



Agenda Item #: 07/0807.16

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Aldinger and Members of the City Council

THROUGH: Geoff Dolan, City Manager *GD*

FROM: Jim Arndt, Director of Public Works *JAA*
Dana Greenwood, City Engineer *DGC*
Gilbert Gamboa, Associate Engineer *GG*

DATE: August 7, 2007

SUBJECT: Uphold the Parking and Public Improvements Commission Recommendation to Approve a Request for a Streetlight Addition at 900 Block of Johnson Street

RECOMMENDATION:

Staff recommends that the City Council pass a motion to uphold the Parking and Public Improvements Commission (PPIC) recommendation to approve the request for a streetlight addition at the 900 Block of Johnson Street.

FISCAL IMPLICATION:

The approximate installation cost for the new streetlight addition is, up to, five hundred dollars which includes labor, materials and initial startup. If approval of the subject request is granted, this amount would be paid for by the City utilizing an existing contract with Southern California Edison (SCE). Funds in the Streetlighting Account would be used to pay for this work. There is a current deficit in the Streetlighting Maintenance Fund and the additional costs of new streetlights continue to add to this. A Proposition 218 assessment vote will be necessary to correct this situation in the future.

DISCUSSION:

A letter of request (with petition signatures) to add a streetlight to the existing (wood) utility pole located on the east side of Johnson Street (mid-block between 9th and 10th Streets) was submitted to the Department of Public Works Director. The property owners/residents at 919 Johnson Street requested the new streetlight addition to provide better illumination in this immediate vicinity of their neighborhood. The work involved would include the installation of a new 6 to 8 foot long pipe arm on the existing wood utility pole, new lamp and the connections required to energize the lamp. The new streetlight would extend in a westerly direction over Johnson Street. In the past, there have been resident concerns about glare due to the addition of streetlights. Currently, the nearest existing streetlight along Johnson Street to the south is 190 feet away at the southeast corner of the 9th Street intersection. The nearest existing streetlight along Johnson Street to the north is 150 feet away at the southwest corner of the 10th Street intersection. Streetlights in this area of the City are only typically found along the east/west alignment of numbered streets.

This item was reviewed by the PPIC at their June 28, 2007 meeting. Notices were sent out to residents within a five hundred foot radius of the subject address. Only the requesting property owners/residents attended the meeting. The requesting property owners/residents stated that the 900 block of Johnson Street is extremely dark at night which leads to potential problems with pedestrian/traffic safety and increases the possibility of burglary. In addition, the property lots along the west side of Johnson Street have front access doors, which is unusual relative to the adjacent blocks that have property fronts facing an east/west, numbered street.

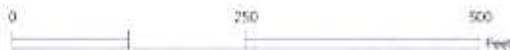
Four (4) Commissioners were in agreement that because of the support from surrounding neighbors and the lack of opposition, the request could be granted. Consequently, the Commission unanimously approved the request on a 4-0 vote (Silverman absent).

CONCLUSION:

