

**CITY OF MANHATTAN BEACH
PARKING AND PUBLIC IMPROVEMENTS COMMISSION
MINUTES OF A REGULAR MEETING
June 24, 2010**

A. CALL TO ORDER

The regular meeting of the Manhattan Beach Parking and Public Improvements Commission was held on the 24th day of June, 2010, at the hour of 6:30 p.m., in the City Council Chambers of City Hall, 1400 Highland Avenue, in said City.

B. ROLL CALL

Present: Adami, Gross, Stabile, Vigon and Chairman Silverman.
Absent: None.
Staff Present: Acting Community Development Director Jester,
Management Analyst Madrid, Lt. Harrod, Sgt. Mason and
Traffic Engineer Zandvliet.

C. APPROVAL OF MINUTES

06/24/10-1 April 22, 2010

Commissioner Stabile corrected Page 6, Paragraph 6, of the April 22, 2010 minutes to read, "...beyond the scope of making comments."

Referring to Item No. 6 on Page 13 of the minutes of April 22, 2010 (Management Analyst Madrid Re 441 2nd Street Encroachment Permit), Commissioner Stabile requested information regarding the Council's decision on the Encroachment Appeal at 441 2nd Street. Acting Community Development Director Jester advised that the Council approved retaining the trees, lowering the wall height to up to thirty-six inches without damaging the trees, and retaining the wall only if the trees remain.

D. AUDIENCE PARTICIPATION

None.

E. GENERAL BUSINESS

06/24/10-2 Recognition of Outgoing Chair Paul Gross and Appointment of New Chair Silverman and Vice-Chair Stabile

Management Analyst Madrid related staff's appreciation of the leadership provided by outgoing Chairman Gross. She explained that, in accordance with standard procedure, Commissioner Silverman will serve as Chairman and Commissioner Stabile will serve as Vice-Chairman, both until May 2011.

The Commissioners commended outgoing Chairman Gross' effectiveness, patience, diligence and hard work during his term as Chairman.

Chairman Silverman conducted the remainder of the meeting.

06/24/10-3 North Manhattan Beach Valet Parking Program

Management Analyst Madrid presented the staff report (per written material of record included in the agenda packets). She outlined the proposed valet parking program, including that the new program would be much smaller than the program previously proposed; that it would service patrons of Upper Manhattan Restaurant and Lounge and other restaurants in North Manhattan Beach, as well as the general public; that the current proposal is independent of the North Manhattan Beach Business Improvement District (BID), but the BID supports it; that the cost to valet would be \$8.00 per vehicle; and that the program would operate Wednesday through Saturday from 7:00 p.m. to 1:30 a.m.. Ms. Madrid described the proposed valet routes and the proposed parking arrangements at Verandas. She verified that the layout and location of the valet podium, signs and all improvements would be reviewed by the Community Development Department.

Traffic Engineer Zandvliet related his approval of the proposed valet program. He pointed out that the amount of drivers searching for traffic in the neighborhood would be reduced, thereby balancing out traffic resulting from the proposed valet program; that the fee of \$8.00 per vehicle would eliminate the majority of beach parking from using the service; that the valet operators would use two-way radios to ensure better efficiency; that staff does not anticipate any queuing, circulation or congestion problems with the proposed program; that the proposed hours of operation would be past peak traffic hours; that, should there not be an excessive amount of noise or disturbance in the neighborhood resulting from the proposed program, the City has the ability to shut down the program/restrict the hours of operation; that the charge of \$86.67 per month for use of the two metered parking spaces adjacent to Upper Manhattan Restaurant and Lounge would ensure that the City does not lose the revenue for the meters; and that the overall benefits of the program would improve the existing situation.

Commissioner Stabile anticipated that, on the return path, the left turn from 36th Street to Highland Avenue could be a problem, particularly on Thursday, Friday and Saturday nights. He asked if dropping off vehicles in front of Pancho's Restaurant on the west side of the street was considered and how drivers would be informed of the valet service.

Traffic Engineer Zandvliet advised that Pancho's Restaurant has a valet parking program; that, even though there is a crosswalk at Rosecrans and Highland Avenues, it is a good idea to avoid crossing the street in the evening; and that a valet parking sign would be posted on the sidewalk/right-of-way in front of Upper Manhattan Restaurant.

Commissioner Stabile expressed his desire for the exact wording on the valet parking sign in front of Upper Manhattan Restaurant.

Traffic Engineer Zandvliet indicated that staff will approve the exact wording proposed on the sign.

Commissioner Vigon entertained the idea of using the entrance at the back of Verandas parking lot on 38th Street as an alternative ingress to the lot. He recalled that previous discussion of the valet parking program included different drop-off and pick-up points to facilitate the flow, which is not the case with this proposal.

Traffic Engineer Zandvliet affirmed that there is a gate at the back of Verandas parking lot, but he does not know when it is open and closed. He explained that separate drop-off and pick-up locations would have eliminated concerns about U-turns with the previous proposal; but, with this proposal, drop-offs would be momentary. For Commissioner Vigon, he indicated that 33rd Place south of Rosecrans Avenue is the first signalized intersection and that requiring the valet to turn left there would necessitate travel past more residences.

