

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

TO: Parking and Public Improvements Commission

FROM: Richard Thompson, Director of Community Development

BY: Erik Zandvliet, Traffic Engineer
Ana Stevenson, Management Analyst

DATE: February 28, 2008

SUBJECT: Consider Petition to Remove Existing Red Curb on Ingleside Drive South of 5th Street

RECOMMENDATION:

That the existing red curb on the east side of Ingleside Drive just south of 5th Street remain in place.

BACKGROUND:

In January 2008, Mr. Jon Swidler, at 409 5th Street, submitted a petition to remove an existing 20-foot long red curb on the east side of Ingleside Drive south of 5th Street. The petition is signed by 15 local residents in favor of removing the red curb because it removes needed parking. In addition, the petition states that parking across from the driveway at 440 5th Street had never been an issue before.

DISCUSSION:

Ingleside Drive is an 18-foot wide one-way local street that provides access to residences between 1st Street and 7th Street. Ingleside Drive is improved with curbs and gutters, and parking is allowed on the east side of the street only. The street right-of-way is 43-foot wide with various parkway improvements on both sides. Several walk streets intersect with Ingleside Drive, including 5th Street.

In November 2007, the City received a request from Mr. Matt Whelen, at 440 5th Street to paint the curb red opposite from his driveway on Ingleside Drive. He stated it is difficult to exit his short driveway when vehicles are parked across the street. After a field inspection and review by City staff, it was determined that the street is too narrow for provide sufficient turning radius to back out of the driveway. This is one of only two properties that have driveways on Ingleside Drive. It is general practice in Manhattan Beach to prohibit parking opposite garages or driveways on narrow streets. On December 28, 2007, 20 feet of red curb was painted on the east side of Ingleside Drive across from the driveway.

Municipal Code Section 14.36.110 authorizes the City Traffic Engineer to place signs indicating no parking on one or both sides of a street when the width of a roadway does not exceed thirty feet (30'). In this case, the roadway is 18 feet wide, and vehicles parked opposite the driveway reduce the travel lane to about 10 feet, which is less than the 24 feet generally required to turn onto the street for vehicles parked on the driveway. Vehicles parked in the garage have sufficient back-up distance to negotiate the turn onto the street.

It should be noted that at the same time this issue was brought up to the City, the City received a complaint about the residents of 440 5th Street using a landscaped encroachment immediately to the north of their driveway as an off-street parking pad, which can only be accessed from the driveway. The City did not approve the encroachment permit and the issue is being administratively addressed by the Planning Division.

It is staff's recommendation to leave the existing red curb in place, which reduces public parking by one space.

Meeting notices were sent to all adjacent properties along Ingleside Drive in the immediate vicinity of the red curb.

CONCLUSION:

Based on the prior impairment in the ability to access a private driveway, it is recommended that the existing red curb on the east side of Ingleside Drive just south of 5th Street remain in place.

ATTACHMENTS:

1. Location Photo
2. Aerial Location Photo
3. Petition from Mr. and Jon Swidler
4. Meeting Notice

G:\1 TRAFFIC & ROW DIVISION\TRAFFIC ENGINEER\PPIC\PPIC-Ingleside at 5th st red curb.doc

ATTACHMENT 1: LOCATION PHOTO



Ingleside Drive Looking North at 5th Street

ATTACHMENT 2: AERIAL PHOTO LOCATION





PARKING AND PUBLIC IMPROVEMENTS APPEAL APPLICATION

City Hall 1400 Highland Avenue Manhattan Beach, CA 90266-4795
Telephone (310) 802-5000 FAX (310) 802-5501 TDD (310) 546-3501

ENTIRE "BLOCKED" AREA MUST BE FILLED OUT

Resident/Applicant: Jon Swidler Date: 1-15-08

MAILING Address: 409 5th Street Phone No.