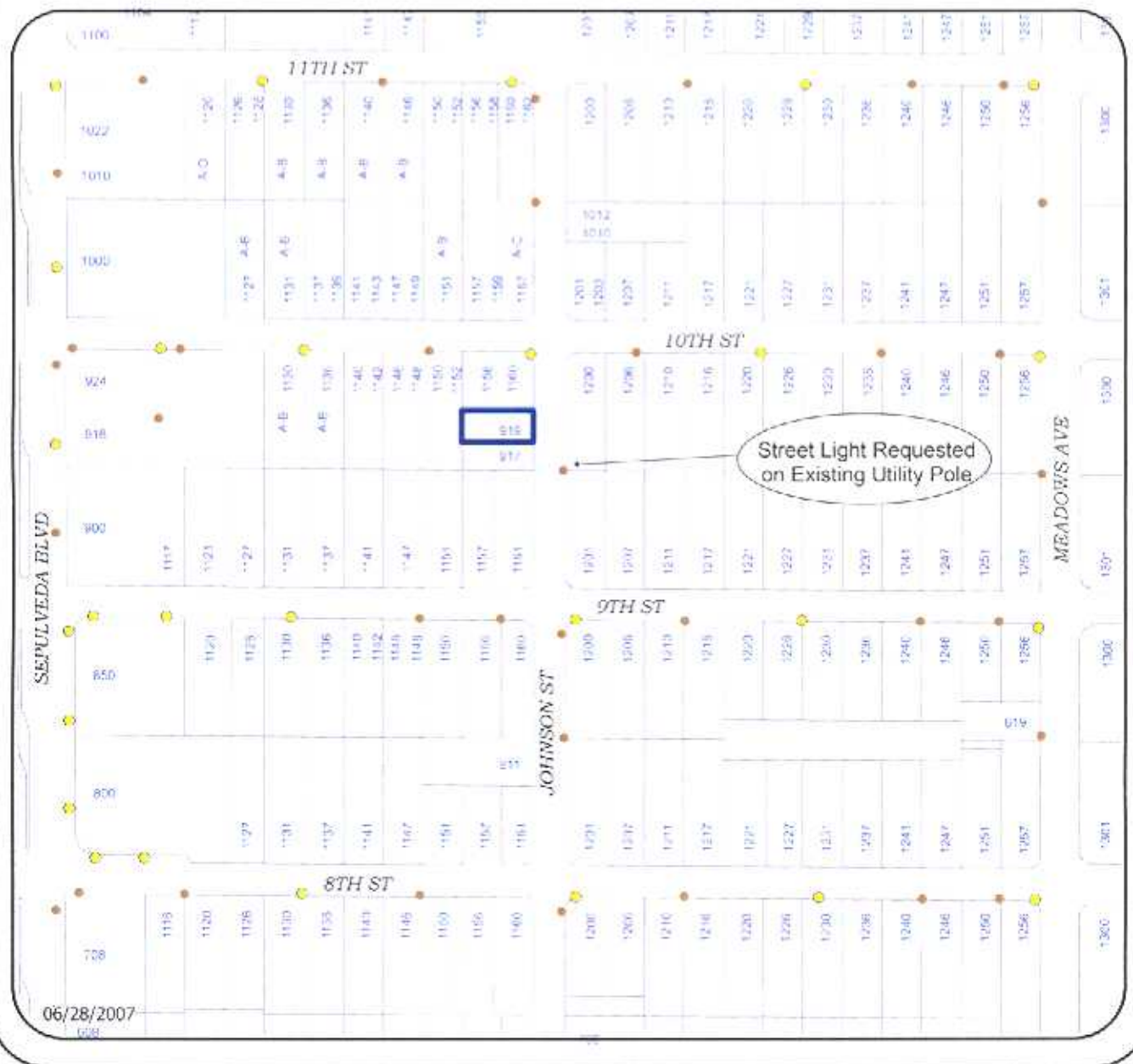
Staff is recommending that the City Council uphold the Commission's decision and allow the property owners/residents at 919 Johnson Street to add a streetlight mid-block between 9th and 10th Streets.

- attachments: Location Map
Council Meeting Public Notice (7/26/2007)
PPIC Draft minutes of 6/28/2007 meeting
Applicant's letter of request with petition signatures (3/6/2007)
Site photos
PPIC Meeting Public Notice (6/6/2007)

Street Light Request: 900 Block of Johnson St



- Existing Street Lights
- Existing Utility Poles





City Hall 1400 Highland Avenue Manhattan Beach, CA 90266-4795
Telephone (310) 802-5000 FAX (310) 802-5001 TDD (310) 546-3501

July 26, 2007

***** NOTICE OF PUBLIC MEETING *****

**REQUEST FOR A STREETLIGHT ADDITION AT
900 BLOCK OF JOHNSON STREET**

DATE: August 7, 2007
TIME: 6:30 P.M.
PLACE: City Council Chambers (1400 Highland Avenue)

Dear Manhattan Beach Property Owner/ Resident:

