a more comprehensive overnight parking proposal for the densely-populated El Pecho area between Highland Ave. and Strand from Rosecrans Ave. to 45<sup>th</sup> St.

Joseph Duke  
4200 The Strand  
Manhattan Beach, CA 90266