

PACKET PROVIDED BY APPELLANT ON 12/6/12
© PPIC MEETING (15 PAGES)

217 4th Place Home Front





Precedent

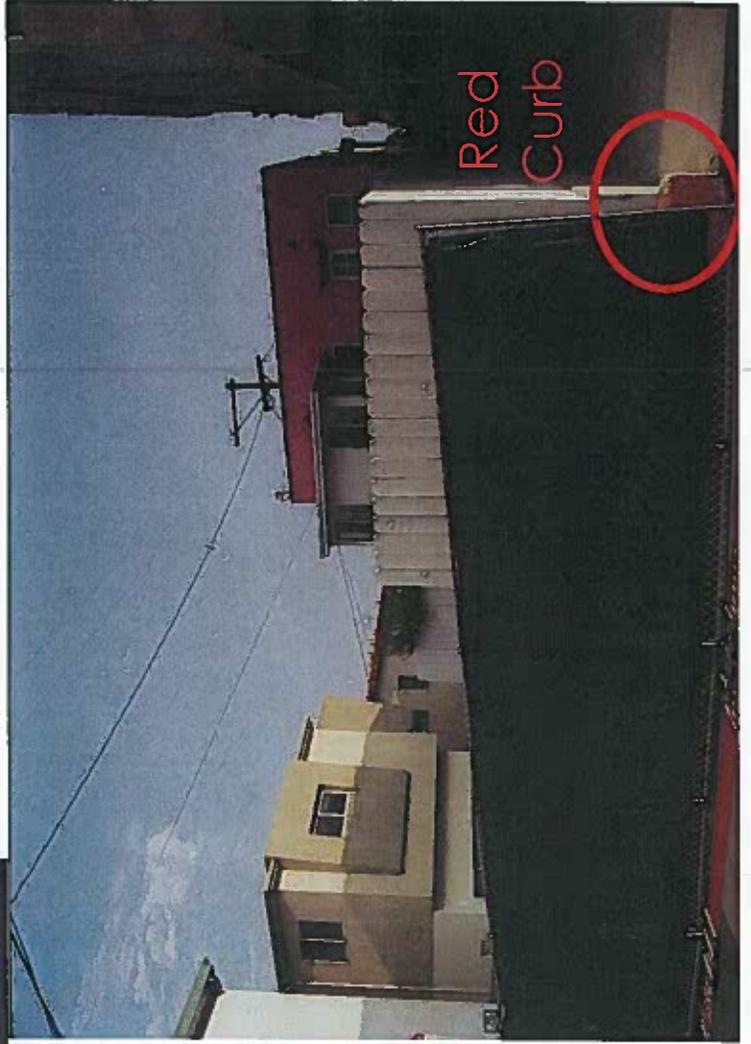
In 2003, this is the duplex with 216 5th Street Address.

