



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

TO: Planning Commission

FROM: Richard Thompson, Director of Community Development 

BY: Esteban Danna, Assistant Planner 

DATE: October 24, 2007

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

RECOMMENDATION

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

APPLICANT/OWNER

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

BACKGROUND

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

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

DISCUSSION

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

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

Similar Projects in other Areas

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

Safety Concerns

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

Rear Alley Access

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

City Traffic Engineer's Comments

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

Additional Staff Comments

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

CONCLUSION

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

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

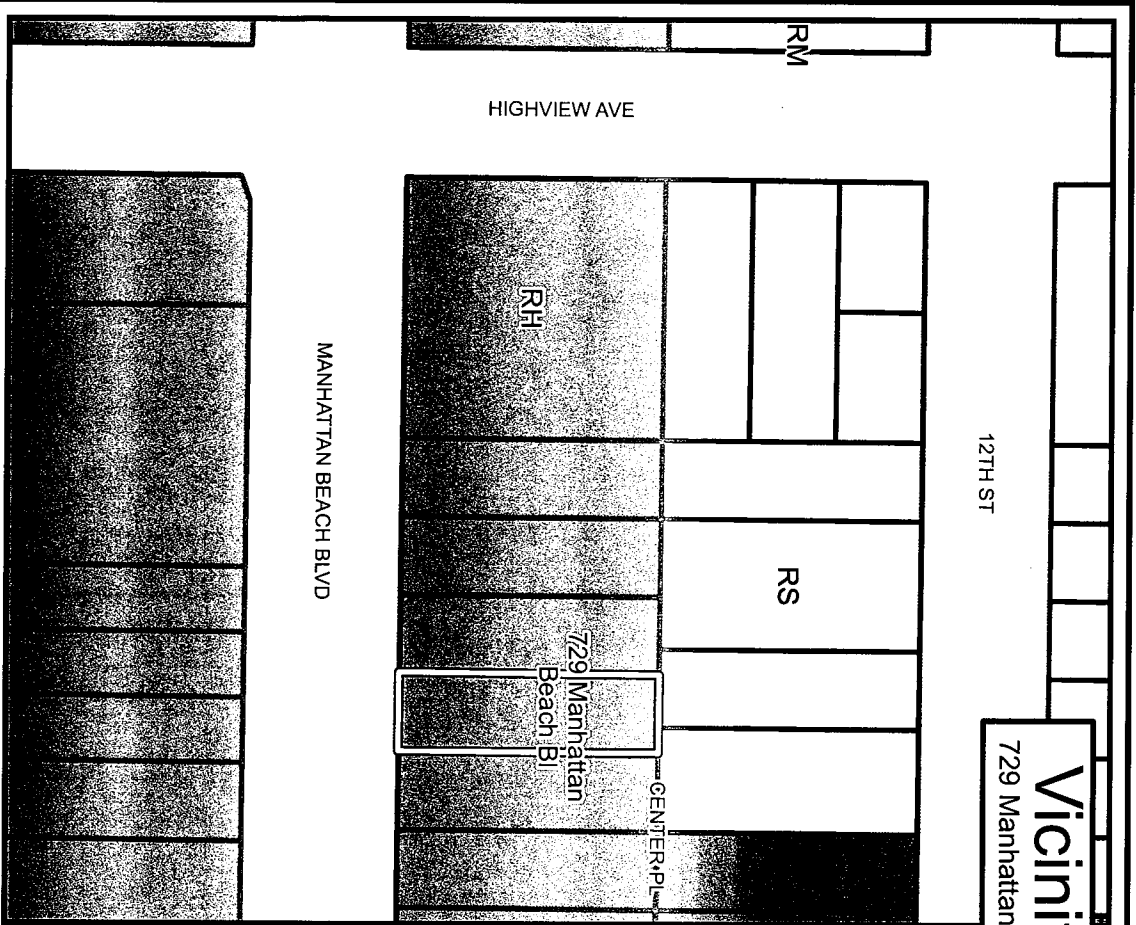
Attachments:

