



**CITY OF MANHATTAN BEACH
MEMORANDUM**

TO: Parking and Public Improvements Commission

THROUGH: Jim Arndt, Director of Public Works

FROM: Laurie Jester, Acting Director of Community Development Department
Steve Finton, City Engineer 

BY: Gilbert Gamboa, Senior Civil Engineer 

DATE: April 22, 2010

SUBJECT: Request for Installation of a New Utility Pole at 108 Ardmore Ave

RECOMMENDATION:

Staff recommends that the Parking and Public Improvements Commission (PPIC) review Verizon's request to install a new utility pole at 108 Ardmore Avenue and recommend approval by the City Council.

FISCAL IMPLICATION:

Approval of staff's recommendation will have no impact on the City's budget. The entire expense of installing the new utility pole will be the responsibility of Verizon and not the City. Any undergrounding alternative will have a fiscal impact on the undergrounding District and the homeowners.

BACKGROUND:

A request to install a new utility pole (25-foot height) at 108 Ardmore Avenue was submitted to the Department of Public Works from Verizon. Properties located within a 500' radius of the subject address were notified of the PPIC meeting.

Staff has received an inquiry from the new property owner at 801 First Street who is opposed to the installation of the new utility pole (see Attachment D). In addition to the Public Notice, Staff has contacted the property owner at 108 Ardmore Avenue, who is disinterested in the installation of the new utility pole and does not want to incur any costs, whatsoever. Staff informed both property owners of the facts of the matter and informed them of their option to comment, in person, on the installation request at the PPIC meeting. Staff also informed the residents of the option of submitting a written comment which would be included in the staff report, should they not be able to attend the meeting.

DISCUSSION:

The residential property at 108 Ardmore Avenue is located along the boundary just outside of adjacent Underground Utility Assessment District 2 (see Attachment A). The undergrounding of wires for District 2 created a condition which necessitated a change in Verizon's aerial service drop for 108 Ardmore Avenue. Prior to the removal of wires and poles along Ardmore Avenue, the property at 108 Ardmore Avenue was served from a mid-span connection point (i.e. a connection point between poles). The existing service drop for 108 Ardmore Avenue currently originates from an existing riser pole (to remain) and crosses over the neighboring property at 801 First Street. This change creates an infraction of the Rules for Overhead Line Construction

as prescribed by the Public Utilities Commission (PUC) of the State of California, General Order No. 95 (G.O. 95).

In order to correct this non-conforming change of condition Verizon is proposing the installation of a new 30-foot long utility pole at the southern property line of 108 Ardmore Avenue (see Attachment B). The new utility pole will be installed in the public right-of-way behind the existing sidewalk and will serve as a clearance pole only with no down guys. Verizon is requesting approval of the new utility pole location (see Attachment C).

Lastly, although the new pole installation will immediately correct the situation with Verizon's aerial service drop; Southern California Edison's aerial service drop for 108 Ardmore Avenue has been grandfathered-in and currently crosses over the neighboring property as well. The installation of the new pole by Verizon may present the opportunity for Edison to service the subject property from the new utility pole rather than crossing over the neighboring property without the City or any property owner incurring a cost.

CONCLUSION:

Since the property at 108 Ardmore Avenue is served from an overhead wire network and not included in undergrounding District 2, the most economically feasible solution is to install a new utility pole to service the residence.

Staff is recommending approval of Verizon's request to install the new utility pole. However, staff is also recommending the new installation location be completely in front of the property at 108 Ardmore Ave. The exact location will be determined by City staff and Verizon.

ALTERNATIVES

The following alternatives were investigated by staff and are available to the Commission in formulating a final recommendation:

1. Approve Verizon's request to install a new utility pole at the joint property line.
2. Deny Verizon's request to install a new utility pole and request that Verizon underground the aerial service to the property line at 108 Ardmore Ave. In which case undergrounding District 2 or adjacent homeowner(s) will incur the cost of the public right-of-way undergrounding and the homeowner (108 Ardmore Avenue) will incur the cost of the private property connection.
3. Deny Verizon's request to install a new utility pole and request Verizon to investigate the option of negotiating a private property (permanent) easement with the owner of 801 First Street. Please note that the City or Verizon does not have the ability to require the property owner to provide an easement and Verizon's qualifying conditions are not likely to exist to proceed with this option.

