



Agenda Item #: 07/1120.15

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
Esteban M. Danna, Assistant Planner

DATE: November 20, 2007

SUBJECT: Uphold the Decision of the Planning Commission Approving an Appeal for a Driveway Vehicular Turntable for a Proposed New Duplex Development at 729 Manhattan Beach Boulevard.

RECOMMENDATION:

Staff recommends that the City Council **RECEIVE** and **FILE** the Planning Commission's approval of the subject appeal for 729 Manhattan Beach Boulevard.

FISCAL IMPLICATION:

There are no fiscal implications associated with the recommended action.

BACKGROUND:

In July 2007 Staff received an appeal of an administrative decision denying a vehicular turntable for a new duplex development at 729 Manhattan Beach Boulevard. Upon review of the conceptual plans, Staff expressed concerns that the proposed development would not meet the intent of Section 10.64.130A of the Manhattan Beach Municipal Code, which specifically prohibits backing across a street property line on Manhattan Beach Boulevard. The intent of this code is to improve traffic safety along busy streets in Manhattan Beach. This code also intends to encourage the merger of narrow lots and thus accommodate a design that allows vehicles to drive forward across the street property line without the need of a turntable. At its regular meetings on August 22 and October 24, 2007 the Planning Commission reviewed and approved the subject appeal (4-0 vote, 1 absent).

DISCUSSION:

Staff determined that a vehicle turntable for a driveway serving multiple units would create significant difficulties in logistics since one turntable would serve more than one residence. Staff felt that a turntable was appropriate for a single unit, as evident with the previous administrative approval of a turntable serving a single-family home at 725 Manhattan Beach Boulevard, adjacent to the subject property. Staff also had concerns with future proposals for vehicle turntables serving more than one unit.

Further research conducted by Staff found that MBMC 10.64.130A affects a total of eight lots within the city. These Multi-family-zoned lots do not have alley access, are under single ownership, and are less than 50 feet wide, which is the minimum width needed to comply with the minimum parking dimensions and turning radius necessary for a design that allows to drive forward across a street property line as specified in MBMC 10.64.130A. One of the eight lots includes the subject site. Another one, as mentioned above, was developed with a single-family home using a driveway vehicle turntable. The remaining six lots, when redeveloped, can have a maximum of three units based on land area. However, Staff expects that each lot will be redeveloped with duplexes due to limited living area available for each unit once the required minimum parking dimensions and open space are satisfied.

The Planning Commission discussed that the use of one turntable serving two units would work and would be appropriate for the subject applicants. The City Traffic Engineer reviewed the conceptual plans and felt that he could support the proposed turntable for the project, subject to conditions. Based on this additional information Staff is able to support the Planning Commission's recommendation.

ALTERNATIVES:

The alternatives to the recommendation include:

1. **REMOVE** this item from the Consent Calendar, **APPEAL** the Planning Commission's approval, and direct that a public hearing be scheduled.

Attachments: A. Planning Commission minutes excerpts 8/22/07 and 10/24/07
B. Planning Commission Staff Reports & Attachments 8/22/07 and 10/24/07

cc: Chris Steinbacher
Tim Harvey

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1 **BUSINESS ITEMS**

2
3 **A. Appeal of an Administrative Decision Denying a Driveway Vehicular Turntable for**
4 **a New Duplex Development at 729 Manhattan Beach Boulevard**
5

6 Assistant Planner Esteban Danna summarized the staff report. He indicated that the intent is for
7 the proposed turntable to turn the cars on the driveway in order for them to face the correct
8 direction to pull forward onto Manhattan Beach Boulevard. He stated that the applicants are
9 proposing a new duplex to replace the existing duplex on the property to include construction of
10 the proposed turntable on the driveway. He indicated that staff has determined that the project
11 does not meet the intent of Code section 10.64.130A which states that access to parking spaces
12 located on specified streets including Manhattan Beach Boulevard shall not require backing
13 across a street property line. He indicated that backing out onto specified major and minor
14 arterial right of ways creates a significant safety concern due to the volume of traffic on the
15 streets. He indicated that staff feels the turntable would present logistical difficulties, as a single
16 turntable would serve two separate residences. He commented that since two parties would
17 share use of a single turntable, it is likely that it would not be available for use by all of the
18 parties at all times. He said that the nature of tandem parking creates maneuvering and
19 circulation difficulty with multiple units. He pointed out that a similar turntable as proposed is
20 currently successfully being used at the single family residence adjacent to the subject property
21 on Manhattan Beach Boulevard. He stated that staff has determined that the use of such a
22 turntable is appropriate for a single-family home. He indicated that staff has determined that the
23 project does not prevent backing across the street property which may create an undue traffic
24 hazard. He indicated that staff is recommending denial of the appeal.
25

26 In response to a question from Commissioner Powell, Assistant Planner Danna indicated that the
27 City Traffic Engineer has not reviewed the subject application or the existing turntable for the
28 adjacent property.
29

30 Director Thompson said that the application for a turntable by the adjacent property owner at 725
31 Manhattan Beach Boulevard was the first such request that staff has received. He said that the
32 adjacent property owner would not have been able to redevelop the lot if their request were
33 denied. He said that the existing development on the subject property was built before the
34 requirement prohibiting vehicles from backing out onto the street. He indicated that staff is
35 suggesting that a single family home be built on the subject property rather than a duplex if they
36 wish to include the turntable in the design.
37

38 Commissioner Lesser asked if anything would prevent the portion of the subject lot that accesses
39 the rear alley from being utilized as a driveway.
40

41 Assistant Planner Danna said that it would need to be determined with such a design whether it
42 would comply with requirements for providing sufficient turning radius, for garage access, and



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1 driveway slope.

2
3 In response to a question from Commissioner Lesser, Director Thompson indicated that there are
4 no situations where exceptions have been granted to the condition of Code Section 10.64.130A
5 which prohibits cars from backing onto certain arterial streets.

6
7 Commissioner Lesser commented that he has been in the home of the applicant's neighbor who
8 has an existing turntable. He said that his observation that the driveway of the subject property
9 is slightly wider than the neighbor's driveway.

10
11 Director Thompson indicated that staff's concern in allowing a multi-family duplex using a
12 single turntable is that a request may come for a triplex to use a similar design, and staff is not
13 certain at what point such a design should be denied. He indicated that staff was comfortable
14 approving the design for a single family home but has concerns with a turntable becoming more
15 difficult to regulate with multiple units. He indicated that staff feels it is very difficult to control
16 use of the turntable when it is shared by more than one unit. He indicated that it would be very
17 challenging to turn the turntable with more than one car. He said that staff is also not certain that
18 the solution is to use the back alley as parking access, as there is not sufficient space.

19
20 **Tim Harvey**, the applicant, said that they want to comply with the Code, which is the reason for
21 the request. He commented that the intent of Section 10.64.130A of the Code is to prohibit
22 backing onto Manhattan Beach Boulevard, and the request for the turntable meets that intent.
23 He pointed out that the Code does not specify regarding the ingress and egress with respect to
24 particular properties. He stated that they want to create a safer environment for their families.
25 He indicated that they currently are backing their cars onto Manhattan Beach Boulevard, and the
26 request would improve safety by allowing them to pull out forward from their driveway onto the
27 street. He stated that they are not intending to rent out the units and plan for their families to
28 continue to occupy the property. He indicated that the project would create a safer environment
29 for the community and would increase the value of the surrounding properties. He commented
30 that the dimensions of their garage would be greater than the next door property. He commented
31 that a turntable on a single family home could have the same issues with restricting parking
32 access. He commented that denial of the proposal would greatly limit their options for
33 redeveloping the property. He indicated that the property is not zoned for a single family home,
34 and they want to build a duplex for both of their families. He stated that it would be very
35 difficult to provide parking access from the rear alley because it is a very narrow area. He
36 pointed out that all of the other properties along the street have access to the rear alley and
37 garages in the rear. He commented that the subject property is part of the gateway to the
38 community, and it would be a benefit for it to be redeveloped and improved.

39
40 **Chris Steinbacher**, the applicant, indicated that both he and **Mr. Harvey** have families with
41 very young children, and they have a significant concern for safety on their property. He said
42 that the new design for the property would include an automatic gate to prevent other cars from

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1 driving onto their driveway and to help keep their children from accessing Manhattan Beach
2 Boulevard. He stated that the neighboring property is the only single family residence on the
3 subject portion of the street, and all of the others have multi family units.
4

5 In response to a question from Commissioner Lesser, **Mr. Steinbacher** indicated that providing
6 access to the rear alley would result in less living space for their home. He indicated that they do
7 not believe it would not be possible to make the turn on the alley off of Center Place and drop
8 down to the level of the garage.
9

10 In response to a question from Commissioner Lesser, **Mr. Steinbacher** said that their
11 understanding was that the neighboring property was the first to have such a turntable in the
12 City.
13

14 In response to a question from Commissioner Schlager, **Mr. Harvey** indicated that the turntable
15 is designed to hold two cars, but the intent is to use it to turn only one car at any one time.
16

17 In response to a question from Commissioner Lesser, **Mr. Harvey** stated that they have not
18 looked at similar designs that have been approved in other cities, but they would be willing to
19 determine if there are similar designs for duplexes in other areas.
20

21 In response to a question from Chairman Bohner, **Mr. Harvey** commented that it would not be
22 possible to redevelop the property which is zoned for multi-family use without allowing the
23 proposal. He pointed out that the property is a duplex and cannot be sold to two separate
24 property owners in the future. He indicated that it must either be owned by a single owner or
25 two parties who purchase the property together.
26

27 **Mr. Steinbacher** pointed out that the same issues of blocking garage access could arise with any
28 duplex.
29

30 In response to a question from Commissioner Schlager, **Mr. Steinbacher** said that the gate
31 would be an automatic swinging gate that would open into the property adjacent to the property
32 line.
33

34 In response to a question from Commissioner Seville-Jones, Director Thompson indicated that a
35 driveway for a triplex would not necessarily allow sufficient space to allow vehicles to turn in
36 order to pull forward out on the street. He said that staff has a concern if such a design is
37 approved for a duplex that the argument will be made that it should also be allowed for a triplex.
38 He said that if the design is approved for a duplex, the Code will need to be clarified to specify at
39 what point such a request is not permitted.
40

41 Commissioner Schlager commented that there is no precedence to demonstrate that such a design
42 would create an issue with use by two separate property owners.

