

**CITY OF MANHATTAN BEACH  
DEPARTMENT OF COMMUNITY DEVELOPMENT**

**TO:** Parking and Public Improvements Commission

**FROM:** Richard Thompson, Director of Community Development

**BY:** Erik Zandvliet, Traffic Engineer *by Ret.*

**DATE:** April 25, 2007

**SUBJECT:** Request for Stop Sign, Loading Zone and Crosswalk:  
**Peck Avenue at Curtis Street**

**RECOMMENDATION:**

That the Commission pass a motion to approve staff's recommendation to:

1. Install a school crosswalk with high visibility markings and signs on the south leg of Peck Avenue at Curtis Street
2. Post "24-Minute Parking 8am-9:30am, 1pm-4pm, School Days Only" parking restrictions on the west side of Peck Avenue adjacent to the Manhattan Beach Community Church property.

**BACKGROUND:**

In January 2007, the City received a parent petition from Ms. Erna Moore, Director of Montessori School of Manhattan Beach, located at 315 Peck Avenue for stop signs in all directions at the intersection of Peck Avenue and Curtis Street. The school states that there is heavy traffic and speeding on Peck Avenue at school arrival and dismissal times while students are trying to cross the street. She also states that the Montessori School has been asked to submit a traffic safety plan (detailing parent pick-up and drop off procedures and staff parking) as part of an expansion project for the Manhattan Beach Community Church, which adjoins the school to the north.

**DISCUSSION:**

Peck Avenue is a two-lane major local street that carries approximately 4,200 vehicles per day and is stopped one block north at Gates Street and three blocks south at Nelson Street. Peck Avenue has a slight vertical curve that crests at Gates Street. Peck Avenue is 42 feet wide and is divided by a double yellow centerline that provides 12 feet wide travel lanes and 9 feet wide curb parking lanes. The speed limit on Peck Avenue is 25 MPH.

Parking is allowed on the both sides of Peck Avenue but there is a 24-minute parking restriction on the west side adjacent to the Montessori School for student loading. An uncontrolled yellow school crosswalk is located across Peck Avenue at Voorhees Street one block south of Curtis Street.

Curtis Street is a local street that “tees” into Peck Avenue at a stop sign. Curtis Street is 30 feet wide and carries approximately 500 vehicles per day. Parking is allowed on both sides of Curtis Street. The speed limit on Curtis Street is 25 MPH.

The intersection of Peck Avenue and Curtis Street is located in a residential area with Manhattan Beach Community Church on the west side. Manhattan Beach Unified School District Offices, Mira Costa High School and the Montessori private school are located on Peck Avenue south of the intersection. Pennekamp Elementary School is located north of the subject area north of Gates Street.

There are existing painted school crosswalks on Peck Avenue at 1<sup>st</sup> Street, Gates Avenue, Voorhees Avenue and Nelson Avenue. The area has high pedestrian activity during school arrival and dismissal times due to the proximity of the three schools. The Montessori school requires parents to sign in/out their children, which increases the need for short-term parking near the school entrance. The School, which has a staff of 30 currently uses the adjacent church parking lot just to the north for some of its parking needs. However, this lot regularly fills up with school staff. Additional staff are allowed to park in the rear church lot or find parking in the residential areas to the east.

When the Church builds its expansion project in the future, the rear parking lot will not be available to school staff. This will place a higher burden on the local streets for overflow staff parking. In addition, the school, due to child care licensing requirements has recently converted the parking lot on its site to playground use. The Church has a shared parking agreement with the School District to allow overflow parking in the District offices lot to the west of the school.

The traffic collision history between January 1, 2001 and September 31, 2004 was analyzed for the intersection. According to City records, there have been no collisions reported near the intersection during this 3 ¾ year period.

### **Field Observations**

Field observations were made along Peck Avenue during peak student arrival and dismissal periods. Field observations confirm the traffic count data and high pedestrian activity. A large number of students cross at or near the intersection of Peck Avenue and Curtis Street. It should be noted that the majority of students crossing at Curtis Street are accompanied by parents/guardians who then walk to parked vehicles along Peck Avenue and Curtis Street. The Montessori School has two main access points, one via the front door on Peck Avenue, and a student gate on the north side of the campus adjacent to the north Church lot. The school provides a turn-around loading area in the front church parking lot; however, few off-street parking spaces are available for student pick-up/drop-off when staff is parked in the front lot.

