



Agenda Item #: 07/1002.10

# Staff Report

## City of Manhattan Beach

**TO:** Honorable Mayor Aldinger and Members of the City Council

**THROUGH:** Geoff Dolan, City Manager *GD*

**FROM:** Richard Thompson, Director of Community Development *RT/g*  
Erik Zandvliet, City Traffic Engineer *EZ*

**DATE:** October 2, 2007

**SUBJECT:** Consideration of PPIC Recommendation to Approve a Disabled Parking Space on Manhattan Avenue North of 10<sup>th</sup> Street

---

### RECOMMENDATION:

It is recommended that the City Council pass a motion to approve the Parking and Public Improvements Commission recommendation to convert one metered diagonal curb space to a disabled street parking space on the west side of Manhattan Avenue just south of 10<sup>th</sup> Place adjacent to 1001 Manhattan Avenue.

### FISCAL IMPLICATION:

The recommended modifications can be accomplished through existing Public Works programs and budgets.

### BACKGROUND:

On July 25, 2007, the Planning Commission reviewed a Use Permit for a proposed two-story office and retail building at 1001 N. Manhattan Avenue. Normally, at least one off-street disabled parking space would be required in the proposed 12-space underground parking garage. However, since this property is within the downtown parking district and meets certain requirements, no off-street parking is required. Due to the topography of the site and constraints of the underground garage, accessible parking is not feasible with the proposed design. Taking these conditions into consideration, the applicant suggested that an existing diagonal parking space be converted to a disabled parking space to serve not only the proposed project, but all retail businesses in the area without off-street disabled parking. The Planning Commission agreed and directed staff to forward this proposal to the PPIC.

### DISCUSSION:

As described in the attached report, the Traffic Engineer determined that the City's guidelines for the installation of disabled street parking have been met. The City has received no objections to the potential loss of public parking.

***PPIC Review***

On August 23, 2007, the Parking and Public Improvements Commission reviewed the Traffic Engineer's report and noted the Downtown Business and Professional Association's support of the disabled street parking space. The Commission agreed with the Traffic Engineer's findings and voted unanimously with the staff recommendation.

Meeting notices were sent to all properties within 300 feet of the requested space location for both the PPIC and City Council meetings.

**ALTERNATIVES:**

1. APPROVE the recommendation of the Parking and Public Improvements Commission.
2. REMOVE this item from the Consent Calendar and modify the recommendation or provide staff with direction.


Attachments: A. PPIC report dated 8/23/07, with attachments  
B. PPIC Minutes (Excerpt) 8/23/07  
C. Meeting notice, 8/23/07

G:\TRAFFIC & ROW DIVISION\CITY COUNCIL\CC Staff Reports\CSR-1001 manhattan-HC Space.doc

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

**TO:** Parking and Public Improvements Commission

**FROM:** Richard Thompson, Director of Community Development  
Susan Matthews, Management Analyst

**BY:** Erik Zandvliet, Traffic Engineer 

**DATE:** August 23, 2007

**SUBJECT:** **Consideration of a Disabled Street Parking Space  
Manhattan Avenue North of 10<sup>th</sup> Street**

**RECOMMENDATION:**

That the Commission recommend approval to convert one metered diagonal curb space to a disabled street parking space on the west side of Manhattan Avenue just south of 10<sup>th</sup> Place adjacent to 1001 Manhattan Avenue.

**DISCUSSION:**

On July 25, 2007, the Planning Commission approved a Master Use Permit and Coastal Development Permit with conditions for a proposed two-story, mixed-use commercial building at 1001 N. Manhattan Avenue. The building will consist of a restaurant, retail and office space and will replace an existing structure destroyed by fire in December 2006.

Due to the location, size and scope of the project in the Downtown Commercial District, there is no requirement to provide private, on-site parking. However, the applicant would like to provide six compact and six standard underground parking spaces for use by employees. Even though the applicant is electing to provide parking, Building and Safety codes and American with Disabilities Act (ADA) requirements for disabled parking are activated and the project must therefore provide one off-street disabled parking space.