On June 28, 2007, the Parking and Public Improvements Commission (PPIC) reviewed a request to add a streetlight to the existing utility (wood) pole located on the east side of Johnson Street (mid-block between 9th and 10th Streets). **The Commission voted to recommend approval of the request.**

The recommendation will go on the City Council agenda during the regularly scheduled meeting on **Tuesday, August 7, 2007**. The issue will be on the portion of the agenda known as the "Consent Calendar" under the section for Boards and Commissions and will not automatically be discussed. If it is not requested to be discussed by either a member of the audience, a City staff person or a Councilmember; the PPIC recommended action will be accepted without discussion. At a point in the beginning of the meeting the Mayor will ask the audience if they would like any items to be removed from the Consent Calendar. If an item is removed it will be discussed during the portion of the agenda entitled "Items Removed from the Consent Calendar", toward the end of the meeting.

The action taken by the City Council will be the final decision regarding this request. If you have any questions or would like any additional information, please feel free to contact me at 802-5356.

Sincerely,

Gilbert Gamboa
Associate Engineer
Public Works Department

Fire Department Address: 400 15th Street, Manhattan Beach, CA 90266 FAX (310) 802-5201
Police Department Address: 420 15th Street, Manhattan Beach, CA 90266 FAX (310) 802-5101
Public Works Department Address: 3621 Bell Avenue, Manhattan Beach, CA 90266 FAX (310) 802-5301
City of Manhattan Beach Web Site: <http://www.citymb.info>

**CITY OF MANHATTAN BEACH
PARKING AND PUBLIC IMPROVEMENTS COMMISSION
MINUTES OF REGULAR MEETING
June 28, 2007
DRAFT**

A. The Regular Meeting of the Parking and Public Improvements Commission of the City of Manhattan Beach was held on June 28, 2007, at 6:38 p.m. in the City Council Chambers of the City Hall, 1400 Highland Avenue.

B. ROLL CALL

Members Present: Donahue, Paralusz, Lang

Members Absent: Silverman

Staff Present: Rosie Lackow, Senior Planner
Kara Pompano, Recording Secretary
Erik Zandvliet, Traffic Engineer

C. COMMISSION REORGANIZATION AND CEREMONIAL ITEMS

1. APPROVAL OF MINUTES – May 24, 2007

A motion was MADE and SECONDED (Donahue/Paralusz) to approve the minutes of May 24, 2007.

AYES: Donahue, Paralusz, Chairman Lang

NOES: None

ABSENT: Osterhout

ABSTAIN: None

2. RECOGNITION OF OUTGOING COMMISSIONERS

Senior Planner Lackow read Certificates of Recognition to former Commissioner Mike Lang and Outgoing Commissioner Gary Osterhout.

Chairman Lang thanked his fellow commissioner and members of staff for their hard work, and conveyed his appreciation for the opportunity to serve the Commission and the City.

3. REORGANIZATION AND WELCOME OF NEW COMMISSIONERS

Senior Planner Lackow informed the Commission that per the City's Municipal Code, the Commissioners who have served the longest, and next-to-longest without being Chairperson, shall be designated Chairperson and Vice-Chairperson respectively. She announced that Commissioner Paralusz will serve as Chairperson and Commissioner

Donahue as Vice-Chairperson. Senior Planner Lackow then introduced new Commissioners Paul Gross and Gary Stabile who were seated with fellow Commissioners Paralusz and Donahue, and stated that fellow new Commissioner Lester Silverman was unable to attend this meeting but will be in attendance at the next meeting.

E. CITY COUNCIL AGENDA

Traffic Engineer Zandvliet reported that the City Council continued the proposed installation of "Pedestrian Countdown Signal" indications in all directions at the intersection of Manhattan Beach Boulevard at Redondo Avenue, as recommended by the PPIC. The issue was continued to the July 17th City Council meeting in order to obtain more information and allow opportunity for a formal presentation on the matter.

F. AUDIENCE PARTICIPATION

None.