Curtis Street is narrow and provides only one travel lane if vehicles are parked on either side of the street. The intersection has adequate sight distance for motorists exiting Curtis Street looking northward which is enhanced by the uphill grade looking southward. However, any vehicles parked on Peck Avenue just south of the intersection may partially block the view of

approaching northbound traffic. The proper pedestrian crossing point is not always obvious to some pedestrians due to parked cars along the west side of the street.

Curb parking is often heavy along Peck Avenue due to the concentration of schools. As such, convenient curb parking is often hard to find. Staff believes that establishing 24-minute parking restrictions on the west side of Peck Avenue would help alleviate the need for parents to find short term parking in the neighborhood and escort their children across Peck Avenue.

### **School Routes and Established School Crossings**

The State of California (Caltrans) has established guidelines to help determine Suggested Routes to School. Some of the factors to consider include:

1. The availability of adequate sidewalks or off-roadway sidewalk areas to and from the location of the existing control;
2. The number of students using the crossing;
3. The age levels of the students using the crossing; and
4. The total extra walking distance.

The number of gaps in traffic and delay between gaps also plays a role in school crossing criteria. While students need to wait for a sufficient gap in traffic, excessive delay may make some students impatient and endanger themselves by attempting to cross during an inadequate gap.

In general, crosswalk markings provide guidance for pedestrians who are crossing roadways by defining and delineating preferred paths. Crosswalk markings also serve to warn motorists of a pedestrian crossing point not controlled by stop signs or signals. Crosswalks should be marked at all intersections on established routes to school where there is substantial conflict with motorists, at locations where students are encouraged to cross, or where students would not otherwise recognize the proper place to cross.

By applying the suggested guidelines to possible crossings along Peck Avenue in comparison to the various school locations along Peck Avenue, a crosswalk at Curtis Street meets the guidelines and would benefit the Montessori School as well as students of Mira Costa High School and Pennekamp Elementary School.

Many students and guardians were observed crossing Peck Avenue at different locations between Curtis Street and Voorhees Street. A marked crosswalk at Curtis Street would encourage those students/guardians to cross at a central location. This would improve safety by limiting pedestrian exposure and provide positive guidance to both the student and driver. The addition of a marked crosswalk at Curtis Street would be similar to the one at Voorhees Street to the south, but may be unexpected to some motorists, therefore, high visibility markings and signs should be placed at the crossing.

**Multi-way Stop Signs:** The State of California has established guidelines for the installation of stop signs. These criteria have been widely accepted and are used by the City of Manhattan Beach. Multi-way or all-way stop controls are generally recommended when one or more of the criteria are satisfied.

A stop sign warrant checklist was completed that indicates that multi-way stop signs are not warranted at this intersection due to the very low traffic volume on Curtis Street. While a number of pedestrians cross at the intersection, the impacted time is a very small percentage of the entire day. Therefore, motorists approaching a stop sign placed on Peck Avenue after school hours will have a tendency violate the stop sign. A stop sign at an intersection with low side street traffic volumes often causes unnecessary delay and noise, increased rear-end collision potential and disregard for stop signs on other streets at locations where there is no apparent reason to stop. An unwarranted stop sign would likely be ignored by many drivers, which would actually decrease pedestrian safety. Corner sight visibility is sufficient if vehicles are not parked right at the corner, so stop signs would not be necessary for visibility reasons.

A stop sign would not be expected to improve congestion during school hours. In fact, additional stop signs along Peck Avenue would substantially increase delay to motorists along Peck Avenue. This, in turn, may also encourage some drivers to use other residential streets instead of Peck Avenue. A stop sign at Curtis Street could also slightly increase traffic volume on Curtis Street.

### **Public Notice**

In addition to the Montessori School administrators, property owners in the vicinity of the Peck/Curtis intersection were notified of the proposed stop sign request and were invited to give input to the Commission. No comments have been received by Staff.

