

October 31, 2006

Honorable Mayor and Members of  
the Hermosa Beach City Council

Regular Meeting of  
November 14, 2006

## 28<sup>TH</sup> COURT ALLEY EXTENSION

### Recommendation:

It is recommended that the City Council approve the improvement of 28<sup>th</sup> Court to extend from its existing terminus approximately 60 feet easterly to include the property at 424 28<sup>th</sup> Street.

### Summary:

28<sup>th</sup> Court east of Morningside Drive is a 15-foot wide dedicated public right-of-way which terminates at the Ingleside Drive right-of-way which was previously vacated. At this time, the right-of-way is paved to 90 feet east of Morningside Drive and provides driveway access to six residences. The owner of 424 28<sup>th</sup> Street wishes to construct new street improvements to extend this alley 60 feet to the east of the existing terminus to provide access to a proposed garage at this address (see attached map). The property owner has obtained letters stating no objection from the three other properties that would have frontage on this alley extension (see attached letters).

The existing right-of-way has power, telephone and sewer utilities which require access. The property owner will be required to provide a new fence with a lockable gate similar to the one at the existing terminus. Staff welcomes this improvement which would greatly improve access to the sewer main in this right-of-way.

The improvement of this public right-of-way is Categorically Exempt from CEQA requirements in accordance with Section 15303 (d) which covers street improvements providing access to a single family home.

### Fiscal Impact:

There is no fiscal impact at this time.

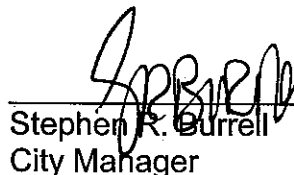
Attachments:       1. Map  
                          2. Letters

Respectfully submitted,

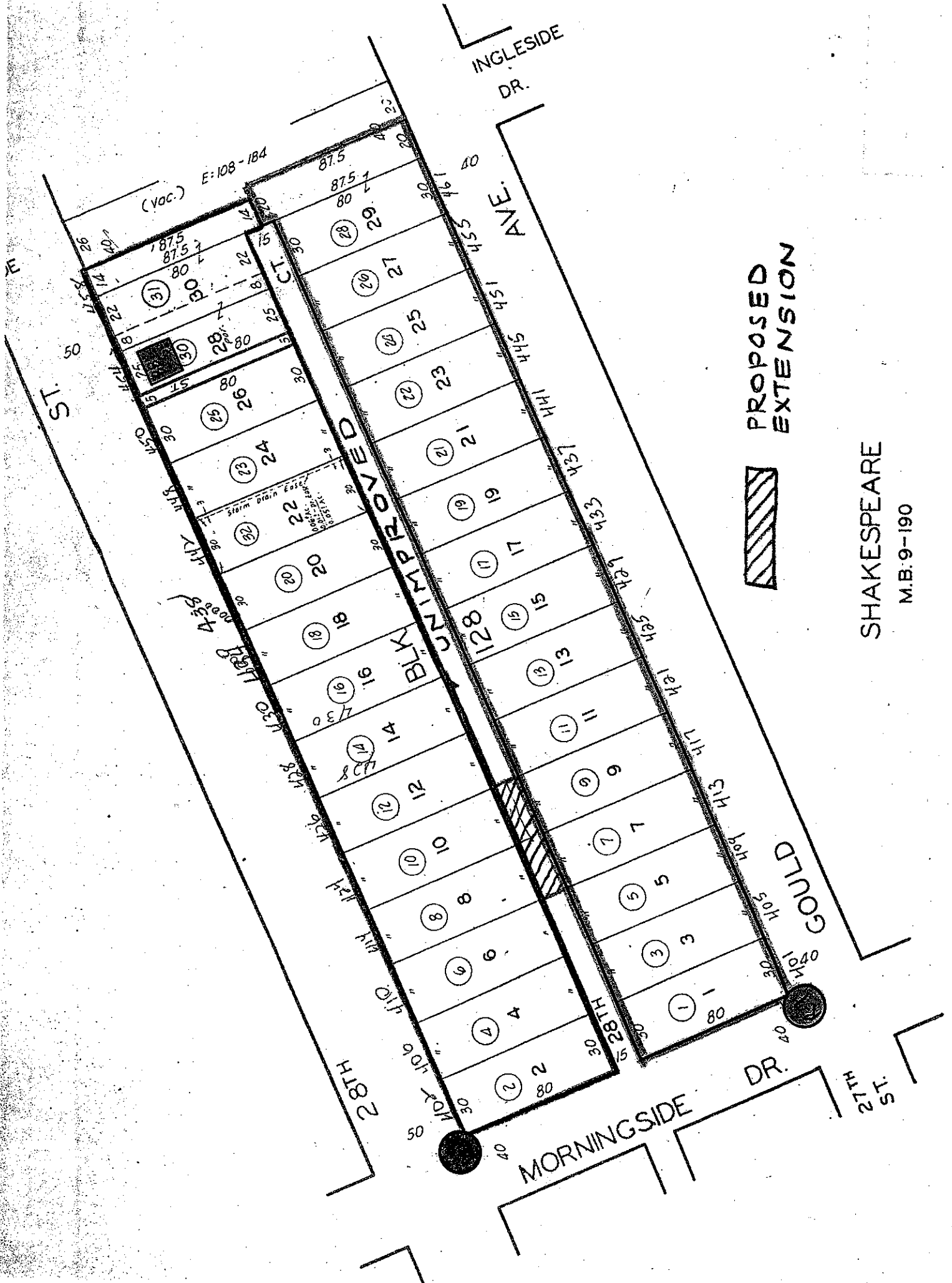
Concur:



Richard D. Morgan, P.E.  
Director of Public Works/City Engineer



Stephen R. Burrell  
City Manager



PROPOSED  
EXTENSION



SHAKESPEARE

M.B. 9-190

MICHAEL

LEE

ARCHITECTS, INC.

2200 Highland Avenue  
Manhattan Beach, CA 90266-4423  
t. 310.545.5771  
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www.mleeearchitects.com

October 6, 2006

Rick Morgan  
Director, Dept. of Public Works  
City of Hermosa Beach  
1315 Valley Drive  
Hermosa Beach, CA 90254

Re: Dinsdale Residence 424 28th Street--Alley Extension

Dear Rick,

The Dinsdales have acquired approval, in the form of signed letters (see attached), from the contiguous neighbors to extend the alley behind their home. We are in the process of having Denn Engineering provide a detailed survey of the alley, and Piai Engineering provide a bid for the civil engineering on the extension. Could you provide an initial approval in concept of this extension, while we are waiting for the survey and engineering bid, so that we can move forward with the current design of their new home?

If you have any questions or comments I look forward to hearing from you.

Sincerely,

Michael Lee

Attached

Cc: Mary and Scott Dinsdale



Deliver to:

Richard Morgan, Director of Public Works  
City of Hermosa Beach  
1315 Valley Drive  
Hermosa Beach, CA 90254  
General Information (310) 318-0214

August 1, 2006

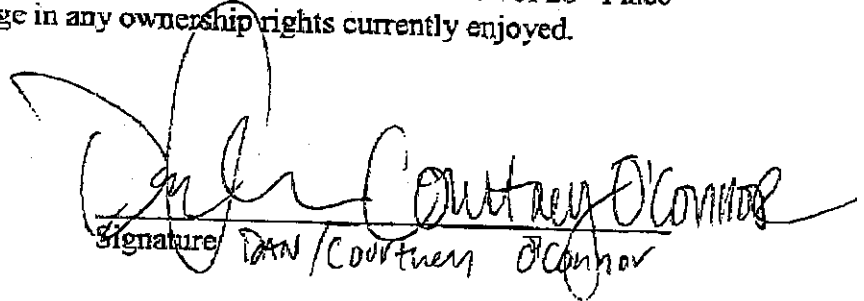
The purpose of this opinion statement is to state that there is no objection to the extension of 28<sup>th</sup> Place behind the residence at 424 28<sup>th</sup> Street, Hermosa Beach. This opinion statement has been requested by Richard Morgan, Director of Public Works, City of Hermosa Beach.

This extension of 28<sup>th</sup> Place will not create, destroy, or transfer any current ownership rights as the land is currently owned by the City of Hermosa Beach now and in perpetuity. There will be no restrictions concerning access to the extension.

There will be no cost incurred by any homeowners surrounding 28<sup>th</sup> Place except by Scott Dinsdale, the homeowner proposing home construction. Home construction will be confined to the existing owned parcel with a required setback away from 28<sup>th</sup> Place. A recent property survey has been completed and a copy can be made available upon request.

Extension of 28<sup>th</sup> Place will be done in a manner to minimize any impact on the surrounding homeowners.

By signing below, I signify that I have no objections to the extension of 28<sup>th</sup> Place and realize that there will be no change in any ownership rights currently enjoyed.

  
Signature DAN/Courtney O'Connor

414 28<sup>th</sup> St. HB 90254  
Address

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Richard Morgan, Director of Public Works  
City of Hermosa Beach  
1315 Valley Drive  
Hermosa Beach, CA 90254  
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Signature

424 28 St. H.B. CA. 90254

Address

Deliver to:

**Richard Morgan**, Director of Public Works  
City of Hermosa Beach  
1315 Valley Drive  
Hermosa Beach, CA 90254  
General Information (310) 318-0214

August 1, 2006

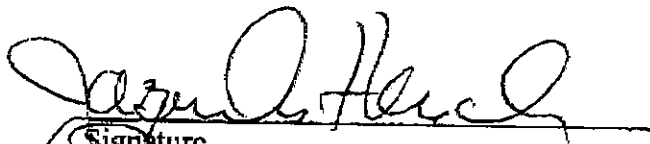
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Signature

419-717 Grand Ave  
Address

Hermosa Beach, CA  
90254