G. GENERAL

1. Petition Request for Painted Crosswalk on Highland Avenue at 7th Street

Traffic Engineer Zandvliet presented staff's report and recommendation to approve the request for a marked crosswalk with crosswalk warning signs on Highland Avenue at 7th Street on the north leg.

Audience Participation

Marti Padilla, 600 Block of Highland Avenue, voiced her support for the crosswalk and expressed kudos to the neighbors who took the time to make this request. She talked of the fast pace of traffic on Highland Avenue and asked that the speed trailer and increased police enforcement be designated to the area.

Discussion

Commissioner Donahue stated his support of the crosswalk.

Commissioner Gross relayed his support, sharing that the greatest benefit is that it will provide a safer access for children.

Commissioner Stabile conveyed his support of the crosswalk, noting the sound reasons put forth in the petition along with absence of any opposition.

Chairperson Paralusz noted her agreement with staff's recommendations for the crosswalk, and applauded the petitioner for participating in the process and bringing this issue to the City's attention.

Action

A motion was MADE and SECONDED (Gross/Stabile) to approve the request for a marked crosswalk with crosswalk warning signs on Highland Avenue at 7th Street on the north leg, as recommended by staff.

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

2. Request for Street Light Removal at 516 Ardmore Avenue

Associate Engineer Gamboa presented staff's report on a request from the property owner/resident at 516 Ardmore Avenue asking that the new standard concrete streetlight not be installed at this particular location because she believes this streetlight is unnecessary due to the number of existing streetlights in the immediate area.

The Commission held discussion with Associate Engineer Gamboa clarifying that there is little flexibility in where the new streetlight poles will be installed, as the goal is to have uniform coverage; that there are a total of 13 streetlights averaging 3 lights per block and spaced at an average of 150 feet (min. at 107 ft, max at 186 ft.) in this area; that the glass cover can be replaced with the newer version so as to avoid a back flash; that there is a minimum and maximum illumination level to meet at intersections; and that the current lighting configuration has been in place since the mid 1950's.

Audience Participation

Vera Nason, 500 Block of Ardmore, stated that she submitted this request because she does not believe this street light is necessary, as there are two other poles on the street which adequately give quality light. She shared that she has just spent a considerable amount of money on removing the utility poles, and that it is not fair to have a new pole go in its place and block her views.

Discussion

Commissioner Donahue shared that he finds difficulty in making a decision on this request as he is torn between public safeties versus a resident wanting a view.

Commissioner Gross stated his concern with the amount of distance that would result between streetlights if this pole is not replaced. Referencing the City's potential for liability due to "dark spots", he indicated that he does not see compelling reasons to not replace the street light.

Commissioner Stabile stated that he can emphasize with Mr. Nason, as he too has a similar situation. He relayed his concern however with the safety issues of a potential "dark spot" as the distance between lights that would result (if the street light is not to be replaced) would be greater than the average distance between lights. Commissioner Stabile concluded that he will reluctantly oppose the request.

Chairperson Paralusz agreed with Commissioner Donahue on the difficulty of this request. She stated that due to safety issues and the fact that the distance that would result if the streetlight were not to be replaced would be greater than the average distance, she too will reluctantly oppose the request.

Action

A motion was MADE and SECONDED (Gross/Stabile) to deny the request for streetlight removal at 516 Ardmore Avenue.

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

3. Request for Street Light Addition at 919 Johnson Street

Associate Engineer Gamboa presented staff's report relative to a request from the property owner/resident at 919 Johnson Street asking that a new streetlight be added to the existing utility pole located on the east side of Johnson Street (mid block between 9th and 10th Streets) to provide better illumination in this immediate vicinity of their neighborhood.

Audience Participation

Brenda Osborne, 900 Block of Johnson Street, shared that she submitted this request because the 900 block of Johnson Street is extremely dark at night, which leads to potential problems with pedestrian/traffic safety and increases the possibility of burglary.

In response to Commissioner Gross, Ms. Osborne stated that she received a supporting petition signature from everyone who was home to answer the door.