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1
2 Chairman Bohner said that this is only the second such request in the City, and such a design
3 may need to be legislated in the future if additional requests are received. He indicated that it is
4 clear that at some point use of a single turntable would not be feasible for a larger number of
5 units, but it is not necessarily clear that use by two owners would create a problem.

6
7 Commissioner Lesser said that he would like additional data on similar designs for duplexes that
8 may have been approved in other areas, although he is not certain if it would be responsibility of
9 the City's Traffic Engineer or the applicants to provide such information.

10
11 Director Thompson said that if it is the request of the Commission, staff will attempt to provide
12 further information regarding similar designs that have been approved in other areas.

13
14 Chairman Bohner also requested further information regarding whether the use of such designs
15 in other areas for multi-family developments is very frequent and whether any safety concerns
16 have been associated in their use.

17
18 Commissioner Lesser commented that he would like for the City's Traffic Engineer to examine
19 any experience other cities have had with similar designs. He commented that garage access
20 being blocked could occur with a single family residence as well as with two units. He said that
21 he would be interested in experience of other cities with similar designs for multi-family units
22 and also regarding the feasibility of providing rear access to the subject property.

23
24 Director Thompson commented that the applicant would need to provide further research on the
25 feasibility of providing rear access. He said that such a design would impact the design and
26 location of the structure on the property.

27
28 Commissioner Seville-Jones indicated that she would welcome additional information regarding
29 similar designs in other areas. She said that she is inclined to think that such a design would be
30 feasible for two units but may not work as the number is increased to three, four or five units.
31 She commented that she understands that the applicants are limited in the redevelopment of the
32 property which is zoned for two units.

33
34 Chairman Bohner said that making the findings very precise would limit the precedent that is set
35 for such a design. He said that further information would be useful regarding similar designs
36 that have been approved in other areas for multi family developments and any safety concerns
37 that have been associated with their use. He indicated that he does not feel there is necessarily a
38 problem with allowing the proposal and that it may be appropriate for the subject applicants. He
39 indicated that he does realize there could be a problem with a larger number of units sharing a
40 single turntable. He indicated that it would be appropriate for the Commission to have further
41 information in making their decision.

42

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1 **Pat Miller** commented that they owned an apartment building in Hermosa Beach that included a
2 single driveway for four tandem parking spaces, and the occupants had to cooperate in order to
3 utilize the parking. She suggested possibly allowing access for four cars per turntable.

4
5 **Don Miller**, said that he does not feel there is a difference with use of a turntable by a single
6 family or two families, and it is a matter of the occupants cooperating in order to properly utilize
7 the parking.

8
9 Director Thompson indicated that staff will conduct further study to provide more information
10 and will reschedule the item for the September 26, 2007, meeting.

11
12 **DIRECTOR'S ITEMS**

13
14 **PLANNING COMMISSION ITEMS**

15
16 Commissioner Seville-Jones suggested that it be articulated that the items for discussion at the
17 September 5 meeting are lot mergers and new development standards.

18
19 Commissioner Lesser commented that he has had difficulty in searching for specific topics on
20 the City's website for the video links for previous hearings. He said that he has previously raised
21 a concern regarding the accessibility of the video for previous meetings on the web site. He
22 requested that staff inquire as to the status of fixing the web site in order to allow the public and
23 Commissioners access to review the videos for previous meetings.

24
25 Commissioner Seville-Jones commented that she has been able to access the videos of prior
26 meetings but has been frustrated with the search function to find specific topics. She commented
27 that the function includes hearings from only the past three years.

28
29 Commissioner Powell commented that he preferred the previous design of the web site which
30 showed the entire agenda along with the video picture rather than the current design which only
31 shows a narrow strip of the agenda. He asked if it would be possible to return to the previous
32 design.

33
34 In response to a question from Commissioner Lesser, Director Thompson said that the Chevron
35 gas station at the corner of Rosecrans Avenue and Sepulveda Boulevard is being remodeled. He
36 said that staff is not certain, but is likely that the Shell station previously at the corner of
37 Manhattan Beach Boulevard will become another gas station.

38
39 Commissioner Powell commented that approximately eight mature trees have been removed on
40 the median as part of the construction project on Rosecrans Avenue, and it appears as if more
41 may be removed as the construction continues westward on the street.

- 1
- 2 AYES: Lesser, Powell, Chairman Bohner
- 3 NOES: Seville-Jones
- 4 ABSENT: Schlager
- 5 ABSTAIN: None
- 6

7 **BUSINESS ITEMS**

8

9 **A. Appeal of an Administrative Decision Denying a Driveway Vehicular Turntable for**
10 **a New Duplex Development at 729 Manhattan Beach Boulevard**

11

12 Assistant Planner Danna summarized the staff report. He indicated that the proposed design
13 shows the proposed turntable in front of two tandem car garages along side Manhattan Beach
14 Boulevard. He indicated that the Commission considered the request at the previous Planning
15 Commission meeting of August 22. He said that the applicant is proposing construction of a new
16 duplex to replace an existing duplex. He stated that staff has concerns with the proposal as stated
17 in the staff report. He indicated that the Commission discussed at the August 22 hearing
18 whether the proposed turntable was appropriate for a duplex and asked for further information
19 including whether there were similar projects in other areas. He commented that both the City's
20 Traffic Engineer and the applicant were unable to find similar projects. He said that the
21 Commission also asked regarding any safety concerns with driveway turntables. He stated that
22 the applicant has submitted information suggesting that there was a reduction in back-over
23 incidents when turntables were used. He commented that the Commission also asked for further
24 information regarding providing rear alley access from the property. He stated that the applicant
25 has submitted their title report which states that there is no evidence of a private easement to the
26 alley for the subject property and the only access is through Manhattan Beach Boulevard. He
27 indicated that the City's Traffic Engineer reviewed the plans and concludes that the proposal
28 would be acceptable. He said that staff has determined that there are a total of approximately
29 eight lots along Manhattan Beach Boulevard that are less than 50 feet wide which is the
30 minimum requirement to comply with the minimum parking dimensions and turning radius
31 necessary to allow cars to pull out forward onto the street specified in Code section 10.64.130A.

32

33 Director Thompson said that a similar turntable was approved for the property next to the
34 applicant's for a single family home. He indicated that staff's concern with approving such a
35 turntable for a duplex is that there might be conflicts accessing the garage with two different
36 owners or families using the same turntable.

37

38 Chairman Bohner pointed out that the Traffic Engineer's report said that he would find use of a
39 turntable for a duplex acceptable with certain modification.

40

1 Commissioner Lesser said that he is uncertain as to why a turntable for a duplex would not
2 satisfy Code section 10.64.130A which prohibits cars from backing out onto Manhattan Beach
3 Boulevard.

4
5 **Chris Steinbacher**, the applicant, said that they are hoping that there is still support for the
6 project by the Commission. He said that in looking at the information provided by staff, he
7 cannot find reasons why such a turntable should not be permitted for a duplex. He indicated that
8 they have provided information to show that safety concerns would be addressed. He stated that
9 the title to the property shows that they do not have an easement over the back alley in order to
10 access from the rear. He indicated that if the finding can be made that the turntable can satisfy
11 the subject Code requirement for a single family home, it could be used just as effectively for a
12 duplex. He said that they would be forced to use the turntable as it is intended. He stated that
13 the City's Traffic Engineer supports the proposal with conditions of approval, including a
14 condition that they not park on the turntable.

15
16 In response to a question from Commissioner Powell, **Mr. Steinbacher** said that he would not
17 have any objections to the seven conditions proposed by the Traffic Engineer.

18
19 Commissioner Powell suggested adding a condition to state that the turntable shall remain
20 operable at all times.

21
22 **Mr. Steinbacher** said that they would not have an objection to an additional condition as
23 suggested by Commissioner Powell.

24
25 Commissioner Lesser commented that having more vehicles using the turntable with a duplex
26 would increase the chances of a car having to back out onto Manhattan Beach Boulevard if
27 another car is parked on the turntable or if there is a power outage.

28
29 **Mr. Steinbacher** commented that they currently back out onto Manhattan Beach Boulevard,
30 which is very dangerous, and they would prefer to improve the current situation. He said that it
31 is their intent to use the turntable properly.

