



Agenda Item #: _____



Staff Report

City of Manhattan Beach

TO: Honorable Mayor Montgomery and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Richard Thompson, Director of Community Development
 Esteban M. Danna, Assistant Planner

DATE: October 7, 2008

SUBJECT: Consideration of the Planning Commission Decision Approving an 18-foot Diameter Driveway Vehicular Turntable for a New Duplex at 729 Manhattan Beach Boulevard.

RECOMMENDATION:

Staff recommends that the City Council **RECEIVE** and **FILE** the Planning Commission's approval of a vehicular turntable 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 onto Manhattan Beach Boulevard. At its regular meetings on August 22 and October 24, 2007 the Planning Commission reviewed and approved (4-0 vote, 1 absent) plans for the use of a 20-foot diameter turntable to comply with the aforementioned code section.

In April of 2008, the applicants submitted plans for a Building Permit which showed a turntable with a 13' 4" diameter. Subsequently, Staff issued corrections for the plans which included increasing the turntable diameter to 20 feet as approved by the Planning Commission. The applicants subsequently appealed the decision to the Planning Commission to decrease the previously approved 20-foot diameter to 14 feet. At its regular meeting in September of 2008, the Planning Commission reviewed the amended plans and approved an 18-foot diameter turntable (4-0 vote, 1 abstained).

DISCUSSION:

In October of 2007 the Planning Commission approved the use of a turntable for a duplex and the accompanying plan showed a 20-foot turntable. The plans submitted for plan check by the applicants showed a turntable with a 13' 4" diameter turning surface.

Staff's concern with the 13' 4" turning surface is that the surface is insufficient to practically turn larger vehicles. The City's Traffic Engineer reviewed the revised proposal and concluded that the 13' 4" diameter turning surface is insufficient to effectively serve the residential parking needs for the project. He recommends the turntable be a minimum dimension of 18 feet. Staff supports the Traffic Engineer's recommendation.

The Planning Commission discussed that even though they supported a turntable, the smaller one proposed by the applicant would not be appropriate for the subject project. Thus, the Planning Commission supported the City Traffic Engineer's opinion that the appropriate diameter for the turntable should be no less than 18 feet. The Planning Commission received no public comments.

ALTERNATIVES:

The alternatives to the recommendation include:

1. **REMOVE** this item from the Consent Calendar, **APPEAL** the Planning Commission's approval, and scheduled for discussion at a future meeting.

Attachments: A. Planning Commission minutes excerpts 9/10/2008
B. Planning Commission Staff Reports & Attachments 9/10/2008

cc: Chris Steinbacher
Tim Harvey

effectiveness of the ride share program that the school has in place and the fact that the existing parking spaces are not fully utilized.

Chairman Lesser commented that the Commission is seeking further analysis from the Traffic Engineer regarding whether the parking as proposed is appropriate.

Commissioner Paralusz indicated that the ride share program is one of the factors that the Traffic Engineer will take into account in considering the parking. She said that while the ride share program is currently very successful, the Commission also needs to take the future use of the site into consideration if there is a growth or turnover in staff.

Ms. Marr pointed out that there are many students who do walk to the school. She stated that they have moved their larger events such as their holiday program to other venues rather than impact the neighbors. She commented that the trash is moved at 8:00 at night after the peak hours for Tomboy's. She also pointed out that they do composting of much of the trash from the school.

Chairman Lesser closed the public hearing.

Action

Chairman Lesser moved to **CONTINUE** a Use Permit for an Expansion at 1826-1832 Manhattan Beach Boulevard of an Existing School (Manhattan Academy) Located at 1740 and 1808 Manhattan Beach Boulevard to October 22, 2008.

At 9:30 a 10 minute recess was taken.

F. BUSINESS ITEMS

Amendment to the Planning Commission's Decision Approving a Driveway Vehicular Turntable for a New Duplex at 729 Manhattan Beach Boulevard

Commissioner Fasola indicated that he was the architect for the driveway turntable at the home next door to the subject property and submitted a proposal to the applicants for construction of the subject project. He indicated that he is recusing himself from consideration of the issue to avoid any potential conflict of interest.

Assistant Planner Danna summarized the staff report. He indicated that the turntable is proposed in order to comply with Manhattan Beach Code Section 10.64.130A which prohibits backing out across a property line at Manhattan Beach Boulevard. He indicated that the Commission previously determined that one turntable serving two residences would be appropriate for the subject applicants. He stated that the plans submitted by the applicants for the August 22 and October 24, 2007 meetings showed a 20 foot turntable, and the current site plan submitted for the building permit show the turntable with a 14 foot diameter. He indicated that the applicant is proposing a non permanent 15'4" diameter turntable with a turning surface of 13'4". He said that staff's concern is that the turning surface is insufficient for turning larger vehicles and that it is a non permanent structure that can be easily moved or relocated. He said that staff's rationale for requiring a 20 foot permanent structure is to accommodate larger vehicles and to prevent the turntable from being removed or relocated to the side. He indicated that the Traffic Engineer has concluded that a 13'4" diameter turning surface is insufficient to effectively serve the residential parking needs for the project and recommends that the turntable be at least 18 feet in diameter. He stated that staff supports the recommendations of the Traffic

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Engineer. He said that staff requests that the Commission review the proposal and provide direction.