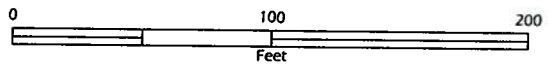
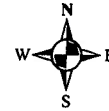
Attachments:

- A. Location Map
- B. Verizon Site Plan
- C. Site Photos
- D. Property Owner's (801 1st ST) Letter of Opposition

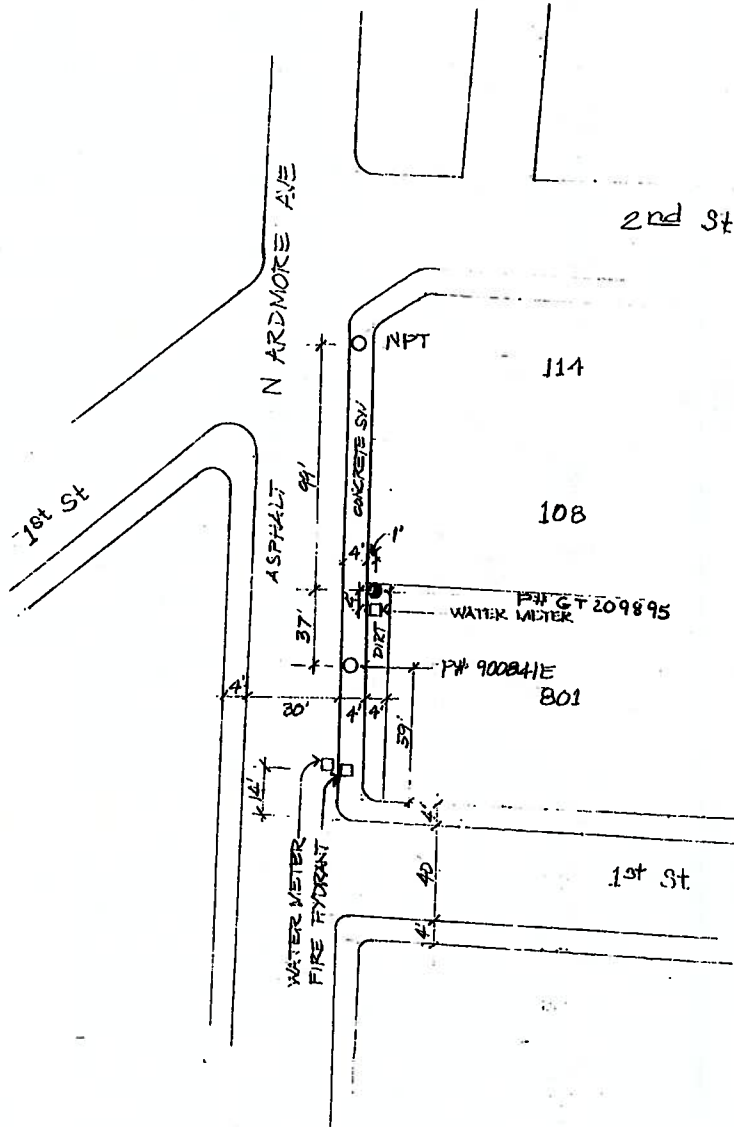
xc: Nhung Madrid, Management Analyst

City of Manhattan Beach

Utility Pole Installation 108 Ardmore Ave

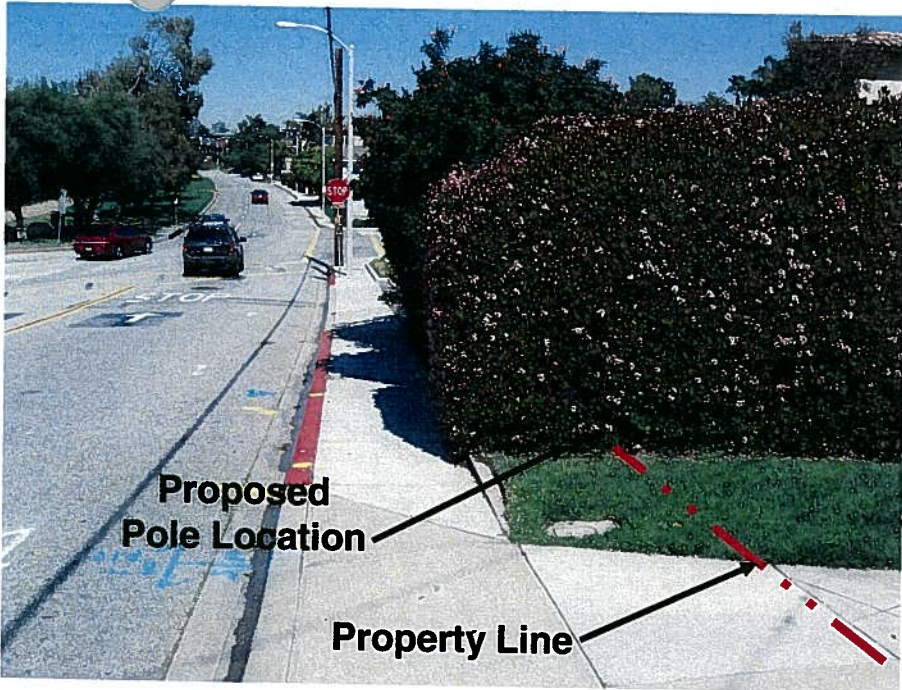


- Underground Utility Assessment District 2
- Existing Utility Pole
- Existing Edison/Verizon/Time Warner Aerial Lines
- Existing Edison/Verizon Service Drops
- Proposed Utility Pole
- Proposed Verizon Aerial Lines
- Proposed Verizon Service Drops