32
33 Commissioner Seville-Jones said that an important consideration for her is that the ability to
34 design the two units would be lost without the use of the turntable. She stated that she respects
35 the position of staff regarding the number of users at some point making the use of the turntable
36 not feasible. She said that the question with the subject proposal is whether it could be used with
37 two units. She said that she is swayed by the fact that the property is not able to be developed
38 with two units without having the turntable. She pointed out that the property is zoned for two
39 units. She commented that she understands that use of the turntable would become more
40 difficult with more vehicles; however, she trusts that it would be in the interest of the applicants

1 to use the turntable properly. She commented that she does not feel use of such a turntable
2 should be applicable above two units because any larger property would allow for other options.
3 She stated that she would support allowing the use of the turntable in a limited situation.
4

5 Commissioner Lesser said that the concern with projects is not only use by the subject applicants
6 but use by future owners of the property. He said that he understands staff's arguments. He said
7 that he can see the use of the turntable being viable with two units; however, at some point there
8 is a problem with its use being feasible. He said that there is a greater likelihood of the Code
9 section being violated because it will become difficult for the homeowners to comply and they
10 will attempt to quickly back out. He indicated, however, that he could support a turntable for
11 two units based on the proposal. He commented that he is concerned with the absence of any
12 data regarding the use of such turntables to provide for a comparison to understand the new use.
13 He said that he would support the proposal.
14

15 Commissioner Powell commented that he concurs with the comments of the other
16 Commissioners. He said that he would also agree that there needs to be a threshold for the use of
17 such turntables. He indicated that there still is the possibility of conflict arising by the use of the
18 pad with a single family home or a duplex. He said that there could always be the potential for a
19 car to be parked on the turntable when someone else needs to use it; however, that concern is
20 addressed in the conditions. He said that properties with more than two units would not have the
21 same situation of cars needing such a method for turning. He said that he understands that staff
22 is always interested in the general welfare of the public. He commented that he is swayed
23 because the Traffic Engineer has no objections contingent on the seven conditions included in the
24 report. He stated that he would like for an eighth condition to be added to state that the turntable
25 shall be operable at all times. He said that he supports the proposal.
26

27 Chairman Bohner indicated that he agrees with the comments of the other Commissioners, and
28 he would also vote to support the appeal. He commented that there is an existing situation in
29 which it was determined that section 10.64.130A of the Code can be satisfied to prohibit backing
30 onto Manhattan Beach Boulevard in a single family residence. He said that he does not see the
31 difference between use of such a turntable by a single family home and a duplex. He commented
32 that he believes the applicants would be cooperative and have an incentive to use the turntable as
33 it is intended, and it is the only method for providing proper access onto Manhattan Beach
34 Boulevard. He stated that he is also swayed by the report of the Traffic Engineer who feels it is
35 acceptable and has included seven reasonable conditions. He stated that there would be a point
36 when use of such a turntable would not be feasible, but he is not convinced that such a point is
37 reached with the subject proposal.
38

39 A motion was MADE and SECONDED (Powell/Seville-Jones) to **APPROVE** Appeal of an
40 Administrative Decision Denying a Driveway Vehicular Turntable for a New Duplex

1 Development at 729 Manhattan Beach Boulevard subject to the conditions in the staff report and
2 an additional condition that the turntable remain operable at all times.

3
4 AYES: Lesser, Powell, Seville-Jones, Chairman Bohner
5 NOES: None
6 ABSENT: Schlager
7 ABSTAIN: None
8

9 Director Thompson explained the 15-day appeal period and stated that the item will be placed on
10 the City Council's Consent Calendar for their meeting of November 20, 2007.

11
12 **DIRECTOR'S ITEMS** None

13
14 **PLANNING COMMISSION ITEMS**

15
16 Commissioner Lesser commented that with all of the fires occurring in Southern California, it is
17 a day to think of those who have lost their homes and have sustained terrible tragedies. He said
18 that he is interested as a Planning Commissioner in the sustainability of building homes in areas
19 where the trees and brush burn as part of the life cycle.

20
21 Commissioner Powell stated that the American Planning Association has designated October as
22 national community planning month. He said that the City Council made a proclamation at their
23 October 16 meeting commemorating that October is designated as community planning month,
24 which is an honor to the work of the outstanding staff, the Commissioners, and residents.

25
26 Commissioner Seville-Jones commented that six homes were identified and approved as historic
27 sites at the same City Council meeting.

28
29 Commissioner Powell said that the Beach Cities Health District has a relief program for the
30 victims of the wildfires. He indicated that anyone can drop off donations until Sunday, October
31 28 at the Marine Avenue Sports Complex at 1635 Marine Avenue from 8:00 a.m. to 8:00 p.m.

32
33 **TENTATIVE AGENDA: November 14, 2007**

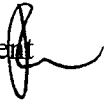
34
35 A. Consideration of City Council 2005-2007 Work Plan Item to Address Mansionization in
36 Residential Zones (Continued)


37
38 **ADJOURNMENT**

39
40 The meeting of the Planning Commission was **ADJOURNED** at 10:25 p.m. in the City Council

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

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development 

BY: Esteban Danna, Assistant Planner 

DATE: August 22, 2007

SUBJECT: Appeal of an Administrative Decision Denying a Driveway Vehicular Turntable for a new Duplex Development at 729 Manhattan Beach Boulevard.

RECOMMENDATION

Staff recommends that the Planning Commission uphold the Community Development Director's decision to deny the turntable, thereby **DENYING** the subject appeal.

APPLICANT/OWNER

Chris Steinbacher and Tim Harvey
729 Manhattan Beach Blvd
Manhattan Beach, CA 90266

BACKGROUND

The applicant submitted conceptual plans (Exhibit A) to the Community Development Department for a new duplex to replace an existing duplex located at 729 Manhattan Beach Boulevard within the Residential High Density (RH) Zone (Exhibit B). Upon review of the conceptual plans, Staff determined that the proposed development does not meet the intent of Section 10.64.130A of the Manhattan Beach Municipal Code, which specifically prohibits backing across a street property line on Manhattan Beach Boulevard. This prohibition also includes backing across Artesia Boulevard, Aviation Boulevard, Rosecrans Avenue, and Sepulveda Boulevard, which are all identified as Arterial streets in the Manhattan Beach General Plan. Backing out into the aforementioned arterial right-of-ways presents significant safety concerns due to the volume of traffic these streets experience. Manhattan Beach Boulevard (West of Sepulveda Boulevard) is classified as a Minor Arterial in the General Plan's Infrastructure Element. On July 13, staff received an application to appeal the administrative decision denying the proposed vehicle turntable as part of the driveway for the proposed duplex.

DISCUSSION

The issue before the Planning Commission is Section 10.64.130A of the Manhattan Beach Municipal Code, which as mentioned, specifically does not permit the backing across a street property line along Manhattan Beach Boulevard. This requirement is intended as a safety measure for the many busy arterial streets within the City of Manhattan Beach.



The applicant has proposed a design which allows vehicles to pull forward on the driveway to enter the property, where the vehicle arrives on top of the turntable, the turntable rotates 180°, and the vehicle is thus backed into the tandem garage. The vehicle is then able to exit the property in a forward direction. The intent of the design is to allow the property to be developed with a multi-family dwelling instead of single-family use.

Staff has determined that a vehicle turntable for a driveway serving a duplex will create significant difficulties in logistics since one turntable will serve two residences. As two separate parties will have control of a single turntable, it is likely that the turntable will not be accessible to both parties at all times, especially if there is a vehicle parked on the turntable. Additionally, the nature of a tandem parking garage with minimum dimensions creates maneuvering and circulation difficulties when access is needed for a vehicle parked behind another. The proposed vehicle turntable does not guarantee that it will limit or even discourage backing across Manhattan Beach Boulevard.

Other Projects

The property to the west of the subject property at 725 Manhattan Beach Boulevard uses a vehicle turntable to conform with MBMC 10.64.130A successfully since it serves a single family home. Staff spent considerable time reviewing and considering the proposal. Additionally, staff met with the architect and received extensive information from the turntable manufacturer before determining that it would be appropriate for a single family residence. The turntable area and garage space that was provided for this property were much larger than the minimum code requirements. Staff approved the use of a vehicle turntable in 2004 and property owners began its use in February of 2007. The property owner states that they have not experienced any problems with the use of the turntable (Exhibit C).

CONCLUSION

Staff has reviewed the conceptual plans for the project, finding that the project does not comply with the intent of MBMC 10.64.130A. The subject project proposes nothing to prevent backing across Manhattan Beach Boulevard and the use of one vehicle turntable for two residential units may create an undue traffic hazard. Staff would, however, support the use of a turntable for the subject site if it served only one residential unit as is the case for 725 Manhattan Beach Boulevard.

Staff recommends that the Planning Commission consider the information presented, and **DENY** the subject application.

Attachments:

- Exhibit A – Plans n/a
- Exhibit B – Site Map
- Exhibit C – Application Materials

n/a – not available electronically

Vicinity Map

729 Manhattan Beach Boulevard

12TH ST

RS

CENTER PL

729 Manhattan Beach Bl

RH

MANHATTAN BEACH BLVD

HIGHVIEW AVE

RM

12TH ST


CENTER PL

729 Manhattan Beach Bl

MANHATTAN BEACH BLVD

HIGHVIEW AVE

Legend

 729 Manhattan Beach Bl

 Parcels

 RH - Residential High Density

 RM - Residential Medium Density

 RS - Residential Single Family

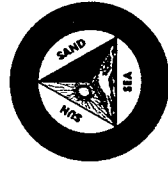


Exhibit B

City of Manhattan Beach
Community Development





MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Office Use Only

Date Submitted: 7/13/07
Received By: LS
F&G Check Submitted: _____

729 Manhattan Beach Bl
Project Address

Legal Description

General Plan Designation

Zoning Designation

Area District

For projects requiring a Coastal Development Permit, select one of the following determinations¹:

Project located in Appeal Jurisdiction

Project not located in Appeal Jurisdiction

Major Development (Public Hearing required)

Public Hearing Required (due to UP, Var., etc.)