In response to a question from Chairman Lesser, Traffic Engineer Zandvliet said that his concern is access into the driveway and the maneuverability of cars onto the turntable coming from a higher speed on a busy street. He said that drivers backing onto the turntable from the garage may also have difficulty maneuvering onto it from different angles. He said that the smaller diameter limits the ability to maneuver onto the turntable. He said that larger turntables are available at similar pricing and would not be a hardship.

In response to a question from Chairman Lesser, Traffic Engineer Zandvliet said that Code Section 10.64.130A is similar to codes in other cities that restrict backing out onto major arterial streets. He commented that most properties have a sufficiently wide area to provide for a circular driveway with sufficient turning radius for cars to turn and pull out forward onto the street. He indicated that the subject site is very confined, and a turntable is a practical solution.

In response to a question from Commissioner Lesser, Traffic Engineer Zandvliet indicated that the diameter of the turntable for the property adjacent to the subject site is 19 or 20 feet.

In response to a question from Commissioner Paralusz, Traffic Engineer Zandvliet indicated that the turntable on the property adjacent to the subject site is built into the ground and would be considered permanent. He indicated that he would not object to the turntable being permanent or not permanent provided that it has a diameter of at least 18 feet. He pointed out that the condition of approval would be invalidated if it were removed.

In response to a question from Commissioner Seville-Jones, Traffic Engineer Zandvliet said that he does not believe that two cars can be on a 20 foot diameter turntable at the same time.

Director Thompson commented that two cars can fit at one time on a 20 foot turntable, but it is not practical for use with two cars.

Chris Steinbacker, the applicant, said that they were surprised that the issue came back before the Commission as a modification. He said that the first plans that were submitted to the Commissioners were conceptual, and their understanding was that they were seeking approval for the general concept of a turntable. He said that they were not sure of the manufacturer or of the dimensions when they submitted the plans over a year ago, and they were asked by the Commission to provide further information. He stated that they then submitted additional information for the meeting of October from the manufacturer CarTurner that showed the dimensions for the smaller turntable. He said that they were not aware that they needed additional approval after they submitted the plans back to staff for review.

Tim Harvey, the applicant, said that the plans submitted as of August 2008 clearly specify the dimensions of the turntable with a 14 foot diameter. He said that the original plans did not include the specific scale of the turntable. He indicated that the Planning Commission at the August 22, 2007, meeting indicated that the plans were conceptual. He said that the plans that were originally submitted did not include dimensions.

Mr. Steinbacker indicated that there were many changes to the plans since they were originally submitted. He commented that the 20' diameter turntable for the driveway at the home next to their property is specifically designed for two cars, and the turntable they are proposing is intended for use by one car at a time. He indicated that it is currently very dangerous to back out of their driveway onto Manhattan Beach Boulevard. He pointed out that they would not

propose a turntable if they did not intend for it to be used. He commented that the turntable they are proposing is a fairly standard size, and they believe they have selected the best manufacturer. He said that the turntable they are proposing would be easier and less expensive to fix than one that is larger and built permanently into the driveway. He said that one of the conditions of approval is that the turntable remain in working order.

Mr. Harvey pointed out that they would not be able to remove the turntable, as one of the conditions of approval is that the turntable remain in place and in working order. He commented that they would not incur the cost of installing the turntable and then remove it.

Mr. Steinbacker said that 15 feet of the center wall of the garage has been removed in the design in order to accommodate the turntable.

Mr. Harvey indicated that their intent is not to pull onto the turntable from Manhattan Beach Boulevard and then spin the car to back into the garage, but rather to back from the garage onto the turntable and then spin the car to face Manhattan Beach Boulevard. He indicated that there is not an issue with maneuvering onto the turntable from Manhattan Beach Boulevard. He indicated that having only one garage door and no interior wall will allow the cars to maneuver onto the turntable from the garage. He commented that they have provided staff with a DVD that demonstrates the use of the turntable. He said that they have reviewed the turntables offered by the other manufacturers identified by the Traffic Engineer. He indicated that CarTurn only makes a 12' or 14' diameter turntable; CarSpin manufactures a 13', 15', and 19' diameter turntable; and Hovair manufactures a 14 and 16' diameter turntable. He commented that Hovair will custom build an 18' diameter turntable for \$50,000.00, which is a significant increase in cost. He commented that a 19' turntable is meant to accommodate two vehicles, which the Commission previously indicated at the October 24 meeting that they would not support. He commented that a diameter between 12' and 16' is an industry standard size.