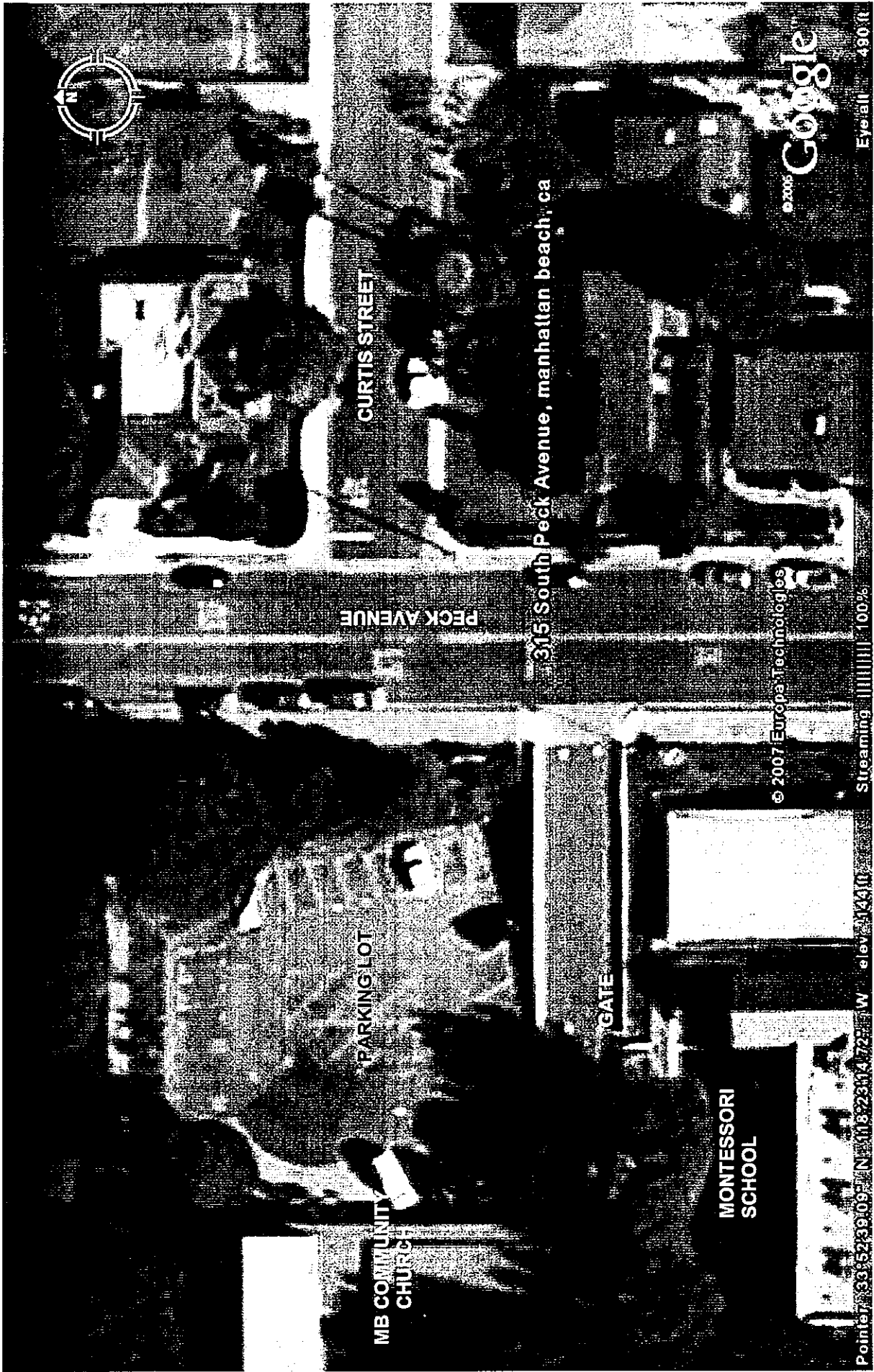
### **CONCLUSION:**

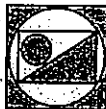
Based on low side street volumes, three-way stop controls are not recommended at the intersection of Peck Avenue and Curtis Street at this time. However, due to school pedestrian crossing volume and proximity to a private school, staff recommends the following:

1. Installation of a school crosswalk with high visibility markings and signs on the south leg of Peck Avenue at Curtis Street,
2. Posting of a “24-Minute Parking 8am-9:30am, 1pm-4pm, School Days Only” parking restriction on the west side of Peck Avenue adjacent to the Manhattan Beach Community Church property.