So, pre-construction of townhomes creating 217 4th Place @ Bayview

4th Place

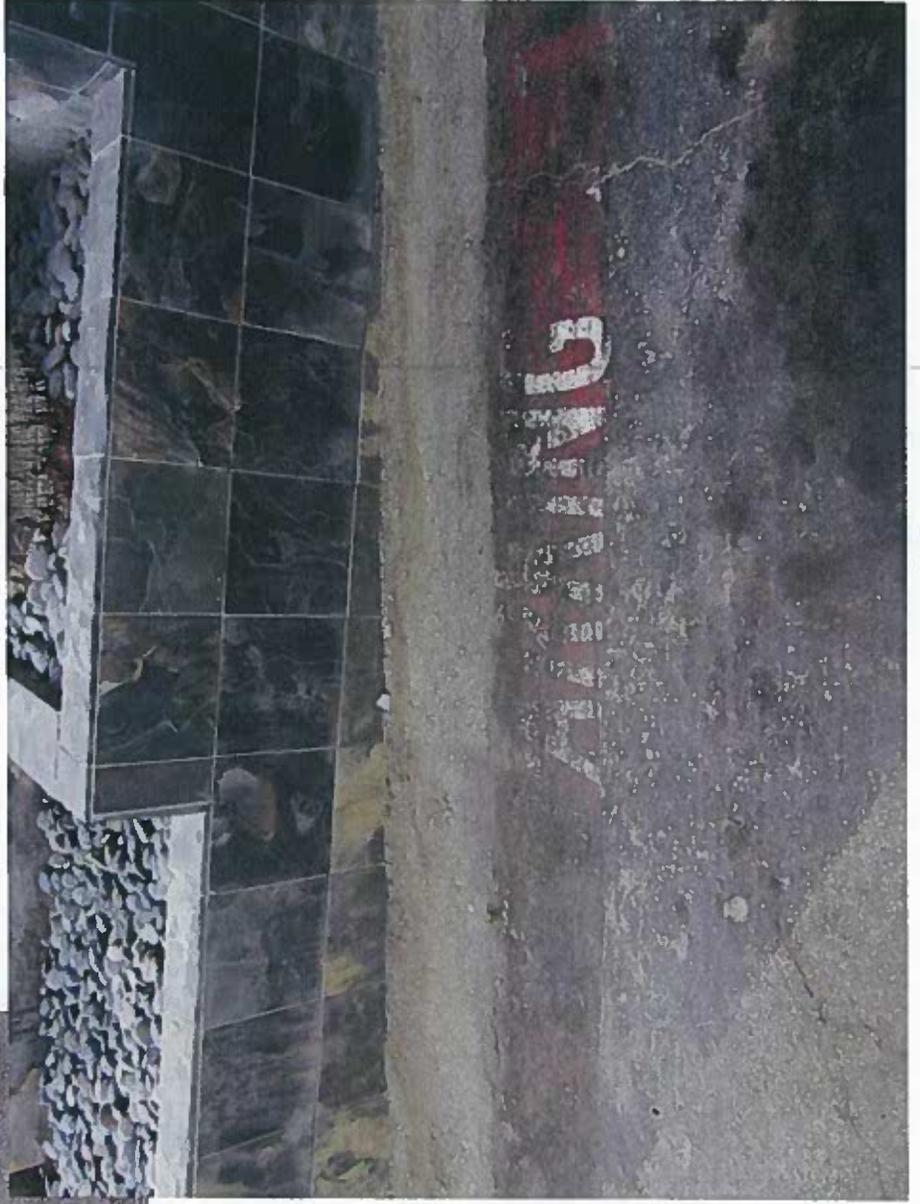
There was also a sign on North side of 4th Place stating:

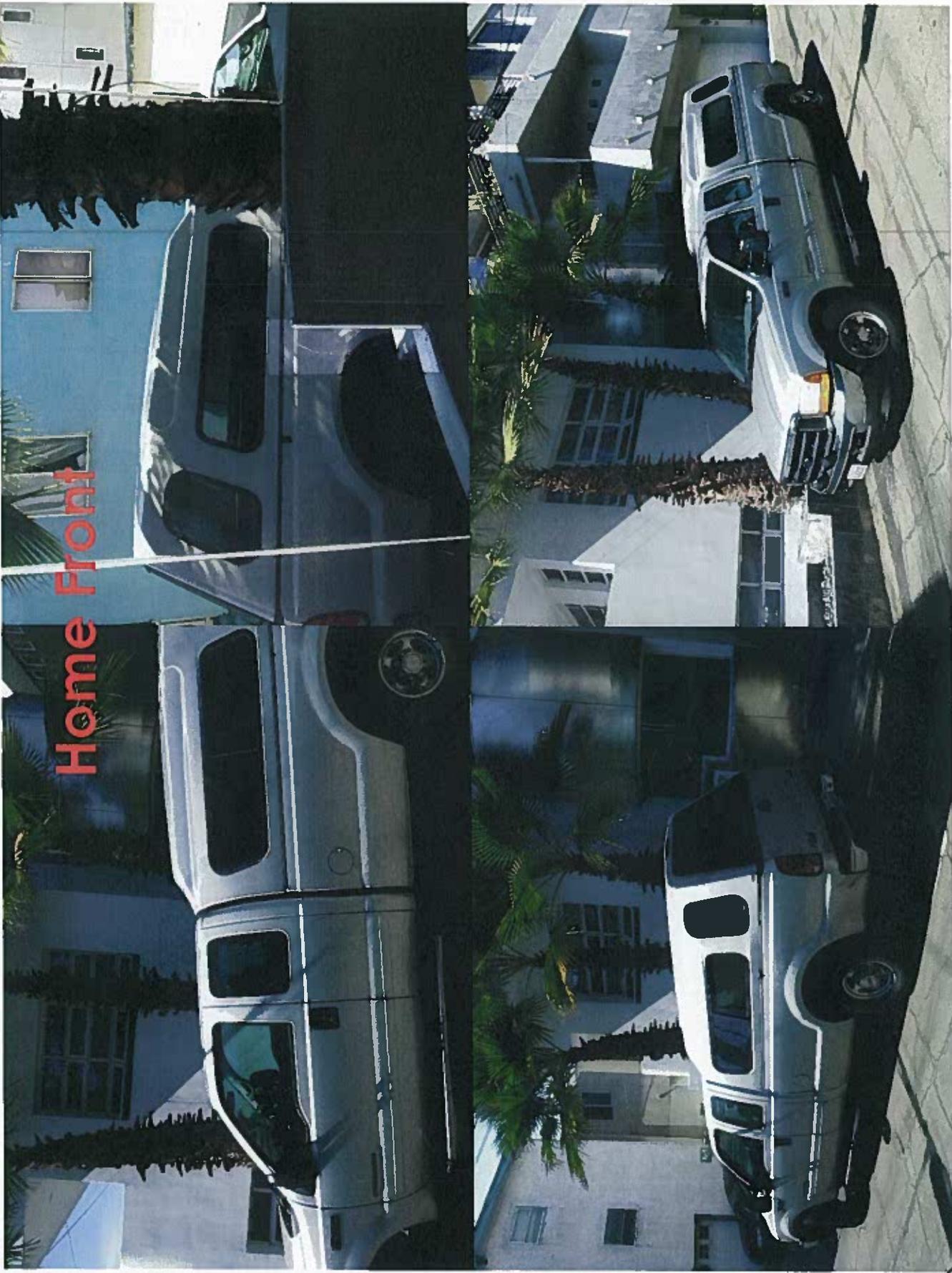
“No Parking within 25 Feet of Corner”