Minor Development (Public Hearing, if requested)

No Public Hearing Required

Submitted Application (check all that apply)

- Appeal to PC/PWC/BBA/CC _____
- Coastal Development Permit _____
- Environmental Assessment _____
- Minor Exception _____
- Subdivision (Map Deposit) 4300 _____
- Subdivision (Tentative Map) _____
- Subdivision (Final) _____
- Subdivision (Lot Line Adjustment) _____
- Use Permit (Residential) _____
- Use Permit (Commercial) _____
- Use Permit Amendment _____
- Variance _____
- Public Notification Fee _____
- Park/Rec Quimby Fee 4425 _____
- Other _____

Fee Summary: Account No. 4225 (calculate fees on reverse)

Pre-Application Conference: Yes _____ No _____ Date: _____ Fee: \$465⁰⁰

Amount Due: \$ _____ (less Pre-Application Fee if submitted within past 3 months)

Receipt Number: _____ Date Paid: _____ Cashier: _____

Applicant(s)/Appellant(s) Information

Chris Steinbacher, Tim Harvey
Name

729 Manhattan Beach Bl
Mailing Address

OWNERS

Applicant(s)/Appellant(s) Relationship to Property

Mark Trotter Trotter Building Designs mark.trotter@verizon.net
Contact Person (include relation to applicant/appellant) Phone number / e-mail

1721 Artesia Bl Ste D MB, CA (310)379-2414
Address

Chris Steinbacher (310)600-6117
Applicant(s)/Appellant(s) Signature Phone number

Complete Project Description- including any demolition (attach additional pages if necessary)

This application is for approval of a turn-table driveway for a duplex at the above referenced address. (see attached)

¹ An Application for a Coastal Development Permit shall be made prior to, or concurrent with, an application for any other permit or approvals required for the project by the City of Manhattan Beach Municipal Code. (Continued on reverse)

EXHIBIT C

June 27, 2007

City Of Manhattan Beach
Community Development Department

Re: 729 Manhattan Beach Blvd

To Whom It May Concern:

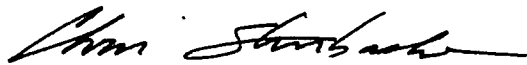
The enclosed application is for the approval of a "turntable-style" driveway system developed in conjunction with a project for a new duplex at 729 Manhattan Beach Boulevard ("729").

Owners are requesting the approval of a turntable driveway, which will appear and operate in a similar fashion to the approved turntable driveway constructed on the property immediately adjacent to 729. This request is being made to comply with Manhattan Beach Municipal Code section 10.64.130 requiring that access to parking spaces located on Manhattan Beach Blvd. shall not require backing across the street property line. The owner of the adjacent property (725 Manhattan Beach Boulevard) has used this system with great success and has supplied a letter of support for our project. Additionally, we have spoken to and received initial support of this project from City Council members and other local property owners, and would be happy to provide additional letters if necessary.

Denial of this proposed project leaves us with very limited options for improvement of this property. As you well know, Manhattan Beach Boulevard is the gateway into the downtown area. A new home only adds to the beautification of the neighborhood and compliments the adjacent property as well as other newly developed properties along this street.

We respectfully request approval of the turntable driveway system in order to move forward with the current plans to develop this property. The plans are available for your review and satisfy all current code requirements of the city of Manhattan Beach. We are available at any time to discuss or address any questions or concerns you may have. Your time and consideration is greatly appreciated.

Sincerely,



Chris Steinbacher- Owner



Tim Harvey, Esq.- Owner

City of Manhattan Beach
Community Development Department
1400 Highland Avenue
Manhattan Beach, CA 90266

June 27, 2007

Subject: Development at 729 Manhattan Beach Boulevard

To whom it may concern:

We are the owners of 725 Manhattan Beach Boulevard, which is adjacent to the property that is the subject of this letter.

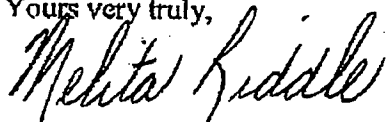
We are writing to offer our support for their project, and specifically for the turntable-style driveway system that they are requesting approval from the city to move forward with their project.

We purchased our property in 2005. When we explored rebuilding the house, the only way we could have a new larger house, was to be able to turn our cars around within the width of the 30 foot wide lot, and that is why offered as a solution, the turntable, as a condition for approval of our plans. This allowed cars wanting to exit our garage, to turn around and head-out into Manhattan Beach Boulevard, thus complying with the city code for not allowing new construction on Manhattan Beach Boulevard, to back out onto the street.

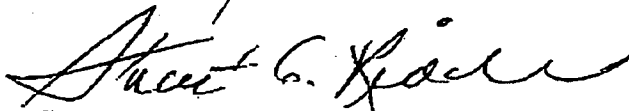
We moved into our home in February 2007, and we have used this driveway turntable system with great success and confidence ever since. It clearly facilitates an easier and safer egress of a vehicle, and most importantly, it complies with the city code. We have had no operating problem to this point, nor are any anticipated.

We strongly support the owners of 729 Manhattan Beach Boulevard, and their application for approval of the turntable system.

Yours very truly,




Melita Riddle




Stuart Riddle

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

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development 

BY: Esteban Danna, Assistant Planner 

DATE: October 24, 2007

SUBJECT: Appeal of an Administrative Decision Denying a Driveway Vehicular Turntable for a new Duplex Development at 729 Manhattan Beach Boulevard.

RECOMMENDATION

Staff recommends that the Planning Commission **CONTINUE** the discussion, and uphold the Community Development Director's decision to deny the turntable, thereby **DENYING** the subject appeal.

APPLICANT/OWNER

Chris Steinbacher and Tim Harvey
729 Manhattan Beach Blvd
Manhattan Beach, CA 90266

BACKGROUND

At the August 22, 2007 Planning Commission meeting staff presented the applicants' appeal for the decision of the Community Development Director to deny a vehicle turntable at 729 Manhattan Beach Boulevard (Exhibit C). The turntable is proposed in conjunction with the construction of a new duplex to replace an existing duplex located within the Residential High Density (RH) Zone in order to comply with Section 10.64.130A of the Manhattan Beach Municipal Code. This section specifically prohibits backing across a street property line on Manhattan Beach Boulevard as well as backing across Artesia Boulevard, Aviation Boulevard, Rosecrans Avenue, and Sepulveda Boulevard.

Upon initial review of the conceptual plans, Staff determined that a vehicle turntable for a driveway serving a duplex will create significant difficulties in logistics since one turntable will serve two residences. As two separate parties will have control of a single turntable, it is likely that the turntable will not be accessible to both parties at all times, especially if there is a vehicle parked on the turntable. Additionally, the nature of a tandem parking garage with minimum dimensions creates maneuvering and circulation difficulties when access is needed for a vehicle parked behind another. The proposed vehicle turntable does not guarantee that it will limit or even discourage backing across Manhattan Beach Boulevard.

DISCUSSION

At the meeting the Planning Commission discussed (Exhibit D) that the use of one turntable serving two units may work and may be appropriate for the subject applicants. The Commission also discussed that there is no precedence for such a project and that additional information is needed to make a decision on the issue.

The additional information requested by the Commission includes information on similar projects approved in other cities for multi-family properties, on safety concerns associated with turntables, and feasibility of providing rear access to the subject property through the private alley.

Similar Projects in other Areas

The City's Traffic Engineer has not encountered similar projects in other cities and has not come across any codified language that addresses vehicular turntables in driveways. Similarly, the applicants' research did not find any legislation regarding residential turntables.

Safety Concerns

The applicants submitted one article relating to the safety advantages of having a turntable in a driveway (Exhibit E) and an internet link to a NHTSA report showing statistics on "backover" incidents. The applicants claim that the use of a turntable will increase safety both by reducing the risk of "backovers" and reducing the risk of a traffic accident as a result of backing out onto Manhattan Beach Blvd (Exhibit F).

Rear Alley Access

The applicants submitted a copy of their title report (Exhibit G) and it does not show the existence of an easement for a private alley. Staff believes that the easement was abandoned at some point in the past. Thus, the property's only legal access is along Manhattan Beach Boulevard.

City Traffic Engineer's Comments

The City Traffic Engineer reviewed the conceptual plans and felt that he could support the proposed turntable for the project, subject to specific conditions (Exhibit H).

Additional Staff Comments

Staff determined that eight lots are affected by MBMC 10.64.130A within the city (Exhibit I). These lots do not have alley access and are less than 50 feet wide, which is the minimum width needed to comply with the minimum parking dimensions and turning radius necessary for a design that allows to drive forward across a street property line as specified in MBMC 10.64.130A.

CONCLUSION

Staff has reviewed the conceptual plans for the project, finding that the project does not comply with the intent of MBMC 10.64.130A, which, specifically does not permit the backing across a street property line along Manhattan Beach Boulevard.

