



**CITY OF MANHATTAN BEACH  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
TRAFFIC ENGINEERING DIVISION  
MEMORANDUM**

**DATE:** March 23, 2023

**TO:** Parking and Public Improvements Commission

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

**SUBJECT:** Consider a Request for a Red No Parking Zone on the North Side of Boundary Place across from 610/614 Boundary Place

**RECOMMENDATION**

Based on limited parking availability and parking restrictions on trash days, it is recommended that the Commission approve a motion denying a red zone on the north side of Boundary Place east of the driveway for 610/614 Boundary Place.

**BACKGROUND**

In January 2023, the City received a request from Jason Clark and Stephen Ferrone, local residents on Boundary Place, for the City to install a red No Parking Zone on the north side of Boundary Place east and west of the driveway for 610-614 Boundary Place. (Exhibit 1) The petition explains that parking on the street creates traffic congestion and interferes with trash pick-up, which has resulted in damage to adjacent properties and vehicles.

The City received a separate request by the trash collection providers in January 2023 stating that street parking significantly impeded the ability to empty the trash containers on trash day. Based on insufficient street width to provide a mandatory public service, the City Traffic Engineer approved No Parking restrictions on the north side of Boundary Place between Ardmore Avenue to Poinsettia Avenue on Mondays and Tuesdays from 7 AM to 6 PM and sent a work order to install the signs. This work is still pending.

**DISCUSSION**

Boundary Place between Ardmore Avenue and Poinsettia Avenue is a 20-foot wide alley-type roadway with a 15 MPH prima facie speed limit located at the south City limits. (Exhibit 2) This segment provides driveway access to 14 homes on both sides of the street. The south side of

Boundary Place is in the City of Hermosa Beach. The street connects with Sepulveda Boulevard to the east. This street segment has no curbs, gutters or sidewalks. Street parking is prohibited on the south side of the street at all times. Parking is allowed on the north side of the street except in front or opposite garages or driveways. There are No Parking zones at the west and east ends of this street segment for vehicle turning movements. There is a 30 feet long red No Parking zone just west of the driveway to 610/614 Boundary Place to provide driveway access to/from the west. When vehicles are parked on the street to the east of the same driveway, there is insufficient turning radius for vehicle access. (Exhibit 3)

Field observations were made on typical days during peak and non-peak periods. Street parking on Boundary Place is generally heavy during most times of the day. When vehicles are parked on the north side of the street, the roadway is narrowed to 11 feet or less. When trash containers are on the street, the available street width can be less than one vehicle wide at certain locations.

The condominiums at 610-614 Boundary Place were constructed with a single-wide driveway, which requires drivers to use the entire width of the street to enter/exit the driveway. As a result, the City Traffic Engineer authorized a red No Parking zone on the north side of Boundary Place west of the driveway to ensure access to that driveway from at least one direction. The residents with garages served by this driveway have requested access to/from both directions. To provide sufficient turning radius to/from the east, one street parking space would need to be removed.

Based on the general need to preserve public street parking in the City, the Traffic Engineer does not recommend removal of street parking when driveway access is already provided. However, if a vehicle is illegally parked in the existing red No Parking zone, then driveway access is blocked. This is not unusual for similar 20-foot wide alley-type streets throughout the City when illegal parking occurs. It is important that the Police Department respond promptly to such violations, and that the proper signage is in place for enforcement or tow-away.

## **PUBLIC NOTIFICATION, OUTREACH, AND COMMENT**

Residents on this street segment were notified by mail of the requested parking restrictions and were invited to give input to the Commission. The public has been informed of this agenda item as part of the City's standard meeting notice practices via public bulletin boards, website calendar, and social media. The City has received no additional correspondence related to this matter prior to posting the agenda for this item.

## **EXHIBITS:**

1. Citizen Petition
2. Aerial Photo
3. Turning Radius Sketch



**City of Manhattan Beach  
Parking Petition Form**

We, the undersigned residents, do hereby petition the City of Manhattan Beach to extend and establish a no parking zone that includes both sides of the driveway of 819 Boundary, which is directly across from the townhouse entrance at 610 and 614 Boundary Ave.

