

**CITY OF MANHATTAN BEACH
PARKING AND PUBLIC IMPROVEMENTS COMMISSION
MINUTES OF REGULAR MEETING
February 28, 2008**

The Regular Meeting of the Parking and Public Improvements Commission of the City of Manhattan Beach, California was held on the 28th day of February 2008 at the hour of 6:30 P.M. in the City Council Chambers of City Hall at 1400 Highland Avenue in said City.

A. ROLL CALL

Commissioners Present: Gross, Silverman, Stabile, and Chair Paralusz.
Commissioners Absent: Donahue.
Staff Present: Zandvliet; Stevenson
Clerk: Hart.

B. AGENDA CHANGES

Commissioner Stabile noted a correction to the motion he made to reject staff's recommendation regarding 26th Street parking. In addition to what is currently in the minutes the motion also suggested or recommended that parking be restricted by signage on the south side of 26th Street for 100 feet.

Traffic Engineer Zandvliet indicated that on Page 2, the third line of the discussion section "can restrict parking as they see fit" should be changed to "has the authority to restrict parking for safety reasons."

C. APPROVAL OF MINUTES – January 24, 2008

A motion was MADE and SECONDED (Gross/Stabile) to approve the amended minutes of January 24, 2007.

AYES: Gross, Silverman, Stabile, and Chair Paralusz.
NOES: None.
ABSENT: Donahue.
ABSTAIN: None.

D. CITY COUNCIL AGENDA

The recommendation by this Commission on January 24, 2008 not to take action related to the request for a red curb on 26th Street west of Laurel Avenue was upheld by the City Council.

E. AUDIENCE PARTICIPATION

None.

F. GENERAL

1. Ingleside Drive South of 5th Street – Petition to Remove Existing Red Curb

Traffic Engineer Zandvliet presented staff's report and recommendation that the existing red curb on the east side of Ingleside Drive just south of 5th Street remain in place.

Audience Participation

Jon Swidler, 400 Block of 5th Street, voiced his concern that the City did not engage the local residents before eliminating two street parking spaces. Many residents in the area live in older homes that only have one-car garages, therefore requiring residents to park on the street and behind garages. He noted that the previous owner who lived in the property almost 40 years did not have an issue pulling out of the driveway from his garage without a red curb opposite the driveway.

Bill Lovold, 400 Block of 5th Street, indicated that he has lived in his home with a two-car garage since 1966 and has raised three children who all parked on the street when the time came. He believes that the issue is the red curb reduces the available parking by one and one-half to two spaces. Mr. Lovold indicated that the new neighbor has trouble getting his Suburban in the garage.

Margot Schutte, 500 Block of 5th Street, shared that she has a double garage and her driveway exits onto 5th Street. There is no red curb opposite her driveway and sometimes she has to ask neighbors who have parked opposite her driveway to move their cars so she can exit. She noted that cars are bigger and the streets are cleaned regularly which both affect the parking. She stated that she is for keeping the red curb in place.

Matt Whelan, 400 Block of 5th Street, wanted to set the record straight that the house is newly built and his family moved into it in November 2007. They realized immediately that it was very difficult to get out of their garage in which they do park their vehicles. He noted that the street is only 18 feet wide. Mr. Whelan had photos of the area to share with the Commissioners. He discussed the previous owner, indicating that he was a single man who only had one car. Mr. Whelan said that he has a family and, therefore, more cars. He noted that he did not believe he had forfeited his right to have the curb opposite his driveway painted red just because the previous owner had not found it necessary to request the same.

Mike Maurry, 500 Block of 5th Street, shared that he used to rent the garage from the

previous owner and that it was very hard to get out of the driveway. He said the previous owner used to cut into the neighbor's bushes as he exited the driveway. Mr. Maurry added that he did a survey from 1st Street to 7th Street and noted that there are 10 garages that exit onto Ingleside Drive and they all have red zones opposite the driveways. If the red zone in question is removed, Mr. Whelan would be the only one without a red zone. He then stated that he was for leaving the red curb in place.