Red Curb

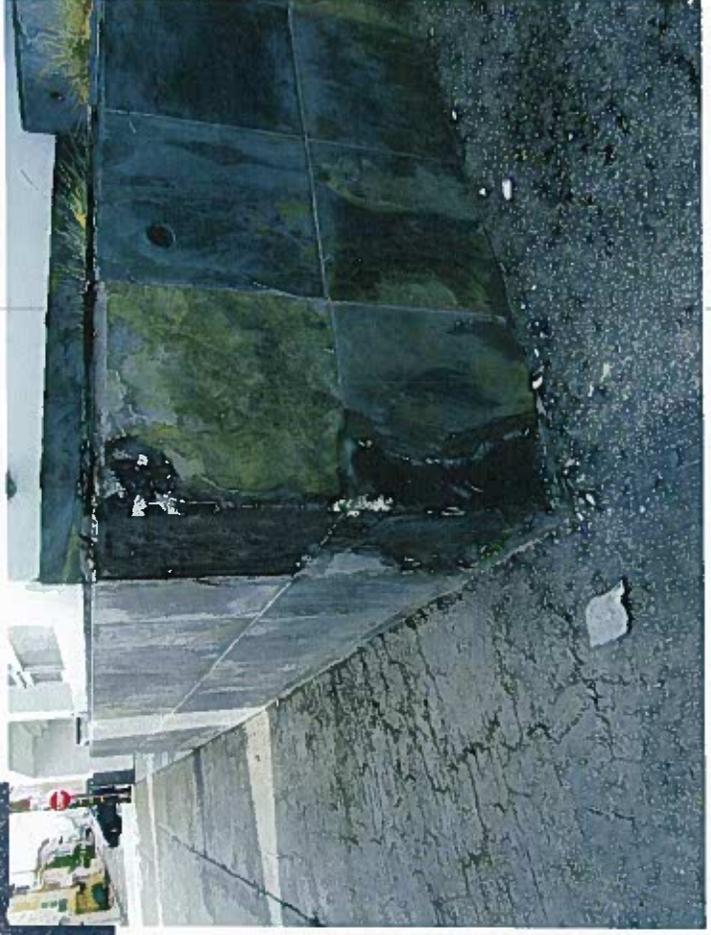
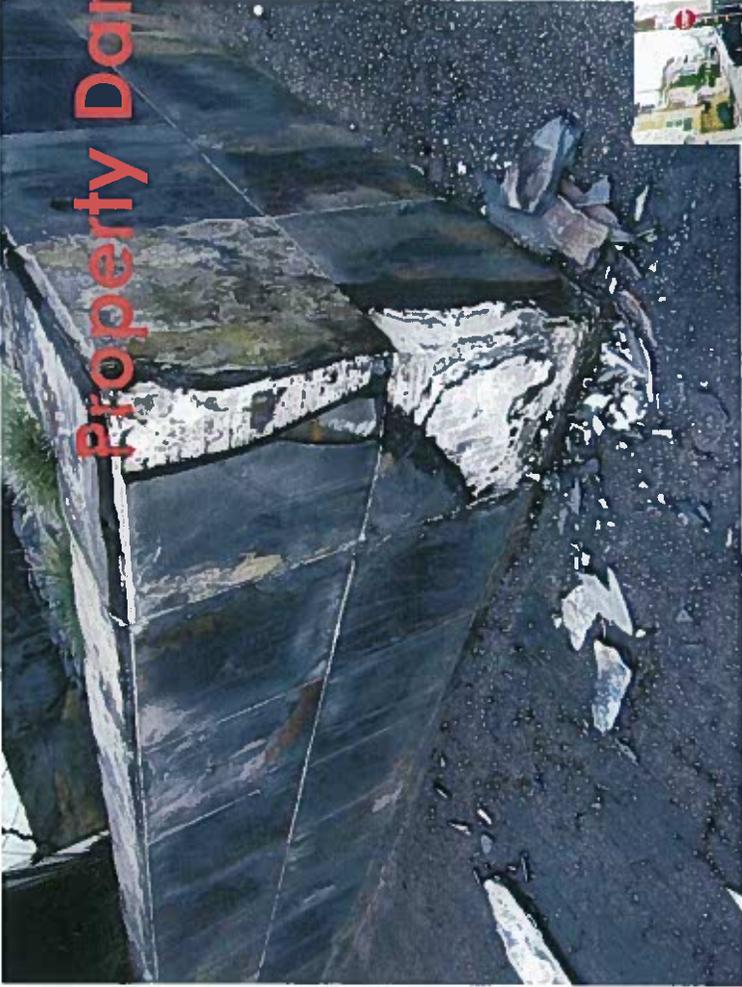
Precedent Evident Up Until Recoat