#### Attachments:

Aerial Photo  
Correspondence from Montessori School and Petition  
Public Notice  
Stop Sign Worksheet (to be provided under separate cover)





**MONTESSORI SCHOOL**  
OF MANHATTAN BEACH, INC.

January 17, 2007

Dear Rob Osborn,

As per our conversation this afternoon, I am requesting help with the traffic and parking impact in front of the school on Peck Ave. between 8:45 a.m. and 9:14 a.m. I am concerned for the safety of the children being walked from their parent's car in to the school. Perhaps a stop sign would help with a cross walk.

The Planning Commission required a traffic plan to be submitted and we are struggling putting one together. PLEASE HELP!! The school is located at 315 South Peck Avenue.

I am looking forward to hearing from you for help.

Regards,


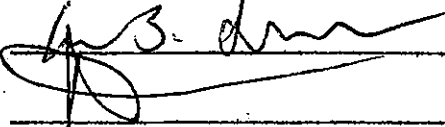
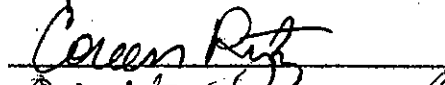
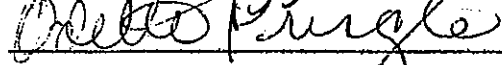
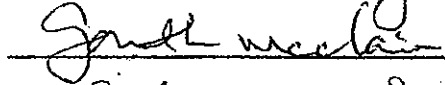
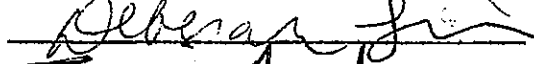
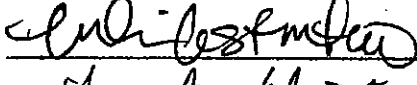






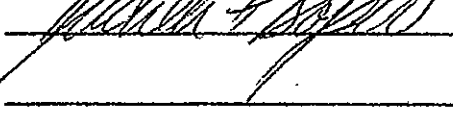
Erna Moore  
Director

January 29, 2007  
Montessori School of Manhattan Beach  
**SAFETY CONCERN**

**PTO-Sponsored Parent Petition for installation of Stop Sign at Intersection of  
Peck and Curtis in Manhattan Beach**

In conjunction with the Parent-Teacher Organization of the Montessori School of Manhattan Beach, the Parent signatories below indicate their strong support for a stop sign to be installed at the corner of Peck and Curtis Avenues. A stop sign at this intersection would insure that the individuals using this very busy road will slow down, and that the children attempting to enter the Montessori School would have a safe crossing area. The safety of the children that attend the Montessori School on Peck Avenue is at risk on a daily basis due to the heavy traffic on Peck Avenue. We respectfully request that the Advisory Committee initiate a study into the safety hazard posed by heavy and fast-moving traffic in front of the school. This petition is important for the community because it could save many lives and protect pedestrians attempting to cross the street during school hours.

Signed,

	Jami Turk
	Ruby Ticito
	Jennifer Rogerson
	Laam Way
	TERA HARRIS.
	
	Tante Minto
	Ph. E. 
	
	Ph. K. Bailey
	Jim McCoy



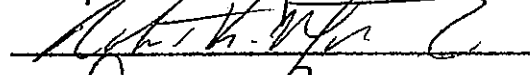
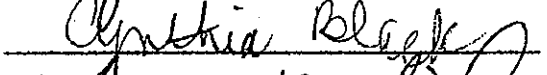
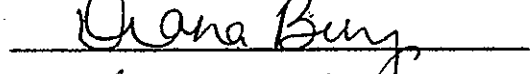
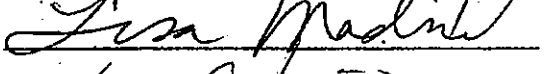
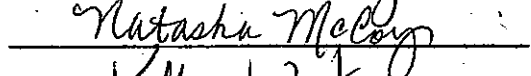