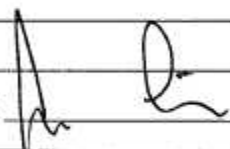
City: MB State: CA ZIP Code: 90266

Appeal Request: Red Curb Parking Traffic Signs/Marks Right of Way
 Other: PETITION TO REMOVE RED CURB

Address/Intersection: 5th STREET & IngleSide

Description: ACROSS THE STREET FROM
440 5th STREET

Petition: REMOVE RED CURB

Signature: 

| | | | | |
|--------------|---------------|---------------|------|-----------|
| Cashier | \$ | | Date | Initials |
| TRAN Code | #4502 | Amount Rec'd. | Date | Receipt # |
| Fee Schedule | Permit Appeal | \$465.00 | | |

Legal Description _____

Map Book _____ Page _____ APN _____

Comments/Notes _____

Approved/Denied _____ Date _____

Community Development Department

01/01/08 AS



**City of Manhattan Beach
Parking and Public Improvements Commission
Petition Form**

We, the undersigned residents, do hereby petition the Parking and Public Improvements Commission To consider the removal of the red curbing adjacent to 440 5th Street & Ingleside across the street from 440 Fifth Street. This street parking location was never a non-parking (red curb) prior to the re-development of the 440 5th Street property. The previous property owner had a similar driveway, in approximately the same location and parking was never an issue. Not only have the local residents lost street parking; the residents of 440 5th Street are using public right-of-way (easement) to park their vehicles. This is not an equitable situation since this new development includes a three car garage that is not being utilized.

We attest that each undersigned person is 18 years or older and is a responsible owner or resident affected by the petition.

The designated contact person(s) are:

CONTACT PERSON: Jon Swidler DAYTIME PHONE NO: 310-245-7685

ALTERNATE CONTACT: _____ DAYTIME PHONE NO: _____

NOTE: Only one responsible signature per residence is required.

| | SIGNATURE | PRINT NAME | PRINT STREET ADDRESS | PRINT DATE | |
|-----|--------------------|--------------|----------------------------|------------|--------|
| 1. | <i>[Signature]</i> | Jon Swidler | 409 5 th STREET | 1/12/08 | SELF |
| 2. | <i>[Signature]</i> | W.A. HOVOLD | 412 5 th ST. | 1/12/08 | OTHERS |
| 3. | <i>[Signature]</i> | K. JACKSON | 408 5 th ST | 1/12/08 | OTHERS |
| 4. | <i>[Signature]</i> | Ed. REED | 413 5 th STREET | 1/12/2008 | OTHERS |
| 5. | <i>[Signature]</i> | Tim HORNIA | 341-5 th STREET | 1/12/2008 | OTHERS |
| 6. | <i>[Signature]</i> | Tim Owens | 527 5 th STREET | 1/12/08 | OTHERS |
| 7. | <i>[Signature]</i> | Lise Schaub | 526 5 th ST | 1/12/08 | OTHERS |
| 8. | <i>[Signature]</i> | M. Updike | 532 5 th ST | 1/12/08 | OTHERS |
| 9. | <i>[Signature]</i> | A.N. KISHORE | 516 5 th ST | 1-12-08 | OTHERS |
| 10. | <i>[Signature]</i> | SALLY BARBER | 405 5 th ST | 1/12/08 | OTHERS |

I declare under penalty of perjury, pursuant to the laws of the State of California, that the foregoing is true and correct.

[Signature] Executed on 1-15-08 in Manhattan Beach, California.
Signed by Contact Date

ATTACHMENT 4: MEETING NOTICE



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

February 8, 2008

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

Re: Request for Removal of Red Curb across the Street from 440 5th Street at 500 Ingleside Drive

Dear Property Owner/Resident:

The City recently received a petition to remove the red curb across the street from 440 5th Street at 500 Ingleside Drive and return it to original conditions.

The Parking and Public Improvements Commission will review this appeal at a public meeting on Thursday, February 28, 2008. 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 email astevenson@citymb.info.