Home Front

Property Damage*

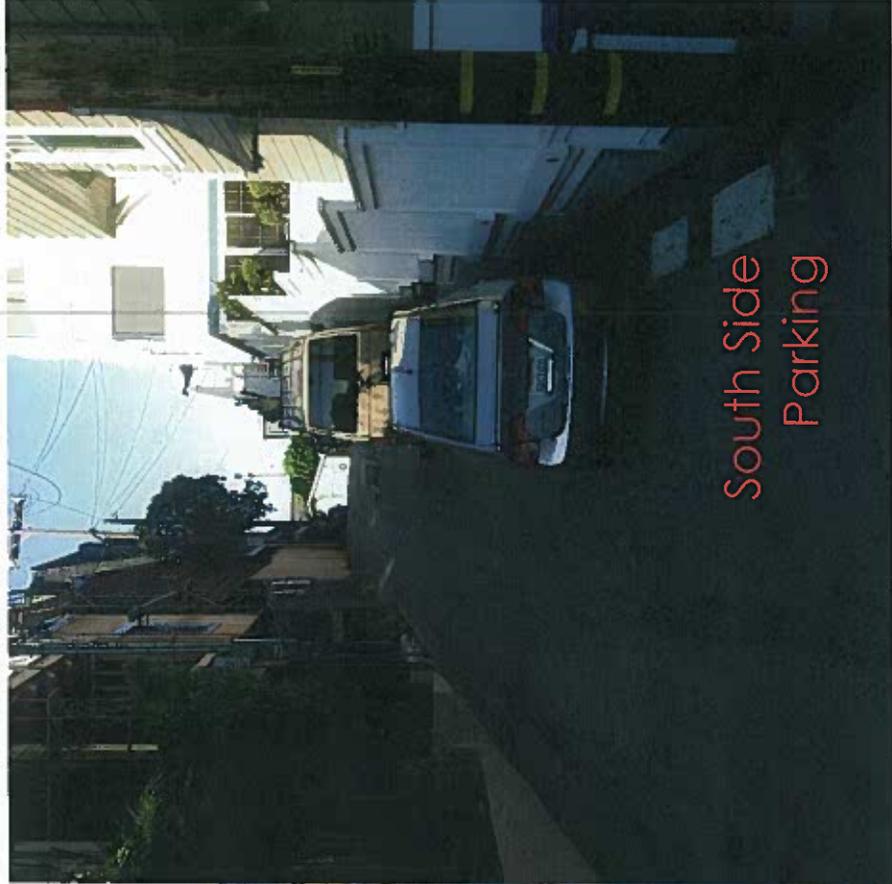
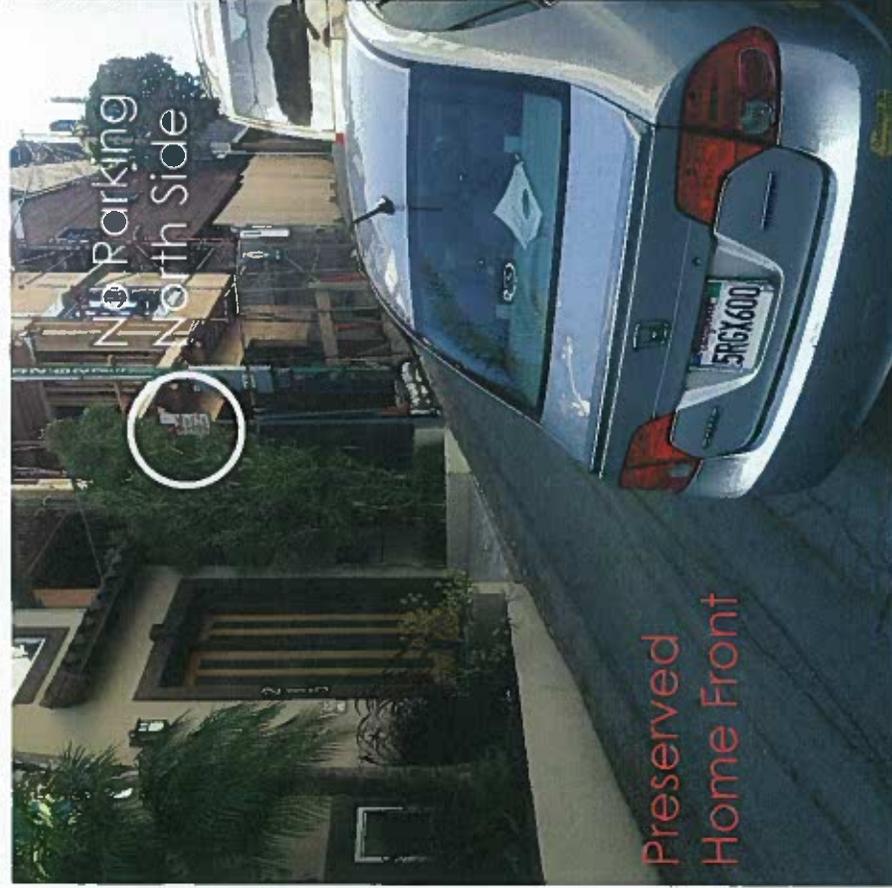


* This only one example of one documented "hit" with repeated "scrapes".