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


n/a – not available electronically


Vicinity Map

729 Manhattan Beach Boulevard



Legend

 729 Manhattan Beach BI

 Parcels

 RH - Residential High Density

 RM - Residential Medium Density


 RS - Residential Single Family

Exhibit B

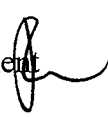



City of Manhattan Beach
Community Development



**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

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1 **BUSINESS ITEMS**

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

5
6 Assistant Planner Esteban Danna summarized the staff report. He indicated that the intent is for
7 the proposed turntable to turn the cars on the driveway in order for them to face the correct
8 direction to pull forward onto Manhattan Beach Boulevard. He stated that the applicants are
9 proposing a new duplex to replace the existing duplex on the property to include construction of
10 the proposed turntable on the driveway. He indicated that staff has determined that the project
11 does not meet the intent of Code section 10.64.130A which states that access to parking spaces
12 located on specified streets including Manhattan Beach Boulevard shall not require backing
13 across a street property line. He indicated that backing out onto specified major and minor
14 arterial right of ways creates a significant safety concern due to the volume of traffic on the
15 streets. He indicated that staff feels the turntable would present logistical difficulties, as a single
16 turntable would serve two separate residences. He commented that since two parties would
17 share use of a single turntable, it is likely that it would not be available for use by all of the
18 parties at all times. He said that the nature of tandem parking creates maneuvering and
19 circulation difficulty with multiple units. He pointed out that a similar turntable as proposed is
20 currently successfully being used at the single family residence adjacent to the subject property
21 on Manhattan Beach Boulevard. He stated that staff has determined that the use of such a
22 turntable is appropriate for a single-family home. He indicated that staff has determined that the
23 project does not prevent backing across the street property which may create an undue traffic
24 hazard. He indicated that staff is recommending denial of the appeal.

25
26 In response to a question from Commissioner Powell, Assistant Planner Danna indicated that the
27 City Traffic Engineer has not reviewed the subject application or the existing turntable for the
28 adjacent property.

29
30 Director Thompson said that the application for a turntable by the adjacent property owner at 725
31 Manhattan Beach Boulevard was the first such request that staff has received. He said that the
32 adjacent property owner would not have been able to redevelop the lot if their request were
33 denied. He said that the existing development on the subject property was built before the
34 requirement prohibiting vehicles from backing out onto the street. He indicated that staff is
35 suggesting that a single family home be built on the subject property rather than a duplex if they
36 wish to include the turntable in the design.

37
38 Commissioner Lesser asked if anything would prevent the portion of the subject lot that accesses
39 the rear alley from being utilized as a driveway.

40
41 Assistant Planner Danna said that it would need to be determined with such a design whether it
42 would comply with requirements for providing sufficient turning radius, for garage access, and



PLANNING COMMISSION MINUTES

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1 driveway slope.

2

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

6

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

10

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

19

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

39

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

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

4

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

9

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

13

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

16

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

20

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

26

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

29

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

33

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

40

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

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

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

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

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

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

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

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

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

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1 **Pat Miller** commented that they owned an apartment building in Hermosa Beach that included a
2 single driveway for four tandem parking spaces, and the occupants had to cooperate in order to
3 utilize the parking. She suggested possibly allowing access for four cars per turntable.
4

5 **Don Miller**, said that he does not feel there is a difference with use of a turntable by a single
6 family or two families, and it is a matter of the occupants cooperating in order to properly utilize
7 the parking.
8

9 Director Thompson indicated that staff will conduct further study to provide more information
10 and will reschedule the item for the September 26, 2007, meeting.
11

12 **DIRECTOR'S ITEMS**

13
14 **PLANNING COMMISSION ITEMS**

15
16 Commissioner Seville-Jones suggested that it be articulated that the items for discussion at the
17 September 5 meeting are lot mergers and new development standards.
18

19 Commissioner Lesser commented that he has had difficulty in searching for specific topics on
20 the City's website for the video links for previous hearings. He said that he has previously raised
21 a concern regarding the accessibility of the video for previous meetings on the web site. He
22 requested that staff inquire as to the status of fixing the web site in order to allow the public and
23 Commissioners access to review the videos for previous meetings.
24