Commissioner Seville-Jones said that her recollection is that the turntable at the property adjacent to the subject site does turn two cars at one time. She indicated that she recalls that **Mr. Harvey** represented previously that the subject turntable would hold two cars even though the intent was to only turn one car at a time. She said that the design of the turntable as now proposed is to only hold one car which has changed from the previous meeting. She said that the Commission previously required that the turntable be sufficient to accommodate two vehicles because it would be accommodating two properties.

Mr. Steinbacker commented that the turntable as proposed would only turn one vehicle at a time.

In response to a question from Commissioner Seville-Jones, **Mr. Harvey** said that the above-ground turntable could possibly be disassembled and moved but is not easily removable. He said that the fact that it would be above ground makes it easier to determine that the car is properly placed on the turntable before it spins as opposed to one that is flush to the ground.

Mr. Steinbacker said that the above ground turntable is much easier and less expensive to service if one of the motors breaks down than one that is built in to the driveway.

Mr. Harvey commented that a larger diameter turntable would be significantly more expensive and would not provide that much of a difference in maneuverability of the vehicles.

Commissioner Paralusz indicated that it appears that the original site plans submitted to staff in August of 2007 do indicate a diameter of 20 feet for the turntable, which was the design that was evaluated by staff.

Mr. Steinbacker commented that they corrected the plans after the original meeting, and several revisions have since been made. He indicated that they did submit information from CarTurner after further information was requested by the Commission at the August meeting.

Bill Schwanker, representing CarTurner, said that he decided to design a better turntable after he found that constructing a built-in model would cost up to \$60,000.00. He said that their turntable is cost effective because no foundation work is required. He stated that their design is made of a non skid stainless steel that will not rust or peel off, and the galvanized surface of other turntables will begin to rust if they are scratched. He indicated that their turntables are designed so that all of the parts can be removed and fixed. He said that the motors are very easy and inexpensive to replace, and they include several additional motors for redundancy so that if one is broken the turntable will still operate. He commented that their product can be kept running for longer than a built in turntable and will never rust or corrode.

In response to a question from Chairman Lesser, **Mr. Schwanker** indicated that a larger diameter provides the illusion of more space for vehicles to maneuver; however, there must also be additional space around the turntable. He said that a vehicle must be centered on a turntable in order for the car not to hit any surrounding structures. He said that their turntable is designed not to operate unless the car is properly placed. He pointed out that the location of the turntable can be adjusted in order to suit the individual property, which is not possible with a built-in model.

Chairman Lesser opened the public hearing.

There being no one wishing to speak regarding the issue, Chairman Lesser closed the public hearing.

Discussion

Traffic Engineer Zandvliet stated that all three manufacturers that he found on the internet would custom build an 18' or larger diameter turntable. He indicated that the location of an 18' diameter turntable would not have to be adjusted because it would be easier for a car to be positioned properly. He commented that he would have the same concerns for a car backing out of a garage onto a smaller turntable as he would for a car pulling from Manhattan Beach Boulevard onto it. He indicated that the dimensions on the plans indicate that the garage door would be 18 feet, and there would be limited maneuverability for cars entering and exiting the garage.

Director Thompson said that staff has less concern with allowing an above-ground turntable after listening to the testimony of the applicants and their representative. He said that he is convinced that the design is clearly intended to remain in a single location and not be moved. He said that he would still support the recommendation of the Traffic Engineer for at least an 18' radius.

Commissioner Powell stated that he originally supported the project. He said that the safety of traffic on Manhattan Beach Boulevard must be balanced with the safety of entering the driveway for the project. He said that he must rely on the opinion of the City's Traffic Engineer. He said that he does not have a concern with a turntable that is removable. He

commented that he originally requested the condition that the turntable remain operable at all times, as cars would need to back out onto Manhattan Beach Boulevard from the driveway if it were not in operation. He commented that there may be occasions when someone pulls into the driveway and then realizes that the garage spaces are occupied which would then necessitate them backing onto Manhattan Beach Boulevard. He said that the Traffic Engineer has also indicated that the maneuverability of cars backing out of the garage onto the turntable is a concern with the dimensions as proposed. He said that he would support a minimum diameter of 18 feet for the turntable.

Commissioner Seville-Jones indicated that she agrees with the comments of Commissioner Powell. She indicated that there was an accommodation to the applicants in allowing the joint garage with which staff originally had some concerns. She said that it appears clear that staff was considering a turntable with a 20' diameter. She said that although there may have been an honest disagreement, but it does not appear that the applicant understands that staff approaches problems in good faith. She said that she would support the opinion of the Traffic Engineer that the diameter of the turntable should be at least 18 feet, although she would prefer that the diameter be 20 feet because she is not certain that two cars would be able to fit on one that is smaller. She pointed out that the structure will be on the site beyond the time that it will be occupied by the applicants, and the Commission must also take the future use of the property into consideration in their decision. She said that staff has agreed that they do not have an objection to the removable structure.