(Whereas: Any parking on Boundary Ave in the above area has created traffic congestion and interference with waste management services and removal on multiple trash days, resulted in previous and ongoing accidents and damage to adjacent property and vehicles associated with navigating entrance and egress to and from adjoining townhouse residences, and the continued risk and threat of future accidents and damage, the proximate cause of which is directly the result of vehicles parked along the stated area of Boundary Ave.)

We attest that each undersigned person is 18 years or older and is a responsible owner or resident in the proposed block.

The designated contact person(s) are:

SIGNATURE Or "Opposed" or "No Contact"	PRINT NAME	PRINT STREET ADDRESS	PRINT DATE
	Ann Schwede	619 Longfellow	12/21/22
	Alan Lozier	619 Longfellow	12/21/22
	JASON CLARK	614 Boundary PLACE	12/21/22
	JERI WILSON	614 Boundary Place	12/21/22
	Shendan March	614 Boundary place	12/21/22
	meghan Vonnem	610 Boundary Pl	12/22/22
	Lebra White	613 Longfellow	12/22/22
	CAT TOFFOLI	606 Boundary Pl.	1/18/23
	Steve Ferrare	609 Longfellow	1/23/23
	Shea Vaughn	609 Longfellow	1/23/23

*garage on boundary*

NOTE: Only one responsible signature per residence is required.

CONTACT PERSON: Jason Clark DAYTIME PHONE NO: 310-701-6489

ALTERNATE CONTACT: \_\_\_\_\_ DAYTIME PHONE NO: \_\_\_\_\_

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

executed on 12/22/22 in Manhattan Beach, California.  
Signed by Contact Date

This is a Petition to the Parking and Public Improvements Commission (PPIC) of the City of Manhattan Beach, respectfully submitted by and on behalf of the HOA groups associated with 609 Longfellow Ave/610 Boundary and 613 Longfellow Ave/614 Boundary and other interested residential parties who are immediately affected by the traffic and parking issue that is the subject of this request for relief.

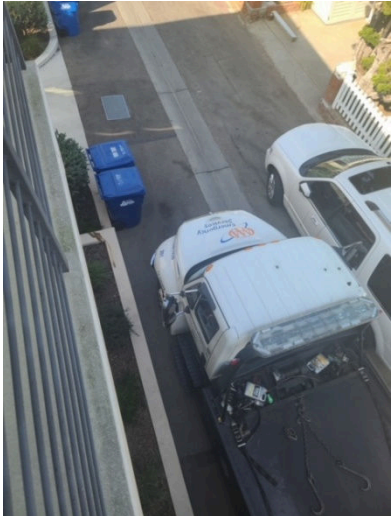
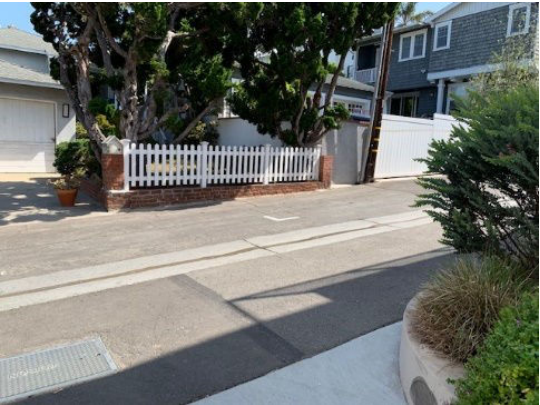
This matter concerns a parking area on the Manhattan Beach side of Boundary located across from a single narrow point (*picture at right*) that serves as access/egress for the four townhouses mentioned above and a condition which the Petitioners collectively have experienced as continuously disruptive and dangerous and seek to designate as a “No Parking Zone”.



It should be noted that in response to a request by a prospective purchaser of one of the townhomes on Boundary at the time, that the City of Manhattan Beach did later designate the area just west and on the MB (north) side of Boundary as a no parking zone (*see picture at right*).



