Agenda Item #:_____

Staff Report
City of Manhattan Beach

TO: Parking and Public Improvements Commission

FROM: Richard Thompson, Director of community Development
Jim Arndt, Director of Public Works JAA
Steve Finton, City Engineer SF
Edward Kao, Senior Civil Engineer E.K.

DATE: June 25, 2009

SUBJECT: Request to install a new power pole in between 2700 Oak Avenue and 2701 Sepulveda Boulevard to service a new commercial building at 2613 & 2617 Sepulveda Blvd.

RECOMMENDATION:

Staff recommends that the Parking and Public Improvements Commission approve the applicant's request to install a new power pole in between 2700 Oak Avenue and 2701 Sepulveda Boulevard.

FISCAL IMPLICATION:

There are no fiscal implications associated with the recommended action. The applicant will pay the Edison Company for the entire cost of this new power pole installation.

BACKGROUND:

Tomaro Architecture Inc. has submitted a request to install a new power pole on the north side of 27th Street across from their development at 2613 & 2617 Sepulveda Boulevard. The proposed development includes construction of a new 5,000 square foot office building. The project requires three-phase electrical power for a proposed elevator. Three-phase power cannot be provided from existing electrical power poles located on the westerly lot line. Edison Company planners have determined the most feasible option to provide three-phase power is to install a new power pole on the north side of 27th Street between 2700 Oak Avenue and 2701 Sepulveda Boulevard with three-phase transformers. The power would then be connected to the property via underground conduits from the new pole across 27th Street to the new development.

DISCUSSION:

A row of Edison power poles and aerial electrical lines exist along the west property line of 2617 Sepulveda Boulevard supplying power to adjacent residential and commercial properties. The southerly-most pole on this line is located at the northwest corner of the applicant's property at

2617 Sepulveda Boulevard. Edison Company planners indicate that existing equipment on the existing pole prevents the installation of additional transformers and equipment required to provide three-phase electrical power to the new development. Edison staff indicates that the only feasible option to provide the needed three-phase power is to install a new pole along the existing pole line on the north side of 27th Street with underground connection to the proposed development.

City staff and Edison Planners considered several alternatives to avoid placement of the new pole. Three-phase feeds require a 16kv Edison facility. No 16kv lines are available in the vicinity west of the site. The nearest alternative 16kv facility is at the northeast corner of Marine Avenue and Sepulveda Boulevard accessible only by trenching across Sepulveda Boulevard and south to an existing vault near Marine Avenue. The traffic impacts and cost make this a very undesirable alternative; therefore, it is recommended that the proposed pole be installed on 27th Street.

The recommended pole location is a dirt patch surrounded by a raised planter to the north, a sloped driveway to the east and a flat driveway to the west. There is no sidewalk on the north side of 27th Street. Installation of a new pole in the proposed location will not cause any inconvenience to pedestrians nor will it affect the use of or access to either adjacent property.

On June 9, 2009 staff mailed out 92 notices to property owners within a 500' radius of the project site to inform them about the project, the proposed new power pole and the upcoming PPIC meeting on June 29, 2009. As of Tuesday, June 16, 2009 staff has not receive any comment or phone call.

CONCLUSION:

After reviewing Edison Co.'s Plot Plan and a site visit staff recommends that the Parking and Public Improvements Commission approve the applicant's request to install a new power pole in between 2700 Oak Avenue and 2701 Sepulveda Boulevard. The Parking and Public Improvements Commission's recommendation will be forwarded to the City Council for implementation.

Attachments:

Exhibit A. Hard copies of the PowerPoint Presentation (10 pages)
Exhibit B. 500' Radius Noticing Boundaries (one page)
Exhibit A. Copy of Notice to the Residents (one page)

2613 & 2617 Sepulveda Blvd.
New Office Building Project

Request to install a new power pole in between 2700 Oak Ave. & 2701 Sepulveda Blvd.

EXHIBIT
A

June 25, 2009

Aerial View of power supply to 2613 & 2617 Sepulveda Blvd.

0 65 130 195 ft.