Staff recommends that the Planning Commission consider the information presented and uphold the Community Development Director's decision to deny the turntable, thereby **DENYING** the subject appeal.

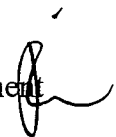
Attachments:


- Exhibit A – Plans n/a
- Exhibit B – Site Map
- Exhibit C – Staff Report, dated August 22, 2007
- Exhibit D – Planning Commission Minutes, dated August 22, 2007
- Exhibit E – Safety Article
- Exhibit F – Applicants' Letter
- Exhibit G – Property Deed and Alley Deed
- Exhibit H – City Traffic Engineer's Memo
- Exhibit I – Map of Affected Lots

n/a – not available electronically

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

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development 

BY: Esteban Danna, Assistant Planner 

DATE: August 22, 2007

SUBJECT: Appeal of an Administrative Decision Denying a Driveway Vehicular Turntable for a new Duplex Development at 729 Manhattan Beach Boulevard.

RECOMMENDATION

Staff recommends that the Planning Commission uphold the Community Development Director's decision to deny the turntable, thereby **DENYING** the subject appeal.

APPLICANT/OWNER

Chris Steinbacher and Tim Harvey
729 Manhattan Beach Blvd
Manhattan Beach, CA 90266

BACKGROUND

The applicant submitted conceptual plans (Exhibit A) to the Community Development Department for a new duplex to replace an existing duplex located at 729 Manhattan Beach Boulevard within the Residential High Density (RH) Zone (Exhibit B). Upon review of the conceptual plans, Staff determined that the proposed development does not meet the intent of Section 10.64.130A of the Manhattan Beach Municipal Code, which specifically prohibits backing across a street property line on Manhattan Beach Boulevard. This prohibition also includes backing across Artesia Boulevard, Aviation Boulevard, Rosecrans Avenue, and Sepulveda Boulevard, which are all identified as Arterial streets in the Manhattan Beach General Plan. Backing out into the aforementioned arterial right-of-ways presents significant safety concerns due to the volume of traffic these streets experience. Manhattan Beach Boulevard (West of Sepulveda Boulevard) is classified as a Minor Arterial in the General Plan's Infrastructure Element. On July 13, staff received an application to appeal the administrative decision denying the proposed vehicle turntable as part of the driveway for the proposed duplex.

DISCUSSION

The issue before the Planning Commission is Section 10.64.130A of the Manhattan Beach Municipal Code, which as mentioned, specifically does not permit the backing across a street property line along Manhattan Beach Boulevard. This requirement is intended as a safety measure for the many busy arterial streets within the City of Manhattan Beach.



The applicant has proposed a design which allows vehicles to pull forward on the driveway to enter the property, where the vehicle arrives on top of the turntable, the turntable rotates 180°, and the vehicle is thus backed into the tandem garage. The vehicle is then able to exit the property in a forward direction. The intent of the design is to allow the property to be developed with a multi-family dwelling instead of single-family use.

Staff has determined that a vehicle turntable for a driveway serving a duplex will create significant difficulties in logistics since one turntable will serve two residences. As two separate parties will have control of a single turntable, it is likely that the turntable will not be accessible to both parties at all times, especially if there is a vehicle parked on the turntable. Additionally, the nature of a tandem parking garage with minimum dimensions creates maneuvering and circulation difficulties when access is needed for a vehicle parked behind another. The proposed vehicle turntable does not guarantee that it will limit or even discourage backing across Manhattan Beach Boulevard.

Other Projects

The property to the west of the subject property at 725 Manhattan Beach Boulevard uses a vehicle turntable to conform with MBMC 10.64.130A successfully since it serves a single family home. Staff spent considerable time reviewing and considering the proposal. Additionally, staff met with the architect and received extensive information from the turntable manufacturer before determining that it would be appropriate for a single family residence. The turntable area and garage space that was provided for this property were much larger than the minimum code requirements. Staff approved the use of a vehicle turntable in 2004 and property owners began its use in February of 2007. The property owner states that they have not experienced any problems with the use of the turntable (Exhibit C).

CONCLUSION

Staff has reviewed the conceptual plans for the project, finding that the project does not comply with the intent of MBMC 10.64.130A. The subject project proposes nothing to prevent backing across Manhattan Beach Boulevard and the use of one vehicle turntable for two residential units may create an undue traffic hazard. Staff would, however, support the use of a turntable for the subject site if it served only one residential unit as is the case for 725 Manhattan Beach Boulevard.

Staff recommends that the Planning Commission consider the information presented, and **DENY** the subject application.

Attachments:

- Exhibit A – Plans n/a
- Exhibit B – Site Map
- Exhibit C – Application Materials

n/a – not available electronically

PLANNING COMMISSION MINUTES

August 22, 2007

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1 **BUSINESS ITEMS**

2
3 **A. Appeal of an Administrative Decision Denying a Driveway Vehicular Turntable for**
4 **a New Duplex Development at 729 Manhattan Beach Boulevard**
5

6 Assistant Planner Esteban Danna summarized the staff report. He indicated that the intent is for
7 the proposed turntable to turn the cars on the driveway in order for them to face the correct
8 direction to pull forward onto Manhattan Beach Boulevard. He stated that the applicants are
9 proposing a new duplex to replace the existing duplex on the property to include construction of
10 the proposed turntable on the driveway. He indicated that staff has determined that the project
11 does not meet the intent of Code section 10.64.130A which states that access to parking spaces
12 located on specified streets including Manhattan Beach Boulevard shall not require backing
13 across a street property line. He indicated that backing out onto specified major and minor
14 arterial right of ways creates a significant safety concern due to the volume of traffic on the
15 streets. He indicated that staff feels the turntable would present logistical difficulties, as a single
16 turntable would serve two separate residences. He commented that since two parties would
17 share use of a single turntable, it is likely that it would not be available for use by all of the
18 parties at all times. He said that the nature of tandem parking creates maneuvering and
19 circulation difficulty with multiple units. He pointed out that a similar turntable as proposed is
20 currently successfully being used at the single family residence adjacent to the subject property
21 on Manhattan Beach Boulevard. He stated that staff has determined that the use of such a
22 turntable is appropriate for a single-family home. He indicated that staff has determined that the
23 project does not prevent backing across the street property which may create an undue traffic
24 hazard. He indicated that staff is recommending denial of the appeal.
25

26 In response to a question from Commissioner Powell, Assistant Planner Danna indicated that the
27 City Traffic Engineer has not reviewed the subject application or the existing turntable for the
28 adjacent property.
29

30 Director Thompson said that the application for a turntable by the adjacent property owner at 725
31 Manhattan Beach Boulevard was the first such request that staff has received. He said that the
32 adjacent property owner would not have been able to redevelop the lot if their request were
33 denied. He said that the existing development on the subject property was built before the
34 requirement prohibiting vehicles from backing out onto the street. He indicated that staff is
35 suggesting that a single family home be built on the subject property rather than a duplex if they
36 wish to include the turntable in the design.
37

38 Commissioner Lesser asked if anything would prevent the portion of the subject lot that accesses
39 the rear alley from being utilized as a driveway.
40

41 Assistant Planner Danna said that it would need to be determined with such a design whether it
42 would comply with requirements for providing sufficient turning radius, for garage access, and



PLANNING COMMISSION MINUTES

August 22, 2007

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1 driveway slope.

2
3 In response to a question from Commissioner Lesser, Director Thompson indicated that there are
4 no situations where exceptions have been granted to the condition of Code Section 10.64.130A
5 which prohibits cars from backing onto certain arterial streets.

6
7 Commissioner Lesser commented that he has been in the home of the applicant's neighbor who
8 has an existing turntable. He said that his observation that the driveway of the subject property
9 is slightly wider than the neighbor's driveway.

10
11 Director Thompson indicated that staff's concern in allowing a multi-family duplex using a
12 single turntable is that a request may come for a triplex to use a similar design, and staff is not
13 certain at what point such a design should be denied. He indicated that staff was comfortable
14 approving the design for a single family home but has concerns with a turntable becoming more
15 difficult to regulate with multiple units. He indicated that staff feels it is very difficult to control
16 use of the turntable when it is shared by more than one unit. He indicated that it would be very
17 challenging to turn the turntable with more than one car. He said that staff is also not certain that
18 the solution is to use the back alley as parking access, as there is not sufficient space.

19
20 **Tim Harvey**, the applicant, said that they want to comply with the Code, which is the reason for
21 the request. He commented that the intent of Section 10.64.130A of the Code is to prohibit
22 backing onto Manhattan Beach Boulevard, and the request for the turntable meets that intent.
23 He pointed out that the Code does not specify regarding the ingress and egress with respect to
24 particular properties. He stated that they want to create a safer environment for their families.
25 He indicated that they currently are backing their cars onto Manhattan Beach Boulevard, and the
26 request would improve safety by allowing them to pull out forward from their driveway onto the
27 street. He stated that they are not intending to rent out the units and plan for their families to
28 continue to occupy the property. He indicated that the project would create a safer environment
29 for the community and would increase the value of the surrounding properties. He commented
30 that the dimensions of their garage would be greater than the next door property. He commented
31 that a turntable on a single family home could have the same issues with restricting parking
32 access. He commented that denial of the proposal would greatly limit their options for
33 redeveloping the property. He indicated that the property is not zoned for a single family home,
34 and they want to build a duplex for both of their families. He stated that it would be very
35 difficult to provide parking access from the rear alley because it is a very narrow area. He
36 pointed out that all of the other properties along the street have access to the rear alley and
37 garages in the rear. He commented that the subject property is part of the gateway to the
38 community, and it would be a benefit for it to be redeveloped and improved.