The City's Traffic Engineer reviewed the topography of the site and the proposed plans and determined that disabled parking and ADA access requirements are not feasible for the proposed design. Specifically, access to the street and building would have to be provided by elevator service, the construction and maintenance of which would put an undue financial burden on the applicant. Taking these conditions into consideration, the applicant suggested that an existing diagonal curb parking space be converted to a disabled parking space to serve not only the proposed project, but all retail businesses in the area that do not provide off-street disabled

parking. The Planning Commission agreed and directed staff to explore this possibility. This matter has been forwarded to the PPIC for its consideration.

### **City Residential Disabled Street Parking Guidelines**

The City has established Disabled Street Parking Guidelines as a way to determine the need for accessible disabled parking by looking at the availability of parking on private property as well as on the street. These policy guidelines have been used by staff to evaluate requests for disabled street parking in residential areas only. The Guidelines are intended to provide disabled street parking for residents adjacent to their homes where a hardship or burden is evident and can be addressed without significant impact to the health and welfare of the neighboring residents. The Americans with Disabilities Act (ADA) and the City Building Code govern staff's determination of accessibility, need and reasonableness when evaluating the existing property conditions.

Staff conducted a field investigation of the available parking in the area of 1001 N. Manhattan Avenue using the applicable criteria from the Disabled Street Parking Guidelines to determine if disabled street parking is feasible. An evaluation of the criteria is described below:

#### **Resident Request**

The request was made by the applicant and endorsed by the Planning Commission for the benefit of all disabled customers and merchants in the downtown area.

#### **Notification**

Staff conducted a field investigation and mailed written notice of the request to nearby businesses. (See attached.) No objections to the proposed space have been received.

#### **Accessible Path**

The proposed space is on the west side of Manhattan Avenue in an area of diagonal parking with time-limit meters. There is an accessible path from the space to the front doors of 1001 Manhattan Avenue and other businesses via the sidewalk and existing curb ramps at 10<sup>th</sup> Place. A new loading area would have to be striped to the north of the proposed space for the disabled space.

#### **Off-Street Parking**

All off-street parking was evaluated for feasibility. There are no feasible spaces on private property or other spaces in the public right-of-way adjacent to the property.

#### **Parking Demand**

There are four (4) available on-street spaces on Manhattan Avenue between 10<sup>th</sup> Street and 10<sup>th</sup> Place. The proposed location would designate one of the four spaces, or 25 percent, as a public disabled space. While there is a high demand for street parking in the area, the proposed space is the most accessible parking space to several businesses along Manhattan Avenue, and other parking is also available on the both sides of Manhattan Avenue. High parking demand actually increases the need for disabled street parking, since unoccupied spaces are rarely available that are accessible to nearby businesses.