Mike Johnson, 500 Block 5th Street, stated that since parking is so limited, he does not think the red zone is necessary. He added that the previous owner, Bud, had to make three-point turns to exit the driveway. Mr. Johnson offered that he does not think it is right to take away two parking spots.

Karla Mendelson, 400 Block 5th Street, indicated that she is against the red zone as it is currently painted. She believes that moving the red zone a couple of feet would eliminate only one parking space as long as people park correctly. She added that if the City had approached the neighborhood first a lot of angst could have been avoided. Ms. Mendelson said she would like the city to find a way to maximize the space by allowing parking on the grate and allowing the Whelan's to park on the apron next to their property.

Discussion

Commissioner Gross asked Traffic Engineer Zandvliet to explain how the City enforces driveway access on all streets that are 18 feet wide. Traffic Engineer Zandvliet explained that almost all parking reviews are done on a case-by-case basis when requested. He indicated that in this case overall parking was increased although public parking was reduced.

Chair Paralusz asked whether the Traffic Department could look at the red zone again and evaluate whether moving it slightly would add one additional parking space. Traffic Engineer Zandvliet acknowledged that it could be done and that Public Works would need to indicate whether cars could be allowed to park on the sewer grate.

Commissioner Stabile remarked that the issue was déjà vu of the previous Commission meeting and that the impact on public parking needs to be addressed in the planning and permit process.

Commissioner Silverman said that he had driven to the residence in question, pulled into the driveway, and could not have exited without the red curb being where it was.

Chair Paralusz indicated that she also drove on Ingleside and that she agreed with Commissioners Gross and Stabile that the Planning Commission needs to address these issues proactively. She added that Mr. Whelan gave a persuasive argument about not having lost the right to the red zone simply because the previous owner had not requested one. Chair

Paralusz remarked that she does not like to see parking taken away and that she would like to see the red curb evaluated to determine whether an additional space could be found by moving the red zone. She also suggested that in the future the Traffic Department should socialize an action with the neighbors before taking the action.

Action

A motion was MADE and SECONDED (Stabile/Silverman) to defer taking action on removing the existing red curb on Ingleside Drive South of 5th Street and refer it back to staff to determine whether the red curb could be shortened or modified.

AYES: Stabile.
NOES: Gross, Silverman, and Chair Paralusz.
ABSENT: Donahue.
ABSTAIN: None.

MOTION FAILED.

A motion was MADE and SECONDED (Donahue/Silverman) to keep the existing red curb on Ingleside Drive South of 5th Street in place and direct the Traffic Department to reevaluate and to reduce the size of the red curb, if possible.

AYES: Stabile, Gross, Silverman and Chair Paralusz.
NOES: None.
ABSENT: Donahue.
ABSTAIN: None.

MOTION PASSED.

2. Alley between 542 and 544 Marine Avenue – Petition to Remove Existing No Parking Signs

Traffic Engineer Zandvliet presented staff's report and recommendations that no change be made to the existing "NO PARKING THIS STREET" signs on both sides of the alley between 542 and 544 Marine Avenue.

Audience Participation

Loretta Wells, 500 Block of Marine Avenue, shared that her mother purchased their home in 1956 and that she has continued to live there since her mother passed. The property has not changed in that time, but others around her have been splitting lots so the amount of traffic in the area has increased. The paved sidewalk next to her house is part of her property and cars

park on it causing breaks and the drivers have no respect for others. Ms. Wells indicated that her mother had originally been offered half of the alleyway as part of her property. She also noted that at one time she parked her 1984 Town Car beside the house and the Fire Department could not get through. Ms. Wells wanted to go on record for keeping the signs in place. She went on to say that she has to repair some plumbing which will require digging up the sidewalk and she wondered whether the City could help with replacing the sidewalk. Ms. Wells also noted that water drained from spas flows down the alley and contributes to some of her plumbing problems.