Sincerely,

Ana Stevenson
Management Analyst
Community Development Department

Fire Department Address: 400 15th Street, Manhattan Beach, CA 90266 FAX (310) 802-5201
Police Department Address: 420 15th Street, Manhattan Beach, CA 90266 FAX (310) 802-5101
Public Works Department Address: 3621 Bell Avenue, Manhattan Beach, CA 90266 FAX (310) 802-5301

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

TO: Parking and Public Improvements Commission

FROM: Richard Thompson, Director of Community Development

BY: Erik Zandvliet, Traffic Engineer
Ana Stevenson, Management Analyst

DATE: February 28, 2008

SUBJECT: **Consider Petition to Remove No Parking Signs in Alley Between 542 and 544 Marine Avenue**

RECOMMENDATION:

That the Commission recommend no change to the existing “NO PARKING THIS STREET” signs on both sides of the alley between 542 and 544 Marine Avenue.

BACKGROUND:

In January 2008, Mr. and Mrs. McQuitty, at 542 Marine Avenue, submitted a petition to remove existing “NO PARKING THIS STREET” sign in the alley between 542 and 544 Marine Avenue. The petition is signed by seven local residents in favor of restoring the alley to its previous condition allowing parking on both sides.

DISCUSSION:

The alley between 542 and 544 Marine Avenue is a 15-foot wide alley that begins at Marine Avenue and ends at 21st Place about 150 feet southerly. This alley is the only remaining improved alley of a series of alleys just west of Blanche Road between 21st Place and 24th Place that were vacated many years ago. 542 Marine Avenue has a fence along the alley right-of-way while 544 Marine Avenue has a three-foot wide paved area on private property adjacent to the house. Neither property has driveway access to the alley.

In December 2007, the City received a request from the resident at 544 Marine Avenue to remove the parking in the alley because parked cars are blocking access and/or encroaching onto the resident’s side yard. After a field inspection and review by City staff, it was determined that the alley is too narrow for parking on either side without blocking vehicular access through the alley or encroaching onto private property. On January 9, 2008, “NO PARKING THIS STREET” signs were posted at both entrances to the alley.

This issue was previously reviewed in 2006, when a local resident requested parking restrictions in the same alley after observing parked cars blocking access. After circulating a notice and reviewing the location, staff decided not to make any changes at that time, primarily because the neighborhood was highly divided, with a slight majority requesting no parking restrictions.

Municipal Code Section 14.36.110 authorizes the City Traffic Engineer to place signs indicating no parking on one or both sides of a street when the width of a roadway does not exceed thirty feet (30'). In this case, the roadway is 15 feet wide, and any vehicles parked on either side effectively blocks pass-through access. It should be noted that the alley provides very limited access between 21st Place and Marine Avenue, and alternate routes are available. Occasionally, the alley is used as supplemental parking for the adjacent properties, during which other drivers are unable to use the alley. When this occurs, drivers that enter the alley must back out into Marine Avenue or 21st Place.

The Fire Department determined that access through the alley is not critical to their operation, primarily due to the limited turning radius for their larger vehicles, as well as alternate access on 21st Place and Marine Avenue. The Police Department felt that parking could be allowed if vehicles were partially parked on the three-foot wide side yard adjacent to 544 Marine Avenue, so that other drivers could pass the parked vehicle. However, this would endorse public parking on private property which is typically prohibited by posting "Private Property-No Public Parking" signs. If parking were prohibited on the east side, then drivers would drive over the private side yard when going around vehicles parked on the west side.

It is staff's recommendation to leave the existing parking restrictions in place, due to the fact that the alley is a public access, and parking on either side prevents the public's right to that access. California Vehicle Code Section 22651(b) authorizes police officers to tow a vehicle "When any vehicle is parked or left standing upon a highway in a position so as to obstruct the normal movement of traffic or in a condition so as to create a hazard to other traffic upon the highway". The existing "NO PARKING" signs comply with this authority to keep the traveled way open to the public. Also, parking of more than two vehicles in the alley would block the center vehicle(s) from the ability to exit the parking space.

Meeting notices were sent to all adjacent properties along Marine Avenue and 21st Place in the immediate vicinity of the alley.

