




Agenda Item #: 07/1016.15

# Staff Report

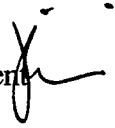
## City of Manhattan Beach

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

**THROUGH:** Geoff Dolan, City Manager

**FROM:** Richard Thompson, Director of Community Development  
Erik Zandvliet, City Traffic Engineer 

**DATE:** October 16, 2007

**SUBJECT:** Uphold the Parking and Public Improvements Commission Recommendation to Approve Overnight Parking Restrictions on Artesia Boulevard Between Peck Avenue and Prospect Avenue 

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### RECOMMENDATION:

It is recommended that the City Council pass a motion to approve the Parking and Public Improvements Commission recommendation to post "NO PARKING 2AM-7:30 AM" restrictions on all days along the north side of Artesia Boulevard between Prospect Avenue and Peck Avenue.

### FISCAL IMPLICATION:

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

### BACKGROUND:

On September 11, 2007, Julie Ruisinger, Principal of Mira Costa High School, submitted a letter requesting "NO PARKING 2AM-7:30AM MONDAY THRU FRIDAY" restrictions on the north side of Artesia Boulevard between Meadows Avenue and Peck Avenue. Ms. Ruisinger states that the high school staff has observed a sharp increase in the number of cars parked for sale along the high school frontage which is impacting valuable parking for students, visitors and staff.

### DISCUSSION:

As described in the attached report, the Traffic Engineer determined that recurring parking of "vehicles for sale" is adversely impacting the ability for the general public to park along Artesia Boulevard adjacent to Mira Costa High School. The City received no objections to the proposed overnight parking restrictions.

In conjunction with the PPIC notice, the Journey of Faith Church, located on Artesia Boulevard just west of Mira Costa High School, also requested that the curb parking along their frontage

also be posted with the same restrictions but was unable to attend the PPIC meeting. This additional street segment has been included in the City Council recommendation.

***PPIC Review***

On September 27, 2007, the Parking and Public Improvements Commission reviewed the Traffic Engineer's report and discussed the request. The Commission agreed with the Traffic Engineer's findings and voted unanimously with the staff recommendation.

Meeting notices were sent to all properties on the north side of Artesia Boulevard within 300 feet of the requested parking restrictions for both the PPIC and City Council meetings. Other than as noted, no further input has been received.

**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 9/27/07, with attachments
  - B. PPIC Minutes (Excerpt) 9/27/07
  - C. City Council meeting notice, 10/2/07
  - D. E-mail request from Journey of Faith Church

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

**TO:** Parking and Public Improvements Commission

**FROM:** Richard Thompson, Director of Community Development 

**BY:** Erik Zandvliet, Traffic Engineer 

**DATE:** September 27, 2007

**SUBJECT:** Consider Overnight Parking Restrictions on Artesia Boulevard  
Adjacent to Mira Costa High School

**RECOMMENDATION:**

That the Commission recommend posting “NO PARKING 2AM-7:30 AM” restrictions on all days along the north side of Artesia Boulevard between Meadows Avenue and Peck Avenue.

**BACKGROUND:**

On September 11, 2007, Julie Ruisinger, Principal of Mira Costa High School, submitted a letter requesting “NO PARKING 2AM-7:30AM MONDAY THRU FRIDAY” restrictions on the north side of Artesia Boulevard between Meadows Avenue and Peck Avenue. Ms. Ruisinger states that the high school staff has observed a sharp increase in the number of cars parked for sale along the high school frontage which is impacting valuable parking for students, visitors and staff.

**DISCUSSION:**

Artesia Boulevard is an 80-foot wide, four-lane major arterial street that provides east-west regional traffic circulation along the City’s southern boundary. Artesia Boulevard carries approximately 29,640 vehicles per day with a speed limit of 40 mph. There is a slight downhill grade in the eastbound direction. The segment between Meadows Avenue and Peck Avenue is improved with curbs, gutters, sidewalks and painted parking tees on the north side. Curb parking is allowed on the north side with commercial and street sweeping parking restrictions between Prospect Avenue and Redondo Avenue. Mira Costa High School is located on the north side between Meadows Avenue and Peck Avenue. The Journey of Faith Church is located to the west of the high school and multifamily homes are located to the east. Meadows Avenue and Peck Avenue are signalized at their intersection with Artesia Boulevard.

Field observations were made during peak travel and parking periods. Staff confirmed the existing conditions and observed heavy parking demand during school hours and moderate parking demand in the evening. On school days, curb parking is often fully occupied with student and staff vehicles. On numerous field visits at all hours, there were many vehicles with “FOR SALE” signs in the windows parked along the north side of the street. On several occasions, more than 12 vehicles for sale were parked, especially on weekends. The typical

pattern by owners selling their vehicles is to park for several days on a major street with good exposure, often arriving early in the morning to find key parking locations. In a discussion with the City, school representatives noticed that the number of vehicles for sale lessened overnight, but returned again in the early morning before staff and students arrive.