25 Commissioner Seville-Jones commented that she has been able to access the videos of prior
26 meetings but has been frustrated with the search function to find specific topics. She commented
27 that the function includes hearings from only the past three years.
28

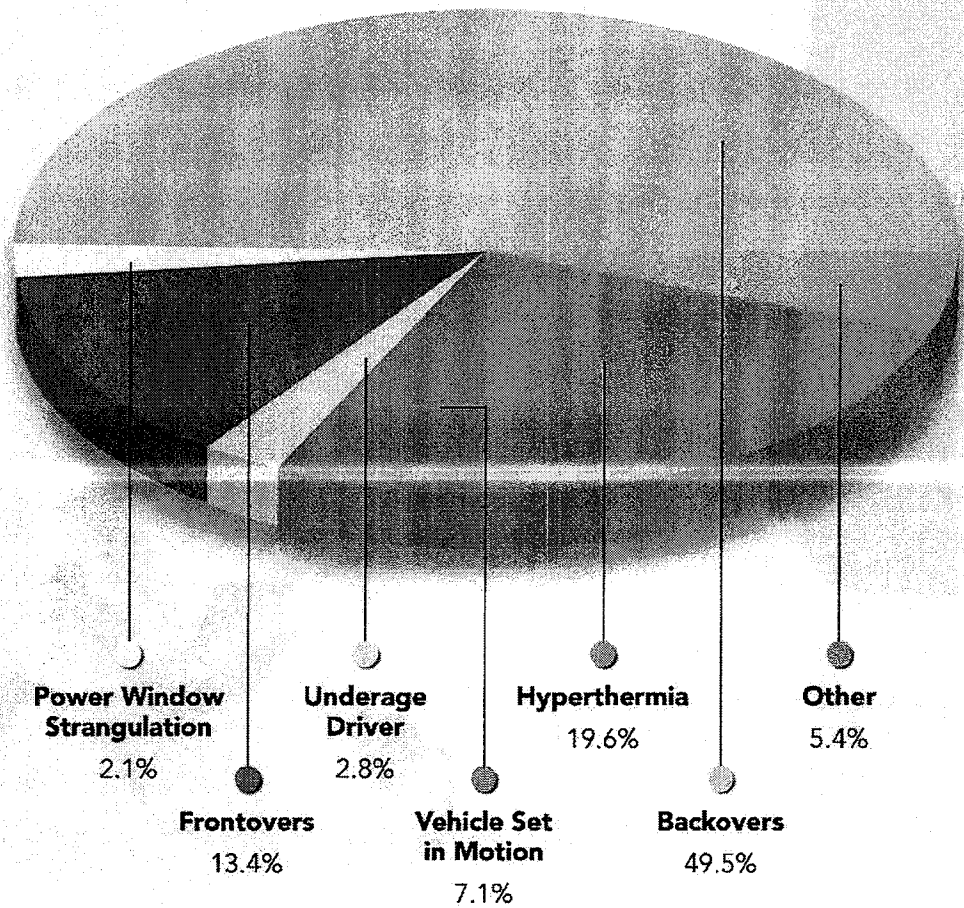
29 Commissioner Powell commented that he preferred the previous design of the web site which
30 showed the entire agenda along with the video picture rather than the current design which only
31 shows a narrow strip of the agenda. He asked if it would be possible to return to the previous
32 design.
33

34 In response to a question from Commissioner Lesser, Director Thompson said that the Chevron
35 gas station at the corner of Rosecrans Avenue and Sepulveda Boulevard is being remodeled. He
36 said that staff is not certain, but is likely that the Shell station previously at the corner of
37 Manhattan Beach Boulevard will become another gas station.
38

39 Commissioner Powell commented that approximately eight mature trees have been removed on
40 the median as part of the construction project on Rosecrans Avenue, and it appears as if more
41 may be removed as the construction continues westward on the street.
42

U.S. FATALITIES BY TYPE (2002 – 2006)

Nontraffic Fatalities Involving Children < 15 Years Old



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



LOVE THEM, PROTECT THEM

www.KidsAndCars.org

EXHIBIT

E

Vehicle turntable offers safety in your driveway

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

By Mark Maynard
WHEELS EDITOR

July 7, 2007

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Details at www.carturner.com.