CONCLUSION:

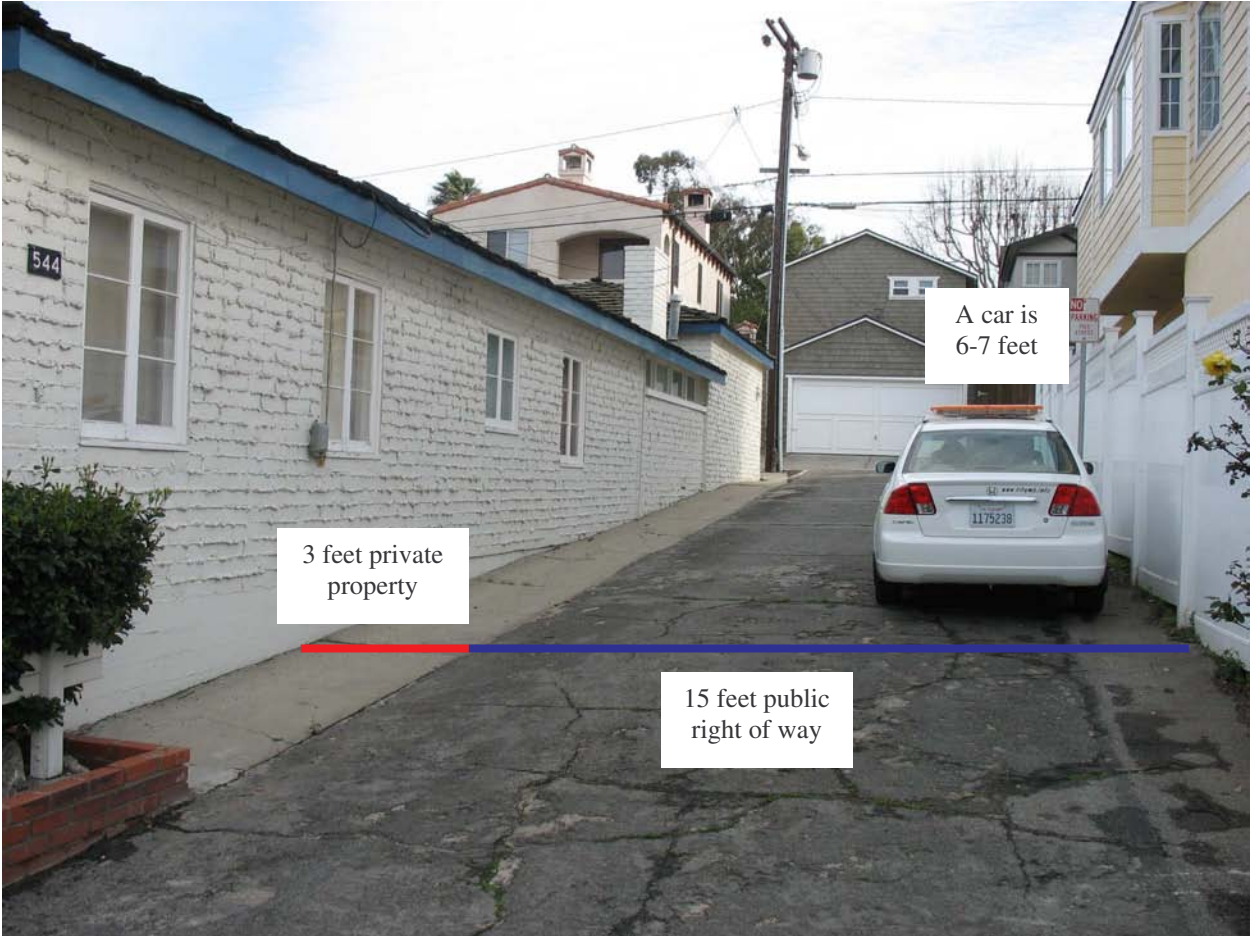
Based on public access rights and the need to prevent parking and circulation problems, it is recommended that the existing "NO PARKING THIS STREET" restrictions remain in place on the alley between 542 and 544 Marine Avenue.