The City's Municipal Code does not specifically prohibit "vehicles for sale" parked on city streets. In recent years, numerous cities have been challenged on the constitutionality of prohibiting the private sale of vehicles in their jurisdictions. In concurrence with legal opinion, the City removed Section 14.36.070 from its Municipal Code prohibiting the sale of vehicles on City streets. Currently, the only other means at enforcing "vehicles for sale" is to post parking restrictions. Absent parking restrictions, the City can enforce a maximum of 72 hour parking in the same location.

### **2-Hour Parking Restrictions**

Staff considered many different parking restrictions as a means to discourage "vehicles for sale" at this location. Daytime parking restrictions would tend to impact school related parking needs, potentially relocating the existing parking demand onto residential streets. 2-hour parking restrictions during the day could be effective, however, many staff and after-school activities require longer parking times. 2-hour restrictions could also unnecessarily impact local resident parking both by relocating longer-term parking demand and by preventing the use of the curb spaces for residents and their visitors. Limited time parking tends to be more difficult to enforce, due to the need for officers to return twice to the same vehicle for a citation.

### **No Parking Restrictions**

Conversely "No Parking" restrictions are easier to enforce. While overnight parking restrictions would have little effect on school parking needs, it could have some impact on nearby multifamily residences along Artesia Boulevard. However, staff believes an overnight parking prohibition between 2am and 7:30am would have the least impact due to light parking demand during these hours and available street parking on other nearby streets. The 7:30am ending time would give school staff, students and visitors the greatest opportunity to find empty parking spaces each morning.

Meeting notices were sent to all adjacent properties along the north side of Artesia Boulevard extending 300 feet beyond the subject area in each direction, within the City of Manhattan Beach.

### **CONCLUSION:**

Based on the existing adverse impacts to the high school and adjacent residential properties caused by vehicles for sale, "NO PARKING 2AM-7:30AM" restrictions are recommended on all days on the north side of Artesia Boulevard between Meadows Avenue and Peck Avenue.

### **ATTACHMENTS**

- Mira Costa High School Letter Request
- Aerial Location Photo
- Meeting Notice

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# Mira Costa High School

701 South Peck Avenue • Manhattan Beach, CA 90266-7196  
(310) 318-7337 • Fax (310) 303-3814

September 11, 2007

Mr. Erik Zandvliet, City Traffic Engineer  
City of Manhattan Beach  
1400 Highland Avenue  
Manhattan Beach, CA 90266

**SUBJECT: Request for Overnight Parking Restrictions  
Artesia Boulevard between Meadows Avenue and Peck Avenue**

Dear Mr. Zandvliet,

The staff at Mira Costa High School has observed an alarming increase in the number of cars parked along the school's street frontage on Artesia Boulevard with "For Sale" signs in the windows. These cars park for extended periods, occupying valuable public parking spaces that could otherwise be used for school staff, visitors and students. We ask that the City post "NO PARKING – 2:00 AM to 7:30 AM – Monday through Friday" signs along the north side of Artesia Boulevard between Meadows Avenue and Peck Avenue to discourage this area from being used as a used car lot.

Thank you for your consideration of this ongoing problem. If you have questions, please contact me at 310-318-7337 x 5000.