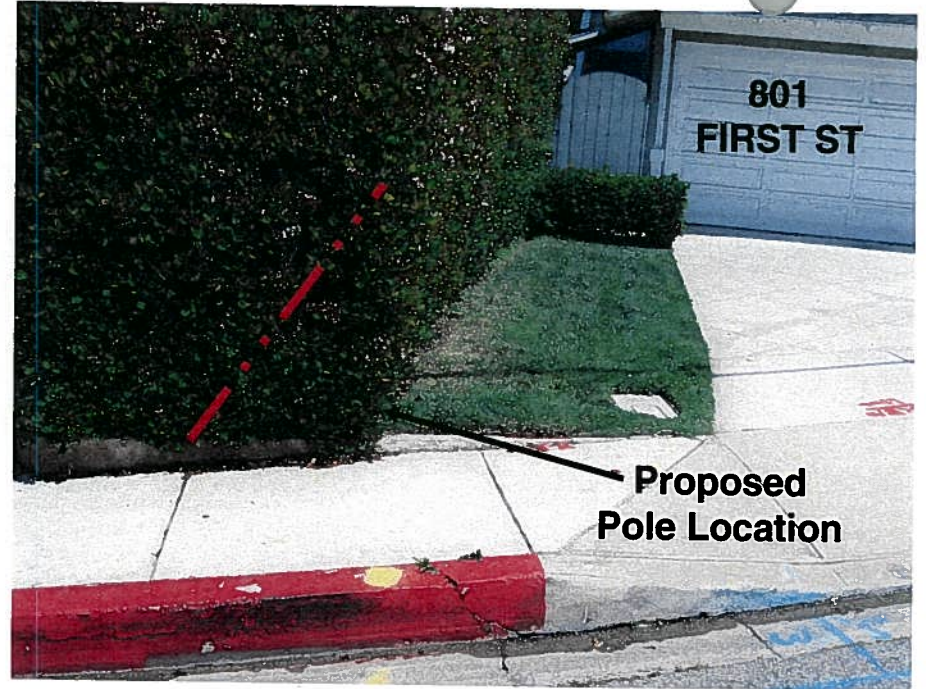


GIS California	
LOCATION	108 N. ARDMORE
EXCHANGE	MAINTENANCE SHCO 0873
ISSUE DATE	APPROVALS
3-12-10	DSH
DWG. SIZE	AREA GENERAL MANAGER
B	
DWG. NO.	RELATED DWG. WORK ORDER
1	3POUAR