It is the area just adjacent and east of the townhouses’ entrance on the MB (north) side of Boundary that is the subject of this matter (*see picture below left plus 2 more on trash day*)



Boundary is a very narrow street and can have as much traffic as Longfellow. Adding difficulty to exiting and entering the townhouses is that its driveway width is very narrow. It barely accommodates a single car, especially if it is an SUV; and as it opens nearer to the street, it is very narrow. This necessitates the residents to make wide turns onto Boundary, using most of the width of the street to position the vehicle for either entering or exiting the townhouses complex. (see pictures below)

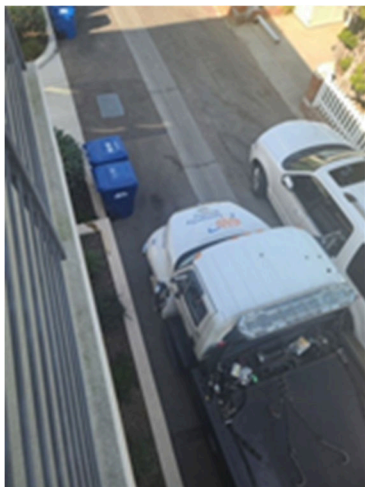




There is almost always a vehicle parked in the space under discussion. This forces townhouse residents wishing to exit to or enter from the east to perform a dangerous 3-point turn which has resulted in vehicle tires and rims striking the side walls of the driveway with not insubstantial damage and cost of repair to both the wall and vehicle tires and rims (see above pictures). Also, notable is that when there is a car parked in the space we are discussing, it is impossible to enter the townhouse driveway coming from the east.

We have noted that Boundary is a very active street. Significantly, so too is the vehicular traffic generated at the townhouses. In other words, this 1 parking spot impacts the other 8-10 cars from our combined units and at a rate X 2-4 times a day each – that results in upwards of 40 individual impact times a day for the drivers in our units!

Adding to the monetary expense of these accidents, cars parked in this space create navigational difficulties for the garbage trucks on Mondays and Tuesdays that must get through and are forced to maneuver in potentially hazardous ways on Boundary. Often, the Athens employees are forced to move cans around due to a car parked in the space we are talking about; resulting sometimes in leaving cans that block our entrance. Below are several pictures that document these issues.



Petitioners appreciate the City's effort to work with us on this parking matter. In hindsight, perhaps we can speculate that the permitting/planning/approval process in which the builder was engaged with either Hermosa or Manhattan Beach officials could have foreseen the issue with which we are now faced. Indeed, this matter was raised, out of concern for the same issues voiced in this Petition, by one of our Petitioners prior to purchasing one of the Boundary facing townhouses. It has been reported that MB when approached with this issue, originally agreed to designate both spaces adjacent to the townhouses' entrance as no parking zones. Relying upon this, the Petitioner purchased one of the Boundary facing townhouses. However, for some reason only one was subsequently so marked as is previously illustrated above.

Nonetheless, there is a need to address what is a present and constant problem for which we believe there is a practical solution that will help everyone. It is important to note that this matter primarily involves the Petitioners and two other families who constantly use the space in question when other reasonable options are easily available to them.

To summarize, what has resulted by an absence of planning is a hazard. Importantly too, the no-parking designation the Petitioners request will not interfere with the parking options of the other two families who use the space (811 Boundary and 319 Poinsettia). Each household already has 2- car garages with 2-car driveway pads. Additionally, if needed there is parking for other cars on Longfellow Ave and Poinsettia, which both families have regularly used in the past.

Petitioners realize that MB is well meaning in adding parking lines. However, the two families above to which this matter refers, regularly disregard any notion of being a "good neighbor", as they park in the space with no regard for the consequences to Petitioners when adequate and easy alternatives (like parking in their own driveways) are open to them ([see pictures below](#)).



GRAY Jeep parked in the center of pic and in the contested space (*right pic*) belongs to owner of the house pictured on Boundary and is west of Petitioners (*left pic*). Driveway is frequently unused.





Note: the Lincoln Navigator (*white SUV parked in the contested space and in the center of the pic*) is owned by the same neighbor who owns the GRAY Jeep. The Jeep is parked in the driveway with a space still open for the Navigator.