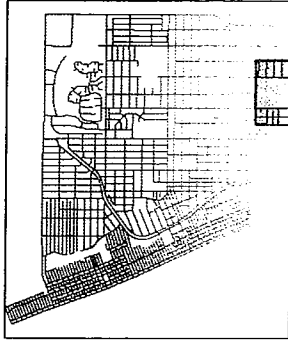
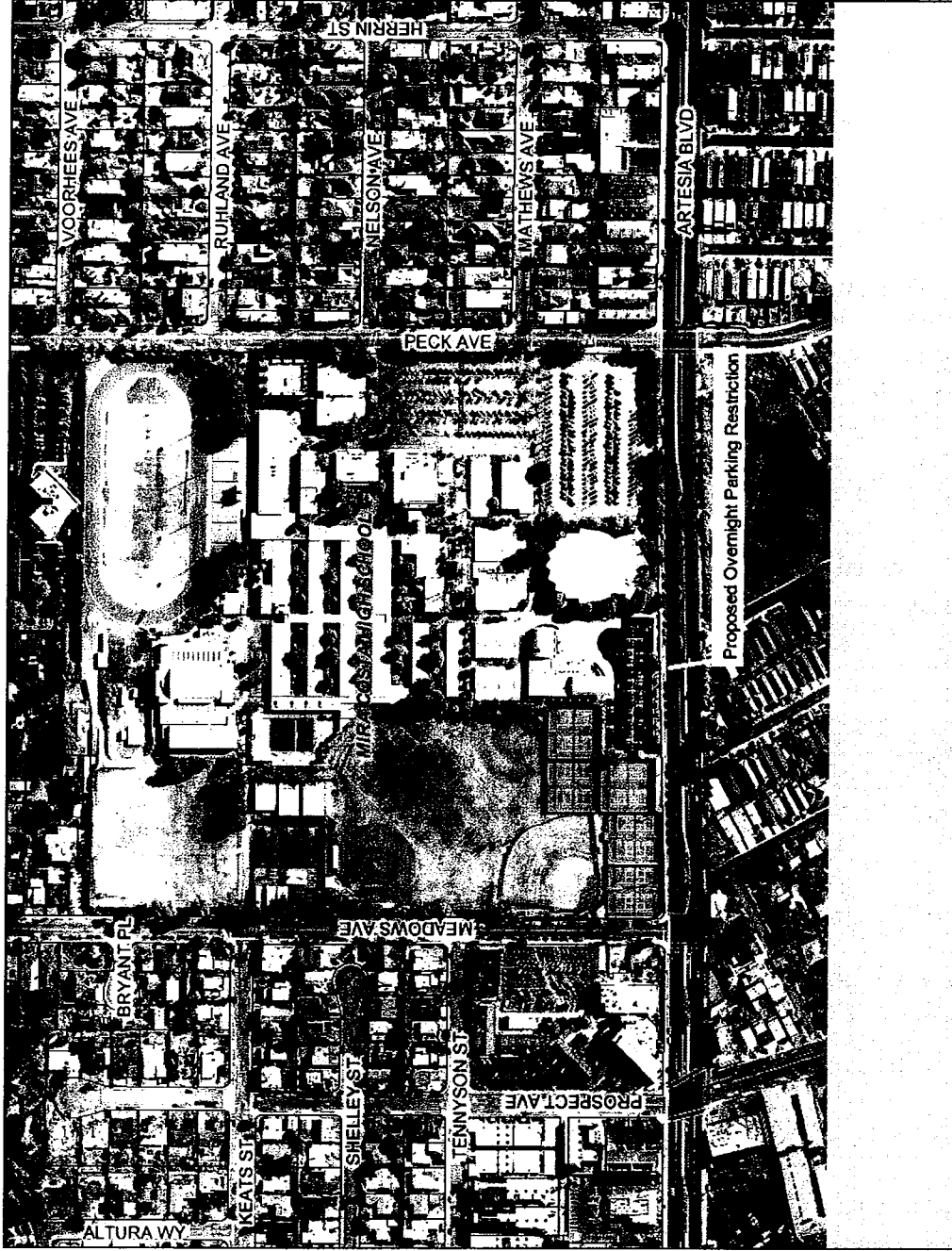
Sincerely,

A handwritten signature in cursive script that reads "Julie Ruisinger".

Julie Ruisinger  
Principal


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# Artesia Blvd. No Overnight Parking



## Legend

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

 Scale: 1:4,533



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.



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

September 17, 2007

**PUBLIC MEETING NOTICE**  
Artesia Boulevard - Proposed Parking Restrictions

Dear Resident/Property Owner:

The Department of Community Development has recently received a request from Mira Costa High School to consider posting overnight parking restrictions along the north side of Artesia Boulevard between Meadows Avenue and Peck Avenue. The purpose of request is to discourage long term parking of cars, thus freeing curbside parking for school visitors and nearby residents during the day.

This matter will be reviewed by the Parking and Public Improvements Commission (PPIC) on:

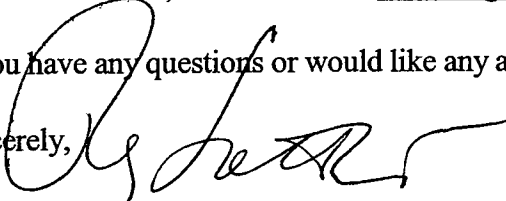
Thursday, September 27, 2007  
6:30 pm  
City Council Chambers, City Hall  
1400 Highland Avenue

The PPIC will accept input from all interested parties and determine a recommendation for future action by the Manhattan Beach City Council. Comments may be submitted in advance through the Community Development Department or in person at the hearing. Comments in advance should be mailed or emailed to:

Rosemary Lackow, Senior Planner  
Community Development Department  
1400 Highland Avenue  
Manhattan Beach, 90266 e-mail: [rlackow@citymb.info](mailto:rlackow@citymb.info)

If you have any questions or would like any additional information, please call (310) 802-5515.