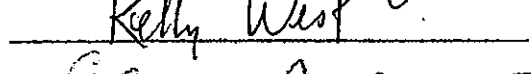


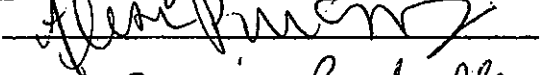
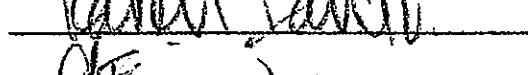
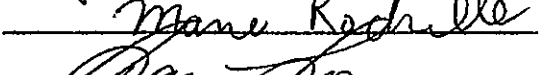
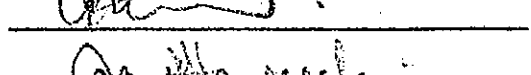
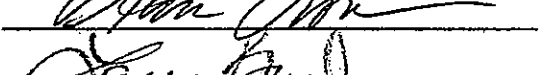
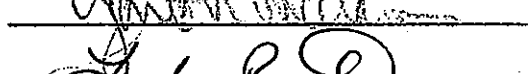

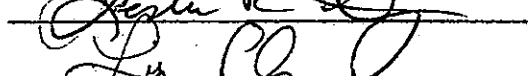
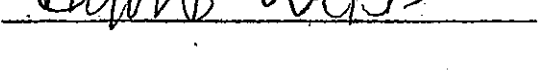

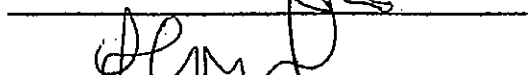
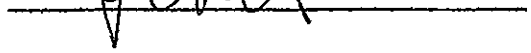
JRACI

January 29, 2007  
Montessori School of Manhattan Beach  
**SAFETY CONCERN**

**PTO-Sponsored Parent Petition for installation of Stop Sign at Intersection of  
Peck and Curtis in Manhattan Beach**

In conjunction with the Parent-Teacher Organization of the Montessori School of Manhattan Beach, the Parent signatories below indicate their strong support for a stop sign to be installed at the corner of Peck and Curtis Avenues. A stop sign at this intersection would insure that the individuals using this very busy road will slow down, and that the children attempting to enter the Montessori School would have a safe crossing area. The safety of the children that attend the Montessori School on Peck Avenue is at risk on a daily basis due to the heavy traffic on Peck Avenue. We respectfully request that the Advisory Committee initiate a study into the safety hazard posed by heavy and fast-moving traffic in front of the school. This petition is important for the community because it could save many lives and protect pedestrians attempting to cross the street during school hours.

Signed,



*Handwritten scribble*

January 29, 2007  
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Signed,

<i>Michael Corbett</i>	<i>[Signature]</i>
<i>[Signature]</i>	<i>[Signature]</i>
<i>[Signature]</i>	<i>[Signature]</i>
<i>Jan Shauer Zedogian</i>	<i>[Signature]</i>
<i>Richard Davis</i>	<i>Beth Balmain</i>
<i>[Signature]</i>	<i>Suzanne Baker</i>
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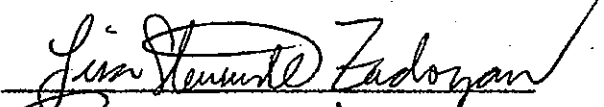

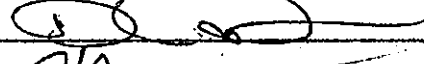

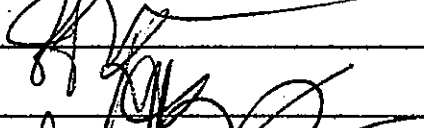
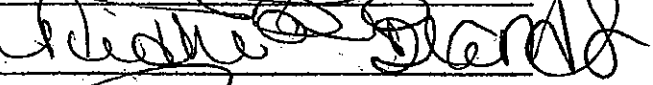



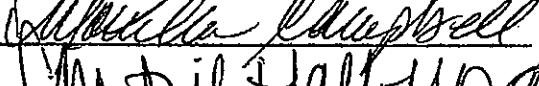
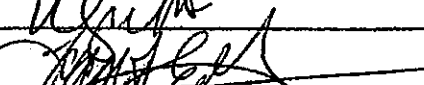
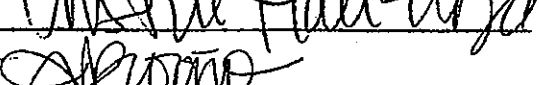

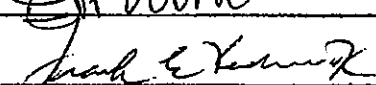
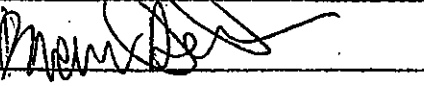
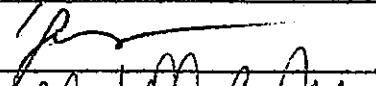

