

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

TO: Parking and Public Improvements Commission

FROM: Richard Thompson, Director of Community Development
Nhung Madrid, Management Analyst *NJM*
Jack Rydell, Traffic Engineer

UBJ FOR FT

DATE: December 6, 2012

SUBJECT: Administrative Appeal to Remove and/or Relocate One (1) On-Street Public Parking Space Adjacent to 217 4th Place

RECOMMENDATION:

Staff recommends that the Parking and Public Improvements Commission uphold the decision of the Director of Community Development and deny a request to remove and/or relocate one (1) on-street public parking space adjacent to 217 4th Place.

BACKGROUND:

In June 2012, the City received a Traffic Request from Ms. Mary Anderson, owner and occupant of 217 4th Place. Ms. Anderson requested the City to evaluate and remove an existing on-street public parking space adjacent to the front of her home on the north side of 4th Place just east of Bayview Drive. Ms. Anderson cited several reasons for wanting the parking space removed, including damage to a private property planter wall, oversized vehicles parking, noise and privacy intrusions, view obstruction, home value issues, etc. Staff reviewed the request with the Traffic Engineer and based on the Traffic Engineer's evaluation, the above mentioned reasons were not valid for removing available on-street parking where it is already limited, therefore, the request was denied.

On July 30, 2012, Ms. Anderson responded to the City's evaluation and requested that if the City would not remove the parking space, if relocating the parking space opposite its current location could be considered (relocate to the south side of 4th Place adjacent to 400 Bayview Drive). Staff reviewed the request with the Traffic Engineer and the Director of Community Development and was still not able to make the necessary findings to remove or relocate the public on-street parking space adjacent to 217 4th Place. Both requests were denied by staff and no further action was taken.

On October 19, 2012, Ms. Anderson filed an Appeal of an Administrative Action to the Parking and Public Improvements Commission. Ms. Anderson is appealing staff's evaluation denying the removal and/or relocation of the subject parking space adjacent to her property at 217 4th Place. The application, petition, and support letters have been provided in Exhibit A.

Once a Traffic Request has been evaluated by the Traffic Engineer, the Engineer's evaluation and decision is valid for two years. If a requestor is not satisfied with the outcome of a Traffic Request, they may choose to file an Appeal of an Administrative Action. Appeals require a \$500 fee and go before the Parking and Public Improvements

Commission, and ultimately to the City Council for final action.

DISCUSSION:

The subject parking space is located on 4th Place between Bayview Drive and Highland Avenue in the Sand Section of the City. This roadway is classified as an alley with a 19 ft. street width and a 20 ft. right-of-way width which is typical of the alleys in the Sand Section. The signed parking prohibitions on the numbered east/west "Place" streets throughout the City are consistent with "No Parking This Side" on the south side of the street, and "No Parking Opposite or in Front of Garages/Carports" on the north side of the street.

Field investigations revealed one marked parking space located on the north side of 4th Place east of Bayview Drive, adjacent to the residence at 217. The parking space is 18 ft. long and located approximately eight feet east of the east boundary line of Bayview Drive. The parking space partially encroaches in front of the pathway to the front door of 217 4th Place, but leaves approximately three feet of clear access.

Parking Space Removal

Staff reviewed available file information for the appellants property which indicated that in February 2004, an 18 ft parking space was established at this location as well as the installation of eight feet of red curb between the western edge of the parking space and Bayview Drive. A second work order was issued in March 2004 to install additional red curb in front of the walkway at 217 (east of the parking space) to address vehicles obstructing the walkway.

Ms. Anderson provides several reasons for wanting the parking space removed, including damage to her planter wall, oversized vehicle parking, noise and privacy intrusions, view obstruction, home value issues, etc. These are not valid reasons for removing available parking where it is already limited and there was a previous reason for its installation. Parking of oversize vehicles can be adequately addressed by MBMC 14.40.070, which states:

"The City Traffic Engineer is authorized to install and maintain parking space markings to indicate parking spaces adjacent to curbs where authorized parking is permitted. Certain parking spaces may be marked to allow parking of compact cars only where a sign or pavement marking gives notice of such limitation. When such parking space markings are placed on the highway, subject to other and more restrictive limitations, no vehicle shall be stopped, left standing or parked other than within a single space. Violations of this municipal code section should be referred to the Manhattan Beach Police Department for appropriate enforcement".

Based on the above information, removal of the parking space was not recommended, and Ms. Anderson's request was denied. However the Traffic Engineer did offer to relocate the parking space westerly a small amount and install a red stripe in front of the property's walkway to better facilitate access to the front door.

Relocation of Parking Space

The Traffic Engineer and the Community Development Director reviewed Ms. Anderson's subsequent request to relocate the parking space and they both were not able to make the necessary findings to approve the request. The current parking space

on the north side of 4th Place east of Bayview Drive provides the only on-street parking on 4th Place between Highland Avenue and Bayview Drive. This location provides a logical location for motorists travelling on Highland Avenue wishing to park on 4th Place, since it can be accessed by vehicles travelling either northbound or southbound. Relocation to the south side of 4th Place would require motorists wishing to utilize it from Highland Avenue to make one of the following movements:

- Northbound motorists could turn left on 3rd Place, travel to Bayview Drive and turn right, then turn right on 4th Place. As an alternative, they could turn left at 5th Street, turn left on Bayview Drive and then turn left on 4th Place. Southbound motorists would also be required to make this circuitous movement.

These movements are all much more involved than the current method of accessing the space or could result in motorists using their current access route but parking on the wrong side of the roadway, which is a violation of the California Vehicle Code (possibly resulting in citation) and creates an unsafe condition for other roadway users.

As stated in the Administrative Appeal application, Ms. Anderson suggests that the subject parking space violates several Municipal Codes. However, after further review, the Municipal Codes that were identified are not applicable to the installation, removal, or relocation of the subject parking space.

With regards to emergency vehicle access, relocating the parking space to the south side of the roadway would not alter the issues raised by Ms. Anderson. Placing the parking space on the south side of 4th Place would not improve emergency access as large vehicles would have the same roadway width issues they currently face. Turning maneuvers from westbound 4th Place to northbound Bayview Drive would become more difficult as the available turning radius would be reduced. Furthermore, emergency vehicle access can be accomplished even when there is only one travel lane available, which is common all throughout the City. The Fire Department did not express any concerns with staff's final recommendation, and the Police Department supports staff's evaluation and recommendation.

Finally, the existing parking restriction signage would need to be modified to address changes in the "No Parking This Side" / "No Parking Opposite or in Front of Garages/Carports" orientation. Relocating the parking space to the opposite side of 4th Place, as suggested, would require a complete change in the "No Parking This Side" and "No Parking Opposite or In Front of Garages/Carports" parking restrictions on 4th Place, as well as producing an inconsistency with the overall parking restriction system on the east/west streets in the City.