## **CONCLUSION:**

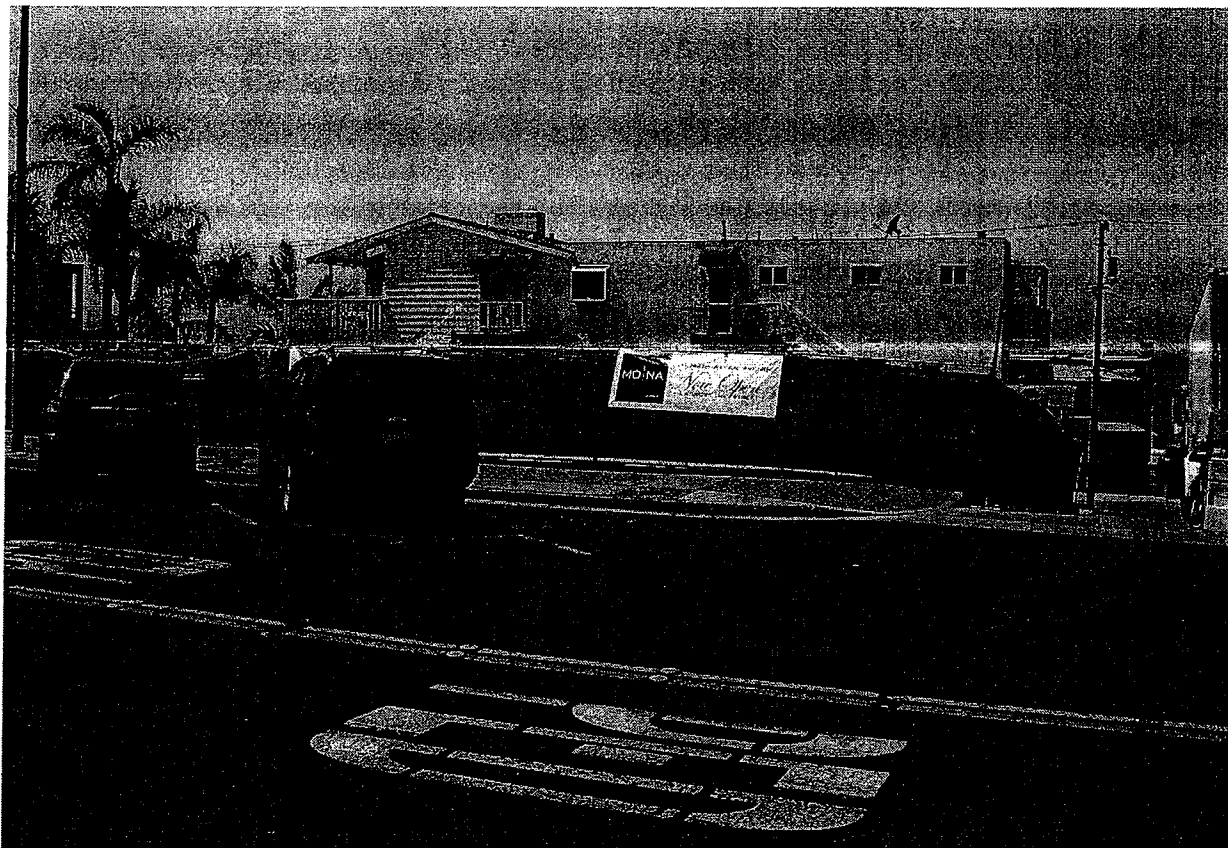
The proposed commercial project will providing twelve new (12) parking spaces that are not required by City standards for new development in the Downtown Commercial District, where demand for street parking is extremely high. Providing additional on-site parking for employees will reduce the overall demand for public parking adjacent to the building. Based on the high parking demand and scarcity of accessible private and public disabled parking in the immediate area, staff recommends approval to convert one metered diagonal curb space to a disabled street parking space on the west side of Manhattan Avenue just south of 10<sup>th</sup> Place adjacent to 1001 Manhattan Avenue.

## **EXHIBITS:**

1. Aerial Photo
2. Disabled Street Parking Guidelines
3. Public Notice

✿

Manhattan Avenue is a two-lane collector street with an 80 foot wide right-of-way and 60 foot street width. The speed limit is 25 mph. There is metered short-term diagonal street parking on both sides. 10<sup>th</sup> Street is a walk street with curb bulb-outs to the south of 1001 Manhattan Avenue and 10<sup>th</sup> Place tees into Manhattan Avenue from the west. There are pedestrian curb ramps on both corners of Manhattan Avenue at 10<sup>th</sup> Place. Conversion of a diagonal metered space to a disabled space would require the removal of one parking meter along with the associated revenue, since disabled parking is exempt from time-limit restrictions pursuant to ADA regulations.