[»Next Story»](#)

Find this article at:

http://www.signonsandiego.com/uniontrib/20070707/news_lz1dd7vehicle.html

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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.

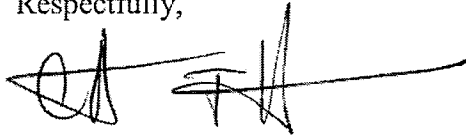
In addition to the regulatory question, we came across some relevant, important information that addresses a significant safety concern. In 2005 there were 454 non-traffic related incidents involving 553 children, 226 of them fatalities. In 2006 the number of incidents grew to 598 involving 742 children, 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

This page is part of your document - DO NOT DISCARD

04 1388958

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

TITLE(S) :

Deed



FEE

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

D.T.T

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NOTIFICATION SENT-\$4

CODE
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EXHIBIT
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Assessor's Identification Number (AIN)

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

Number of AIN's Shown

4170-016-009

001

THIS FORM NOT TO BE DUPLICATED

6/1/04

RECORDING REQUESTED BY
Old Republic Title Company

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

04 1388958

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Timothy Harvey
729 Manhattan Beach Blvd
Manhattan Beach, CA 90266

Title Order No 2607021207-37
Escrow No 2612004640-VJ

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$ 0.00 CITY TAX is \$ 0.00
 computed on the full value of the property conveyed, or
 computed on full value less value of liens or encumbrances remaining at the time of sale,
 Realty not sold
 Unincorporated area City of Manhattan Beach, and
"This conveyance changes the manner in which title is held, grantors and and grantees remain the same and continue to hold the same proportionate interest, R & T 11911."

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Timothy C. Harvey (who acquired title as Tim Harvey) a single man as to an undivided 50% interest and Christopher P. Steinbacher (who acquired title as Chris Steinbacher) and Amy Steinbacher, husband and wife as joint tenants, as to an undivided 50% interest, as tenants in common

hereby GRANT(S) to

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

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

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

A P N 4170-016-009 SEE EXHIBIT A

Dated May 10, 2004

Timothy C Harvey
Timothy C Harvey
and attorney in fact

Christopher P Steinbacher
Christopher P Steinbacher

Amy M Steinbacher
Amy M Steinbacher

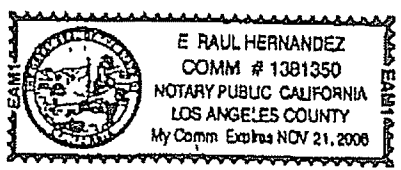
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS

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

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

Notary Stamp or Seal

WITNESS my hand and official seal.
E. Raul Hernandez
NOTARY SIGNATURE
E RAUL HERNANDEZ
NOTARY'S NAME (typed or legibly printed)



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

DOD 101

07/1/04

3

EXHIBIT A

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

04 1388958

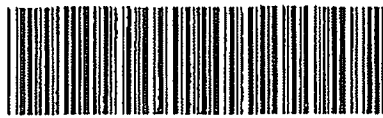
This page is part of your document - DO NOT DISCARD

06 1566713

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

07/17/06 AT 08:41AM

TITLE(S) : DEED



LEAD SHEET

FEE

Code 01 - 10.00

Code D003 - 001

D.T.T.

Code 0 - 00.00

CODE

20

CODE

19

CODE

9

Grand Total = \$10.00

Page Count = 2

Assessor's Identification Number (AIN)

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

Number of AIN's Shown

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

0 0 1

THIS FORM IS NOT TO BE DUPLICATED

06 1566713

EXHIBIT "A"

LEGAL DESCRIPTION

3

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

PARCEL 1:

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

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



PARCEL 2:

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

END OF LEGAL DESCRIPTION


A.P.N. 4170-016-031

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

CITY OF MANHATTAN BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Esteban Danna, Assistant Planner