Rob Osborne, 900 Block of Johnson Street, provided a brief history on the layout of the block, explaining why the streetlight is necessary and will make the area safer. He explained that his property (at the corner of Tenth and Johnson) has an unusual orientation because when re-subdivided years ago, the shape of the lot and orientation of the front was changed to face Johnson. This is different from other neighboring corner lots which have their short side facing a numbered street, which is where the utility poles with lights are typically located.

Discussion

Commissioner Stabile indicated his support for the streetlight, pointing out the significant support from the neighborhood and the fact that no one has opposed. He shared that he is a little concerned about the setting of a precedent, but understands that the Commission will consider each request separately.

Chairperson Paralusz conveyed that she is not concerned with a possible precedent due to the uniqueness of this location and the fact that the Commission's policy is to review each request on a case by case basis.

Action

A motion was MADE and SECONDED (Donahue/Stabile) to approve a request for a streetlight addition at the 900 Block of Johnson Street.

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

H. COMMISSION BUSINESS

Traffic Engineer Zandvliet reviewed procedures and protocol of the Commission.

Chairperson Paralusz welcomed new Commissioners Gross and Stabile.

Commissioner Stabile shared that he found tonight's meeting very interesting and complimented staff for their quality of work on the matters brought before the Commission.

I. ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Brenda Osborne
919 Johnson Street
Manhattan Beach, CA 90266
(310) 379-4772

February 6, 2007

Mr. Neil Miller, Public Works Director
3621 Bell Avenue
Manhattan Beach, CA 90266

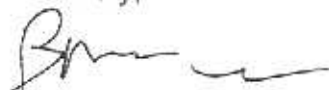
Dear Mr. Miller,

Attached is our petition requesting installation of a street light on Johnson Street between 9th Street and 10th Street. The appropriate location for the new light would appear to be on the power pole on the east side of the street, just north of 9th Street. I understand the light could be shielded so that it does not shine into the windows of the adjacent home.

The 900 block of Johnson Street is extremely dark at night, which leads to potential problems with pedestrian/traffic safety and increases the probability of burglary. We feel a street light would greatly enhance safety on our block.

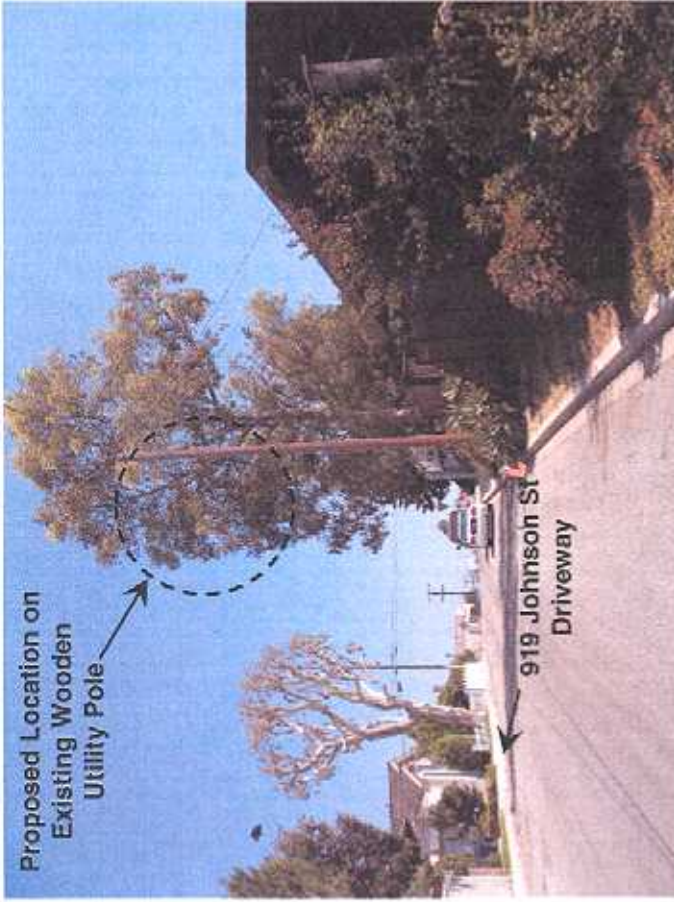
Thank you for your consideration. Please call me if you need any additional information.