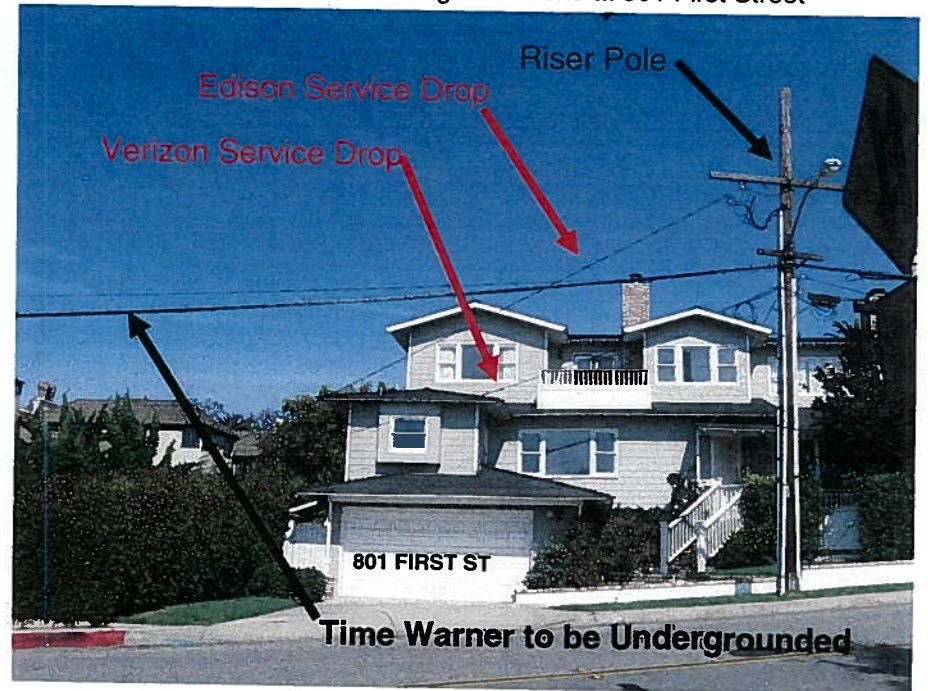
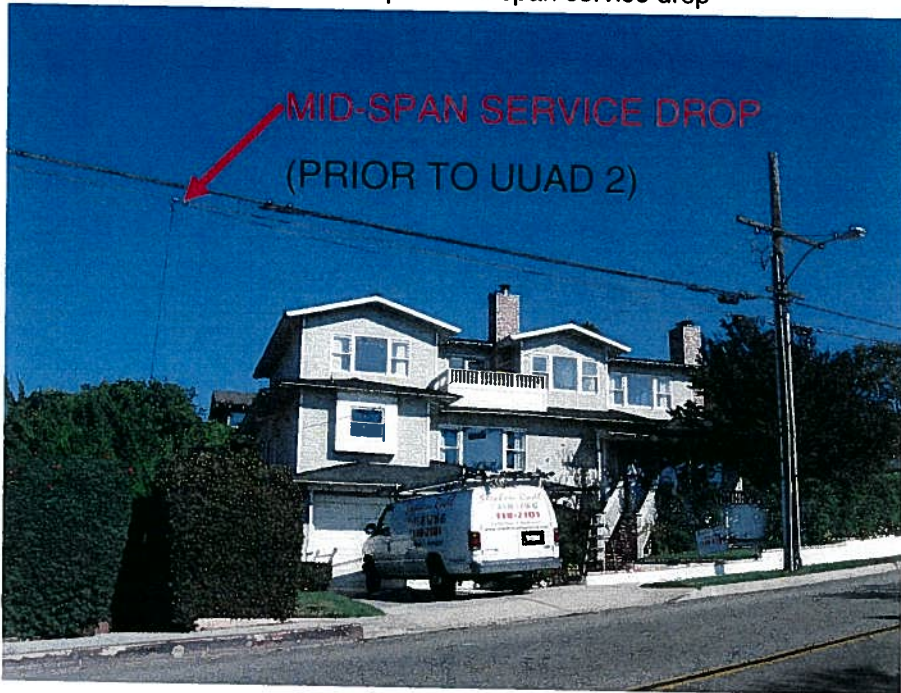
FORM # CA-620-0004



ABOVE: Looking *northbound* on Ardmore Ave
 BELOW: Verizon's prior mid-span service drop



ABOVE: Property Line 108 Ardmore/801 First St
 BELOW: Existing Conditions at 801 First Street



ATTACHMENT D

Paul C. De Martini
801 1st Street
Manhattan Beach, CA 90266

April 15, 2010

Gilbert Gamboa
Senior Civil Engineer
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

Dear Gilbert,

As we discussed today, my wife and I purchased 801 1st Street on April 2, 2010. Yesterday we received the Notice of Public Meeting regarding the installation of a new utility pole on the property line between 801 1st Street and 108 Ardmore Avenue. I would like to express my concerns and objection to such plan.

Based on our discussion, I understand that the new pole is being requested to deliver phone service to 108 Ardmore Avenue. In your email from this morning (April 15, 2010) you state the following:

"The undergrounding of wires for District 2 created a condition which necessitated a change in Verizon's aerial service drop to your neighbor's property. Your neighbor's property was previously served from a mid-span connection point between poles and did not cross over your property. Because of the removal of Verizon's wires, the mid-span connection no longer was feasible and therefore Verizon is now serving your neighbor's property from the existing pole directly in front of your home. This change creates a non-conforming condition (an infraction with respect to the Rules for Overhead Line Construction) and Verizon is proposing a solution to remove their lines crossing over your property."

I object to the installation of this new pole because this is a condition that is being caused by District 2's undergrounding activities. Therefore this problem should be mitigated by District 2 at its and/or Verizon's cost. It is not fair or equitable for my property (or my neighbor's property) to bear the burden of an additional utility pole caused by District 2's undergrounding. I already have a riser pole that is directly in front of my house and it would materially impair the views and curb appeal of my property to install another pole so close (see Exhibit A for pictures and illustrations of impacts). District 2 should mitigate this impact which it has created at its and/or Verizon's cost. If District 2's undergrounding had not taken place, this new pole would not be necessary.

I previously lived in the Sand Section of Manhattan Beach for three years and I am familiar with the undergrounding process. I also work in commercial real estate development and I understand these types of issues and the potential solutions available. A better though slightly more costly solution would be to pull Verizon's service, which is currently below the street in front of 108 Ardmore Avenue, from the curb to the home underground versus installing a pole and bringing the service in overhead.

Thank you for taking the time to discuss this with me this morning and I look forward to discussing it further at the Parking and Public Improvements Commission meeting on April 22, 2010.

Sincerely,

Paul C. De Martini