



**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT
TRAFFIC ENGINEERING DIVISION
STAFF REPORT**

DATE: October 26, 2023

TO: Parking and Public Improvements Commission

FROM: Erick Lee, Public Works Director

BY: Jeff Fijalka, PE, Senior Civil Engineer

SUBJECT: Removal of Two Street Lights on Duncan Place between Poinsettia Avenue and Sepulveda Boulevard

RECOMMENDATION

Staff recommends that the Parking and Public Improvements Commission support requests to permanently delete street lights at 1018 Duncan Place and 934 Duncan Place.

BACKGROUND

The 900 and 1000 blocks of Duncan Place, located between Poinsettia Avenue and Sepulveda Boulevard, both lie within Underground Utility Assessment District 4 (District 4). District 4 was formed by a resolution of City Council in January 2020. As of October 2023, overhead utility lines, wooden utility poles, and pole-mounted street lights have been removed throughout the District, and installation of new decorative concrete 'Marbelite' street lights is in progress.

The plans prepared by Southern California Edison (Edison) for District 4 call for a new street light on a decorative concrete pole to be installed at the location of each former utility pole-mounted light. The pre-existing lights at 1018 Duncan Place and 934 Duncan Place were mounted to wooden utility poles that were located on private property. Although these poles were located on private property, a review of property records performed by Edison revealed that there are no recorded easements on either property. Therefore, at each of these locations, Edison only has a prescriptive overhead easement. This type of easement allows the utility company to maintain existing overhead infrastructure, but does not provide them the

legal authority to install new underground infrastructure. Thus, prior to installing a new street light with an underground feed on private property, Edison is required to first obtain an easement from the property owner.

DISCUSSION

1018 Duncan Place

The owner of the property at 1018 Duncan Place has declined to grant an easement for the new street light and has requested that the light be permanently omitted. Additionally, although the City does not have a formal process to request that a street light be deleted, the owner submitted a petition signed by the abutting property owners indicating their preference to have the light removed without replacement. The petition does not represent a formal vote and is not binding upon the residents or the City, but rather it serves as an indication of the owners' preferences. A copy of the signed petition is provided as Exhibit B.

The street light could potentially be installed at a nearby location within the 15-foot public right-of-way (PROW). However, in order to construct the 3-foot diameter light foundation fully within the PROW, the center of the light post would need to be located 18 inches from the outside edge of the roadway, leaving approximately 13 feet of clear roadway width for 2-way vehicular traffic. This narrowing of the roadway would make it difficult, if not impossible, for two passenger vehicles to pass by the light post at the same time. For this and other reasons, the City's Traffic Engineer does not support the installation of the street light within the already narrow roadway. If a light was to be installed within the roadway, the installation of a concrete-filled steel bollard on each side of the light would be recommended to reduce the potential for a vehicle to strike and damage the light post.

The possibility of relocating the street light into the street is further complicated by the presence of an underground utility trench that runs along the southern edge of Duncan Place. Due to this existing utility trench, any street light installed within the roadway would need to be located along the northern edge of the roadway, opposite of where the service conduit was already installed by the undergrounding contractor. Relocating the street light would require the City to enlist Edison to prepare a design to extend electrical service to the new location. The costs associated with extending the service conduit from the stubbed location at 1018 Duncan Place to the northern edge of the right-of-way would depend on the exact location selected. Trenching, conduit installation, and street restoration costs would likely be on the order of \$15,000 to \$20,000 per light, at a minimum.

The City does not have a policy regarding the placement of mid-block street lights. In fact, there are no mid-block lights on the 800 block of Duncan Place between Ardmore Avenue and Poinsettia Avenue. After the new Marbelite street lights are installed in District 4, the nearest lights to 1018 Duncan Place will be the light at 1034 Duncan Place, approximately 160

feet to the east, and the light at the southeast corner of Duncan Place and Dianthus Street, approximately 220 feet to the west.

934 Duncan Place

The owner of the property at 934 Duncan Place has also declined to grant an easement for the new street light.

A new location could be selected within the PROW; however, the same space constraints described at 1018 Duncan Place exist at this location as well.