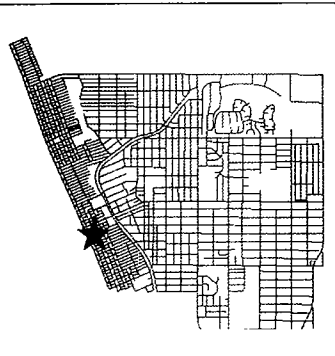
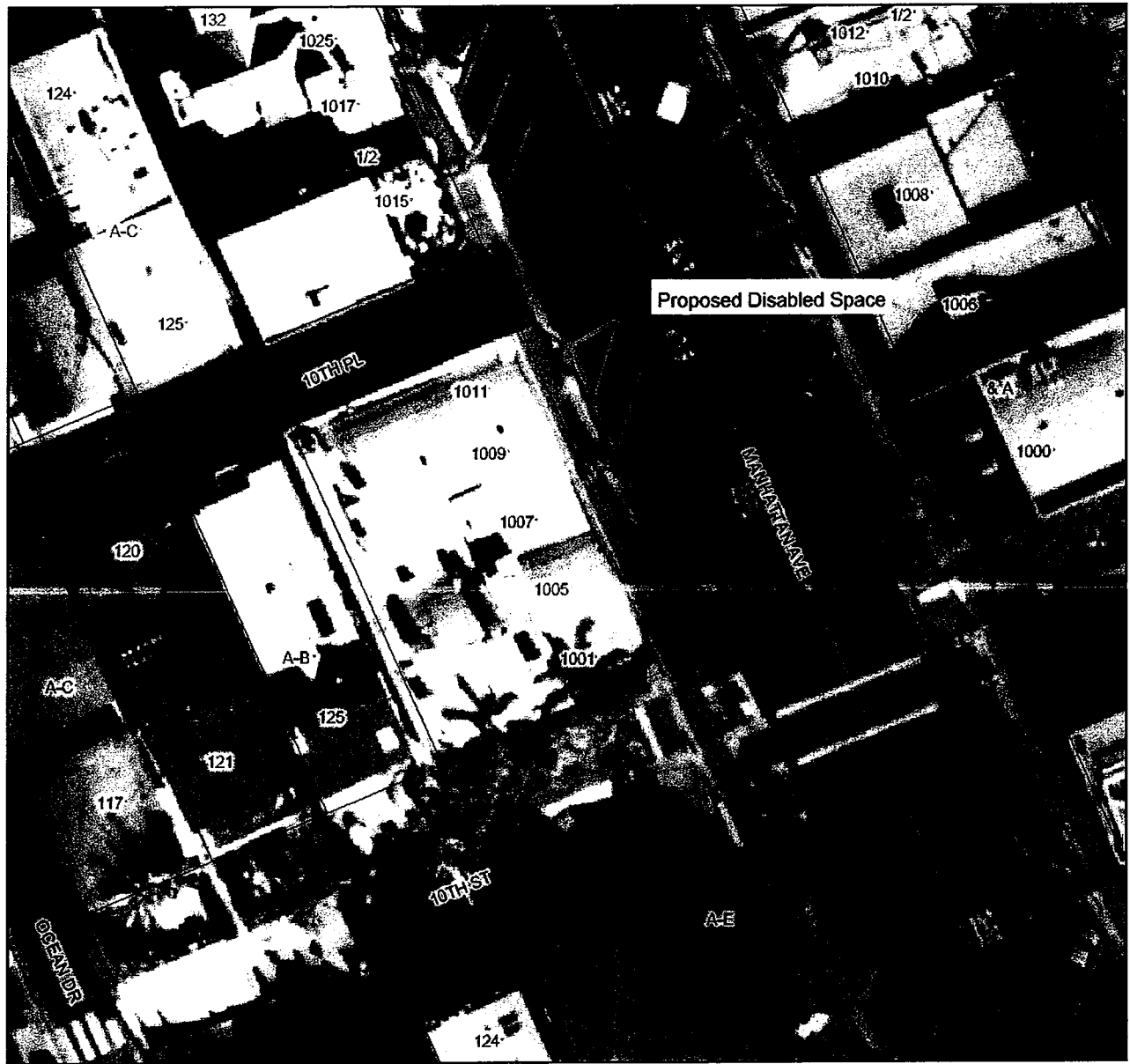
1001 Manhattan Avenue at 10<sup>th</sup> Place Looking West

Staff has determined that all of the applicable disabled street parking guidelines have been met and that private disabled parking is not available.

**PUBLIC NOTICE:**

A public notice was sent to residents and property owners within 300 feet of the proposed project. No objections to the proposed change to public parking spaces were received by the City. The Downtown Business and Professional Association also supports the proposed disabled parking space.