Public roadways are open for public use and the needs of all users must be considered on an equal basis, including those wishing to utilize public parking spaces. On-street parking is very limited within the City and especially in the Sand Section. It is the City's policy as well as the Local Coastal Program policy that staff makes every effort to retain existing on-street parking spaces. Therefore it is not appropriate to remove or relocate the subject on-street parking space on 4th Place.

Public Input

A notice of the Parking and Public Improvement Commission meeting was mailed on November 16, 2012 to all properties within a 500 ft radius from the subject parking space (Exhibit B). Staff has received a packet representing three separate properties on 4th Place (220, 225, 229) that are not in favor of the removal and/or relocation of the subject parking space (Exhibit C).

As part of the appeal process, staff suggested that Ms. Anderson circulate a petition to gain support for her request to relocate the parking space since it would ultimately affect all properties that are contiguous to 4th Place. This petition area consists of 14 properties (north of 4th Street, west of Highland Avenue, south of 5th Street and east of Bayview Drive). As shown in Exhibit A, the applicant obtained signatures from 8 of the 14 affected properties in the petition area. The petition does not show support (for or against) from the occupant/property owner at 400 Bayview Drive, which is the property directly south of 217 4th Place where the parking space is being requested to be relocated. The petition is signed by five other residents/property owners west of Bayview Drive, however, if the parking restrictions were changed on 4th Place, those properties would not be directly impacted by the change.

CONCLUSION / ALTERNATIVE:

Staff does not support the request to remove and/or relocate the on-street public parking space and recommends that the PPIC uphold the decision of the Director of Community Development and deny the request to remove and/or relocate one (1) on-street public parking space in the right-of-way adjacent to 217 4th Place.

Alternatives that the Commission may consider include:

- 1) Relocating the subject parking space to the south side of 4th Place directly adjacent to 400 Bayview Drive. This recommendation would require the parking prohibitions to be reversed on 4th Place to "NO PARKING THIS SIDE" on the north side and "NO PARKING OPPOSITE GARAGES AND/OR CARPORTS" on the south side, which may impact parking for all properties contiguous to 4th Place, and would be in consistent with alley parking on east/west streets throughout the City.
- 2) Removing the only legal parking space on 4th Place. This recommendation would change the parking prohibitions on the entire 200 block of 4th Place to "No Parking This Street" since no other legal parking space on 4th Place would remain.
- 3) Maintaining and relocating the existing parking space westerly a small amount and install red striping in front of the walkway to 217 4th Place to better facilitate access to the property. This will not affect any parking prohibitions on 4th Place.

Exhibit A: Application of Appeal of an Administrative Action with Attachments
Exhibit B: Mailed Public Notice with Vicinity Map
Exhibit C: Public Comments

EXHIBIT A
PPIC 12/6/12

Mary Anderson (and Peter Goodwin)
217 4th Place • Manhattan Beach, California 90266
310.374.2646 • marykanderson1@verizon.net

October 19, 2012

Mr. Richard Thompson, Community Development Director
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, California 90266

RECEIVED
OCT 23 REC'D
By *N. Madril*

Re: **PPIC Appeal to Citizen's Request #22449 (Reinstatement & Relocation)**

Richard,

Enclosed please find a single PDF file containing the following items:

1. Appeal Application
2. Support Letter from Rita & Robln Michael — original 217 4th Place homeowners — current 216 5th Street homeowners immediately North and adjoining 217 4th Place
3. Support Letter from Whitney Greaves — 221 4th Place homeowner — immediately East of 217 4th Place
4. Community Support Petition with Pictorial

PETITION RECAP

SIGN	AFFECTED LEVEL*	ADDRESS	NAME	SITUATION
Yes	Primary	217 4 th Place	Anderson/Goodwin	owners & occupants
Yes	Primary	221 4 th Place	Greaves	owner & occupant
No	Primary	229 4 th Place	Kelly Family	owner & occupant
No	Primary	228 th 5 th Street	Kelly Family	owner & occupant (mother in-law)
Yes	Primary	417 Highland	Horasz	owner & occupant
Yes	Primary	421 Highland	Zlskin	owner & occupant
Yes	Primary	224 5 th Street	Schoenfeld	owner & occupant
Yes	Primary	220 5 th Street	Xu (Maulbetsch)	wife of owner & occupant
Yes	Primary	216 5 th Street	Michael	owner & occupant
No	Primary	400 Bayview/217 4 th St	Kusilka/James	renter (this is a single dwelling †)
No	Primary	220/221 4 th Street	Lesser Family	owner & occupant (this is a single dwelling †)
No	Primary	225/227 4 th Street	Lesser Family	owner & occupant (this is a single dwelling †)
No	Primary	228/229 4 th Street	Lesser Family	owner (rents this single dwelling †)
Yes	Primary	235 Bayview	Rustch	owner & occupant
Yes	Secondary	413 Bayview	Stevens	renter (rear unit to 412 Manhattan Avenue)
Yes	Secondary	212 5 th Street (A & B)	Goldstone	owner
Yes	Secondary	417 Bayview	Pekarek	owner & occupant
Yes	Secondary	412 Manhattan Ave	Kissel	owner & occupant (owns 413 Bayview)
Yes	Secondary	420 Manhattan Ave	Goldstone	owner & occupant (owns 212 5th St A & B)

** Primary=City requested support. Secondary=Homes on Bayview immediately West of 217 4th Place and parking space.

† contrary to City-provided map.

Richard, we were told by David Carmany that the Appeal process is de novo. Please confirm. And, is it transparent — meaning will be know of, and see, your recommendation prior to the PPIC Meeting in which we both present our positions? Also, will that PPIC Meeting be November 22?

I also wanted to let you know just this week on-October 16, our corner was scraped by parked vehicle exiting and turning right. This incident was witnessed by neighbor from her 2nd story office. As you know from your October 5 site visit, we'd recently repaired it. Pictures of the damage are included herein.

Thank you for your time and consideration.

