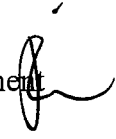



**CITY OF MANHATTAN BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT**

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development 

BY: Esteban Danna, Assistant Planner 

DATE: August 22, 2007

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

RECOMMENDATION

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

APPLICANT/OWNER

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

BACKGROUND

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

DISCUSSION

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

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

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

Other Projects

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

CONCLUSION

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

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

Attachments:

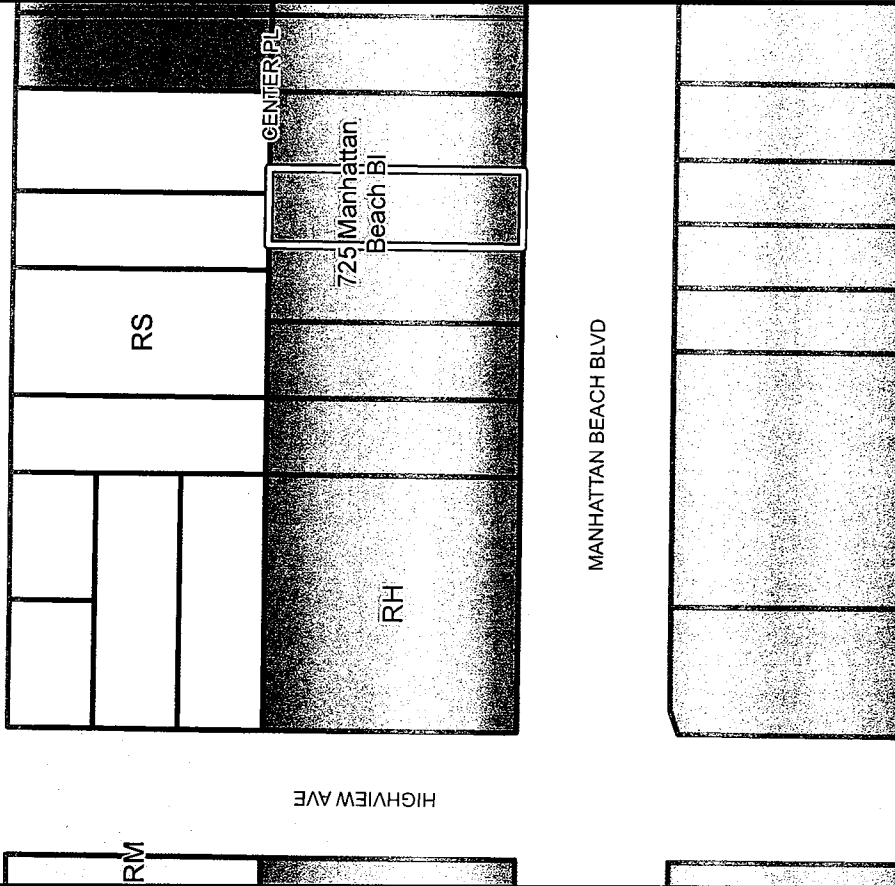
- Exhibit A – Plans n/a
- Exhibit B – Site Map
- Exhibit C – Application Materials

n/a – not available electronically

Vicinity Map

725 Manhattan Beach Boulevard

12TH ST



12TH ST



Legend





-  725 Manhattan Beach Bl
-  Parcels
-  RH - Residential High Density
-  RM - Residential Medium Density
-  RS - Residential Single Family



Exhibit B



City of Manhattan Beach
Community Development



MASTER APPLICATION FORM

CITY OF MANHATTAN BEACH
COMMUNITY DEVELOPMENT DEPARTMENT

Office Use Only

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

729 Manhattan Beach Bl
Project Address

Legal Description _____

General Plan Designation _____

Zoning Designation _____ Area District _____

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

- | | |
|---|--|
| <input type="checkbox"/> Project located in Appeal Jurisdiction | <input type="checkbox"/> Project <u>not</u> located in Appeal Jurisdiction |
| <input type="checkbox"/> Major Development (Public Hearing required) | <input type="checkbox"/> Public Hearing Required (due to UP, Var., etc.) |
| <input type="checkbox"/> Minor Development (Public Hearing, if requested) | <input type="checkbox"/> No Public Hearing Required |

Submitted Application (check all that apply)

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

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

Pre-Application Conference: Yes _____ No _____ Date: _____ Fee: \$465⁰²

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

Receipt Number: _____ Date Paid: _____ Cashier: _____

Applicant(s)/Appellant(s) Information

Chris Steinbacher, Tim Harvey
Name

729 Manhattan Beach Bl
Mailing Address

OWNERS

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

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

1721 Artesia Bl Ste D MB CA (610)379-2414
Address

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

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

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

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

EXHIBIT

June 27, 2007

City Of Manhattan Beach
Community Development Department

Re: 729 Manhattan Beach Blvd

To Whom It May Concern:

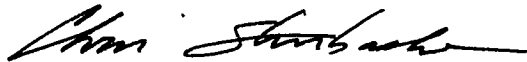
The enclosed application is for the approval of a "turntable-style" driveway system developed in conjunction with a project for a new duplex at 729 Manhattan Beach Boulevard ("729").

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

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

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

Sincerely,



Chris Steinbacher- Owner



Tim Harvey, Esq.- Owner

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

June 27, 2007

Subject: Development at 729 Manhattan Beach Boulevard

To whom it may concern:

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

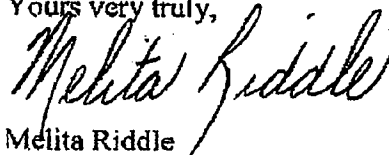
We are writing to offer our support for their project, and specifically for the turntable-style driveway system that they are requesting approval from the city to move forward with their project.

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

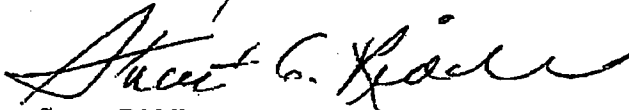
We moved into our home in February 2007, and we have used this driveway turntable system with great success and confidence ever since. It clearly facilitates an easier and safer egress of a vehicle, and most importantly, it complies with the city code. We have had no operating problem to this point,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

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

Yours very truly,



Melita Riddle



Stuart Riddle