ATTACHMENTS:

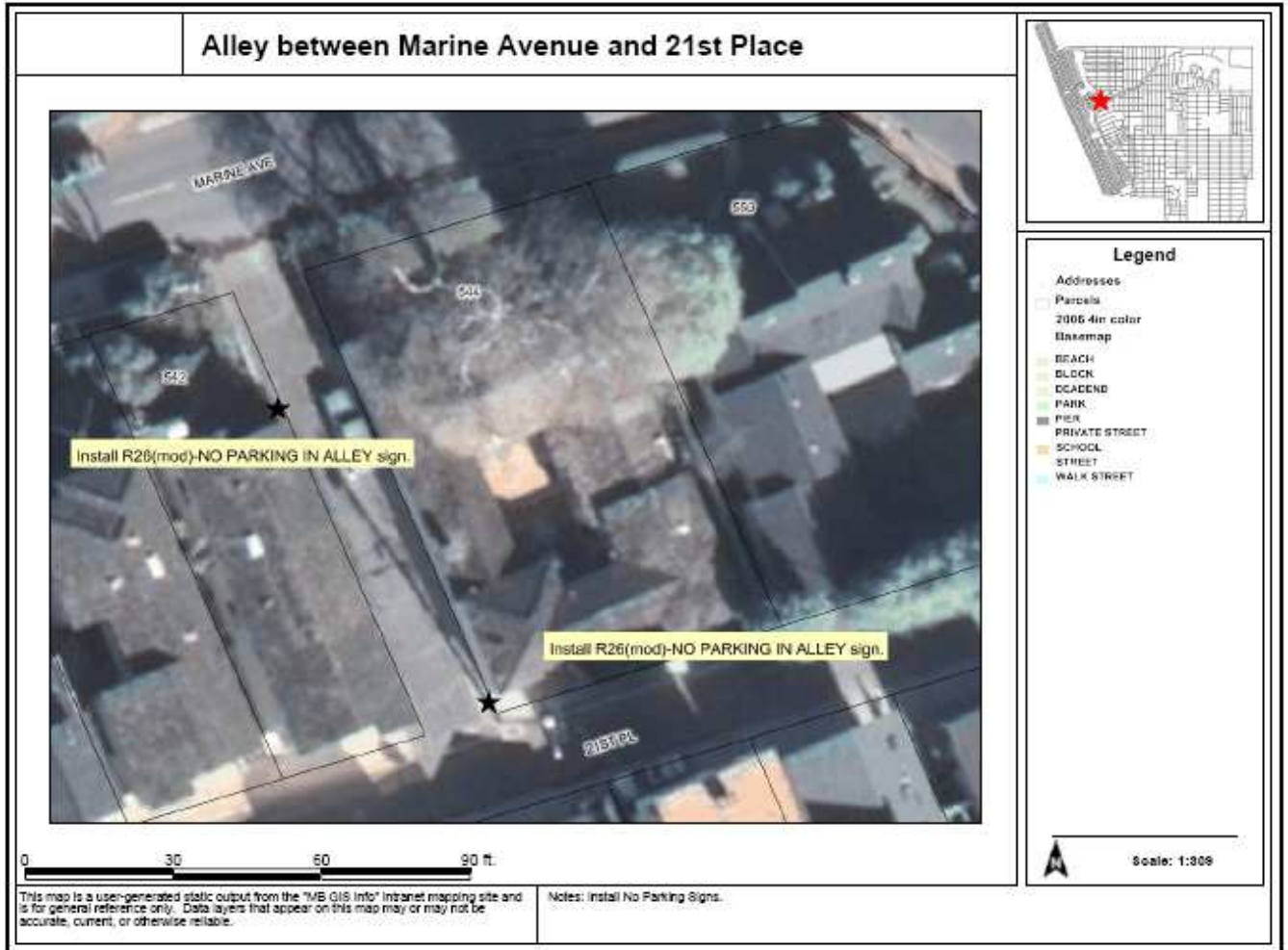
1. Location Photo
2. Aerial Location Photo
3. Petition from Mr. and Mrs. McQuitty
4. Meeting Notice

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ATTACHMENT 1: PHOTO LOCATION



