

March 12, 2002

Honorable Chairman and Members of  
The Hermosa Beach Public Works Commission

Regular Meeting of  
March 20, 2002

**REQUEST FOR RED CURB ON GOULD AVENUE WEST OF PACIFIC COAST HIGHWAY BETWEEN  
THE DRIVEWAYS FOR OCEAN PLAZA AT  
2615 PACIFIC COAST HIGHWAY**

**Recommendation**

It is recommended that the Commission send a recommendation to the City Council to:

- o Deny the request to install red curb on the north side of Gould Avenue west of Pacific Coast Highway between the driveways for Ocean Plaza at 2615 Pacific Coast Highway.
- o Install signs on the north side of Gould Avenue between Pacific Coast Highway and El Oeste Drive stating "No Parking – Vehicles Over 6 Feet in Height."

**Background**

A letter (see attachment 1) was received from the property manager of Ocean Plaza (GLS Building Corp.) to install red curb on the north side of Gould Avenue west of Pacific Coast Highway between the Ocean Plaza driveways. The address for Ocean Plaza is 2615 Pacific Coast Highway. The reason for the request is that vehicles parked at this location create visibility problems for motorists exiting the westerly driveway out of the parking structure of Ocean Plaza, particularly if the parked vehicle is a motor home. The length of curb between the two driveways is 60 feet, which indicates that the requested red curb would eliminate three on-street parking spaces.

**Discussion**

The location under consideration is the 60-foot segment of curb on the north side of Gould Avenue between the two Ocean Plaza driveways. The easterly driveway is an entrance/exit for the surface parking lot in front of Ocean Plaza and the westerly driveway is an entrance/exit for the parking structure beneath the Ocean Plaza building. The east driveway accommodates only right turns into and out of the driveway because there is a raised median on Gould Avenue at that location. The west driveway can accommodate right and left turns into and out of the driveway because there is an opening in the median at that location. Gould Avenue at this location has two westbound travel lanes, which merge into a single lane immediately west of Ocean Plaza.

Vehicles parked on the north side of Gould Avenue between the two Ocean Plaza driveways partially obstruct visibility of the westbound lanes of Gould Avenue for motorists exiting the west driveway. Also, there is a hill and a curve on Gould Avenue that limit the sight distance to the east. It was observed, however, that motorists exiting the driveway usually position themselves so that they can view the oncoming traffic between the parked vehicles. This is a typical condition for driveways in the South Bay.

While the requested red curb on Gould Avenue would improve visibility, it would also eliminate three parking spaces in an area where parking is valuable. If the parking spaces were eliminated, vehicles that are currently parked at this location would have to

be parked elsewhere; e.g., further to the west on Gould Avenue or on El Oeste Drive. The red curb could potentially shift the parked vehicles to locations that would affect residential properties.

While the parking of standard sized vehicles at the study location was not observed to create a unique safety condition, a large vehicle such as a motor home or truck would result in a safety and visibility problem if parked at this location, as mentioned in the letter. As a measure to retain the parking spaces for standard sized vehicles and thereby avoid the possibility of shifting the parked cars to other locations, while alleviating the problems associated with the parking of motor homes or other large vehicles, an alternative to the requested red curb would be to post the area with signs that state “No Parking – Vehicles Over 6 Feet in Height” (per Resolution 91-5465 Parking Restrictions within 100 feet of an intersection for vehicles that are six feet or more in height). The City of Hermosa Beach has a policy that is consistent with the California Vehicle Code that allows such restrictions within 100 feet of an intersection. The location between the two Ocean Plaza driveways is within 100 feet of the intersection of Gould Avenue and the alley immediately west of Ocean Plaza. In addition, the on-street parking area east of the easterly Ocean Plaza driveway could likewise be posted with the 6-foot height limit because it is within 100 feet of the Gould Avenue/PACIFIC COAST HIGHWAY intersection.

**Alternatives**

1. Deny the request to install red curb on Gould Avenue, but install signs that state “No Parking – Vehicles Over 6 Feet in Height” (Staff Recommendation).
2. Approve the request to install red curb between the driveways on Gould Avenue.
3. Maintain status quo and allow unrestricted parking at this location on Gould Avenue.
4. Provide alternative direction to staff.

Respectfully submitted:

Concur:

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Richard Garland, P.E.  
Traffic Engineer

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Harold C. Williams, P.E.  
Director of Public Works/City Engineer