



Agenda Item #: \_\_\_\_\_

# Staff Report

## City of Manhattan Beach

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

**THROUGH:** Geoff Dolan, City Manager

**FROM:** Jim Arndt, Director of Public Works  
Steve Finton, City Engineer  
Edward Kao, Senior Civil Engineer

**DATE:** August 4, 2009

**SUBJECT:** Uphold the Parking and Public Improvements Commission Recommendation to Approve a Request to Install a New Power Pole on 27<sup>th</sup> Street between 2700 Oak Avenue and 2701 Sepulveda Boulevard.

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### **RECOMMENDATION:**

Staff recommends that the City Council pass a motion to uphold the Parking and Public Improvement Commission (PPIC) recommendation to approve the applicant's request to install a new power pole on 27<sup>th</sup> Street between 2700 Oak Avenue and 2701 Sepulveda Boulevard.

### **FISCAL IMPLICATION:**

There are no fiscal implications associated with the recommended action. The applicant will pay the Edison Company for the entire cost of this new power pole installation.

### **BACKGROUND:**

Tomaro Architecture Inc. has submitted a request to install a new power pole on the north side of 27th Street across from their development at 2613 and 2617 Sepulveda Boulevard. The proposed development includes construction of a new 5,000 square foot office building. The project requires three-phase electrical power for a proposed elevator. Three-phase power cannot be provided from existing electrical power poles located on the westerly lot line. Edison Company planners have determined the most feasible option to provide three-phase power is to install a new power pole on the north side of 27th Street between 2700 Oak Avenue and 2701 Sepulveda Boulevard with three-phase transformers. The power would then be connected to the property via underground conduits from the new pole across 27th Street to the new development.

A row of Edison power poles and aerial electrical lines exist along the west property line of 2617 Sepulveda Boulevard supplying power to adjacent residential and commercial properties. The southerly-most pole on this line is located at the northwest corner of the applicant's property at 2617 Sepulveda Boulevard. Edison Company planners indicate that existing equipment on the

existing pole prevents the installation of additional transformers and equipment required to provide three-phase electrical power to the new development. Edison staff indicates that the only feasible option to provide the needed three-phase power is to install a new pole along the existing pole line on the north side of 27th Street with underground connection to the proposed development.

City staff and Edison Planners considered several alternatives to avoid placement of the new pole. Three-phase feeds require a 16kv Edison facility. No 16kv lines are available in the vicinity west of the site. The nearest alternative 16kv facility is at the northeast corner of Marine Avenue and Sepulveda Boulevard accessible only by trenching across Sepulveda Boulevard and south to an existing vault near Marine Avenue. The traffic impacts and cost make this a very undesirable alternative; therefore, it is recommended that the proposed pole be installed on 27th Street.

The recommended pole location is a dirt patch surrounded by a raised planter to the north, a sloped driveway to the east and a flat driveway to the west. There is no sidewalk on the north side of 27th Street. Installation of a new pole in the proposed location will not cause any inconvenience to pedestrians nor will it affect the use of or access to either adjacent property.

**DISCUSSION:**

The Parking and Public Improvement Commission (Commission) considered this power pole request on June 25, 2009 PPIC meeting. Notices were mailed to 92 property owners within a 500' radius of the proposed pole location. No resident attended the meeting and no objection was received by staff. The applicant, Mr. Louie Tomaro, attended the meeting and answered questions from the Commissioners.