Sincerely,

  
Rosemary Lackow, Senior Planner  
Department of Community Development



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

October 2, 2007

### PUBLIC MEETING NOTICE

Re: Request for Overnight Parking Restrictions - Artesia Boulevard near Mira Costa High School

Dear Owner/Resident:

On September 27, 2007, the Parking and Public Improvements Commission reviewed a request to implement overnight curb side parking restrictions ("No Parking 2am -7:30 AM") along the north side of Artesia Boulevard between Meadows Avenue and Peck Avenue. The Commission voted to recommend that this request be approved by the City Council. Subsequent to the Commission review the City also received a request by the Journey of Faith Church (directly west of Mira Costa High School) to extend this restriction further west from Meadows Avenue to Prospect Avenue.

The City Council will review this recommendation (including the request for extension to Prospect Avenue) at a public meeting on Tuesday, October 16, 2007. The meeting will be held in the City Council Chamber, 1400 Highland Avenue, and will begin at 6:30 p.m.

This matter 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.

Sincerely,

Rosemary Lackow  
Senior Planner



-----Original Message-----

**From:** Dan SKora [mailto:dan@journeyoffaith.com]

**Sent:** Monday, October 01, 2007 11:02 AM

**To:** Rosie Lackow

**Subject:** Proposed parking restrictions

Dear Ms. Lackow

I wasn't able to attend the meeting regarding parking on the north side of Artesia by the High School last Thursday. I represent Journey of Faith, the neighbor to the west. We have been affected by the excessive 'for sale' cars parked along Artesia as well. The street parking is being used as a used parking lot and is beginning to acquire a following as we are witnessing more and more cars parked there with For Sale signs in the windows. Journey of Faith would be in favor of an overnight restriction on parking to address the abusive parking while supporting community parking during the day. If I can be of further help to allay this abuse, please let me know.

Dan Skora, CBA

Journey of Faith

1243 Artesia Blvd

Manhattan Beach Ca.

90266

310.372.4641

Dan Skora

1341 Gates Ave.

Manhattan Beach, Ca. 90266

310.947.2500

10/02/2007

Commenting that he too is a long time resident and is familiar with the property, he shared that Ms. Bailey's property represents what many residents wish Manhattan Beach still was.

Commissioner Silverman agreed with Commissioner Gross's comments, adding that this issue represents far more than the trellis – it represents what is happening to Manhattan Beach. He stated that a decision to allow the trellis to remain could possibly set a precedent, but it would also show the spirit of a City that wants an amicable and just relationship with its citizens.

Chair Paralusz shared that she loves Ms. Bailey's house as it embodies what a beach cottage is, and is a wonderful addition to the neighborhood. She stated that she would love to save the trellis, however; the trellis is not in compliance; there is nothing in the Code that would create an exception; and that approval could set a precedent for others wanting the same entitlement. Chair Paralusz indicated that for those reasons she has to support staff's recommendation .


#### **Action**

A motion was MADE and SECONDED (Stabile/Donahue) to approve staff's recommendation to deny the request to maintain a covered trellis within the public right of way adjacent to 133 13<sup>th</sup> Street.

Commissioner Silverman asked that the motion be amended to consider whether approval would in fact set a precedent.

As the maker of the motion, the amendment was not accepted by Commission Stabile and the original motion was voted on as follows:

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

 **4. Consider Overnight Parking Restrictions on Artesia Boulevard adjacent to Mira Costa High School**

Traffic Engineer Zandvliet presented a report and recommendation to post "NO PARKING 2AM-7:30 AM" restrictions on all days along the north side of Artesia Boulevard between Meadows Avenue and Peck Avenue.

In response to Commissioner Silverman, Traffic Engineer explained that the practice of the public parking vehicles for sale along Artesia Boulevard has been going on for a number of years and that the observed increase of such vehicles recently is adversely impacting the high school and residential properties. Mr. Zandvliet also responded that if this parking restriction is implemented in this specific area, the problem may continue to the west, adjacent to the church and this may result in similar impacts.

PPIC 9/27/07

## Audience Participation

None.

### Action

A motion was MADE and SECONDED (Donahue/Stabile) to recommend approval of staff's recommendation to post "NO PARKING 2AM-7:30 AM" restrictions on all days along the north side of Artesia Boulevard between Meadows Avenue and Peck Avenue.

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

### G. COMMISSION/STAFF BUSINESS

Senior Planner Lackow discussed the process of ordering business cards and name tags for each Commissioner. She will follow-up accordingly via email.

Commissioner Donahue asked that staff look into overgrown trees hindering sidewalk access on the north side of 2<sup>nd</sup> Street, just west of Aviation Boulevard.

Commissioner Stabile asked that staff look into construction vehicles blocking sidewalks on Manhattan Avenue, just north of 32<sup>nd</sup> Street.

Commissioner Silverman followed up with staff on a notice her received regarding 26<sup>th</sup> Street and Laurel Avenue. He also asked that staff look into parked cars affecting visibility on Flourmoy Road near 30<sup>th</sup> Street.

### H. ADJOURNMENT

The meeting was adjourned at 8:35 p.m.

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