Commissioner Paralusz said that she did not originally consider the project; however, she is in agreement with the comments of the prior Commissioners. She said that although the intention of the applicants may be to only use the turntable when exiting the garage, the property will still exist whether or not they occupy the site. She said that she does not have a concern with the turntable being removable. She said that she is persuaded by the Traffic Engineer that there does appear to be a limited amount of space on the turntable. She indicated that she does not feel that it has been sufficiently demonstrated that it would be safe considering the speed and volume of traffic along Manhattan Beach Boulevard. She said that she also would support requiring an 18' diameter turntable.

Chairman Lesser indicated that he also agrees with the comments of the other Commissioners. He commented that the tone of the letter submitted by the applicants appears to be opposing staff rather than working with them. He said that in this case there are legitimate safety concerns identified by the Traffic Engineer. He commented that his original understanding was that the turntable provided by the applicants would be the same as the turntable at the neighboring property with a diameter of 20 feet which would satisfy the concern of the Traffic Engineer regarding safety.

A motion was MADE and SECONDED (Seville-Jones/Paralusz) to **APPROVE** an 18 foot diameter turntable for the residence located at 729 Manhattan Beach Boulevard

AYES: Paralusz, Powell, Seville-Jones and Chair Lesser
NOES: None.
ABSENT: None.
ABSTAIN: Fasola

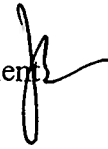
Director Thompson explained the 15-day appeal period and will be placed on the City Council's Consent Calendar for their meeting of October 7, 2008.


G. DIRECTORS ITEMS



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

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development 

BY: Esteban Danna, Assistant Planner 

DATE: September 10, 2008

SUBJECT: Amendment to the Planning Commission's Decision Approving a Driveway Vehicular Turntable for a new Duplex at 729 Manhattan Beach Boulevard.

RECOMMENDATION

Staff recommends that the Planning Commission review the application and provide direction to staff.

APPLICANT/OWNER

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

BACKGROUND

At the August 22, and October 24, 2007 Planning Commission meetings Staff presented an appeal of the decision of the Community Development Director to deny a vehicle turn-table at 729 Manhattan Beach Boulevard. The turn-table 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 turn-table for a driveway serving a duplex would create significant difficulties in logistics since one turn-table would serve two residences.

At the aforementioned meetings the Planning Commission determined that the use of one turn-table serving two units would be appropriate for the subject applicants and thus overturned the Director's decision. In August of 2008, the applicants submitted an application to amend the Planning Commission's decision, proposing to decrease the diameter of the turning surface and installing a non-permanent turn-table.

The proposed turn-table, as represented in the plans that were reviewed and approved by the Planning Commission on August 22 and October 24, 2007, measured 20 feet in diameter. In April of 2008, the applicants submitted plans for a Building Permit which

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showed a turn-table with a 14-foot diameter. Subsequently, Staff issued corrections for the plans which included increasing the turn-table diameter to 20 feet as approved by the Planning Commission.

DISCUSSION

In October of 2007 the Planning Commission approved the use of a turn-table for a duplex and the accompanying plan showed a 20-foot turntable (Exhibit A). The applicants propose a non-permanent 15' 4" diameter turn-table with a 13' 4" turning surface. Any changes to those plans must be reviewed and approved by the same governing body.

Staff's concern with a 13' 4" turning surface is that the surface is insufficient to practically turn larger vehicles. The applicants provided staff with a DVD showing how a large vehicle such as a Chevrolet Suburban is turned on a 13' 4" surface. However, the DVD does not show the difficulty and impracticality of positioning a large vehicle, such as a Suburban, on a 13' 4" turning surface. Staff also has concerns with the proposed turn-table as it is designed to lie on the surface of the driveway, which makes it a non-permanent structure and can be easily removed or relocated as opposed to a permanent built-in structure.

In the letter submitted with the subject amendment application (Exhibit B), the applicants state several reasons why they believe the amendment to the Planning Commission decision should be approved. Staff's rationale for a permanent 20-foot turn-table is to realistically accommodate larger vehicles and to prevent the turn-table from being removed or relocated to the side. In October of 2007 the Planning Commission approved plans that showed a 20-foot permanent turntable and any revisions require Planning Commission review and action.

The City's Traffic Engineer reviewed the revised proposal and concluded that the 13' 4" diameter turning surface is insufficient to effectively serve the residential parking needs for the project. He recommends the turntable be a minimum dimension of 18 feet (Exhibit D). Staff supports the Traffic Engineer's recommendation.

CONCLUSION

Staff reviewed the plans submitted for a Building Permit and determined the proposed turn-table is not in substantial accordance with the plans submitted and approved by the Planning Commission. Staff requests that the Commission review the application and provide direction to staff.

Attachments:

- Exhibit A – Original Plans
- Exhibit B – Applicant Letter
- Exhibit C – Staff Reports and Attachments, dated August 22 and October 24, 2007
- Exhibit D – City Traffic Engineer's Recommendation
- Exhibit E – Planning Commission Minutes, dated October 24, 2007

August 8, 2008

City Of Manhattan Beach
Community Development Department
Planning Commission

Re: 729 Manhattan Beach Blvd.