Sincerely,



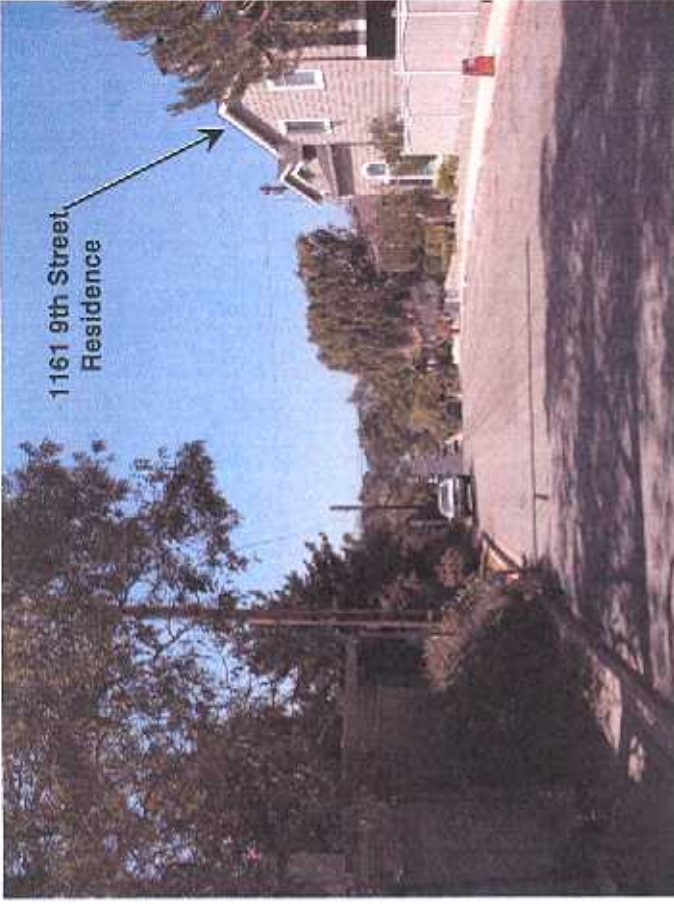
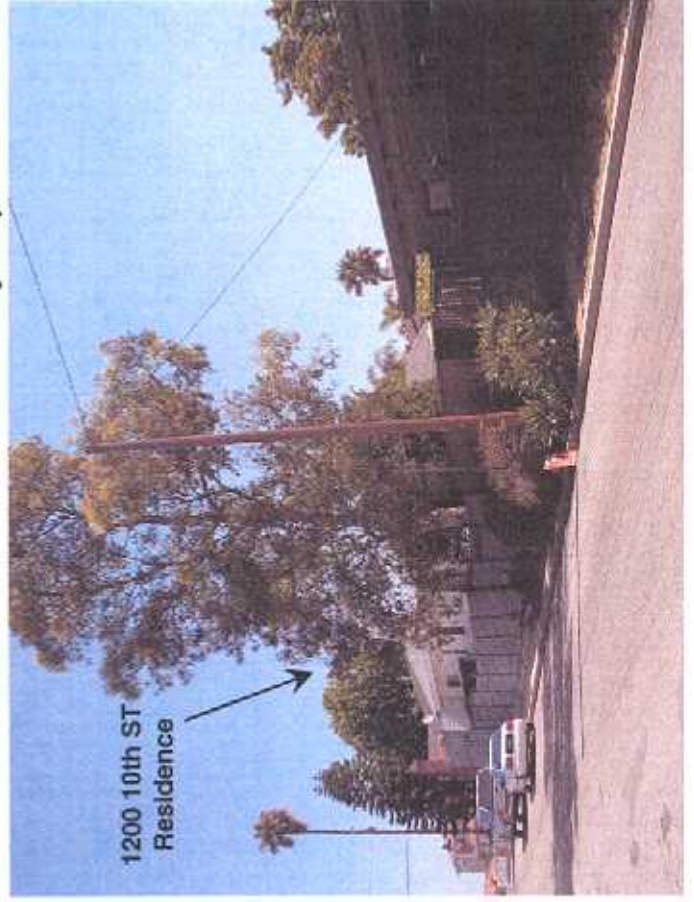
Brenda Osborne