39
40 **Chris Steinbacher**, the applicant, indicated that both he and **Mr. Harvey** have families with
41 very young children, and they have a significant concern for safety on their property. He said
42 that the new design for the property would include an automatic gate to prevent other cars from

PLANNING COMMISSION MINUTES

August 22, 2007

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1 driving onto their driveway and to help keep their children from accessing Manhattan Beach
2 Boulevard. He stated that the neighboring property is the only single family residence on the
3 subject portion of the street, and all of the others have multi family units.

4
5 In response to a question from Commissioner Lesser, **Mr. Steinbacher** indicated that providing
6 access to the rear alley would result in less living space for their home. He indicated that they do
7 not believe it would not be possible to make the turn on the alley off of Center Place and drop
8 down to the level of the garage.

9
10 In response to a question from Commissioner Lesser, **Mr. Steinbacher** said that their
11 understanding was that the neighboring property was the first to have such a turntable in the
12 City.

13
14 In response to a question from Commissioner Schlager, **Mr. Harvey** indicated that the turntable
15 is designed to hold two cars, but the intent is to use it to turn only one car at any one time.

16
17 In response to a question from Commissioner Lesser, **Mr. Harvey** stated that they have not
18 looked at similar designs that have been approved in other cities, but they would be willing to
19 determine if there are similar designs for duplexes in other areas.

20
21 In response to a question from Chairman Bohner, **Mr. Harvey** commented that it would not be
22 possible to redevelop the property which is zoned for multi-family use without allowing the
23 proposal. He pointed out that the property is a duplex and cannot be sold to two separate
24 property owners in the future. He indicated that it must either be owned by a single owner or
25 two parties who purchase the property together.

26
27 **Mr. Steinbacher** pointed out that the same issues of blocking garage access could arise with any
28 duplex.

29
30 In response to a question from Commissioner Schlager, **Mr. Steinbacher** said that the gate
31 would be an automatic swinging gate that would open into the property adjacent to the property
32 line.

33
34 In response to a question from Commissioner Seville-Jones, Director Thompson indicated that a
35 driveway for a triplex would not necessarily allow sufficient space to allow vehicles to turn in
36 order to pull forward out on the street. He said that staff has a concern if such a design is
37 approved for a duplex that the argument will be made that it should also be allowed for a triplex.
38 He said that if the design is approved for a duplex, the Code will need to be clarified to specify at
39 what point such a request is not permitted.

40
41 Commissioner Schlager commented that there is no precedence to demonstrate that such a design
42 would create an issue with use by two separate property owners.

PLANNING COMMISSION MINUTES

August 22, 2007

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1

2 Chairman Bohner said that this is only the second such request in the City, and such a design
3 may need to be legislated in the future if additional requests are received. He indicated that it is
4 clear that at some point use of a single turntable would not be feasible for a larger number of
5 units, but it is not necessarily clear that use by two owners would create a problem.

6

7 Commissioner Lesser said that he would like additional data on similar designs for duplexes that
8 may have been approved in other areas, although he is not certain if it would be responsibility of
9 the City's Traffic Engineer or the applicants to provide such information.

10

11 Director Thompson said that if it is the request of the Commission, staff will attempt to provide
12 further information regarding similar designs that have been approved in other areas.

13

14 Chairman Bohner also requested further information regarding whether the use of such designs
15 in other areas for multi-family developments is very frequent and whether any safety concerns
16 have been associated in their use.

17

18 Commissioner Lesser commented that he would like for the City's Traffic Engineer to examine
19 any experience other cities have had with similar designs. He commented that garage access
20 being blocked could occur with a single family residence as well as with two units. He said that
21 he would be interested in experience of other cities with similar designs for multi-family units
22 and also regarding the feasibility of providing rear access to the subject property.

23

24 Director Thompson commented that the applicant would need to provide further research on the
25 feasibility of providing rear access. He said that such a design would impact the design and
26 location of the structure on the property.

27

28 Commissioner Seville-Jones indicated that she would welcome additional information regarding
29 similar designs in other areas. She said that she is inclined to think that such a design would be
30 feasible for two units but may not work as the number is increased to three, four or five units.
31 She commented that she understands that the applicants are limited in the redevelopment of the
32 property which is zoned for two units.

33

34 Chairman Bohner said that making the findings very precise would limit the precedent that is set
35 for such a design. He said that further information would be useful regarding similar designs
36 that have been approved in other areas for multi family developments and any safety concerns
37 that have been associated with their use. He indicated that he does not feel there is necessarily a
38 problem with allowing the proposal and that it may be appropriate for the subject applicants. He
39 indicated that he does realize there could be a problem with a larger number of units sharing a
40 single turntable. He indicated that it would be appropriate for the Commission to have further
41 information in making their decision.

42

PLANNING COMMISSION MINUTES

August 22, 2007

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1 **Pat Miller** commented that they owned an apartment building in Hermosa Beach that included a
2 single driveway for four tandem parking spaces, and the occupants had to cooperate in order to
3 utilize the parking. She suggested possibly allowing access for four cars per turntable.

4
5 **Don Miller**, said that he does not feel there is a difference with use of a turntable by a single
6 family or two families, and it is a matter of the occupants cooperating in order to properly utilize
7 the parking.

8
9 Director Thompson indicated that staff will conduct further study to provide more information
10 and will reschedule the item for the September 26, 2007, meeting.

11
12 **DIRECTOR'S ITEMS**

13
14 **PLANNING COMMISSION ITEMS**

15
16 Commissioner Seville-Jones suggested that it be articulated that the items for discussion at the
17 September 5 meeting are lot mergers and new development standards.

18
19 Commissioner Lesser commented that he has had difficulty in searching for specific topics on
20 the City's website for the video links for previous hearings. He said that he has previously raised
21 a concern regarding the accessibility of the video for previous meetings on the web site. He
22 requested that staff inquire as to the status of fixing the web site in order to allow the public and
23 Commissioners access to review the videos for previous meetings.

24
25 Commissioner Seville-Jones commented that she has been able to access the videos of prior
26 meetings but has been frustrated with the search function to find specific topics. She commented
27 that the function includes hearings from only the past three years.

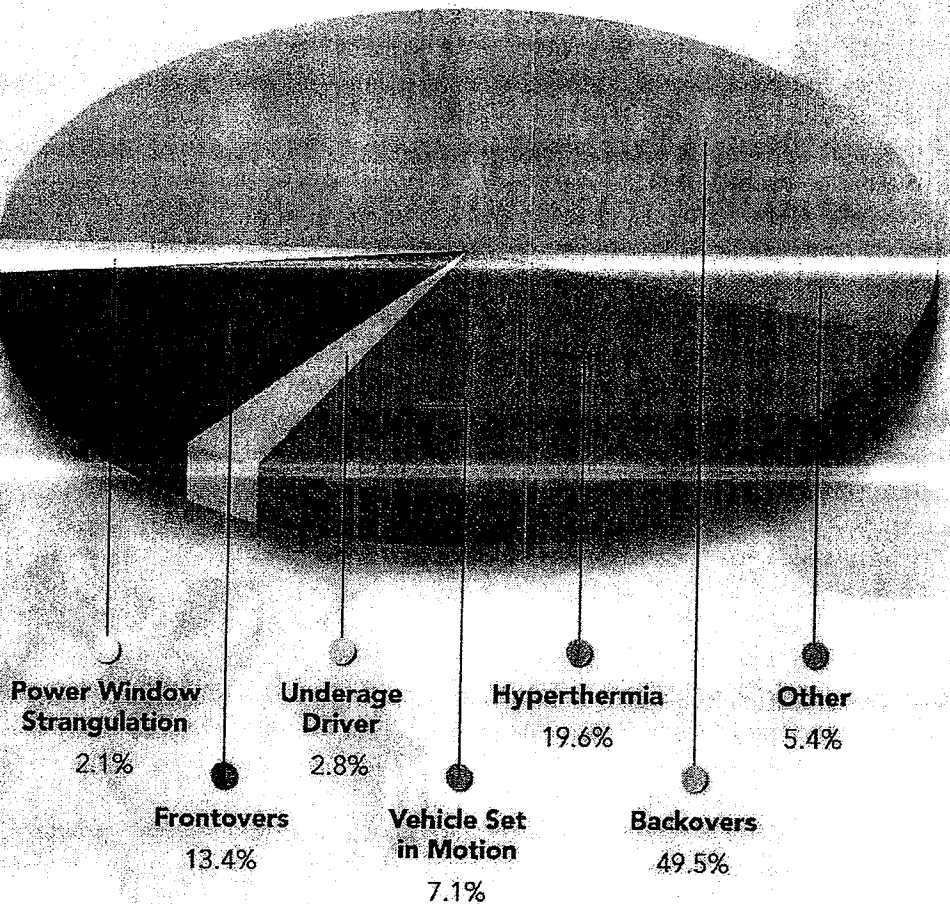
28
29 Commissioner Powell commented that he preferred the previous design of the web site which
30 showed the entire agenda along with the video picture rather than the current design which only
31 shows a narrow strip of the agenda. He asked if it would be possible to return to the previous
32 design.