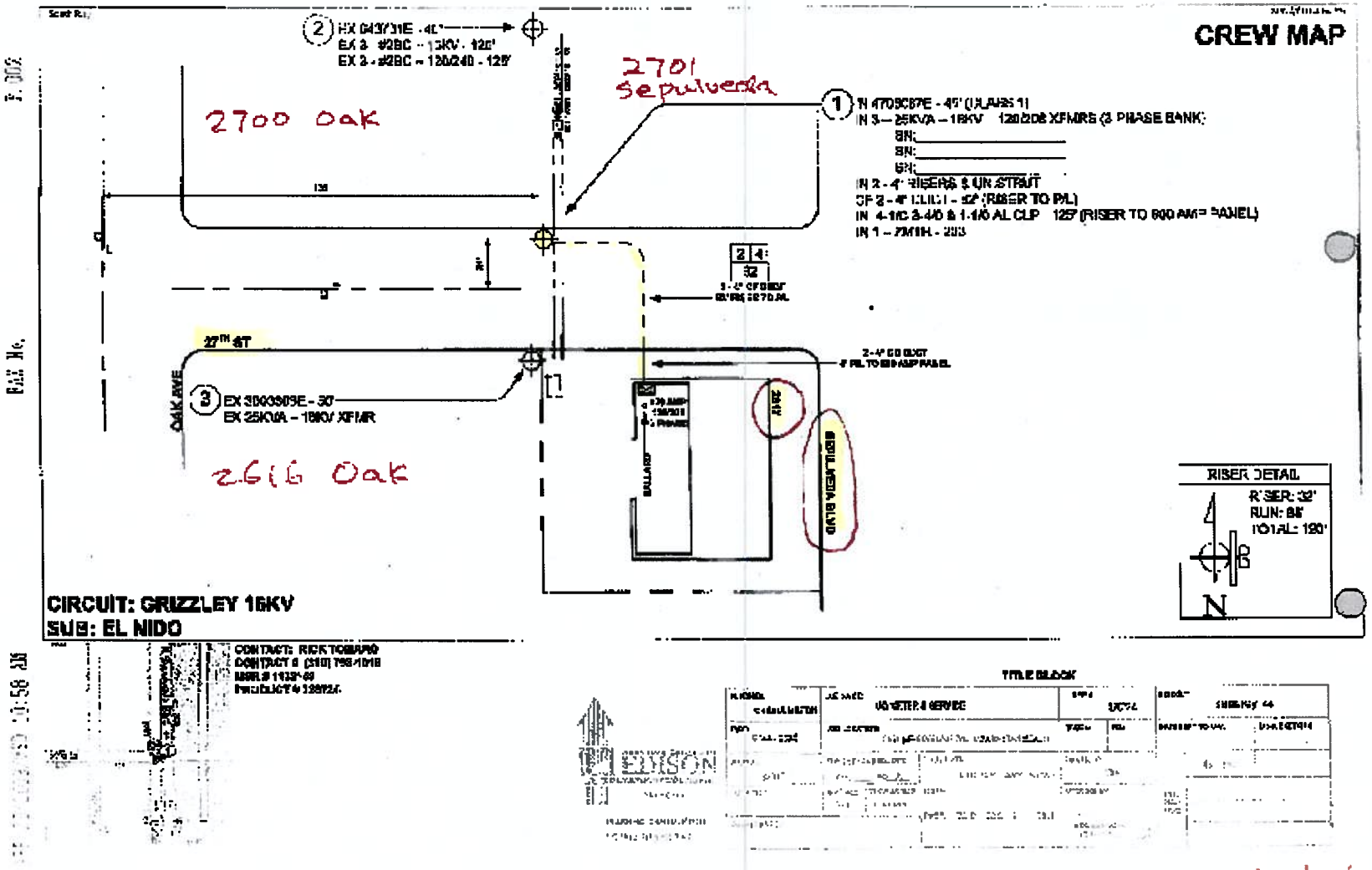
Legend

- Addresses
- Parcels
- 2000 4in color
- Basemap
- BEACH
- BLOCK
- DEADEND
- PARK
- PIER
- PRIVATE STREET
- SCHOOL
- STREET
- WALK STREET

Scale: 1:668

This map is a user-generated static output from the "MB GIS Info" Intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Edison's Plan for the new power pole



Looking S at project site and existing pole

Looking S @ the existing power pole in between 2617 Sepulveda & 2616 Oak

Looking East @ project site & existing power pole

Looking NE at 2700 Oak & 2701 Sepulveda

Looking N at 2700 Oak & 2701 Sepulveda and existing power pole

Close up of future power pole location

Looking W at future power pole location and existing overhead power line

Notifying the Public about the Hearing

(92 Notices Sent)