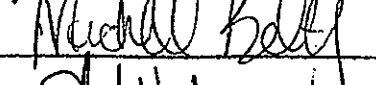
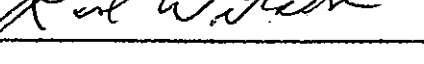

CHRISTINE'S

January 29, 2007  
Montessori School of Manhattan Beach  
**SAFETY CONCERN**

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Signed,

	
JON DEAN	
	
	
	
	
	
	
	
	
	

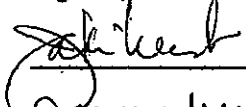
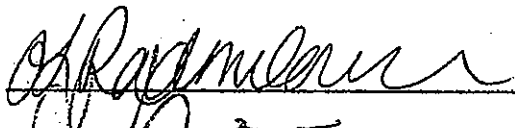

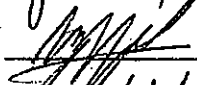
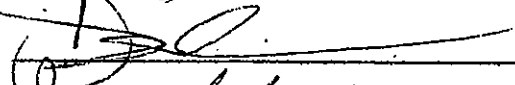
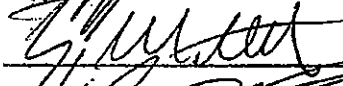


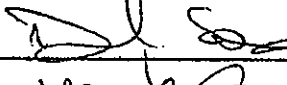

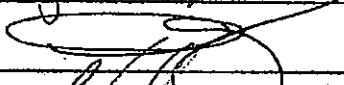
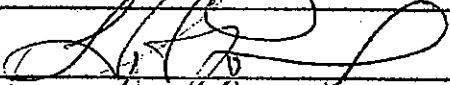
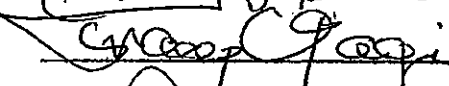

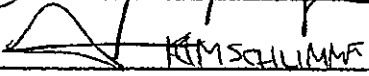
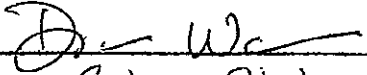

REC'D #3

January 29, 2007  
Montessori School of Manhattan Beach  
**SAFETY CONCERN**

PTO-Sponsored Parent Petition for installation of Stop Sign at Intersection of  
Peck and Curtis in Manhattan Beach

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Signed,

	
Jenna Guerrero	
	
	Frank Kelly
	Ron T. ...
	
Marilyn	
Pam Lawler	
Beverly Blair	
	
	
	
Rob Blake	



ms. Valerie

January 29, 2007

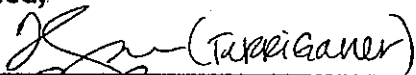
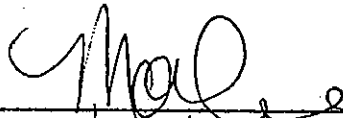

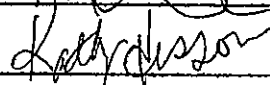



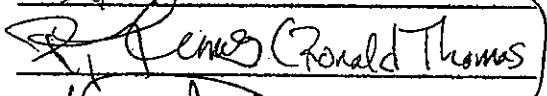




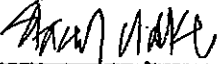
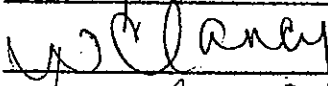
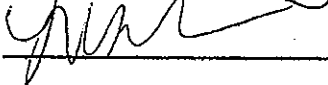
Montessori School of Manhattan Beach

**SAFETY CONCERN**

PTO-Sponsored Parent Petition for installation of Stop Sign at Intersection of Peck and Curtis in Manhattan Beach

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Signed,

Room #3

January 29, 2007  
Montessori School of Manhattan Beach  
SAFETY CONCERN

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Signed,

Margaret Prohaska Brown  
Sandy Dudley  
Pleacee Jones  
Catherine Martin  
Kathy Baker  
Mel G. Ledwith  
M. L. Jones  
Cindy Flynn  
Marce Rhee