To Community Development Department and Planning Commission:

The attached application arises from an earlier appeal of Staff's denial, and then subsequent approval by the Planning Commission, of a "turn-table" style driveway system for new construction at 729 Manhattan Beach Blvd. It is submitted due to the Community Development Department's immediate denial of what is now the *proposed size* of the turn-table, following the approval by this Commission of the actual concept.

The turn-table was approved by Planning Commission on October 24, 2007, following an initial appeal on August 22, 2007. Applicants have since moved forward with the project, and one of the final correction items relates to the size of the approved turn-table. Applicants supplied Staff with information on the proposed turn-table, the same information that this Commission was provided with at the first appeal, which indicated a diameter of approximately 15 feet. Although a 15-foot diameter is more than adequate to service the property, Staff has once again rejected the proposed turn-table and demanded a larger size (approximately 20 feet). The larger turn-table will cost approximately \$60,000 more and is essentially cost-prohibitive. Furthermore, there is no reason or rationale supplied by Staff for the additional 5-foot requirement.

Applicants have supplied Staff with both a letter and DVD from the owner of the turn-table manufacturer in support of the 15-foot diameter. This was done in response to Staff's initial request, after supplying them with information on the turn-table, to illustrate that it would turn, up to and including, an extended length Escalade or Suburban, essentially the largest passenger vehicles on the market excluding limousines. This was the only "proof" requested by Richard Thompson of the Planning Department in conversations subsequent to the Commission's approval of the driveway.

After supplying this information to Staff, Staff once again summarily rejected the information it requested without any rationale, further justification, or evidence as to why the 15-foot size was unacceptable.

Owners have selected a turn-table, designed and built by *CarTurner*TM, a San Diego company, which was actually designed to turn a single vehicle. The turn-table designed for 725 Manhattan Beach Blvd., and what Staff based their 20-foot determination on, was manufactured by a company that builds these devices mostly for non-residential use. It was also installed specifically to turn more than one vehicle at a time, a situation that Staff and this Commission

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specifically were concerned about and objected to¹. Moreover, the smooth, flush lip on the 725 property's turn-table actually makes it *more difficult* to determine when the vehicle is positioned correctly on the turn-table. The turn-table that applicant's have proposed was specifically designed for automobiles, featuring a raised surface and lip that makes it easier to establish when the car is correctly positioned on the pad and ready to turn.

Furthermore, when the Commission approved the turn-table at the October 24th meeting (based on all the information provided by Staff, Owners, as well as the traffic engineer), there was no minimum size requirement imposed. In fact, the traffic engineer's report, containing at least seven contingent conditions with which the Owners have complied, did not mention size as a factor whatsoever when determining the safety application of the turn-table. Nor did the engineer mention size when determining feasibility.

Staff's only rationale for attempting to force Owners to install the 20-foot turn-table, and their only response when pressed for justification, is Staff's claim that when Owner's initially presented the turn-table concept during the appeal process, the presentation contained a *conceptual rendering* that indicated an approximate 19-foot turning diameter. While this may be true, these initial plans were only *proposed* plans and have changed multiple times since the initial submittal. Moreover, there were no written dimensions specifying the size of the turn-table. In fact, these plans had not yet even been submitted to Plan Check². Furthermore, size was never discussed, nor deemed to be an issue. In no way did those plans represent the final turn-table. More tellingly, the information Owner's submitted during the last appeal process, to this very Commission, included all the information on the *CarTurner*TM turn-table, including its dimensions.

Staff's other concern is the "temporary" nature of the proposed turn-table, due to the fact that the pad sits above ground. Staff's concern is that it could be easily removed. This is also moot. Applicants are concerned with the safety of their families and the community. The turn-table greatly increases the safety of both; removal would be irrational. Moreover, applicants have to spend a great deal to install this; why would the Owners go to all this trouble and cost to later remove the turn-table? Finally, the most compelling argument against the so-called "temporary nature" concern is the fact that at the October 24th meeting, Commissioner Powell added an 8th condition to approval (in addition to the traffic engineer's 7) that "the turntable will remain operable at all times" (See "PLANNING COMMISSION MINUTES," October 24, 2007, page 18, lines 6-7, page 19 line 28, attached as Exhibit B). This completely eradicates any concern by Staff that the turn-table will or could be removed.

¹ A major concern enunciated by Staff was that it would be used by more than one vehicle at the same time. (See "PLANNING COMMISSION MINUTES," August 22, 2007, page 15, lines 16-17, attached as Exhibit A). In fact, Commissioner Schlager posed this very question, to which applicants responded the intent was to turn only one vehicle at any one time.

² The final plans submitted for Plan Check called out the dimensions specifically, indicating a turn-table with a 15-foot diameter. In fact, as one of the corrections resulting from Plan Check, Owners have had to change the actual garage structure at the Department's request, from two garage doors with a central wall down the middle to one, solid garage door, to fulfill the City's concern relating to maneuverability onto the turn-table. This actually bolsters the single-car turn-table argument.