After the new Marbelite street lights are installed in District 4, the nearest lights to 934 Duncan Place will be the light at the southeast corner of Duncan Place and Dianthus Street, approximately 260 feet to the east, and the light at the southwest corner of Duncan Place and Poinsettia Avenue, approximately 420 feet to the west.

CONCLUSION

Staff has conducted a preliminary site investigation, and given that the subject street lights are both located mid-block, removal of the lights would not adversely affect any intersection lighting. In the absence of any law, ordinance, or policy requiring mid-block street lights, the Public Works Director may authorize the removal of street lights at these locations. However, these two requests have been brought before the PPIC to provide a forum for residents to provide their input regarding this matter.

In light of the facts presented, Staff recommends that the Commission receive public input and support the requests to permanently omit the street lights at 1018 Duncan Place and 934 Duncan Place.

If these lights are eliminated, and if property owners in the future wish to have street lights installed at these or other locations, they can petition the City to form an assessment district for the installation and maintenance of the requested street lights. Such a district would need to be established pursuant to the California Street Lighting Assessment District and ratified by City Council.

PUBLIC NOTIFICATION, OUTREACH, AND COMMENT

On October 16, 2023, staff mailed a courtesy notice to all property owners and residents within a 100-foot radius of the subject locations with instructions on how to comment on the Project and/or attend this meeting.

EXHIBITS:

- A. Street Light Location Exhibit

B. Petition for Removal of Street Light at 1018 Duncan Place

EXHIBIT 1
STREET LIGHT LOCATIONS



1018 Duncan Place (looking west)



934 Duncan Place (looking east)

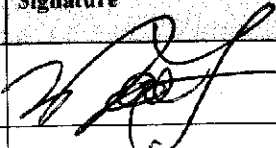
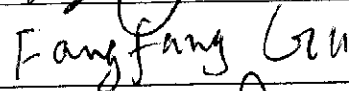
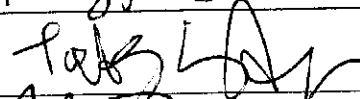
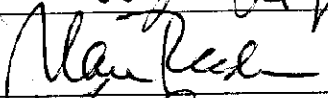
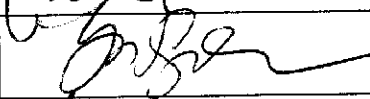
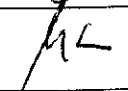
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City of Manhattan Beach
 Public Works Department
 Manhattan Beach, California

**Request to Omit Existing Streetlight on South Side
 Of Duncan Place between 1018 Duncan Place and 1022 Duncan Place**

Property owners on the 1000 block of Duncan Place have asked the City of Manhattan Beach Public Works Department to consider permanently removing the **existing streetlight situated at the northeast corner of the property at 1018 Duncan Place**. The Public Works Director will take into account the input received from adjacent property owners when determining if removal of the subject streetlight is in the best interest of the City, and will render a decision accordingly. Any impacted party who disagrees with the decision of the Public Works Director may file an appeal with Parking and Public Improvements Commission.

By signing this petition, you indicate that you are **in support of the removal of the streetlight** referenced above. Furthermore, you certify under penalty of perjury that you are duly authorized to execute this petition on behalf of the legal title holder identified below.

Parcel No. (APN)	Parcel Address	Owner Name (First and Last Name OR Trust Name**)	Signature	Printed Name	Date
4169022011	1017 Duncan Place	Matthew Luce		Matthew Luce	11/28/22
4169022010	1025 Duncan Place	Xin Song		Fangfang Gu	11/30/22
4169023010	1014 Duncan Place	Craig Robertson Tate		Tate Stringer	11/30/22
4169023009	1018 Duncan Place	Marc Reede		MARC REEDE	11/28/22
4169023017	1022 Duncan Place	Pagola Family Trust		Nanik Pagola	12/4/22
4169023008	1026 Duncan Place	Min Kwei Hsieh		Min-Kwei JACK HSIEH	11/30/22

**If the record owner is a public entity, partnership, corporation, trust, or limited liability company, this petition must be signed by an authorized representative.