33
34 In response to a question from Commissioner Lesser, Director Thompson said that the Chevron
35 gas station at the corner of Rosecrans Avenue and Sepulveda Boulevard is being remodeled. He
36 said that staff is not certain, but is likely that the Shell station previously at the corner of
37 Manhattan Beach Boulevard will become another gas station.

38
39 Commissioner Powell commented that approximately eight mature trees have been removed on
40 the median as part of the construction project on Rosecrans Avenue, and it appears as if more
41 may be removed as the construction continues westward on the street.

U.S. FATALITIES BY TYPE (2002 – 2006)

Nontraffic Fatalities Involving Children < 15 Years Old



Data Source: KIDS AND CARS, www.KidsAndCars.org



LOVE THEM, PROTECT THEM

www.KidsAndCars.org

EXHIBIT
E

Vehicle turntable offers safety in your driveway

San Diego man makes large disc that rotates, helps avoid back-overs

By Mark Maynard
WHEELS EDITOR

July 7, 2007

A recent report on back-over accidents, which kill at least 100 children in the United States every year, prompted a call from Bill Schwenker.

The San Diego entrepreneur manufactures the CarTurner driveway turntable. The 15-foot disc creates more space in cramped driveways by allowing vehicles to be pivoted into position so they can be driven front first into the flow of traffic. But it is also a safety device that can help avoid back-overs, Schwenker says.

"Backing out of a drive is not how a car was intended to be driven," he says. "Looking through and around headrests, rear-quarter blind spots and using rearview mirrors creates a real safety factor," says Schwenker, 61, who has degrees in economics and finance.

The most common nontraffic-related fatality type involving children 15 and younger from 2002 to 2006 was back-over accidents, according to a report by Kids and Cars, a nonprofit organization committed to pursuing safety for children in and around motor vehicles. At least 50 children are backed over every week nationwide, and on average two of them die.

Schwenker's turntable looks like a flying saucer and is just 3 inches high with a beveled lip for smooth entry and exit. It is all above ground and can be installed – in the worst case – in two hours, he says.

"When you pull onto it, you can feel when the vehicle is in position," he says. It takes about six uses for the procedure to become familiar.

It's also handy in the rain when unloading groceries because the vehicle can be rotated so you don't have to walk all the way around the car, he says.

The self-contained turntable uses three rings connected by spokes. The wheels – 70 sets, each with its own suspension – ride on the rings, and the rotation is powered by four or six DC motors (depending on ramp diameter) that fit inside the ramp. It is virtually impossible to be shocked on the turntable, he says.

The laser-cut stainless-steel surface panels are heavy, 16-to 18-gauge, and the 13-foot-4-inch turning surface (with a 15-foot-4-inch total footprint) will support standard-wheelbase cars and sport utility vehicles, such as the Cadillac Escalade and Lincoln Navigator. The standard turntable can be powered with two motors, but Schwenker uses four motors and up to six for larger vehicles.

Installation requires no concrete work, and the turntable can be installed on asphalt, concrete, tile or even carpet –for show-car display. It plugs into a household 110-volt electrical outlet and activates at the push of a button, similar to a garage opener, and the speed is adjustable.

For safety, Schwenker prefers installation to be on a flat surface, but it will work on slight inclines with a pre-inspection.

"It's overbuilt, but we'd rather overbuild it than worry about it," he says.

He spent a year getting the wheels right. "We tested 24 hours a day with a 7,800-pound car on the turntable to find a wheel that would not break or wear down from heat."

Prices are \$8,400 for the nonskid stainless steel model or \$9,800 for a mirror finish. Delivery and installation are included in the price, and the turntable is guaranteed for three years. All assembly is done at the facility in Sorrento Valley, with some parts sourced locally and a few that are from outside the United States.

"At some point, we feel the CarTurner will be a standard feature in a new home," Schwenker says, "just like a garage door opener."

Details at www.carturner.com.

[»Next Story»](#)

Find this article at:

http://www.signonsandiego.com/uniontrib/20070707/news_jz1dd7vehicle.html

Check the box to include the list of links referenced in the article.

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729 Manhattan Beach Blvd.
Manhattan Beach, CA 90266

October 17, 2007

City of Manhattan Beach
Planning Department
1400 Highland Ave
Manhattan Beach, CA 90266

RE: 729 Manhattan Beach Blvd Turn-Table

Esteban,

As the commission requested at the August 22, 2007 meeting, the owners have researched the use of similar turn-table technology in other municipalities. Legislatively, there is no information of record regarding code requirements or permits issued for residential turn-tables. Although similar turn-tables are currently being used in other cities, because they are installed on private property, they are not regulated under the various municipal codes and not subject to application for variances and other vehicles that circumvent the code.

In researching this, we have developed a relationship with the owner of a turn-table company in San Diego. His company has installed numerous turn-tables in Southern California without any permit requirements and has additional sites in varying cities scheduled for installation in the next year.

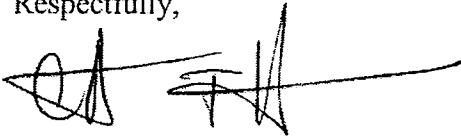
In addition to the regulatory question, we came across some relevant, important information that addresses a significant safety concern. In 2005 there were 454 non-traffic related incidents involving 553 children, 226 of them fatalities. In 2006 the number of incidents grew to 598 involving 742 children, 219 of these fatalities. Of these incidents, 50% are attributed to "backovers." The numbers are even larger as we look at YTD numbers for 2007. This is a major safety concern for numerous reasons. Child safety aside, the turn-table also addresses a traffic and public safety concern by eliminating the need to back onto one of the busiest streets in Manhattan Beach. Pulling out forward facing not only makes it easier to see children or pedestrians but makes it easier to see oncoming traffic through an array of parked cars along Manhattan Beach Blvd. In the unfortunate event that an accident does occur, pulling out forward along with the flow of traffic can reduce the effective speed of a crash by 67%.

When we met over two months ago, it appeared as though the most significant point of concern was the "slippery slope" issue, and staff was directed to come up with some language to address that moving forward. We hope you appreciate that our

EXHIBIT
F

research clearly indicates that there are no legislative or safety issues that illicit grounds for denial of the project. We hope the Commission agrees and this project is approved at the October 24, 2007 Planning Commission meeting.

Respectfully,

Handwritten signatures of Chris Steinbacher and Tim Harvey. The signature on the left is a cursive 'CS' with a long horizontal line extending to the right. The signature on the right is a cursive 'TH' with a long horizontal line extending to the right.

Chris Steinbacher & Tim Harvey
Owners

This page is part of your document - DO NOT DISCARD

04 1388958

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
06/01/04 AT 08:00am

TITLE(S) :

Deed



FEE

FEE \$30	Z
A.F.N.F. 94	2

D.T.T

6

NOTIFICATION SENT-\$4 ©

CODE

20

CODE

19

CODE

9

EXHIBIT
G

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

4170-016-009

001

THIS FORM NOT TO BE DUPLICATED

01/1/04

RECORDING REQUESTED BY
Old Republic Title Company

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

04 1388958

2

Timothy Harvey
729 Manhattan Beach Blvd
Manhattan Beach, CA 90266

Title Order No 2607021207-37
Escrow No 2612004640-VJ

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

- DOCUMENTARY TRANSFER TAX is \$ 0.00 CITY TAX is \$ 0.00
- computed on the full value of the property conveyed, or
- computed on full value less value of liens or encumbrances remaining at the time of sale,
- Realty not sold
- Unincorporated area City of Manhattan Beach, and

"This conveyance changes the manner in which title is held, grantors and and grantees remain the same and continue to hold the same proportionate interest, R & T 11911."

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Timothy C. Harvey (who acquired title as Tim Harvey) a single man as to an undivided 50% interest and Christopher P. Steinbacher (who acquired title as Chris Steinbacher) and Amy Steinbacher, husband and wife as joint tenants, as to an undivided 50% interest, as tenants in common

hereby GRANT(S) to

Timothy C. Harvey and Jennifer C. Harvey, husband and wife, and Christopher P. Steinbacher and Amy M. Steinbacher, husband and wife as joint tenants, as tenants in common

the following described real property in the city of Manhattan Beach, County of Los Angeles, State of California

Lot 10 in Block 114 of Manhattan Beach Subdivision No 3, in the City of Manhattan Beach, County of Los Angeles, State of California, as per map recorded in book 5 page 76 of Maps, in the office of the county recorder of said county

A P N 4170-016-009

SEE EXHIBIT A

Dated May 10, 2004

Timothy C Harvey
Timothy C Harvey and attorney in fact

Christopher P Steinbacher
Christopher P Steinbacher

Amy M Steinbacher
Amy M. Steinbacher

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES } SS

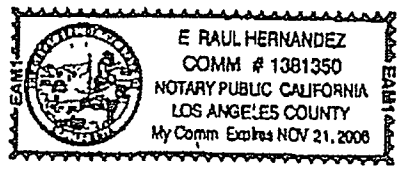
On 5-10-2004 before me, the undersigned, a Notary Public in and for said State, personally appeared CHRISTOPHER P. STEINBACHER & AMY M. STEINBACHER

~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal.