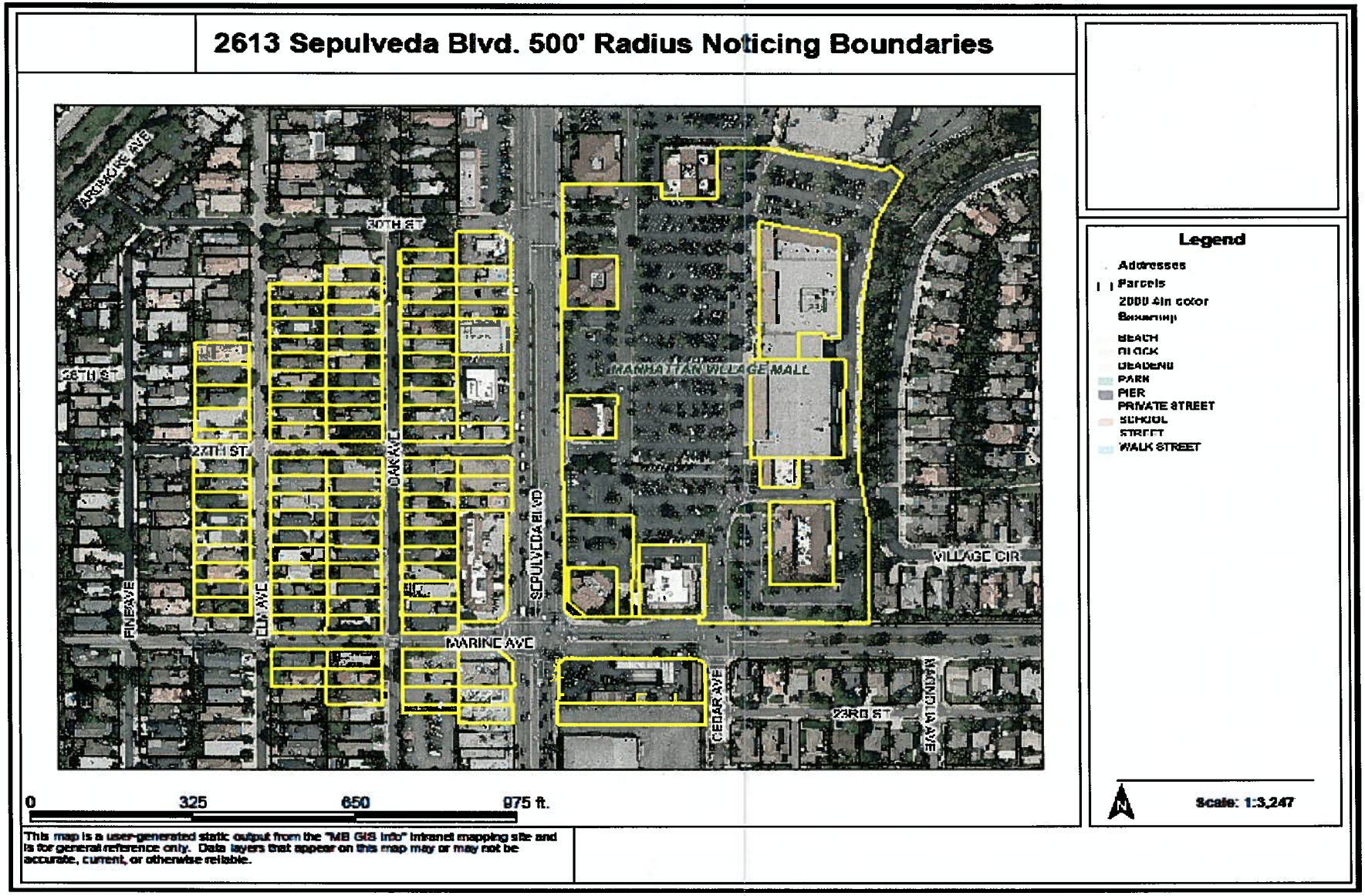


EXHIBIT 3

City of Manhattan Beach
Engineering

Phone: (310) 802-5350
FAX: (310) 802-5351
TDD: (310) 546-3501

June 9, 2009

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

Re: Request to Install a New Power Pole
---- 2613 & 2617 Sepulveda Blvd. New Office Project

Dear Property Owner:

The City recently received a petition requesting permission to install a new power pole at the property line in between 2700 Oak Ave. and 2701 Sepulveda Blvd. on 27th Street. The request has been referred to the Parking and Public Improvements Commission (PPIC) for consideration.

The Commission will be reviewing this matter at a public meeting on Thursday, June 25, 2009. The meeting will be held in the City Council Chamber, located at 1400 Highland Avenue, and will begin at 6:30 p.m. You are welcome to address the Commissioners regarding this request at the meeting.

Please feel free to contact me at (310) 802 – 5358 for any questions you may have.

Sincerely,

Edward Kao

Edward Kao
Senior Civil Engineer
Public Works Department

EXHIBIT C