Jane Reitz, 500 Block of 21st Street, began by saying that historically there had never been signs and there never was a problem. She went on to say that the neighbor on the other side of the alley, Annie, had indicated that it was okay to park next to her fence. Ms. Reitz mentioned that there used to be parking for three cars in the alley that was very handy during community events. She hopes that as neighbors everyone can get along and everything can be worked out.

Christine Kirby, 500 Block of Marine Avenue, offered that she believes that the alley should be used as a swing space for car washing, parking during family parties, and similar types of activities.

Kevin Pratt, 500 Block of 21st Street, noted that it is a quirky alley. He shared that as a real estate salesman he used the alley to get to Marine because Blanche gets too busy. He suggested a compromise of painting parking lines so people know where to park without damaging the property of others. He added that it does bother him when people disturb and damage Ms. Wells's property. Mr. Pratt also discussed the effectiveness of ticketing illegally parked cars.

Linda Unruh, 2100 Block of Blanche Road, described how people use the alley as a pedestrian walkway to the beach to avoid the traffic on Marine Avenue. She voiced her concerns that pedestrians are at risk because people park and drive on the sidewalk and damage the fence.

Discussion

Commissioner Gross inquired of Traffic Engineer Zandvliet whether he had any comments regarding the suggestion to designate parking spaces. Traffic Engineer Zandvliet replied that if the Fire and Police Departments do not require access, the City could allow parking and spaces could be marked on the west side. He also noted that since there are concerns regarding parking on Ms. Wells's sidewalk perhaps the sidewalk should be raised and a curb created although doing so might create new problems for the City. Commissioner Gross indicated that the sidewalk is the homeowner's responsibility.

Commissioner Stabile remarked that he is not in favor of burdening homeowners to create

parking and that he is inclined to go along with the staff's recommendation.

Commissioner Silverman suggested that since the alley is small and not heavily traveled, a white line be painted to indicate Ms. Wells's property and the sign taken down.

Chair Paralusz pointed out that a painted line would probably not prevent people from parking on the sidewalk. She added that she drove through the alley and that if a car had been parked next to the fence it would have been very difficult to get around it without driving on the sidewalk. Chair Paralusz indicated that she is also inclined to agree with the staff's recommendations.

Action

A motion was MADE and SECONDED (Stabile/Paralusz) to accept staff recommendations that no change be made to the existing "NO PARKING THIS STREET" signs on both sides of the alley between 542 and 544 Marine Avenue.

AYES: Stabile, Gross, and Chair Paralusz.
NOES: Silverman.
ABSENT: Donahue.
ABSTAIN: None.

MOTION PASSED.

G. COMMISSION BUSINESS

Commissioner Gross discussed the delay in necessary repairs to The Strand steps and indicated that the City does not have the money at this time. He said there are two issues. The first is that this Commission be kept apprised of the progress especially related to the money and the Americans with Disabilities Act (ADA). The second is that the Public Works Department is not doing any repairs. Commissioner Gross indicated that the worst steps should be repaired to avoid liability. Management Analyst Stevenson stated that the Public Works Department would be at the next Commission meeting.

Commissioner Gross noted that many of the routine signs on Ocean Drive are blocking views, especially the one at the bottom of 15th Street. He asked whether the sign could be moved slightly so that it does not interfere. Traffic Engineer Zandvliet said it will be investigated.

Commissioner Gross attended a Study Session on February 19, 2008 for the Downtown Parking Management Plan and said both the Session and the 70-page document were well worth the attention of all of the Commissioners.

Commissioner Silverman asked that staff look into visibility concerns on Flourney Road near 31st Street. A discussion regarding the possibility of restricting parking near the corner ensued with the Traffic Department planning to evaluate the intersection.

Noting the issue brought forth at tonight's meeting, Commissioner Stabile addressed the importance of evaluating the impact to parking when new construction is in the design phase, especially for streets having narrow width (less than 40 feet).

H. ADJOURNMENT

The meeting was adjourned at 8:45 P.M.

JONELL HART
Recording Secretary

KATHLEEN PARALUSZ
Chair

ATTEST:

ANA STEVENSON
Management Analyst