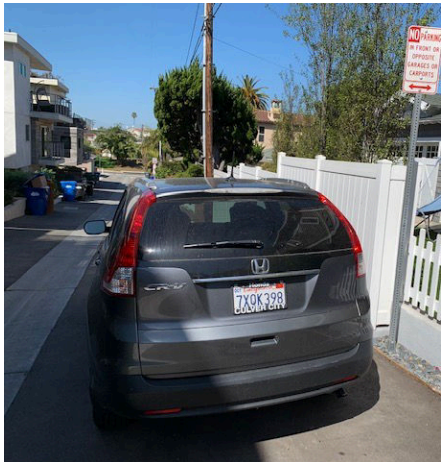
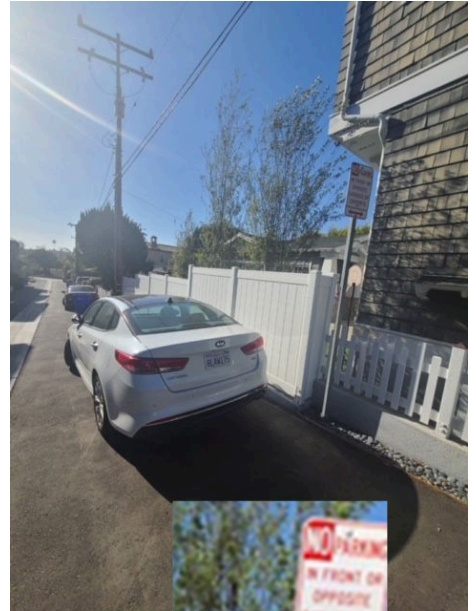
To briefly recap, we hope you can appreciate how this unresolved matter continues to create difficult, and at moments even dangerous, vehicular navigational situations.

Recently aggravating this matter, the debacle of our parking situation metastasized. Recently and for several weeks in we observed a Honda Civic from Goleta, CA parked in the space in question (*pics below*). For a time it seemed as if it was “permanently rooted” there. It did not move, nor was any activity observed relating to it. We wondered at some point whether it may even have been abandoned. So, in addition to the usual major inconvenience and safety hazard created by the exclusive use of this space by the two previously mentioned households; the 4 townhouse units and families were confronted with this “out of area” car blocking, for weeks at all time, the eastern entry/egress from their homes.





To add to this frustration, recently Petitioners are also experiencing yet more vehicle/s parked in flagrant violation of the municipal rules against blocking a resident’s driveway (see pics below). This now similarly subjects the townhouse east of the 4-unit townhouses on Boundary to the same issues affecting them.



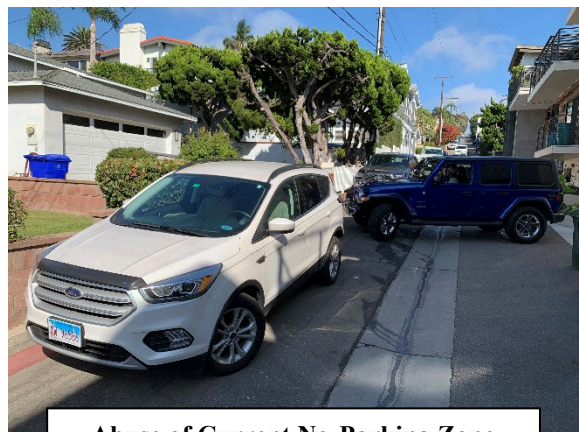
Note the street sign forbids parking west of the sign. It is unheeded by these vehicles which are also blocking the homeowner’s use of the driveway and garage.



Finally, as an update, the City of Manhattan Beach painted lines on the spot under discussion. Since doing so some weeks ago, Petitioners have observed frequent ignorance regarding compliance, which extends too to the already no-parking zone as well (see pics below):



**Proposed No-Parking Zone**



**Abuse of Current No-Parking Zone**

Petitioners continue to be the aggrieved parties in this matter. The gross inconvenience and accidental damage will continue until a change occurs. Petitioners submit that the City's designation of no-parking in this applied to the zone west of the townhouse entrance, should be consistently applied to the parking area east of the entrance. Moreover, any consideration by the City to strategically limit or "qualify" use on certain days only, either zone west or east of the entrance for the 4 townhouses on Boundary would be a half measure.