Regards,



Mary Anderson (and Peter Goodwin)
217 4th Place Homeowners
H 310.374.2646
M 310.904.4804 (Mary) & M 310.904.5220 (Peter)



PARKING AND PUBLIC IMPROVEMENTS APPEAL APPLICATION

City Hall

1400 Highland Avenue

Manhattan Beach, CA 90266-4795

Telephone (310) 802-5000

FAX (310) 802-5501

TDD (310) 546-3501

ENTIRE "BLOCKED" AREA MUST BE FILLED OUT

Resident/Applicant: Mary Anderson & Peter Goodwin Date: October 19, 2012

MAILING Address: 217 4th Place Phone No. (310) 374-2646

City: Manhattan Beach State: CA ZIP Code: 90266

Appeal Request: Red Curb Parking Traffic Signs/Marks Right of Way

Other: _____

Address/Intersection: 4th Place @ Bayview

Description:

Appeal to Citizen's Request #22449: denied REINSTATEMENT of pre-2004 "no parking" zone, and denied RELOCATION from home front to directly across street to back of home. See Petition narrative for support. Additionally, we believe parking space may violate the following municipal codes: 1) Authority to install traffic control devices 14.12.010 Section B "... traffic control devices be installed to give notice to the public of the application of such law...". We know of no such notification. 2) Residential Districts - Specific Purposes 10.12.010 B. "Ensure adequate light, air, privacy, and open space for each dwelling..." Parking space restricts access to our required open space. 3) Driveways - Visibility 10.64.150. Parking space is 3 feet from 221 4th Place carport driveway (see homeowner Whitney Greaves letter herein.)

Petition: Attached herein.

Signature: _____

Cashier \$ _____ Date _____ Initials _____

TRAN Code #4502 Amount Rec'd. Receipt #

Fee Schedule Permit Appeal \$500.00

Legal Description _____

Map Book _____ Page _____ APN _____

Comments/Notes _____

Approved/Denied _____ Date _____

Rita and Robin Michael

P. O. Box 3205, Manhattan Beach, California 90266
310-372-7380 Home 310-318-3532 Fax

October 18, 2012

To Whom It May Concern:

The petition submitted regarding the public parking space in front of the home at 217 4th Place is only the tip of the iceberg. We are the original owners of the property that was originally a duplex located at 216 5th Street, prior to the building of the two existing townhomes. We acquired the property in 1985, and completed construction on the new dwellings in early 2004. There was never any parking permitted at the south end of the property on the corner of Bayview and 4th Place. The lot is 30 feet wide and a sign was posted 5 feet from the corner of 4th Place and Bayview Drive which stated that parking was not permitted within 25 feet of the sign.

The current parking space is a safety hazard. During initial construction of the new property, the building instructor had the city paint a "No Parking" zone on the pavement at the south end of the property on 4th Place in lieu of the "No Parking" sign, which had to be removed for construction purposes. The building inspector told me that the reason he had the "No Parking" zone placed there is because of the safety hazard for emergency vehicles. Nothing has changed. We still need fire department and other emergency services to have a clear path for access to dwellings on 4th Place. The action by the building inspector was clearly a continuation of the policy, not allowing parking on that side of the street.

In fact, there was never any parking allowed on the north side of 4th Place until unilaterally the city took it upon itself to paint parking place lines in front of the completed residence at 217 4th Place. We received nothing that indicated that the status of that area of 4th Place would change. We protested then and still do. As we pointed out in a previous letter to the city (Reference: Service Request # 22449, dated July 15, 2012), we designed our new dwellings so that the garages were on Bayview Drive, rather than on 4th Place and 5th Street, in order to preserve the parking spaces that already existed on 5th Street. We could just as easily have done as other new construction projects have done, taking valuable parking spaces.

Our neighborhood has the added value of having nearby streets east of Highland that almost always have parking available. These are 3rd, 2nd, 1st and Morningside. Other neighborhoods north of 5th Street do not have such easy access to extra parking. When limited to a single car garage in our old dwelling, we always found space in the neighborhood. Elimination of one parking place is nothing compared to all the permits the city has issue for construction of condos, which eliminates parking places. The city needs to rethink the errors of its ways. We ask you to grant our request.

Sincerely,



Rita Michael



Robin Michael

Cc: Mary Anderson
Peter Goodwin

**Whitney Ann Greaves
221 Fourth Place
Manhattan Beach, CA 90266**

October 16, 2012

City of Manhattan Beach

Parking & Public Improvements Commission & City Council Members

To whom it may concern:

In addition to the concerns expressed in the petition regarding the parking space in front of 217 4th Place, as the owner of 221 4th Place, I'd like to add our general safety concerns regarding through traffic on 4th Place as well as our concerns regarding access to our carport.

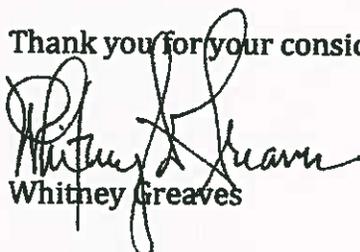
A car (and certainly a large car or truck) parked in this space significantly restricts access to the street, especially for larger vehicles and trucks. Currently, trucks that pick up our trash and recycling have difficulty and in some cases cannot navigate the turn on to Bayview from 4th Place when a vehicle is parked in this space. More importantly, it concerns me that access for emergency vehicles may be similarly limited by a vehicle parked in this location.

The current space is only three feet to the west of our carport which causes exit and entry issues, especially when drivers do not adhere to the marked lines and park further to the east. Additionally, because a car parking in this space effectively blocks half the width of the street, it can be difficult to enter the carport and dangerous to exit as visibility is also limited.

Finally, when attempting to make a right-hand turn from 4th Place on to Bayview with a vehicle parked in this space, you must do so from the left side of the street. On more than one occasion, I've almost been hit by a car making a right-hand turn from Bayveiw on to 4th Place as I'm forced to drive on the wrong side of the street.

While I appreciate the issues created by limited parking in our neighborhood, I believe that the safety concerns associated with this particular space outweigh its usefulness.

Thank you for your consideration,


Whitney Greaves



**CITY OF MANHATTAN BEACH
Parking and Public Improvements Commission
Petition Form**

We, the undersigned residents, do hereby petition the Parking and Public Improvements Commission

to remove and/or relocate* public parking space abutting front of home at 217 4th Place where there is no sidewalk separating home from parked vehicles. Space is on north side facing west towards T-intersection directly at corner of Bayview and 4th Place.

Situation: Prior to 2004 new home construction completion, this was "No Parking" zone (see photo). Immediately upon completion, City of MB — without community or owner support or notification — installed 18-foot space directly in front of home occupying most of front (see photo). Space encroaches 5 feet into 8-foot-wide main-entrance walkway (see photo). When oversized vehicles occupy space, house number is blocked (see photos). Vehicles often fully restrict entrance (see photo). Space severely limits home and planter making routine maintenance nearly impossible.

Damages: Street is downward sloping, so vehicles turn wheels into wall and upon exiting space and turning right onto Bayview — fastest route off Bayview is immediate right to 5th Street — drivers repeatedly hit and scrape home, yet not one has taken responsibility (see photo). Homeowners have spent over \$2000 in repairs.