E. Raul Hernandez
NOTARY SIGNATURE
E RAUL HERNANDEZ
NOTARY'S NAME (typed or legibly printed)

Notary Stamp or Seal



Mail Tax Statements as Directed Above
Form provided by OLD REPUBLIC TITLE COMPANY

DOB 101

6/1/04

3

EXHIBIT A

Lot 10 in Block 114 of Manhattan Beach Subdivision No. 3, in the City of Manhattan Beach,
County of Los Angeles, State of California, as per map recorded in book 5 page 76 of Maps, in
the office of the county recorder of said county

04 1388958

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06 1566713

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

07/17/06 AT 08:41AM

TITLE(S) : DEED



FEE Code 01 - 10.00	Code D003 - 001	D.T.T. Code 0 - 00.00
CODE 20		
CODE 19		
CODE 9	Grand Total = \$10.00	Page Count = 2

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

4 1 7 0 - 0 1 6 - 0 3 1 0 0 1

THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Kathleen H. Barker
Attorney at Law
23440 Hawthorne Blvd., Suite 120
Torrance, CA 90505

2
06 1566713

MAIL TAX STATEMENTS TO:

Edgar and Nora Hibsman, Trustees
3804 Hightide Drive
Rancho Palos Verdes, CA 90275

Space Above This Line for Recorder's Use

TRUST TRANSFER DEED

A.P.N. 4170-016-031

The undersigned Grantors declare under penalty of perjury under the laws of the State of California that the following is true and correct: There is no Documentary transfer tax due because this conveyance transfers the interest of grantor into their revocable living trust, R & T 11911.

THERE IS NO CONSIDERATION FOR THIS TRANSFER.

D. EDGAR HIBSMAN and NORA ANN HIBSMAN, husband and wife,

hereby REMISE, RELINQUISH, AND FOREVER QUITCLAIM to:

D. EDGAR HIBSMAN and NORA A. HIBSMAN, Trustees of THE EDGAR AND NORA HIBSMAN 2006 TRUST,

the following described real property in the City of Manhattan Beach, County of Los Angeles, State of California:

Legal description is attached hereto as Exhibit "A" and made a part hereof.

Commonly known as: 737 Center Place and 736 - 12th Street, Manhattan Beach, CA 90266

Dated: July 13, 2006



D. EDGAR HIBSMAN

Dated: July 13, 2006



NORA ANN HIBSMAN

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On July 13, 2006 before me, KATHLEEN H. BARKER, a Notary Public, personally appeared D. EDGAR HIBSMAN and NORA ANN HIBSMAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.


Notary Public in and for said State.



06 1566713

EXHIBIT "A"

LEGAL DESCRIPTION

3

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 1 OF TRACT 41454, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 993 PAGES 27 AND 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, AND MINERAL SUBSTANCES BELOW A DEPTH OF 500 FEET BUT WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY JOHN R. WAGONER AND ALPHA WAGONER, HUSBAND AND WIFE AND LICIA ANDERSON, AN UNMARRIED WOMAN, IN A DEED RECORDED MARCH 31, 1978 AS INSTRUMENT NO. 78-335103.

 PARCEL 2:

AN EASEMENT FOR STREET PURPOSES AND INCIDENTAL PURPOSES OVER THE NORTHWESTERLY 10 FEET OF LOTS 11, 12, 13, 14, 15, 16 AND 17 AND THE SOUTHEASTERLY 10 FEET OF LOTS 18, 19, 20, 21, 22 OF BLOCK 114 OF MANHATTAN BEACH SUBDIVISION NO. 3, IN THE CITY OF MANHATTAN BEACH, AS PER MAP RECORDED IN BOOK 5 PAGE 76 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.


END OF LEGAL DESCRIPTION

A.P.N. 4170-016-031

Commonly known as: 737 Center Place and 736 - 12th Street, Manhattan Beach, CA 90266

CITY OF MANHATTAN BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Esteban Danna, Assistant Planner
FROM: Erik Zandvliet, Traffic Engineer 
DATE: September 27, 2007
**SUBJECT: Development Review-729 Manhattan Beach Boulevard
Proposed Duplex
Traffic Comments**

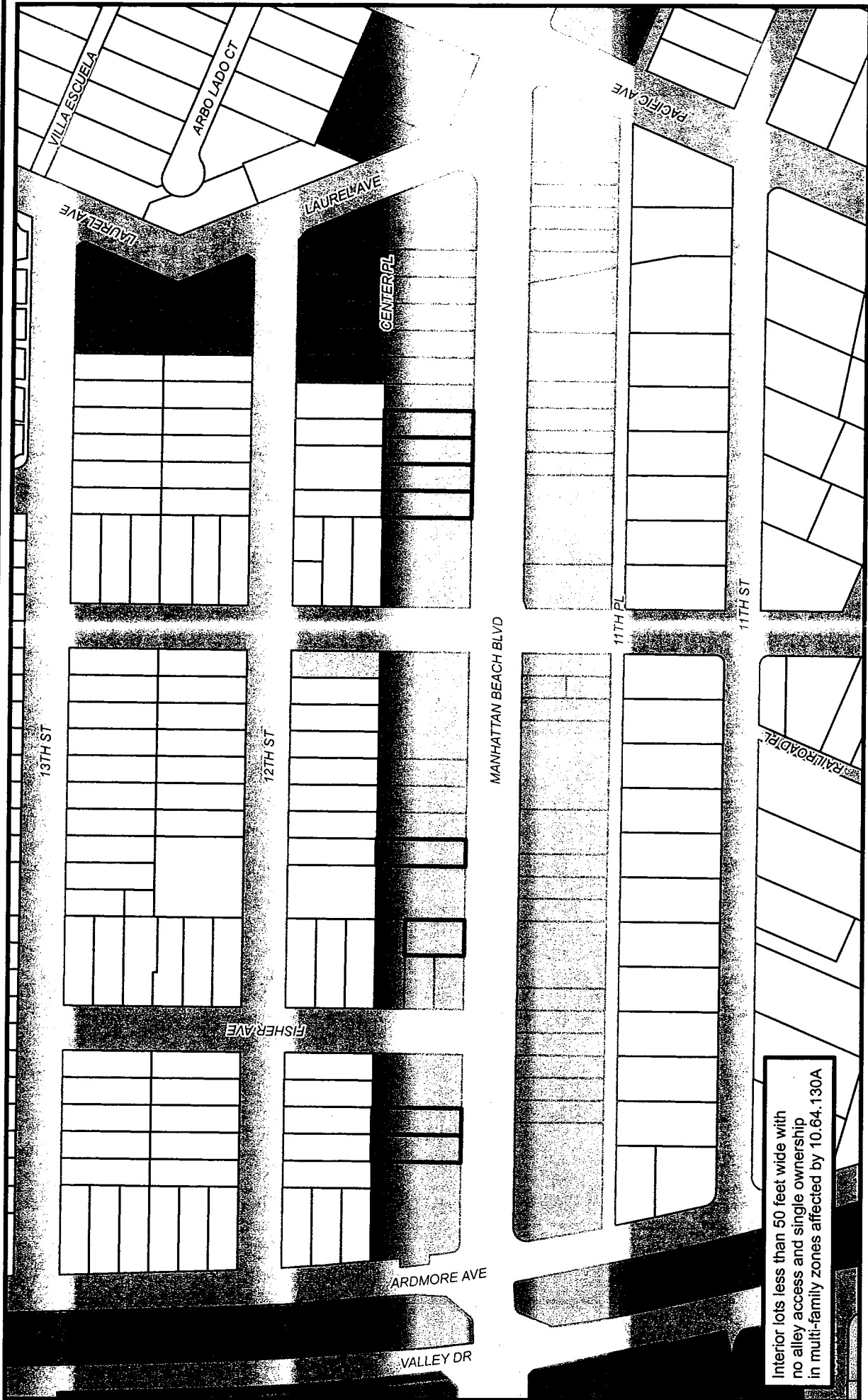
The following comments have been prepared to address traffic engineering concerns for the proposed duplex residential development at 729 Manhattan Beach Boulevard.

1. The parking area shall be configured in such a way that drivers can exit the Manhattan Beach Boulevard driveway in a forward manner. The proposed turntable is acceptable to meet this condition, since it would serve two tandem garages with the same ownership and no required visitor spaces. The turntable shall not be used for vehicle parking. (COA)
2. The driveway and approach shall be as wide as the aisle it serves. Therefore, the project driveway approach shall be at least 21 feet wide per MBMC 10.64.140. (COA)
3. Remote controlled access must be provided at any gate across the driveway to minimize blocking the sidewalk or street when entering the property. (COA)
4. Staircases shall not exit directly onto a vehicle aisle or street without a landing. (COA and shown on plans)
5. Provide unobstructed triangle of sight visibility (5' x 15') adjacent to the driveway and behind the ultimate property line when exiting the parking areas without walls, columns or landscaping over 36 inches high. (MBMC 10.64.150) (COA and show on plans.)
6. All unused driveways shall be reconstructed with curb, gutter and sidewalk. (COA)
7. Doors and gates along property frontages shall not open across the public right-of-way. (COA)

COA – Condition of Approval

G:\TRAFFIC & ROW DIVISION\TRAFFIC ENGINEER\Planning\Memo-turntables.doc

EXHIBIT
H



Interior lots less than 50 feet wide with no alley access and single ownership in multi-family zones affected by 10.64.130A



City of Manhattan Beach
Community Development

Exhibit I



Legend	
	Parcels
	Affected Lots:
	CC
	CD
	CG
	CL
	CNE
	IP
	OS
	PD
	PS
	RH
	RM
	RPD
	RS
	RSC