# 1001 Manhattan Ave. - Disabled Parking Space



## Legend

Scale: 1:456

- Addresses
- Parcels
- 2006 4in color Basemap
- BEACH
- BLOCK
- DEADEND (cont)
- PARK
- PIER
- PRIVATE STREET
- SCHOOL
- STREET
- WALK STREET

This map is a user-generated static output from the "MB GIS Info" Intranet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

0 26 52 ft.



# EXHIBIT

## City of Manhattan Beach

### DISABLED STREET PARKING GUIDELINES

The City of Manhattan Beach recognizes that there are certain locations within the City that do not provide sufficient and/or accessible off-street parking. Pursuant to California Vehicle Code Sections 22507 and 22511 et al., a limited number of on-street parking spaces may be designated by the City for the benefit of residents with an identifiable need for disabled parking without significantly affecting the available curb parking in an area. In these cases, the Americans with Disabilities Act, in conjunction with the following guidelines, will be used to determine where disabled street parking may be placed and maintained.

#### RESIDENT REQUEST

The applicant must submit a written request for disabled street parking. The letter should identify the specific preferred parking location, and provide an explanation of the conditions that make all available off-street parking inaccessible and a reason why street parking is required.

#### DISABLED PARKING PERMIT

At least one of the residents must have a valid disabled parking permit and live in the adjacent dwelling. A copy of the permit and proof of residency will be kept on file. Temporary permits are not eligible for consideration.

#### NOTIFICATION

Upon receipt of a completed application, staff will conduct a field investigation and mail a written notice to potentially affected properties up to 150 feet of the applicant's property. The notice will include a description of the request and City approved conditions for any appeal to the proposed on-street disabled parking space.

#### ACCESSIBLE PATH

The property should have an accessible path from the street side to the residence. The degree of accessibility may be dependent on the severity of the disability. When the passenger side of the vehicle must be used for disabled access, then there should be an accessible loading area along the street curb or shoulder.

#### OFF STREET PARKING

The applicant is expected to use all available off-street spaces before qualifying for on-street disabled parking. The Traffic Engineer will determine if accessible off-street parking exists or could be reasonably provided. The personal needs and financial means of the applicant's household will be considered when assessing the availability of possible off-street spaces. Disabled street parking will only be considered in locations where there is existing curb parking. No other off-street parking should be available to the resident with greater accessibility than the requested on-street space.

#### PARKING DEMAND

The proposed disabled street parking space should minimize the impact to the amount of on-street parking generally available for other residents or impose other adverse effects upon directly adjacent properties. However, priority may be given to a disabled space that is not adjacent to the applicant's property when closer accessible spaces are not available. Time limit parking is not a condition for disabled parking.

#### LAYOUT

The disabled parking space should be 9 feet wide and 20 feet long, identified with a blue curb and/or blue outline stripe and a disabled parking sign or marking. The parking space must not impede traffic or block sight lines for other vehicles on the street.

#### COST

There will be no cost for application process or the installation of signs and markings to designate on-street disabled parking spaces.

#### RENEWAL

A biennial renewal is required to maintain any on-street disabled parking space. The applicant must submit written verification of renewal of their disabled placard or plate and proof of residency prior to the expiration date of the placard. Failure to renew an on-street disabled parking space will be grounds for removal of the space.

#### REVOCATION AND REMOVAL

The City reserves the right to remove or relocate disabled street parking space(s) at any time, including failure to biennially renew the space(s) or maintain a valid permit status, relocation of the resident requiring disabled parking, or changes that result in a failure to meet one or more of the above guidelines.





# City of Manhattan Beach

## Community Development

---

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

Date: August 10, 2007

### PUBLIC MEETING NOTICE

Re: Request for Disabled Parking Space on Manhattan Avenue North of 10<sup>th</sup> Street

Dear Property Owner or Resident:

The City recently received a request to remove a metered street parking space on the west side of Manhattan Avenue north of 10<sup>th</sup> Street and replace it with a disabled parking space for public use.

The Parking and Public Improvements Commission will review this request at a public meeting on Thursday, August 23, 2007. The meeting will be held in the City Council Chambers, 1400 Highland Avenue, and will begin at 6:30 p.m. Interested parties are encouraged to attend the meeting and provide comments.