Being Treated Differently: We can't find another example of home front with parking space directly in front — without sidewalk creating separation. We'd like the same advantages afforded all homes in City of MB.

Thank you for your consideration and support.

* Directly across street at back of home/garage side (see photo) reversing traffic away from T-intersection thereby no tight corner to turn.

We attest that each undersigned person is 18 years or older and is a responsible owner or resident affected by the petition.

The designated contact person(s) are:

CONTACT PERSON: Mary Anderson, 217 4th Place Homeowner DAYTIME PHONE NO: 310-904-4804 or 310-374-2646

ALTERNATE CONTACT: Peter Goodwin, 217 4th Place Homeowner DAYTIME PHONE NO: 310-904-5220 or 310-374-2646

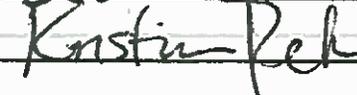
NOTE: Only one responsible signature per residence is required.

SIGNATURE	PRINT NAME	PRINT STREET ADDRESS	PRINT DATE
<i>Mary Anderson</i>	Mary Anderson	217 4th Place	10/15/12
<i>Sheila Xu</i>	Sheila Xu	220 5th Street	10/15/12
<i>Laura B. Stevens</i>	Laura B. Stevens	413 Bayview Dr.	10/15/12
<i>Peter Goodwin</i>	PETER GOODWIN	217 4th Place	10/15/12
<i>Carol Schoenfeld</i>	Carol Schoenfeld	224 5th Street	10/14/12
<i>Marilyn Ziskin</i>	MARILYN ZISKIN	421 HIGHLAND	10/16/12
<i>Mike Rusth</i>	MIKE RUSTH	235 4th St	10-16-12
<i>Ed Horasz</i>	ED HORASZ	417 HIGHLAND AVE	10/16/12
<i>Robert M. Cristall</i>	ROBERT M. CRISTALL	216 5th Place	10/18/12
<i>Whitney Greaves</i>	Whitney Greaves	221 4th Place	10/18/12

I declare under penalty of perjury, pursuant to the laws of the State of California, that the foregoing is true and correct.

Mary Anderson Executed on 10/15/12 in Manhattan Beach, California.

NOTE: Only one responsible signature per residence is required.

SIGNATURE	PRINT NAME	PRINT STREET ADDRESS	PRINT DATE
	Jamie Kisel	412 Manhattan Ave	10/18/12
	Jim Goldstae	420 Manhattan Ave	10/18/12
	Jim Goldstae	225th St	10/18/12
	Kristin Pekarek	417 Bayview Dr	10/18/12
15.			
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I declare under penalty of perjury, pursuant to the laws of the State of California, that the foregoing is true and correct.

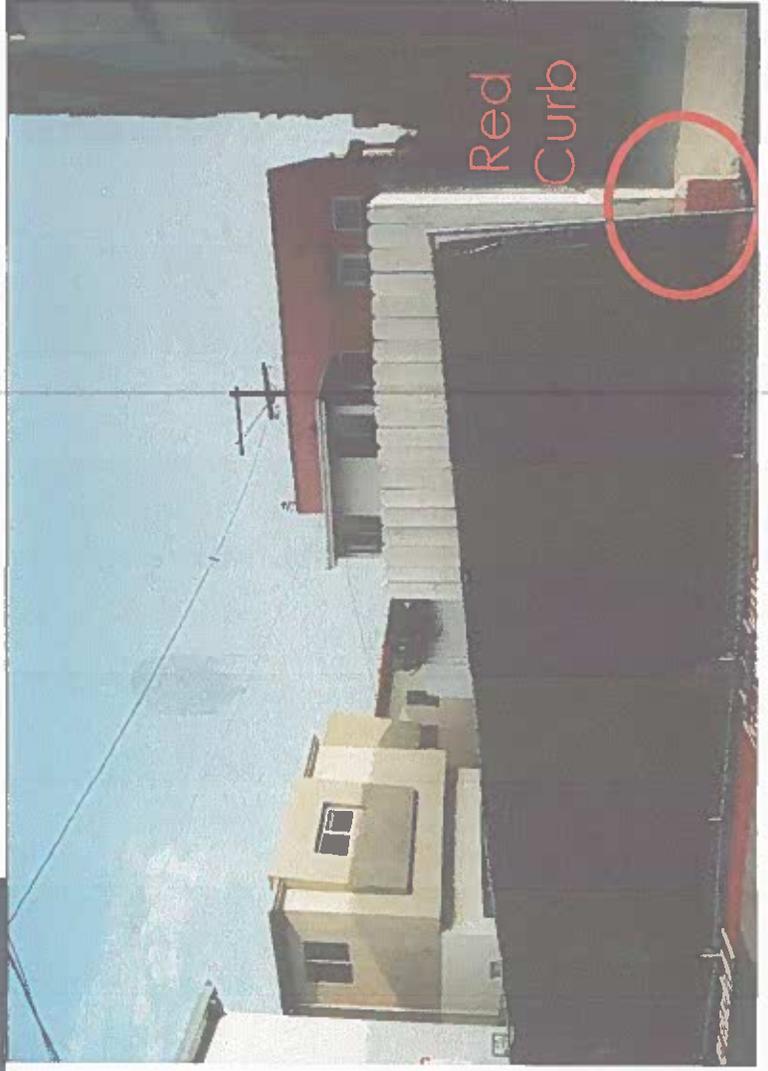
Executed on _____ in Manhattan Beach, California.



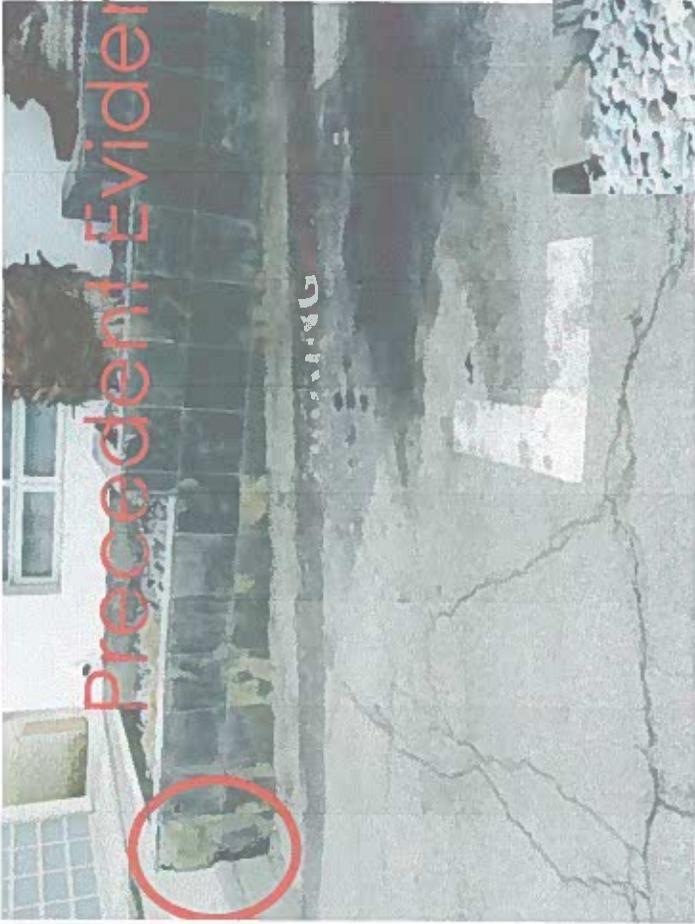
In 2003, this is original home
with 216 5th Street Address.