In summary,

- 1) Owners have complied with all the conditions imposed by the traffic engineer and the Commission.
- 2) Owners have responded to Staff's concern and chose a turn-table that would not accommodate more than one vehicle at a time.
- 3) Owners have also selected a turn-table that can accommodate the largest passenger cars and SUVs made in America including the Chevrolet Suburban and Cadillac Escalade extended length, and presented physical evidence of such at Staff's request.
- 4) Staff has presented not one rationale argument as to why this turn-table is not perfectly suited for the intended use.

We respectfully request that this Commission grant our appeal so we can move forward with the project and begin construction – this project has been delayed long enough.

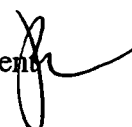
Very truly yours,


Handwritten signatures of Timothy Harvey and Christopher Steinbacher.

Timothy Harvey, Esq.
Christopher Steinbacher
Owners

**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.

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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

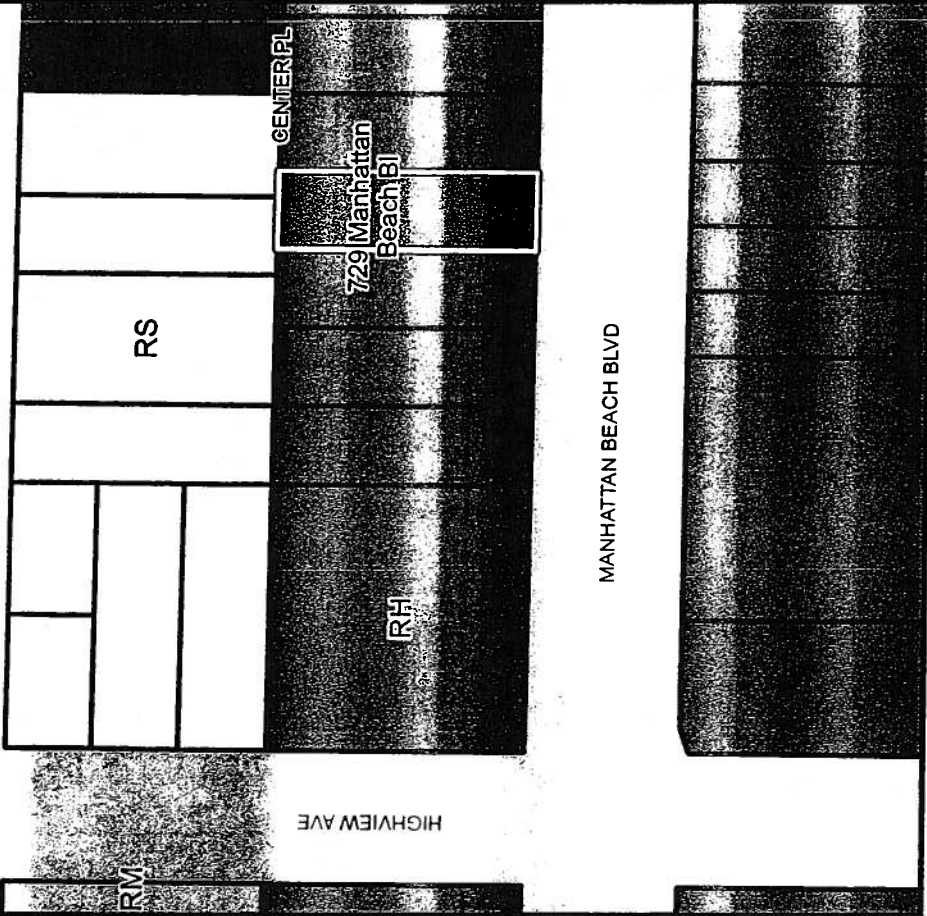
n/a – not available electronically

Vicinity Map

729 Manhattan Beach Boulevard

12TH ST

12TH ST



Legend

729 Manhattan Beach Bl

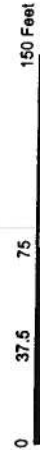
Parcels

RH - Residential High Density

RM - Residential Medium Density

RS - Residential Single Family


Exhibit B




City of Manhattan Beach
Community Development

**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.

EXHIBIT

C

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

Page 14

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

Page 15

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

Page 16

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

Page 17

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

Page 18

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.