January 29, 2007  
Montessori School of Manhattan Beach

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Signed,

Katrin Annun	Jeffrey J. Babas
Michelle Sipl	[Signature]
Alison Lennon	Rachel Calzada
Carl Hartzel	Steve [Signature]
Patricia Watanabe	[Signature]
Heidi [Signature]	[Signature]
[Signature]	[Signature]
[Signature]	[Signature]
Candy	
[Signature]	
[Signature]	
[Signature]	
[Signature]	

Karen

January 29, 2007

Montessori School of Manhattan Beach

**SAFETY CONCERN**

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Signed,

Cammie Herbert

Carl Hartzel

Kelly Smith

Murray

Yusef Gray

Jan Choy

Edith

Mark Matheny

Pat

Ray

Bob

Beck

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

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[Signature]

[Signature]

MRS. CLARK

January 29, 2007

Montessori School of Manhattan Beach

**SAFETY CONCERN**

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Signed,

Monique Johns

Berna Grover Way

Dana S

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

Michelle Clark



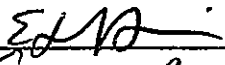
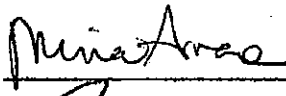
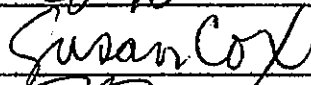
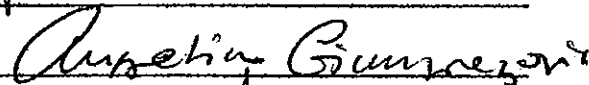
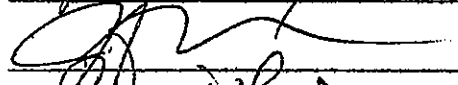
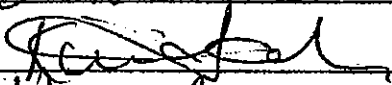
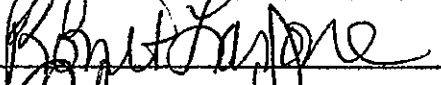

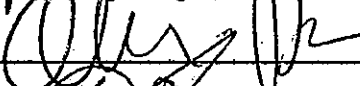





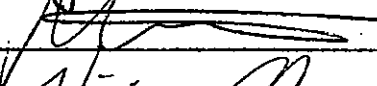

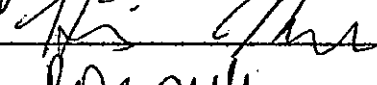
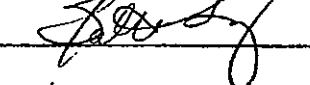
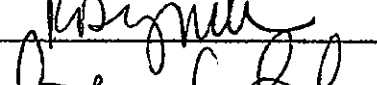

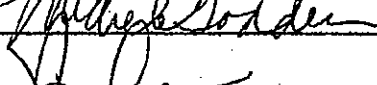
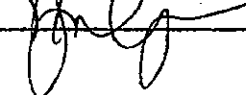
YELLOW HOUSE

January 29, 2007  
Montessori School of Manhattan Beach  
**SAFETY CONCERN**

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Signed,



City Hall                      1400 Highland Avenue                      Manhattan Beach, CA 90266-4795  
Telephone (310) 802-5000                      FAX (310) 802-5001

April 11, 2007

\*\*\*\*\* PUBLIC MEETING NOTICE \*\*\*\*\*

Re: Request for Stop Sign on Peck Avenue at Curtis Avenue – Montessori School 315 So. Peck Avenue

Dear Property Owner:

The City recently approved a request to install new stop signs on Peck Avenue at the intersection of Curtis Avenue to enhance school safety.

A report will be presented to the Parking and Public Improvements Commission (PPIC) at their meeting on April 26, 2007. The Commission meeting will be held in the City Council Chambers, 1400 Highland Avenue, and will begin at 6:30 p.m. All interested parties are encouraged to attend the meeting and provide comments. The Commission upon completion of its review will make a recommendation to the City Council regarding this request.

A copy of the staff report to the PPIC will be available to the public on April 20 after 5:00 pm, either at the Civic Center Library (reference desk) or on the City's website at [www.citymb.info/commissions](http://www.citymb.info/commissions).

If you have any questions or would like any additional information, please call (310) 802-5515 or E-mail [rlackow@citymb.info](mailto:rlackow@citymb.info).

Sincerely,  


Rosemary Lackow  
Senior Planner  
Community Development Department