If you would like additional information about this request, please call (310) 802-5540 or send an e-mail to [smatthews@citymb.info](mailto:smatthews@citymb.info).

Sincerely,

Susan Matthews  
Management Analyst  
Community Development Department

**CITY OF MANHATTAN BEACH  
PARKING AND PUBLIC IMPROVEMENTS COMMISSION  
MINUTES OF REGULAR MEETING  
August 23, 2007  
(DRAFT EXCERPT)**

**2. Consideration of a Disabled Street Parking Space on Manhattan Avenue North of 10<sup>th</sup> Street**

Traffic Engineer Zandvliet presented the staff report, including background issues, and staff's recommendation to approve the conversion of one public metered diagonal curb parking space to become a disabled street parking space on the west side of Manhattan Avenue just south of 10<sup>th</sup> Place adjacent to 1001 Manhattan Avenue.

Senior Planner Lackow mentioned the Downtown Business Association's support of this request and that no objections to the request were received after notices were mailed out to both property owners and tenants/residents in a radius of 300 feet surrounding the project the subject site.

**Discussion**

Commissioner Gross expressed his support for the staff recommendation. He related his understanding that the City does not have a policy on parking of this type and stated his concern over the cumulative impact of approving this request.

It was pointed out by Commissioner Silverman that, even though one on-street parking space would be eliminated, 12 additional parking spaces will be added with the renovation of the subject property.

Relating his support of the request, Commissioner Donahue pointed out that there would be a net gain in parking and that the Downtown Business Association supports the space conversion.

Chairman Paralusz agreed with the staff recommendation. She noted that requests such as this are considered on a case-by-case basis and commended the applicant for taking the opportunity to make this request and for adding 12 parking spaces, both of which will benefit the applicant's business as well as others in the area.

A motion was MADE and SECONDED (Gross/Donahue) to approve the staff recommendation to convert one metered diagonal curb parking space to a disabled street parking space on the west side of Manhattan Avenue just south of 10<sup>th</sup> Place adjacent to 1001 Manhattan Avenue.

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



City Hall

1400 Highland Avenue

Manhattan Beach, CA 90266-4795

Telephone (310) 802-5000

FAX (310) 802-5001

September 25, 2007

## PUBLIC MEETING NOTICE

Re: Request for Disabled Parking Space on Manhattan Avenue North of 10<sup>th</sup> Street

Dear Property Owner or Resident:

The City recently received a request to remove a metered street parking space on the west side of Manhattan Avenue north of 10<sup>th</sup> Street and replace it with a disabled parking space for public use.

The Parking and Public Improvements Commission reviewed this request at a public meeting on Thursday, August 23, 2007. The Commission recommended that the City Council **approve** this request.

The City Council will review these recommendations at a public meeting on Tuesday, October 2, 2007. The meeting will be held in the City Council Chamber, 1400 Highland Avenue, and will begin at 6:30 p.m. Any comments you might like to make at the meeting would be welcomed. The Staff Report for this item will be posted on the City's website [www.Citymb.info](http://www.Citymb.info) approximately 72 hours prior to the meeting.

The issue will be on the portion of the agenda known as the "Consent Calendar", meaning that it 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 recommended action will be approved without discussion. At a point at 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 you do not agree with the recommended action for this item, be sure to request that it be removed at that time. It will then be discussed during the portion of the agenda entitled "Items Removed from the Consent Calendar", toward the end of the meeting.

If you have any questions or would like any additional information, please call me at 802-5515, or send an e-mail to [rlackow@citymb.info](mailto:rlackow@citymb.info).

Sincerely,

Rosemary Lackow  
Senior Planner

Fire Department Address: 400 15<sup>th</sup> Street, Manhattan Beach, CA 90266 FAX (310) 802-5201

Police Department Address: 420 15<sup>th</sup> Street, Manhattan Beach, CA 90266 FAX (310) 802-5101

Public Works Department Address: 3621 Bell Avenue, Manhattan Beach, CA 90266 FAX (310) 802-5301