attachment



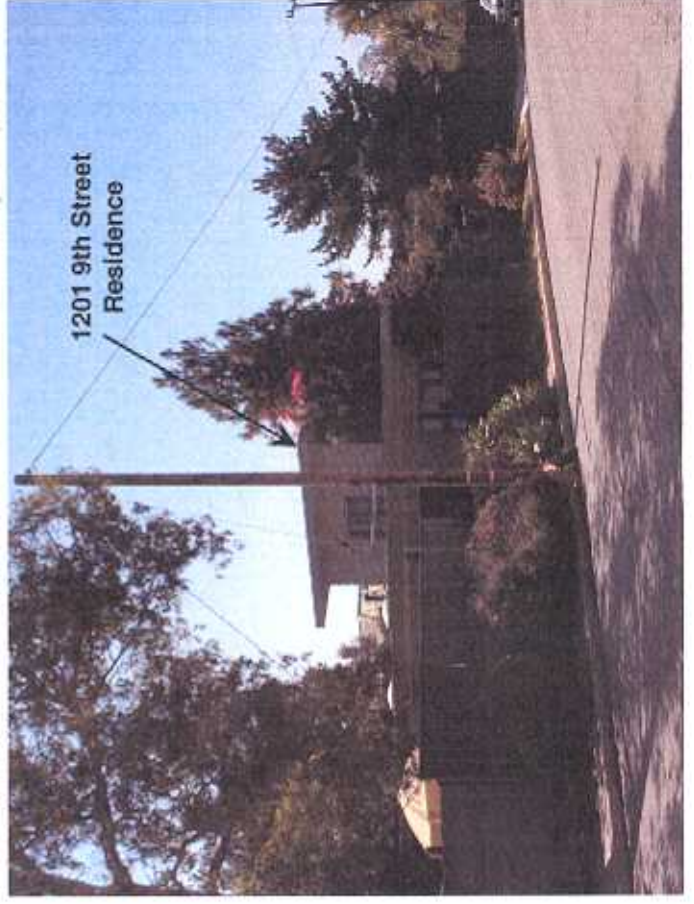
ABOVE: Looking *northbound* on Johnson St

BELOW: Northeast Elevation of Existing Utility Pole



ABOVE: Looking *southbound* on Johnson St

BELOW: Southeast Elevation of Existing Utility Pole





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June 6, 2007

***** NOTICE OF PUBLIC MEETING *****

**REQUEST FOR STREET LIGHT ADDITION AT THE
900 BLOCK OF JOHNSON STREET**

DATE: June 28, 2007

TIME: 6:30 P.M.

PLACE: City Council Chambers (1400 Highland Avenue)

Dear Manhattan Beach Property Owner/Resident:

The City recently received a petition requesting permission to authorize Southern California Edison to install a street light mast and lamp (with glare shield) to an existing utility pole located on the east side of Johnson Street, mid-block between 9th and 10th Streets. The request will be referred to the Parking and Public Improvements Commission (PPIC) for consideration. The Commission will be reviewing this matter at a public meeting on Thursday, June 28. The meeting will be held in the City Council Chambers located at 1400 Highland Avenue and will begin at 6:30 p.m. Any comments you might like to make at the meeting regarding the request would be welcomed.

If you have any questions or would like any additional information, please feel free to contact me at 802-5356.

Sincerely,

Gilbert Gamboa
Associate Engineer
Public Works Department

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