



Agenda Item #: 07/0807.17

Staff Report City of Manhattan Beach

TO: Honorable Mayor Aldinger and Members of the City Council

THROUGH: Geoff Dolan, City Manager *(Signature)*

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

DATE: August 7, 2007

SUBJECT: Uphold the Parking and Public Improvements Commission Recommendation to Deny a Request for a Streetlight Removal at 516 Ardmore Avenue

RECOMMENDATION:

Staff recommends that the City Council pass a motion to uphold the Parking and Public Improvements Commission (PPIC) recommendation to deny the request for a streetlight removal at 516 Ardmore Avenue.

FISCAL IMPLICATION:

Approval of this item would have no impact on the City's budget. Furthermore, the entire expense of removing the existing streetlight would be the responsibility of Southern California Edison, if the City Council decided to approve the applicant's original request.

BACKGROUND:

A letter of request to remove an existing streetlight located adjacent to the southwest (front) property corner of 516 Ardmore Avenue was submitted to the Department of Public Works Director. The subject streetlight is supported on an existing (wood) utility pole currently located in Utility Undergrounding Assessment District No. 2 and is scheduled to be removed and replaced with a new standard concrete streetlight pole at a future date.

The subject property is located on the 500 block between 5th and 6th Streets with a total of five properties fronting this portion of Ardmore Avenue. The nearest existing streetlight north of the subject request is approximately 107 feet away and the nearest existing streetlight to the south is roughly 155 feet away. Between 2nd Street and 9th Street along the east side of Ardmore Ave, there are a total of 13 streetlights averaging 3 lights per block and spaced at an average of 150 feet (with a minimum at 107 feet and a maximum at 186 feet).

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. In response to the notice, two (2) letters in support of the request were received by staff and only the requesting property owner/resident attended the meeting. The requesting property owner/resident stated that the new

standard concrete streetlight should not be installed at this particular location because the resident believes this streetlight is unnecessary due to the number of existing streetlights in the immediate area.

Three (3) of the four (4) Commissioners were in agreement with the concern that the amount of distance between streetlights would be greater than the average existing spacing of streetlights along Ardmore Ave as a result of removal of the subject streetlight pole. The Commission's trepidation with creating a larger spacing between streetlights is a result of the City's potential for liability due to the new creation of a "dark spot". Consequently, the Commission does not see compelling reasons to not replace the streetlight and the request was unanimously denied on a 3-0 vote (Donahue abstain and Silverman absent).

DISCUSSION:

The City receives very few formal requests for the complete removal of streetlight poles. Staff has conducted a preliminary site investigation and given that the particular streetlight is mid-block and removal of the light would not adversely affect any intersection lighting, staff does not have any outstanding protest to the request at this time. However, since streetlights are a public asset with associated Streetlight Assessment District costs paid for by property owners; the appropriate action was to conduct a public hearing giving any nearby residents the opportunity to voice their support or objection in regards to this request. Furthermore, an identical request from a property owner one block south of the subject location is currently being evaluated by staff.

Property owners were previously informed during the community meetings held regarding Undergrounding District No. 2 that although all overhead wires and wood utility poles would be removed by the process of undergrounding, streetlights would remain in their existing locations. Property owners were previously given the opportunity to voice their concerns regarding this issue.

Notices were sent out to properties located within a 500 foot radius of the subject location prior to this City Council meeting. The requesting property owner has also submitted a second letter of appeal in response to the PPIC decision.