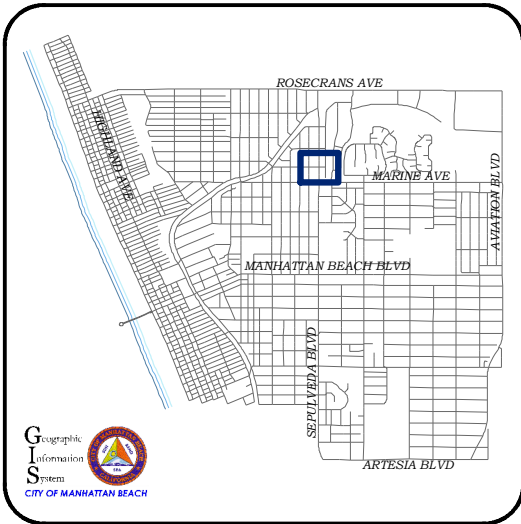
After hearing from Mr. Tomaro and staff, the Commission unanimously approved the application with a requirement that staff require the Edison Company to place the pole at the location in a manner that will provide space for pedestrians and won't be hazardous. Staff will work with Edison to assure that these conditions are met.

**CONCLUSION:**

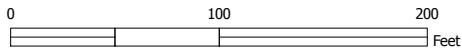
Staff recommends that Council pass a motion to uphold the Parking and Public Improvement Commission (PPIC) recommendation to approve the applicant's request to install a new power pole on 27<sup>th</sup> Street between 2700 Oak Avenue and 2701 Sepulveda Boulevard.

- Attachments:
- a. Proposed new utility pole aerial map (1 page)
  - b. PowerPoint presentation (10 pages)
  - c. Copy of notice to property owners (1 page)

Proposed new utility pole to service a new commercial building at 2617 Sepulveda Boulevard.



- Existing Street Lights
- Existing Utility Poles
- Proposed Utility Pole



07/10/2009

# 2613 & 2617 Sepulveda Blvd. New Office Building Project

Request to install a new power pole in  
between 2700 Oak Ave. & 2701  
Sepulveda Blvd.

August 4, 2009



## Aerial View of power supply to 2613 & 2617 Sepulveda Blvd.



### Legend

- Addresses
- Parcels
- 2008 4in color
- Boxingup
- BEACH
- BLOCK
- DEADEND
- PARK
- PIER
- PRIVATE STREET
- SCHOOL
- STREET
- WALK STREET

0 65 130 195 ft.



Scale: 1:668

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





# Looking S at project site and existing pole





Looking  
S @ the  
existing  
power  
pole in  
between  
2617  
Sepulveda  
& 2616  
Oak



2617 Sepulveda

2616 Oak



# Looking East @ project site & existing power pole





# Looking NE at 2700 Oak & 2701 Sepulveda





Looking N at  
2700 Oak &  
2701  
Sepulveda  
and existing  
power pole





# Close up of future power pole location





# Looking W at future power pole location and existing overhead power line





# Notifying the Public about the Hearing

(92 Notices Sent)

## 2613 Sepulveda Blvd. 500' Radius Noticing Boundaries



### Legend

- Addresses
- Parcels
- 2008 4in color
- Boxing map
- BEACH
- BLOCK
- DEADEND
- PARK
- PIER
- PRIVATE STREET
- SCHOOL
- STREET
- WALK STREET

0 325 650 975 ft.



Scale: 1:3,247

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# City of Manhattan Beach

## Engineering

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Phone: (310) 802-5350  
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TDD: (310) 546-3501

July 20, 2009

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

Re: Request to Install a New Power Pole  
---- 2613 & 2617 Sepulveda Blvd. New Office Project

Dear Property Owner:

The City recently received a petition requesting permission to install a new power pole at the property line in between 2700 Oak Ave. and 2701 Sepulveda Blvd. on 27<sup>th</sup> Street. The Parking and Public Improvements Commission (PPIC) approved the request on June 25, 2009. The request has been forwarded to the City Council for implementation.

The City Council will be reviewing this matter at a public meeting on Tuesday, August 4, 2009. The meeting will be held in the City Council Chamber, located at 1400 Highland Avenue, and will begin at 6:30 p.m. You are welcome to address the City Council members regarding this request at the meeting.

Please feel free to contact me at (310) 802-5358 for any questions you may have.

Sincerely,

Edward Kao  
Senior Civil Engineer  
Public Works Department