Acting Community Development Director Jester clarified that Verandas parking lot can be accessed on the north side off of 38th Street, but doing so is not recommended.

Commissioner Adami stated his support of the proposed routes. He noted that cars stacking up cause traffic problems at another valet location in the City and asked how such a situation could be avoided with the proposed program.

Traffic Engineer Zandvliet explained that this would be a pilot program and it would be monitored by the Police Department and staff and that, should stacking occur, additional valet attendants could be required to remove cars faster.

Commissioner Adami asked if there would be a contract between the City and the valet company and if it would include a clause that the valet service would cease if there were problems.

Commissioner Gross related his understanding that, because Pancho's Restaurant has an exclusive agreement, it would not be possible for customers of the proposed valet program to be dropped off in front of there and he suggested that staff look into whether this would be an option. He asked if the current self-parking program for customers of Upper Manhattan Restaurant and Lounge and other nearby restaurants would continue if the proposed valet program is implemented.

Traffic Engineer Zandvliet stated his lack of knowledge regarding the time frame for the current self-parking program and he noted that the proposed valet program would be for at least six months.

Management Analyst Madrid clarified that the pilot program would be for six months through summer to examine the usage and any problems before presenting a permanent program for the Council's consideration.

Commissioner Gross pointed out that a time table for review could be attached to an approval and that a first step in removing any potential traffic problems would be to increase the number of valet attendants and use the red curb area if the two metered parking spaces to be used for valet are temporarily occupied.

The Commission and staff extensively discussed the question of who would be the signatories on the contract. Traffic Engineer Zandvliet suggested that the applicant be asked to provide input in this regard.

Management Analyst Madrid affirmed staff's intent to discuss the arrangements of the contract with the City Attorney; that that owners of property and residents within 300 feet of Upper Manhattan Restaurant and Lounge were notified of this meeting as well as all the owners and residents along the valet route; and that a notice for this meeting was also placed in The Beach Reporter.

Audience Participation

In answer to questions from the Commission, **Mike Quagletti, Applicant, Upper Manhattan Restaurant and Lounge**, described the proposed valet program and verified that, should the City desire, the contract could be between Upper Manhattan Restaurant and Lounge and Coast to Coast Valet Co. He shared information about the terms of the contract; the on-going parking difficulties in North Manhattan Beach; the elimination of the current self-parking program if the proposed valet parking program is approved; the specifics of the parking arrangements for Pancho's Restaurant; the difficulties that could result from an alternate ingress into Verandas parking lot from the back off of 38th Street; and the wide driveway off of Rosecrans Avenue proposed for ingress. Mr. Quagletti related his appreciation of the Commission's patience in considering a valet parking program for North Manhattan Beach.

Chairman Silverman related his understanding that insufficient parking in North Manhattan Beach was the impetus for a valet parking program and that it is needed to make the North Manhattan Beach BID vital.

Commissioner Stabile voiced his desire for staff to have the ability to veto any signage for the program to ensure that the public knows they can use the program. He asked for input on any Coastal Commission involvement in programs such as the proposed.

Management Analyst Madrid explained that a Coastal Development Permit would be necessary for a permanent program; but one is not needed for a pilot program.

Commissioner Adami shared information about valet parking programs in Downtown Los Angeles.

John Griggs, 324 – 36th Street, asked that the Commission ensure a workable route and enforcement of the routes eventually agreed upon. He called attention to traffic problems resulting from taxi cabs impeding traffic and blocking off 36th Street. Mr. Griggs indicated that he could support the proposed valet parking program, as long as it does not create additional traffic congestion.

Harry Diaz, Coast to Coast Valet Co. explained that ingress from the back of Verandas off of 38th Street would be difficult; that the proposed return route on 36th Street closely resembles the route used by Pancho's Restaurant; and that there would be a total of four valet attendants.

Lt. Harrod related the Police Department's cautious support of the proposed valet parking program. He discussed the Department's concerns over the possible traffic safety issues resulting from U-turns for the previous proposal; the possible pedestrian safety issues should customers be dropped off in front of Pancho's Restaurant and cross the street out of the crosswalk; the problems that could occur if cars were to be left unattended in front of the fire hydrant at the proposed location; and the narrow width of the street. He explained that, while the Department agrees with the use of Verandas parking lot, an alternate ingress in the back of the lot off of 38th Street would be confusing and the street and lot access at that point is very narrow and is also access to the city parking structure, lot 4, Summers' customers also uses a portion of the Verandas parking lot; and that the traffic congestion in this part of the City makes a pilot program controversial; but, should problems occur, the proposed route could be changed at the end of the pilot program.

Commission Discussion

Commissioner Gross supported the pilot valet parking program as proposed, with the addition of a definite time period for the Commission to review it and the

understanding that the Commission will be informed of any problems that arise. He expressed appreciation for the manner in which the applicant handled this issue.