CONCLUSION:

The sub-grade utility infrastructure has been completed and all streetlight "stub-out" conduit connection locations have already been constructed in Utility Undergrounding District No. 2. Consequently, staff is recommending that the City Council uphold the Commission's decision to deny the request for a streetlight removal at 516 Ardmore Avenue.

attachments: Location Map

Council Meeting Public Notice (7/25/2007)

PPIC Draft minutes of 6/28/2007 meeting

Applicant's letter of request (4/8/2007)

Letters in Support (6/8/2007 & 6/12/2007)

Site photos

Requesting Property Owner's 2nd Appeal Letter (7/13/2007)

PPIC Meeting Public Notice (6/6/2007)

Street Light Removal Request: 516 Ardmore Ave



- 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 25, 2007

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

**APPEAL OF A REQUEST FOR A STREETLIGHT REMOVAL
AT 516 ARDMORE AVENUE**

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 remove a streetlight located adjacent to the southwest (front) property corner of 516 Ardmere Ave. **The Commission voted to recommend denial of the request.**

The appeal and 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: Rosic 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

II. 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.

April 8, 2007

Mr Neil Miller
Director, Department of Pubic Works
3621 Bell Avenue
Manhattan Beach, Ca 90266

Dear Mr. Bell:

As we discussed, I am asking your department and the city to give serious consideration not to install the standard light pole in front of my residence. I cannot see it is necessary as there are two other poles on the street which adequately gives quality light. I have two lights on my garage.

It's not fair if you do this as I thought the whole purpose of my spending thousands of dollars was to rid me of a pole and now your are planning to put another pole in front of my view, does that make sense. Should I ask for a refund?

Don't do this. Again its not fair and ask why it is necessary. I know it has been planned, but since it has not been installed, change the plans. What can it hurt.

Please reconsider. I would appreciate hearing from you regarding the outcome of the ruling.

Sincerely,



Vera E. Nason
516 Ardmore
Manhattan Beach, Ca
310 372-7549

DAVID S. EISEN

44TH FLOOR
777 SOUTH FIGUEROA STREET
LOS ANGELES, CA 90017-5844

June 12, 2007

Gilbert Gamboa
Associates Engineer
Public Works Department
City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

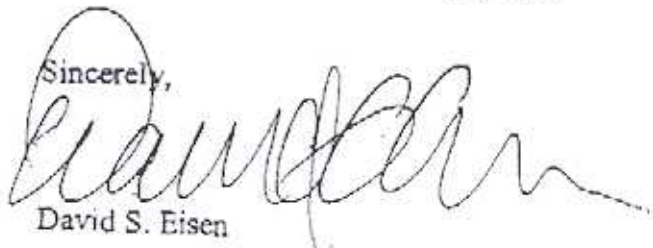
Re: Removal of Street Light

Dear Mr. Gamboa:

I own and live in the residence at 520 N. Ardmore, next door to the home at 516 N. Ardmore, whose owner has requested that the street light be removed. This confirms what I told you yesterday regarding my view on that request. Because the light presently shines directly into my bedroom window, I SUPPORT the removal of the street light. I will be unable to attend the public meeting, but this letter expresses the position I would take if I were able to attend.

If you have any questions, please feel free to call me. My work number is 213-243-4182.

Sincerely,


David S. Eisen

JERRY JAMGOTCHIAN
529 PACIFIC AVE
MANHATTAN BEACH, CA 90267

6/8/07

To: Gilbert Gamboa
Via Fax: 310-802-5001

Manhattan Beach Mayor and City Council Members
City of Manhattan Beach, CA

Re: Removal of Street Light
516 Ardmore Ave
Manhattan Beach, CA 90267

This letter is to **SUPPORT** the removal of the above referenced Street Light. As a nearby property owner, I believe that this street light is NOT necessary as there are two (2) other street lights already existing on this portion of Ardmore.

Thank you for your consideration.