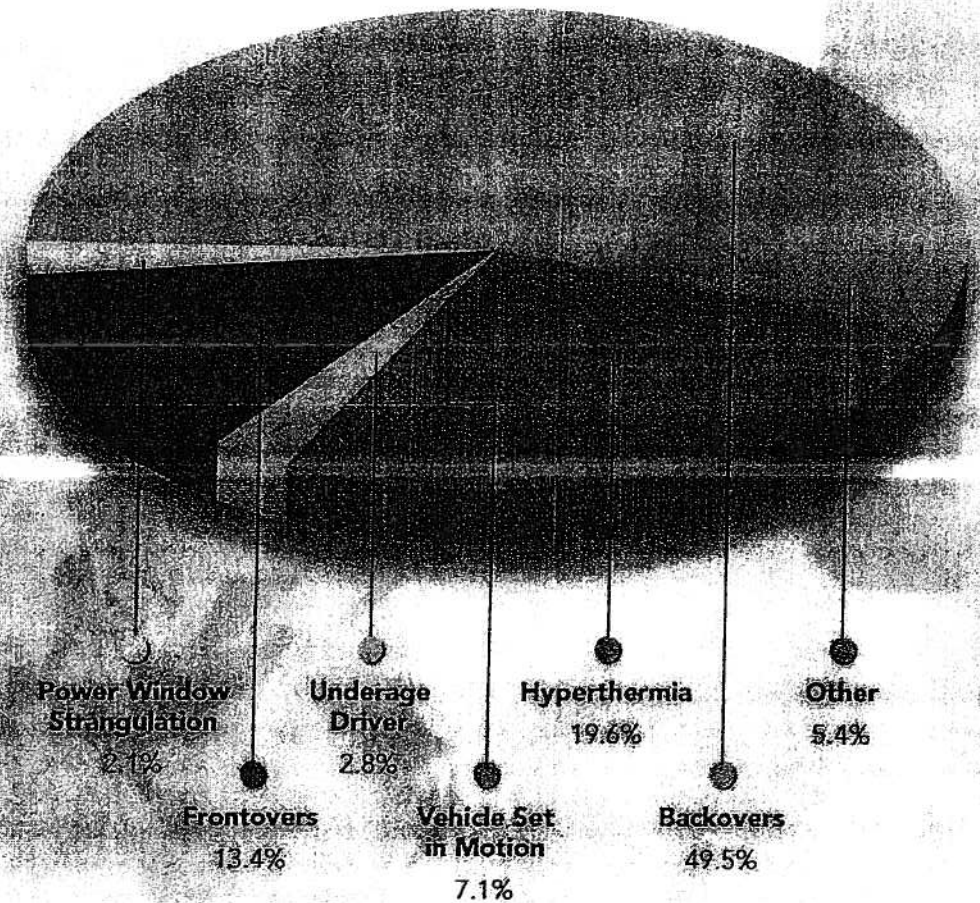
28
29 Commissioner Powell commented that he preferred the previous design of the web site which
30 showed the entire agenda along with the video picture rather than the current design which only
31 shows a narrow strip of the agenda. He asked if it would be possible to return to the previous
32 design.

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

KIDS AND CARS

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_lz1dd7vehicle.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.

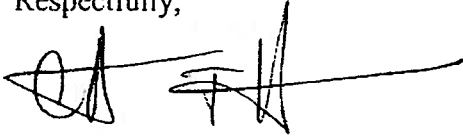
In addition to the regulatory question, we came across some relevant, important information that addresses a significant safety concern. In 2005 there were 454 non-traffic related incidents involving 553 children, 226 of them fatalities. In 2006 the number of incidents grew to 598 involving 742 children, 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' and the signature on the right is a cursive 'TH'. Both signatures are written in black ink and are connected by a horizontal line.

Chris Steinbacher & Tim Harvey
Owners

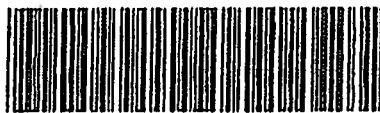
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04 1388958

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LOS ANGELES COUNTY
CALIFORNIA
06/01/04 AT 08:00am

TITLE(S) :

Deed



LEAD SHEET

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

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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 by Christopher P Steinbacher
 Timothy C Harvey *not attended 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

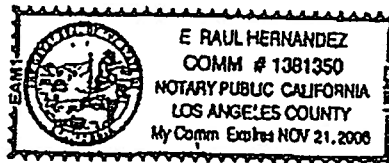
WITNESS my hand and official seal.

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

DOD 101

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

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LOS ANGELES COUNTY
CALIFORNIA

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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)

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Number of AIN's Shown

4 1 7 0

0 1 6

0 3 1

0 0 1

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Rancho Palos Verdes, CA 90275

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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 herelo 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.



EXHIBIT "A"

3

LEGAL DESCRIPTION

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.