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

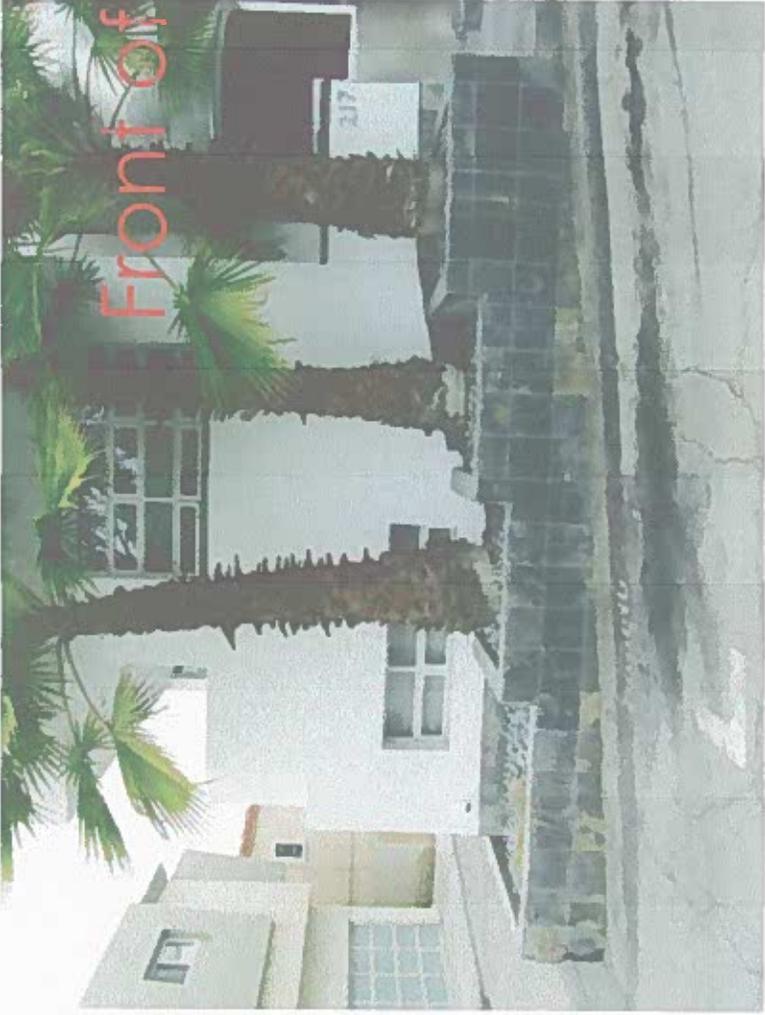
4th Place



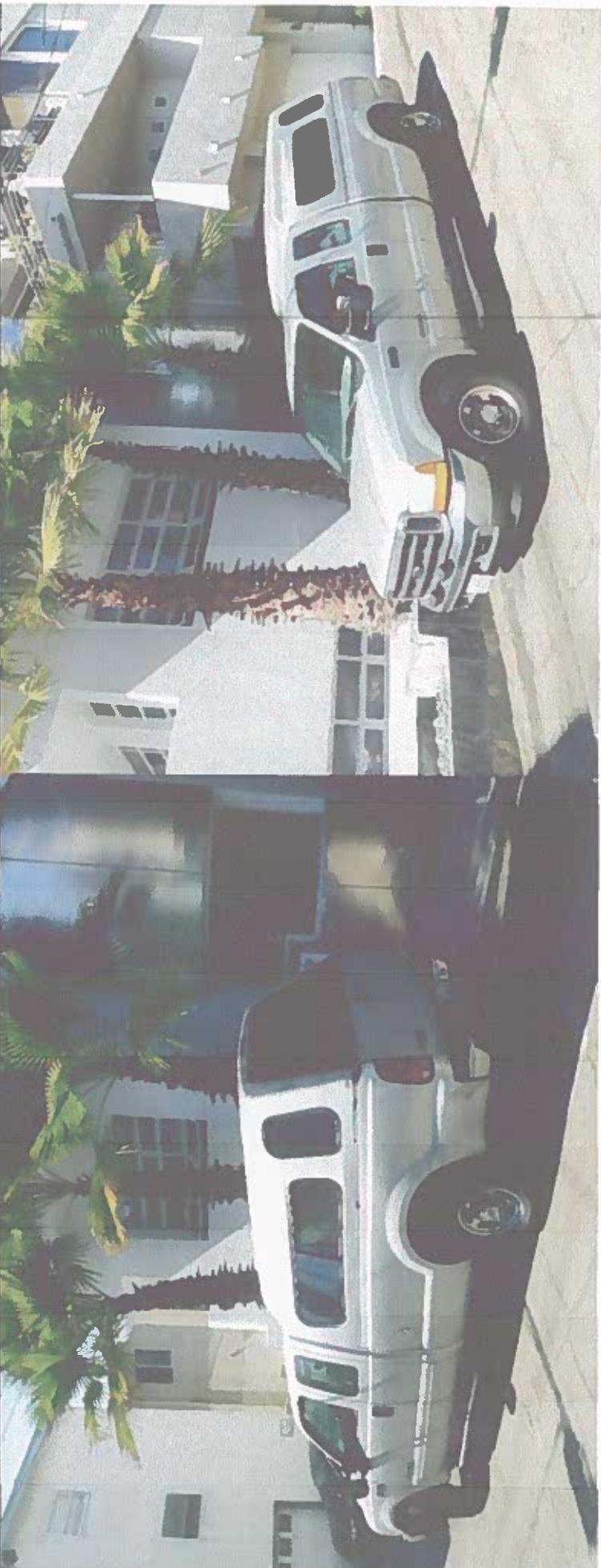
Precedent Evident Up Until Recoat



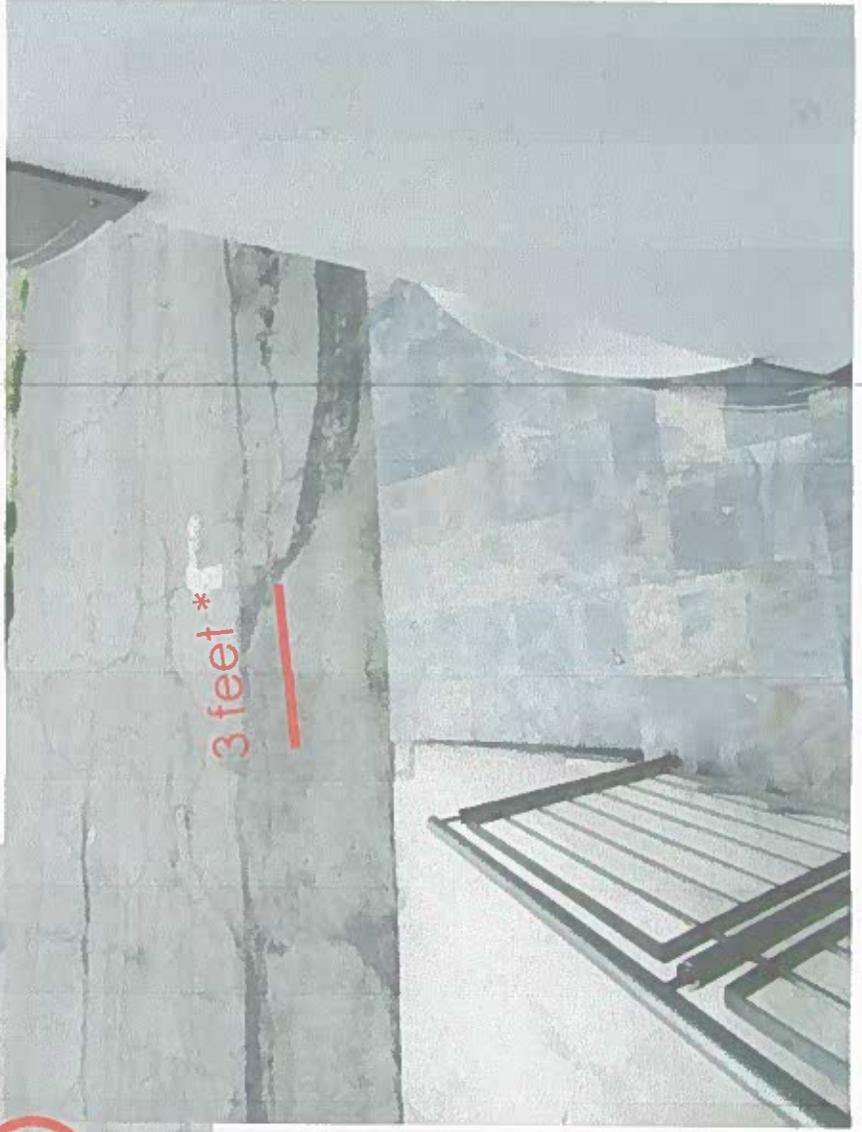
Front of Home



Front of Home

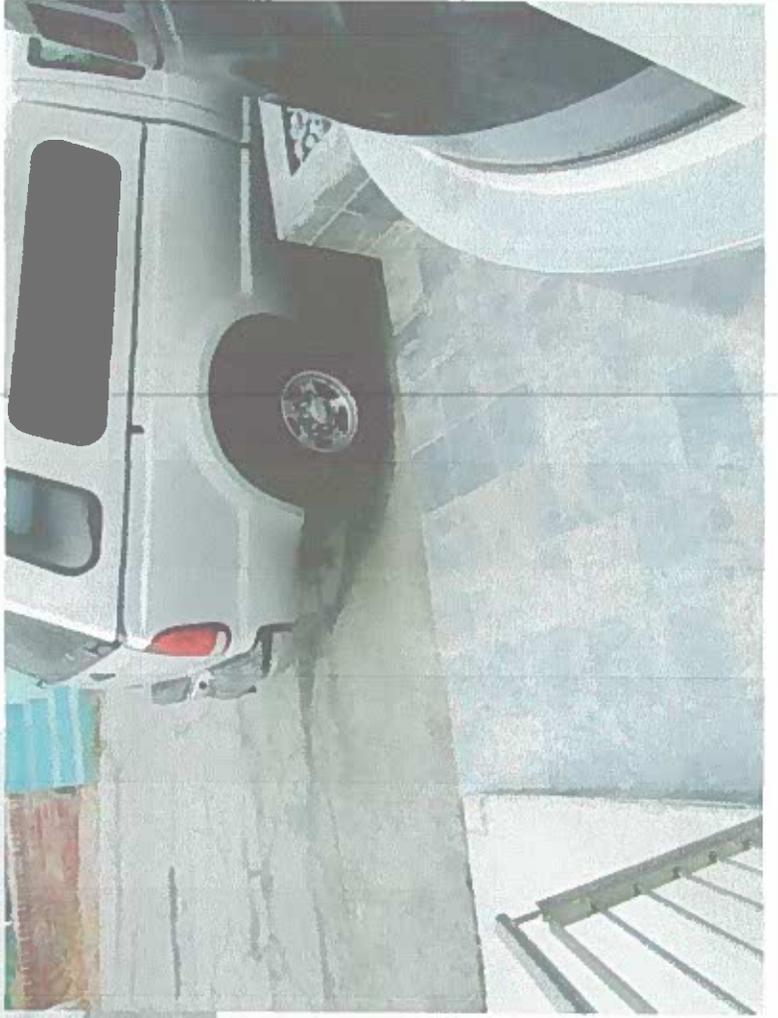


Encroachment



* 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.

Encroachment



Full Entrance Restriction



Property Damage*



* This only one example of one documented "hit" with repeated "scrapes" over about 1.5 years.

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



Relocation



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



City of Manhattan Beach

Community Development

EXHIBIT B
PPIC 12/6/12

Phone: (310) 802-5500
FAX: (310) 802-5501
TDD: (310) 546-3501

November 16, 2012

PUBLIC MEETING NOTICE ADMINISTRATIVE APPEAL – 217 4TH PLACE

Dear Resident/Property Owner:

The Department of Community Development has received an application for an Administrative Appeal submitted by property owner Mary Anderson at 217 4th Place in regards to a public on-street parking space adjacent to the south side of her property as shown on the attached map. Ms. Anderson is requesting the City to:

- 1) Completely remove the one (1) on-street public parking space on the north side of 4th Place; or
- 2) Remove the existing parking space in question and relocate the parking space opposite its current location to the south side of 4th Place.