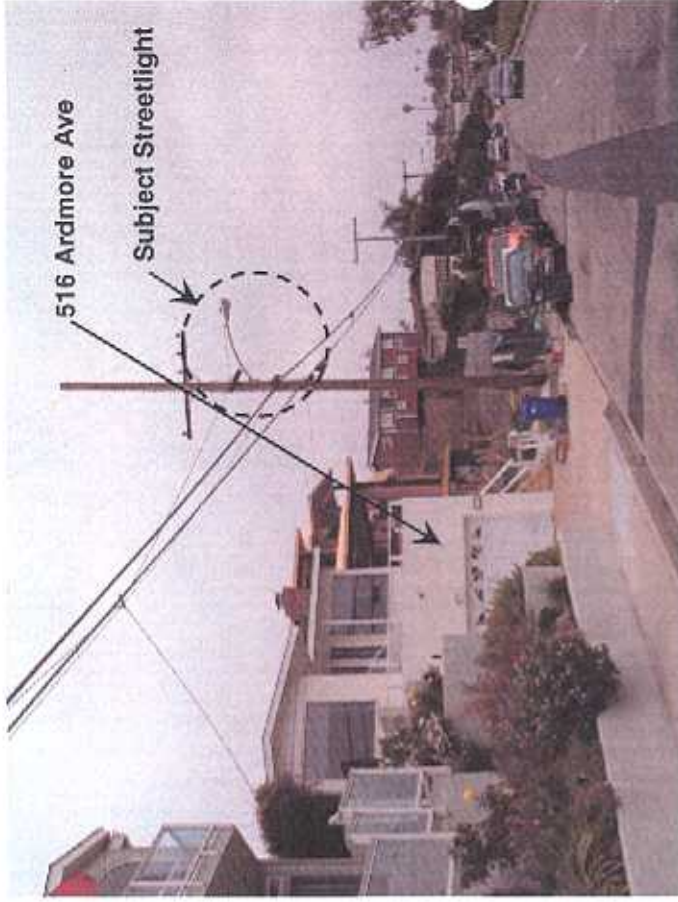
Cc: Vera Nason

A handwritten signature in black ink, appearing to be 'J. Jamgotchian', with a long horizontal stroke extending to the right.



ABOVE: Looking northbound on Ardmore Ave (at 5th ST)

BELOW: Nearest Streetlight North of 516 Ardmore



ABOVE: Looking southbound at 516 Ardmore Ave

BELOW: Typical Concrete Streetlight Standard



July 13, 2007

copy
Jim A
Dana

Members, Parking and Improvements Commission
and City Council Members
Manhattan Beach City
1400 Highland Avenue
Manhattan Beach, Ca 90266

Dear Members,

I was at the last Commission meeting when you made the terrible decision not to grant my request to MOVE or REMOVE or not to INSTALL the new light standard that will be glaring in my living room window.

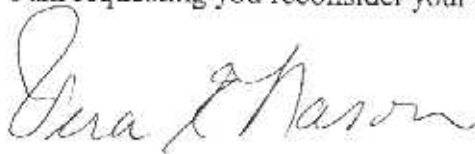
Having paid thousands of dollars for the removal of the telephone pole, and now with the impending installation of a light pole I will be blessed with two poles; a light pole and parking pole. Give me a break.

I was so disgusted with the outcome of the Commissions decision . How dare you make this decision when you are not aware of all the facts.. First of all the pole from the north of 5th street on Ardmore to one to be installed is 60', from the one south of 6th on Ardmore is 40'. It seems the distance is equally unfair to me. From 5th to 6th it takes about 4 seconds by car.

If you insist on having the pole, move it south of my window.

Think about it, AFTER SUNSET THERE IS VERY LITTLE VEHICLE, especially PEDESTRIAN TRAFFIC on Ardmore.. With lights on all the houses and garages its like daylight.

I am requesting you reconsider your decision.



Vera E. Nason
516 N. Ardmore
Manhattan Beach, Ca 90266

RECEIVED
CITY OF MANHATTAN BEACH

JUL 16 2007

PS. The Nasons have lived in M.B. since the very early 60s, its time to start being fair to the people who have lived here for years.

cc: City Council
Daily Breeze



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

June 6, 2007

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

**REQUEST FOR STREET LIGHT REMOVAL AT
516 ARDMORE AVENUE**

DATE: June 28, 2007

TIME: 6:30 P.M.

PLACE: City Council Chambers (1400 Highland Avenue)

Dear Manhattan Beach Property Owner/Resident:

The City's Public Works Department recently received a formal written request to authorize Southern California Edison to REMOVE a street light located adjacent to the southwest property corner of 516 Ardmore Ave. 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 (310) 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
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