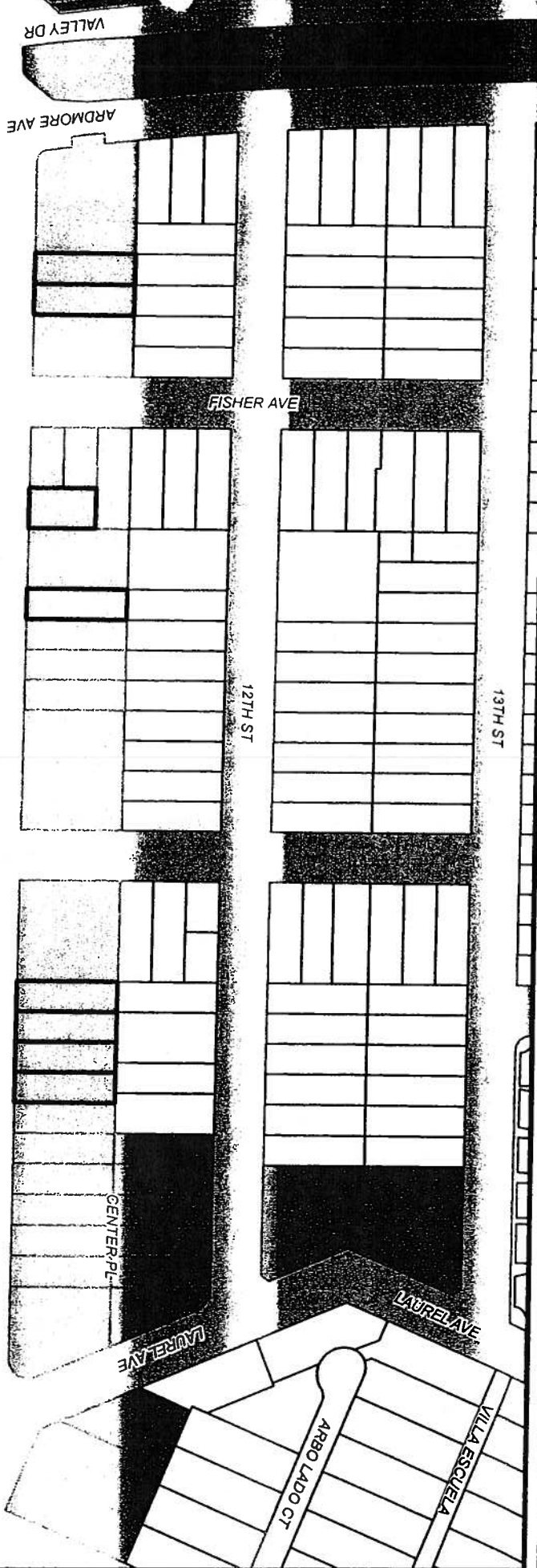
1. The parking area shall be configured in such a way that drivers can exit the Manhattan Beach Boulevard driveway in a forward manner. The proposed turntable is acceptable to meet this condition, since it would serve two tandem garages with the same ownership and no required visitor spaces. The turntable 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



Legend

- Parcels
- Affected Lots:

- Zoning**
- CC
 - CD
 - CG
 - CL
 - CNE
 - IP
 - OS
 - PD
 - PS
 - RH
 - RM
 - RPD
 - RS
 - RSC



Exhibit 1



City of Manhattan Beach
Community Development

CITY OF MANHATTAN BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Esteban Danna, Assistant Planner

FROM: Erik Zandvliet, Traffic Engineer *EZ*

DATE: September 27, 2008

SUBJECT: **Development Review-729 Manhattan Beach Boulevard
Proposed Duplex
Traffic Comments**

On October 24, 2007, the Planning Commission approved the use of a 20-foot diameter vehicle turntable for a duplex development at 729 Manhattan Beach Boulevard. The turntable is to be used to allow vehicles for both units to enter Manhattan Beach Boulevard in a forward manner. It is understood that the turntable would only be used by one vehicle at a time, but would serve two separate residential units.

In response to the Staff's denial for a smaller turntable, the applicant submitted a letter dated August 8, 2008, providing background and arguments in favor of a 13'-4" diameter turntable in lieu of the 20' diameter approval.

After comparing the two turntable options, it is my recommendation that the turntable have a diameter of no less than 18 feet, due to the dual purpose and offset approach angles for the separate garages. Based on the position and manner in which the turntable will be used, the size of the vehicle is not relevant to the turntable diameter. The short driveway does not provide sufficient maneuverability for drivers to position a vehicle on the center of a small turntable, or to achieve the correct angle in order to enter or exit the garages. A 19' diameter turntable provides more than twice the surface area of a 13'-4" diameter turntable in which to position a vehicle so that all four tires are on the rotating surface.

It should be noted that the turntable would be easier to use when leaving the garage rather than entering the property, because motorists must make quick turns into the driveway from a major street, making it difficult to align their vehicle exactly on the turntable in one movement.

Conversely, a small turntable would be more appropriate for a single width driveway that has a single lane approach and a straight approach/departure alignment. If the turntable was located at least 24 feet away from the two-car garage, or was used for a one car garage, then a smaller turntable could be considered.

There are numerous manufacturers of residential automobile turntables, including CarSpin, CarTurn, and Hovair Systems. All offer products that will meet the required diameter at similar pricing to the 13'-14' diameter versions.



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- AYES: Lesser, Powell, Chairman Bohner
- NOES: Seville-Jones
- ABSENT: Schlager
- ABSTAIN: None

BUSINESS ITEMS

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

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

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

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



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