FROM: Erik Zandvliet, Traffic Engineer 

DATE: September 27, 2007

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

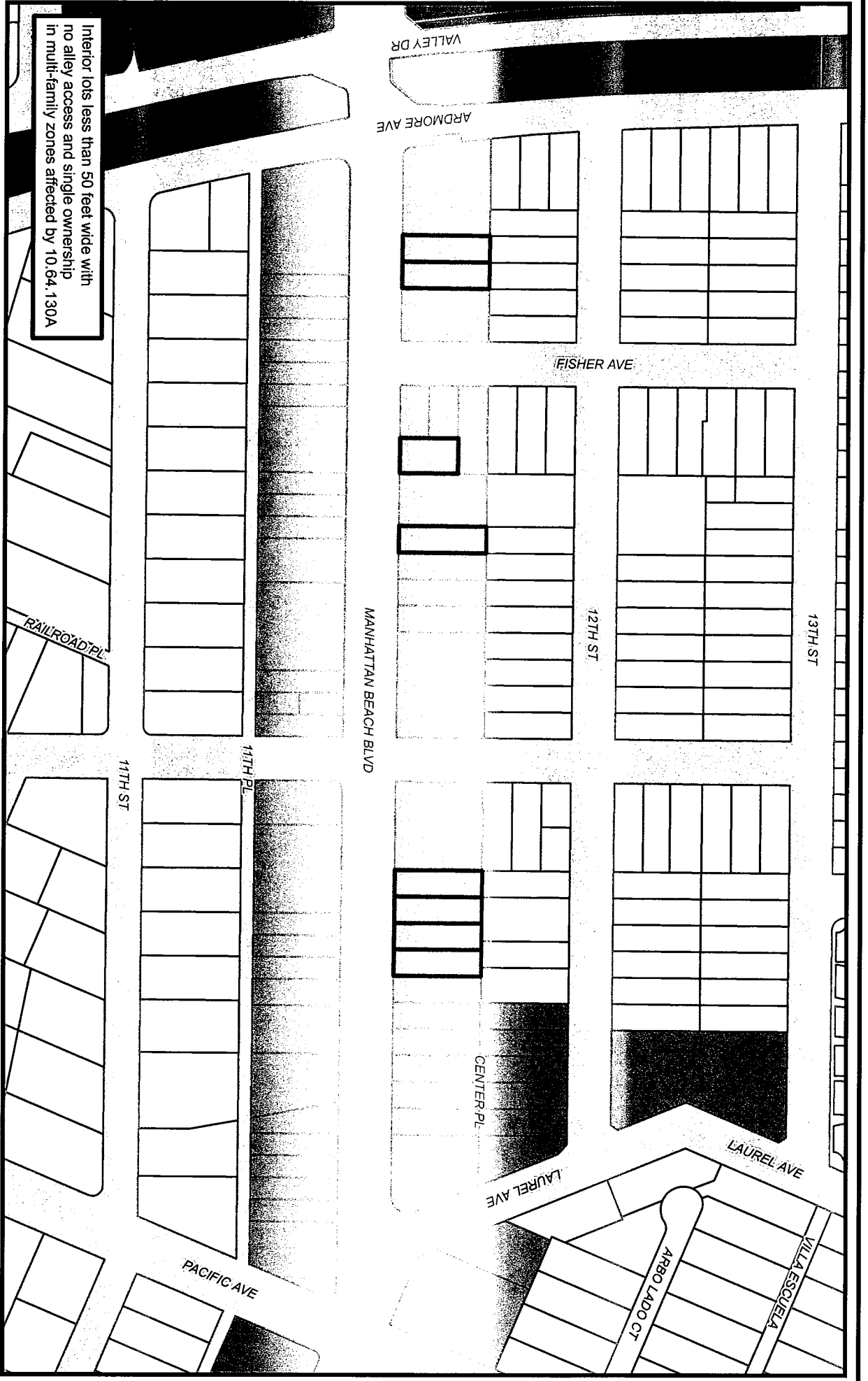
The following comments have been prepared to address traffic engineering concerns for the proposed duplex residential development at 729 Manhattan Beach Boulevard.

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

COA – Condition of Approval



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

EXHIBIT
H













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

Legend

-  Parcels
-  Affected Lots:

Zoning

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

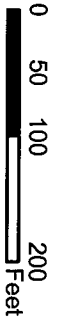


Exhibit 1



City of Manhattan Beach
Community Development