Both requests have been evaluated by the City Traffic Engineer and the Director of Community Development, and staff was not able to make the necessary findings to approve either request because the existing on-street parking space is a legal space given the currently signed parking prohibitions on 4th Place, is consistent with the City and Local Coastal Permit policy to maintain as much on-street parking as possible, and does not obstruct emergency vehicle access, therefore, the request was denied.

Ms. Anderson has appealed staff's decision, and therefore, this matter has been referred to the Parking and Public Improvements Commission (PPIC) for review and recommendation for action by the City Council. Your comments and input are invited. The meeting information has been provided below:

**PARKING AND PUBLIC IMPROVEMENTS COMMISSION MEETING
THURSDAY, DECEMBER 6, 2012 AT 6:30 P.M.
CITY HALL COUNCIL CHAMBERS
1400 HIGHLAND AVENUE, MANHATTAN BEACH, CA 90266**

Input regarding the subject Administrative Appeal may be submitted in advance through the Community Development Department or at the hearing. Comments made in advance should be mailed or emailed to:

Nhung Madrid, Management Analyst
Community Development Department
1400 Highland Avenue
Manhattan Beach, CA 90266
nmadrid@citymb.info
(310) 802-5540

Sincerely,

Nhung Madrid

City Hall Address: 1400 Highland Avenue, Manhattan Beach, CA 90266
Visit the City of Manhattan Beach web site at <http://www.citymb.info>

4th Place east of Bayview Dr

Project Location

Current location of parking space

Requested location to relocate parking space



EXHIBIT C
PPIC 12/6/12



The Lesser Family
404 Highland Avenue
229 4th Street
225 4th Street
220 4th Place
Manhattan Beach, CA. 90266

November 26, 2012

Nhung Madrid, Management Analyst
Community Development Department
1400 Highland Avenue
Manhattan Beach, CA. 90266

Re: Administrative Appeal- 217 4th Place

Dear Nhung Madrid

Please consider this letter as our collective opposition to the appeal in the above matter. We agree with the initial denial of both requests. The 217 house was recently designed and constructed with full knowledge there was an existing (and much needed) legal parking space directly in front of the *part* of the entry area, but it was built anyway. The developer could have elected to place parking access via 4th Place, but chose instead to have all parking entry on Bayview Drive (photo 1). However, as you can see from the next photos (2 and 3), the entry is nonetheless still readily accessible.

This request can be compared to building a house directly behind the runway at LAX, then petitioning the airport to shut down because of the noise.

The second option offered on appeal, to move the parking place across to the South side of 4th Place, is a classic example of NIMBY- Make your problem someone else's, as the relocation would open full access to the 217 entry, but close off the longterm back entry of 400 Bayview, as shown in photo 4. Creating a unique parking place that impedes a legally constructed entryway for a residence is hardly an equitable resolution.

Background

As lifetime residents not only of Manhattan Beach, but of 4th Street, we have seen the transformation of the City, but the parking problem has been a constant. While building codes have addressed the parking issue, requiring more spaces per building over the years,

Nhung Madrid
November 26, 2012
Page 2

the 200 block between Highland and Bayview, from the 4th Street walk street to the 4th Place alley is unique. It is the only section in the city that still contains the five original structures built there, and two of them, 229 4th Street and 235 4th Street, have only 1 garage, while the next two down, 225 4th Street and 220 4th Place, have only two. (Photos 5 and 6)

Elimination of even a single space in this congested area, and a legal confirming space at that, is not consistent with the City and Local Coastal Permit policy to maximize beach parking. Additionally, as shown in photos 2 and 3, even with the required parking setback from Bayview Drive, there is ample entry room behind a parked vehicle to gain access into 217, as has been occurring since it was constructed.

Accordingly, the appeal should be denied. We have also enclosed five copies of this letter to be provided to the members of the Parking and Public Improvements Commission prior to the December 6th hearing.