ATTACHMENT 2: AERIAL LOCATION PHOTO





PARKING AND PUBLIC IMPROVEMENTS APPEAL APPLICATION

City Hall 1400 Highland Avenue Manhattan Beach, CA 90266-4795
 Telephone (310) 802-5000 FAX (310) 802-5501 TDD (310) 546-3501

ENTIRE "BLOCKED" AREA MUST BE FILLED OUT

| | |
|---|------------------------|
| Resident/Applicant: <u>David & Annie McQuitty</u> | Date: <u>24 Jan 08</u> |
| MAILING Address: <u>542 Marine Avenue</u> | Phone No _____ |
| City: <u>Manhattan Beach</u> State: <u>CA</u> | ZIP Code: <u>90266</u> |
| Appeal Request: <input type="checkbox"/> Red Curb <input type="checkbox"/> Parking <input type="checkbox"/> Traffic Signs/Marks <input type="checkbox"/> Right of Way <input checked="" type="checkbox"/> Other: <u>PETITION</u> | |
| Address/Intersection: <u>alley off of Marine connected to 21st Place west of Blanche.</u> | |
| Description: <u>Please remove the no parking sign and restore alleyway to original open parking situation.</u> | |
| Petition: _____ | |
| Signature: <u>Annie McQuitty</u> | |

| | | | |
|--------------|---------------|---------------|-----------------|
| Cashier | \$ _____ | Date _____ | Initials _____ |
| TRAN Code | #4502 | Amount Rec'd. | Receipt # _____ |
| Fee Schedule | Permit Appeal | \$465.00 | |

| | |
|-------------------|----------------------|
| Legal Description | _____ |
| Map Book _____ | Page _____ APN _____ |
| Comments/Notes | _____ |
| Approved/Denied | Date _____ |

Community Development Department 01/01/08 AS



**City of Manhattan Beach
Parking and Public Improvements Commission
Petition Form**

We, the undersigned residents, do hereby petition the Parking and Public Improvements Commission to restore the parking in the alley between 540 and 542 Marine Avenue. Remove the recently installed No Parking This Street sign from the alley.

We attest that each undersigned person is 18 years or older and is a responsible owner or resident affected by the petition.

The designated contact person(s) are:

CONTACT PERSON: David + Annie McQuitty DAYTIME PHONE NO: 310 802 1414

ALTERNATE CONTACT: Gary + Lynn Kious DAYTIME PHONE NO: 310 545 3525

NOTE: Only one responsible signature per residence is required.

| | SIGNATURE | PRINT NAME | PRINT STREET ADDRESS | PRINT DATE |
|-----|-----------|-------------------|--------------------------|------------|
| 1. | | LORING M. KEES | 551 MARINE AVE | 1-14-08 |
| 2. | | Ron Michelle | 528 MARINE AVE. | 1-14-08 |
| 3. | | Jane Reitz | 543 21 st ST | 1-14-08 |
| 4. | | GARY KIOUS | 547 21 st ST | 1-14-08 |
| 5. | | BEVERLY K. TIEMAN | 551 21 st ST. | 1-14-08 |
| 6. | | Lisa Taylor | 549 21 st ST | 1-14-08 |
| 7. | | Kim Siehl | 545-21 st | 1-14-08 |
| 8. | | | | |
| 9. | | | | |
| 10. | | | | |

I declare under penalty of perjury, pursuant to the laws of the State of California, that the foregoing is true and correct.

Signed by Contact

Executed on 25 Jan 08 in Manhattan Beach, California.

Date

ATTACHMENT 4: MEETING NOTICE



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

February 8, 2008

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

Re: Request for Removal of "No Parking in this Street" Signs at Alley with no Name Between 542-544 Marine Ave and 21st Pl.

Dear Property Owner/Resident:

The City recently received a petition to remove the "No Parking in this Street" Signs and return to original conditions the alley with no name between 542-544 Marine Ave and 21st Pl.

The Parking and Public Improvements Commission will review this appeal at a public meeting on Thursday, February 28, 2008. 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 email astevenson@citymb.info.

Sincerely,

Ana Stevenson
Management Analyst
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