Commissioner Stabile also supported the pilot program as proposed, with the addition of a definite time period for the Commission's review and staff having the ability to veto the wording on the valet parking signage in front of Upper Manhattan Restaurant and Lounge. Commissioner Stabile suggested that the City Attorney determine the appropriate parties to be involved in the contract.

Stating his agreement with the proposed pilot valet parking program, Commissioner Vigon commented on the importance of improving the parking situation in North Manhattan Beach. He recommended that a status report on the program be provided after three months.

Commissioner Adami expressed concern over the Commission's lack of knowledge regarding the contract. He emphasized the importance of the City having veto power and avoiding any potential litigation. Commissioner Adami agreed with Commissioner Vigon's idea of a report after three months, particularly after the July 4th Holiday.

Management Analyst Madrid advised that, should the Commission make a recommendation this evening, this item will be placed on the City Council's agenda for the meeting on July 6th; in which case, the program could be implemented some time in July.

Stressing the importance of North Manhattan Beach businesses succeeding and the City avoiding any potential liability, Chairman Silverman echoed the support of the pilot program as expressed by his fellow Commissioners. He pointed out that, unlike the previous valet parking proposal, no residents objected to this program and the Police Department cautiously supports it. He agreed with a report after three months. The following motion was offered:

MOTION: Commissioner Stabile moved to recommend approval of the North Manhattan Beach Valet Parking Program as proposed, including the Program elements on Page Nos. 3 and 4 of the staff report, with the following additions:

1. That staff shall have final review and approval of the valet signage at Upper Manhattan Restaurant and Lounge;
2. That the City Attorney shall draft the agreement and determine the appropriate signatories; and
3. That the Program shall be a pilot program for a maximum of six months, with an interim report provided to the Parking and Public Improvements Commission about three months into the Program.

The motion was seconded by Commissioner Gross and passed by unanimous roll call vote:

Ayes: Adami, Gross, Stabile, Vigon and Chairman Silverman.
Noes: None.
Abstain: None.
Absent: None.

Traffic Engineer Zandvliet advised that this item will be placed on the agenda for the next Council meeting on July 6th.

F. COMMISSION ITEMS

06/24/10-6 Commissioner Stabile Re Parking in Crosswalks on Manhattan Avenue

At the request of Commissioner Stabile, Lt. Harrod provided input on the Police Department's review of problems with drivers parking in crosswalks and parking in driveways and extending too far into the street on Manhattan Avenue. He and Traffic Engineer Zandvliet advised that, when requested by residents, white lines to guide drivers are being installed.

06/24/10-7 Commissioner Adami Re Crosswalk on Manhattan Beach Boulevard near Target

In answer to a question from Commissioner Adami, Management Analyst Madrid explained that a request for a crosswalk on Manhattan Beach Boulevard near Target was included in the Capital Improvement Project requests, but it did not receive funding for the upcoming 2010-11 fiscal year.

06/24/10-8 Commissioner Vigon Re Parking Permits

Responding to a question from Commissioner Vigon, Traffic Engineer Zandvliet and Management Analyst Madrid provided information on procedures for opting in to the Downtown Residential Override Parking Permit Program, input about which can be obtained on the City's website.

06/24/10-9 Chairman Silverman Re Bicycle Racks

Chairman Silverman inquired about discussions with regard to the installation of bicycle racks in Manhattan Beach.

Traffic Engineer Zandvliet advised that a certain percentage of bicycle spaces must be provided in new developments and that there are bicycle racks at public facilities in Manhattan Beach, but not in parking structures. He agreed that installing bicycle racks is a good idea, if appropriate locations can be found.

Commissioner Gross noted a bicycle advocacy group in the City. He pointed out that there is no place to park bicycles in Downtown Manhattan Beach.

Traffic Engineer Zandvliet advised that it would be appropriate for staff to forward this discussion to the bicycle advocacy group with the hope that they can determine appropriate locations for bicycle racks.

Commissioner Adami observed that there is not a bicycle path on Manhattan Beach Boulevard where many bicycle riders travel.

Traffic Engineer Zandvliet verified that the Parking and Public Improvements Commission is the appropriate City commission to consider bicycle racks and that the installation of a bicycle route on Manhattan Beach Boulevard is planned in the future, but it would involve removing parking spaces.

Commissioner Stabile asked that this topic be included on a future Parking and Public Improvements meeting agenda.

Management Analyst Madrid advised that this topic will be included in the Commission's action minutes, which will be forwarded to the City Council in the agenda packet for the meeting on July 6th.

G. STAFF ITEMS

06/24/10-4 Monthly Revenue and Expenditure Report: Receive and File

Received and filed as written.

06/24/10-5 Downtown Parking Management Plan Update

Updated information on the Downtown Parking Management Plan was presented by Traffic Engineer Zandvliet and Management Analyst Madrid.

At Commissioner Gross' request, Traffic Engineer Zandvliet related staff's anticipation that a determination about kiosks in parking structures will be made in

approximately one year and verified that the Metlox lot is no longer under utilized and there are spaces available in the upper level of Lot 3 during the day.

H. ADJOURNMENT

The meeting was adjourned at 8:25 p.m.