Sincerely



Russ Lesser



Charlotte Lesser



Rick Lesser



Jan Lesser

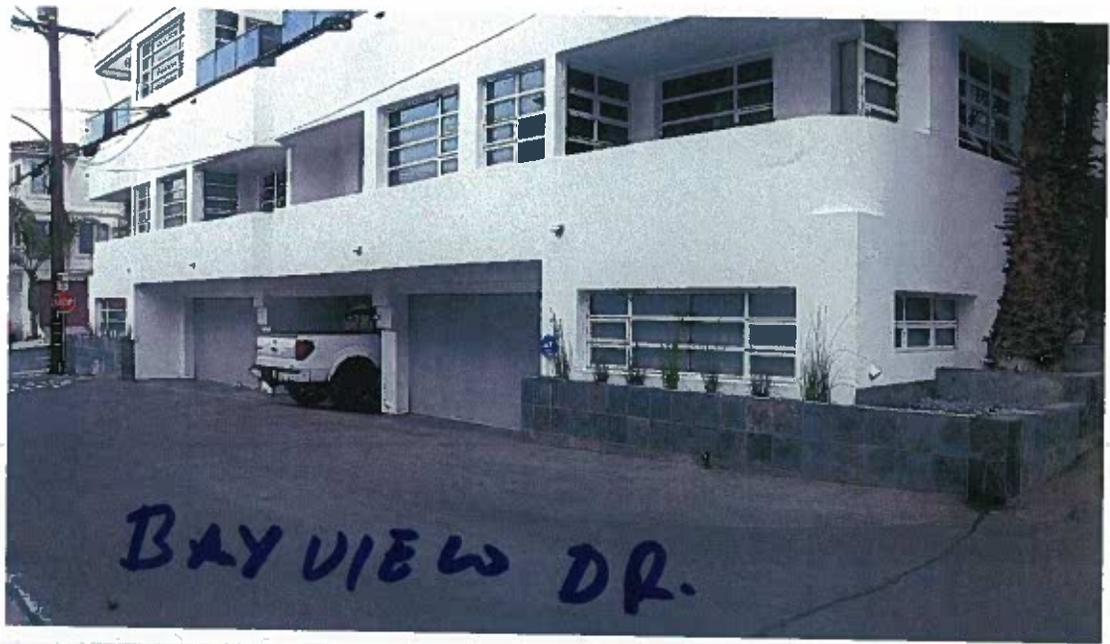


Ricky Lesser



Beka Lesser

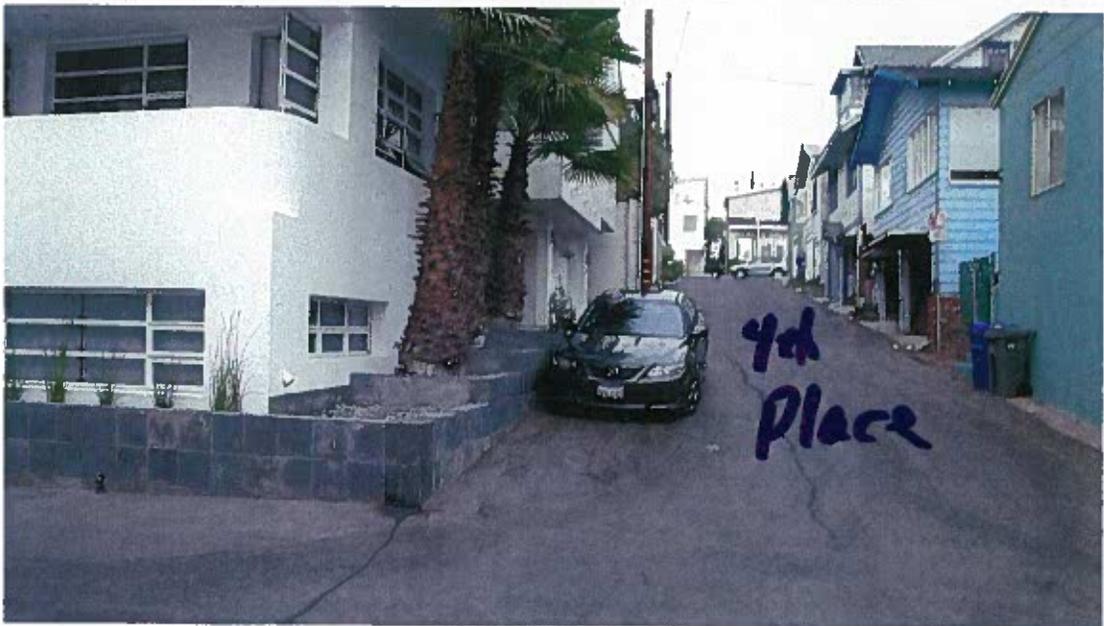
p.s. From Rick Lesser: Earlier this year I submitted a proposal to the Community Development Department suggesting that limited use spaces be marked in front of garages and carports located on Highland Avenue, Manhattan Avenue and the alleys in the beach area so that occupants of those specific dwellings could park there, creating and thus freeing up dozens of other spaces, but this idea was rejected. We need all the parking spaces we have.



1



2



3

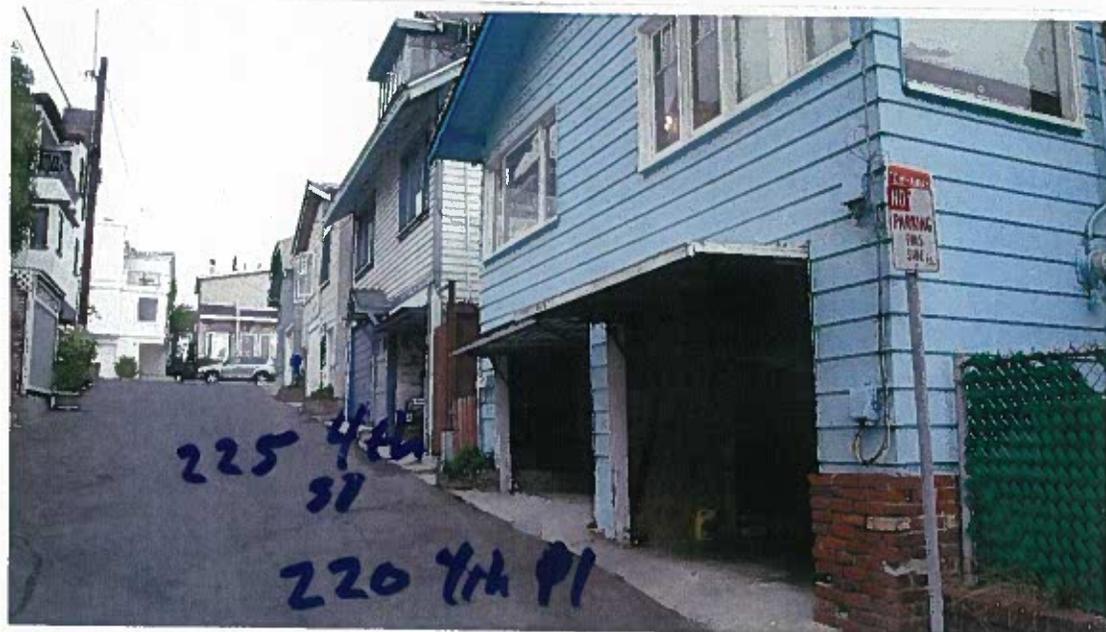


4



235 4th St
229 4th St

5



225 4th St
220 4th St

6

#2

Nhung Madrid

From: carol.sue2@verizon.net
Sent: Tuesday, December 04, 2012 5:37 PM
To: Nhung Madrid
Cc: Lawrencejon90@hotmail.com
Subject: Public Meeting Notice Administrative Appeal --217 4th Place Parking

Attention: Nhung Madrid

Thanks for seeing that this email gets to the Parking and Public Improvements Commission Meeting scheduled for Thursday, December 6, 2012 @ 6:30 P.M.

Dear Manhattan Beach Parking and Public Improvements Commission:

Larry Schoenfeld and I live at 224 5th Street in Manhattan Beach. It was brought to our attention most recently that the parking place at 217 4th Place should be removed. **We are in favor of that removal**, as it's a really narrow street and that "parking place" does sometimes make it difficult to travel up/down the street safely, as cars/trucks parked in that space block the view of oncoming cars. In addition, that parking is directly up against the side of that condo's bedroom/living space which is not thoughtful in terms of noise, pollution and for the homeowner accessing the street when a car is parked there. (We are not in favor of relocating the parking opposite its current location.)

In addition, we are also wondering if the homeowners were contacted regarding that parking placement, prior to its becoming a designated parking place. I realize that may not have been required but certainly it would have been a nice touch for "community building". We understand the limited parking in Manhattan Beach and we are lucky to have 3 parking spaces at our 1931 house where we have lived for 35 years; however, we would like for you to rethink the value of that parking place for the owners who spent a lot of \$ on that property and would like to live as peacefully as possible in our nice beach community. We are happy they are part of our neighborhood.

Thank you for taking the time to further address this parking concern!

Sincerely,
Carol Sue and Larry Schoenfeld
224 5th Street
Manhattan Beach, Ca. 90266
310-374-1013