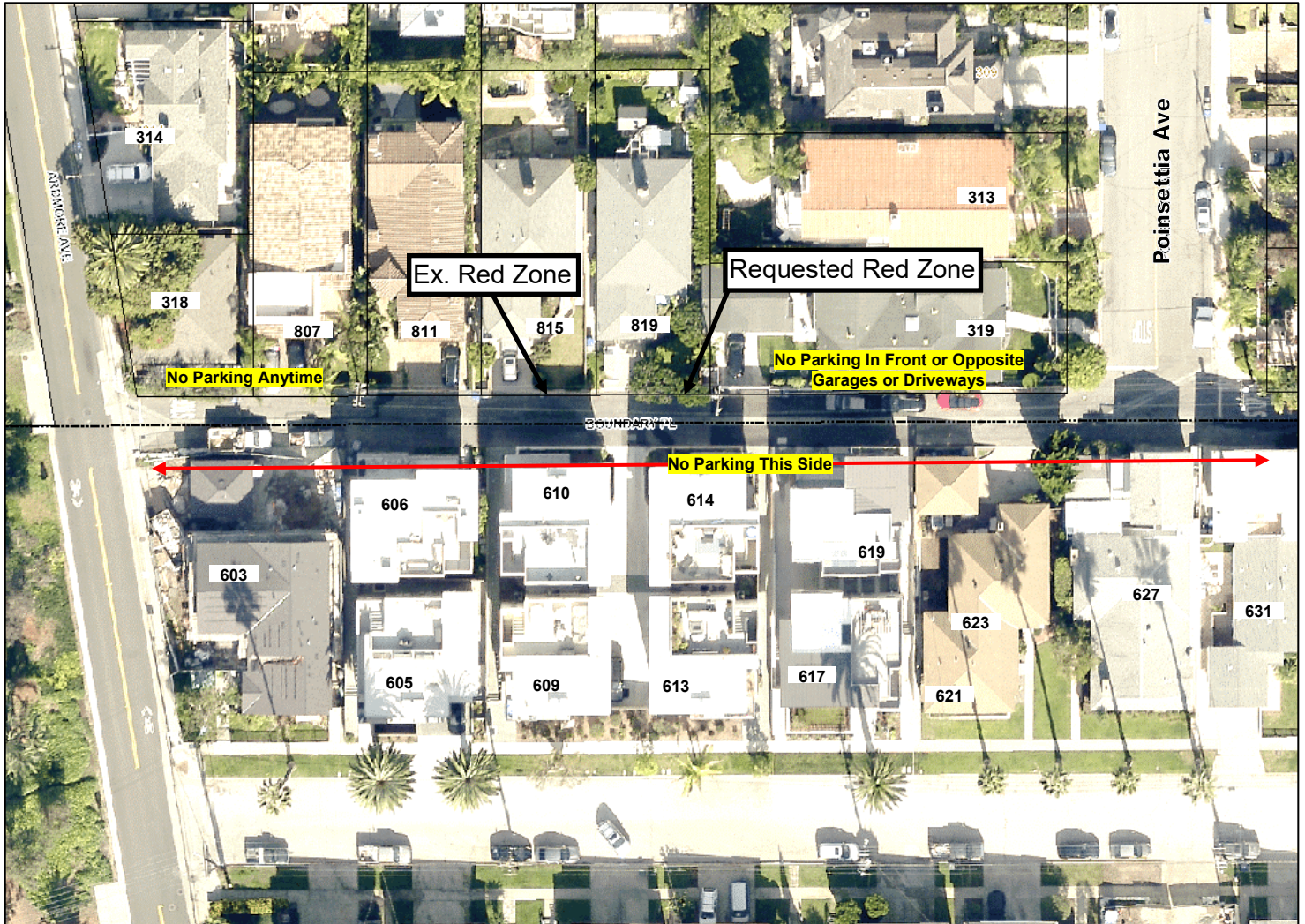
Given the fact that incidents are not limited to trash collections days, anything less than a full parking ban as requested, will not limit future accidents and property damage. Indeed, there is concern that without the complete remedy Petitioners seek there exists an ongoing risk for the City of potential civil liability should future property damage and/or personal injury occur and be causally associated with the City's partial effort regarding what is essentially a dangerous nuisance.

Petitioners respectfully state that we are disadvantaged parties and only seek parity with our neighbors. All we want to do is to be able to get in and out of our homes with same ease and safety as any other family on Boundary. Again, we are only asking for some equity here and for your assistance in creating it.

Respectfully submitted,

HOA/s:  
609 Longfellow Ave/610 Boundary and  
613 Longfellow Ave/614 Boundary

EXHIBIT 2  
Request for Red No Parking Zone on Boundary Place  
Aerial Photo



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EXHIBIT 3  
Request for Red No Parking Zone on Boundary Place  
Turning Radius Sketch