9/14/12 Repair & New "Scrape" 10/16/12



Homer Place @ Bayview

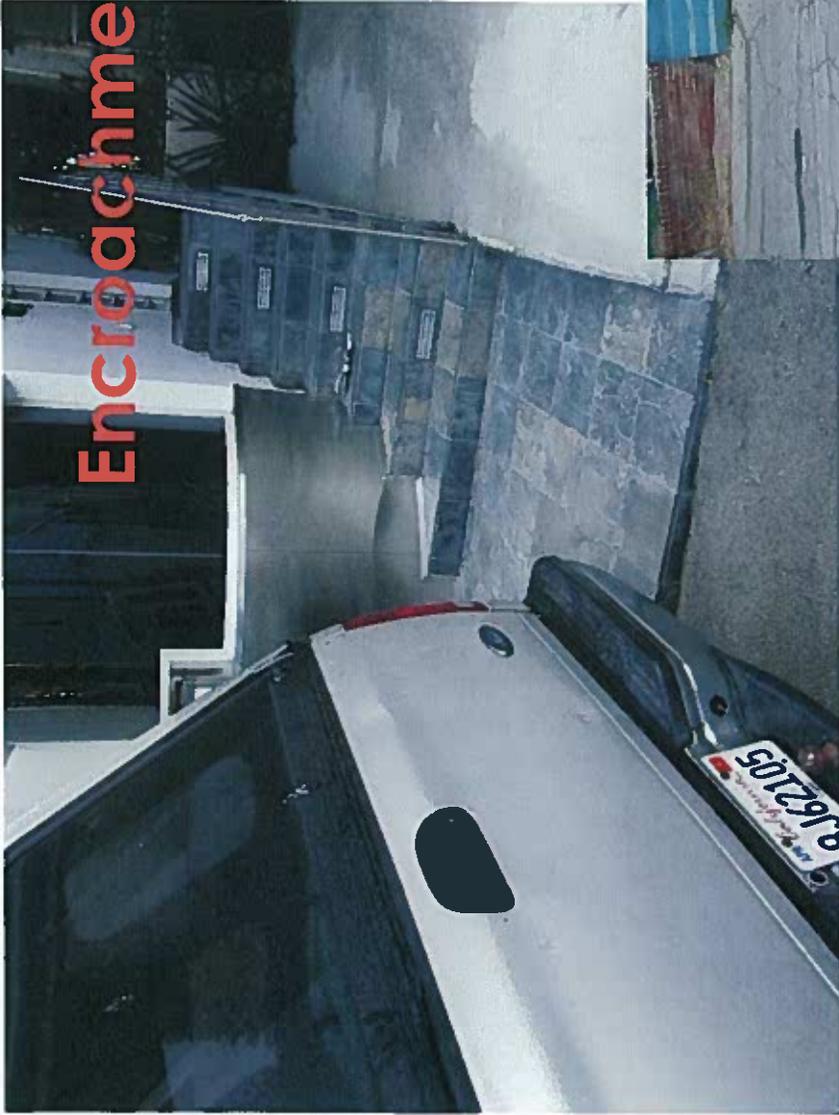


8th Place @ Bayview



2nd Place @ Ocean

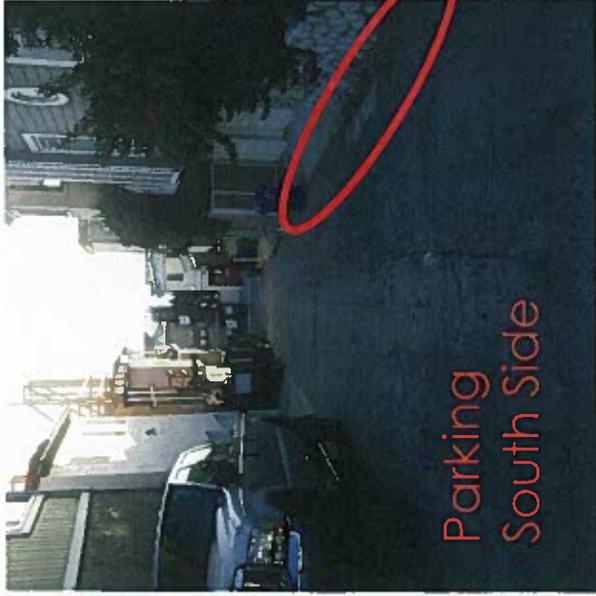




Encroachment



2nd Place @ Manhattan Avenue



Parking
South Side



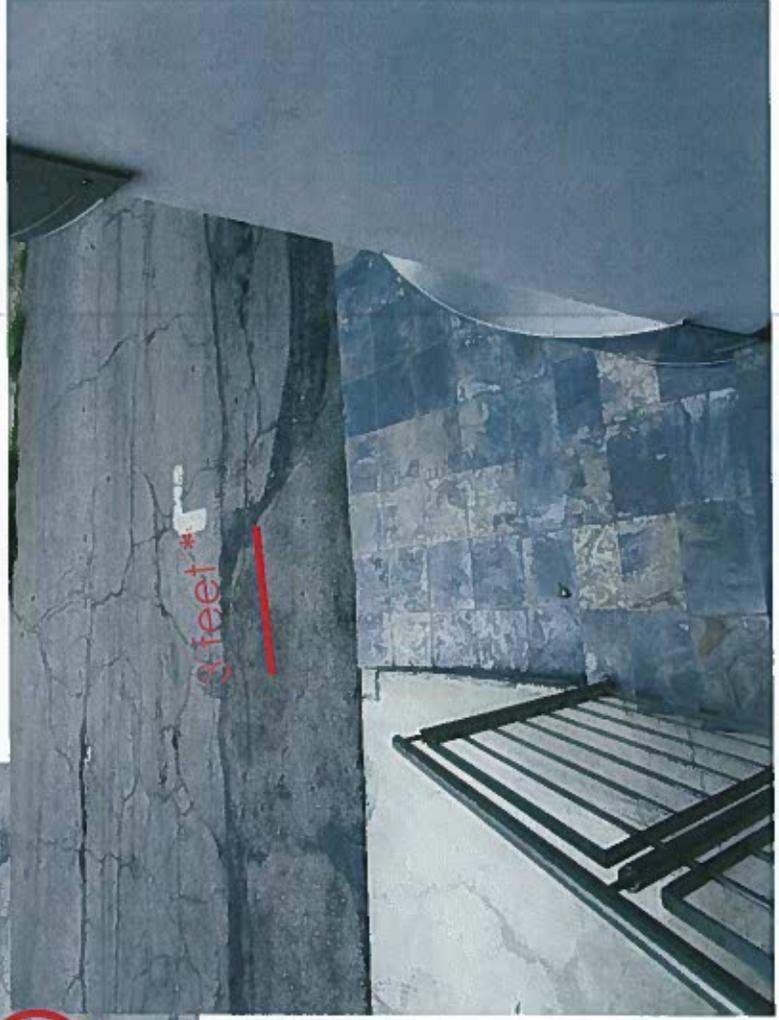
No Parking
North Side



Preserved
Home Front

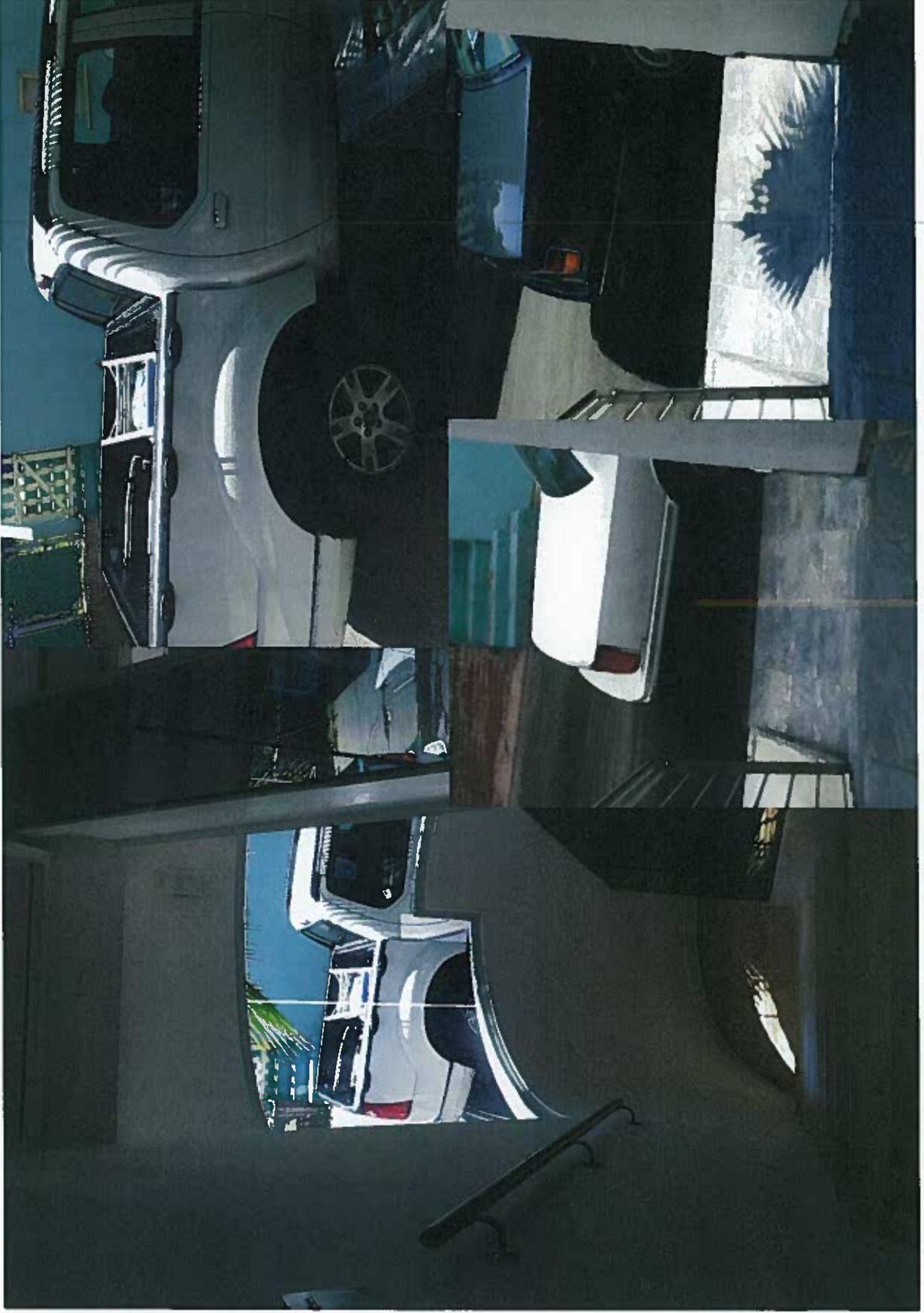
Walkway to
Front Door

Encroachment



* On a good day, when markings have been adhered to by driver. When not adhered to, our next door neighbors' use of their carport is affected greatly.

Full Entrance Restriction



Possible Relocation?



• this is a single family home; not 2 addresses as City-provided map suggests.

A review of the Manhattan Beach municipal code reveals three (3) that this parking space MAY violate:

1. Chapter 14.12.010 Section B — Authority to install traffic control devices

“Whenever the Vehicle Code requires for the effectiveness of any provision thereof that traffic control devices be installed to give notice to the public of the application of such law the City Traffic Engineer is hereby authorized to install or cause to be installed the necessary devices subject to any limitations or restrictions set forth in the law applicable thereto.”

➤ We know of no such notification.

2. Chapter 10.12.010 Section B — Residential Districts, Specific Purposes

“Ensure adequate light, air, privacy, and open space for each dwelling, and protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other adverse environmental effects.”

➤ The parking space restricts access to our open space.

3. Chapter 10.64.150 — Driveways, Visibility

“Visibility of a driveway crossing a street property line shall not be blocked between a height of three feet (3') and nine feet (9') for a depth of five feet (5') from the street property line as viewed from the edge of the right-of-way on either side of the driveway at a distance of fifteen feet (15') or at the nearest property line intersecting the street property line, whichever is less.

➤ Parking space is a mere 3 feet from 221 4th Place carport access.