



CITY OF MANHATTAN BEACH CITY HALL
COMMUNITY DEVELOPMENT DEPARTMENT-TRAFFIC ENGINEERING DIVISION
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FROM: Erik Zandvliet, T.E., City Traffic Engineer
SUBJECT: 401 Rosecrans Avenue Trip Generation Review
DATE: February 17, 2022

The Linscott, Law & Greenspan traffic consulting firm prepared a vehicle trip generation forecast for a proposed multi-tenant residential development at 401 Rosecrans Avenue based on plans prepared by Withee Malcom, a BSB Design Studio, dated September 24, 2021. (See attached Tables A1 to A4.) The development consists of 79 apartment units, including a small percentage of low income units. The site will provide 127 total parking spaces in a subterranean parking garage accessed via Rosecrans Avenue. I have reviewed the existing and projected vehicle trip calculations and found them to be accurate and reasonable. A summary of existing and projected trips is summarized below.

Land Use Description (Trip Generation, 10 th Ed.)	Quantity	Daily Trips	A.M. Peak Hour Trips	P.M. Peak Hour Trips
Proposed Land Use				
Multi-Family Residential	79 units	578	36	44
Existing Land Uses				
(Office, Medical Office, Spa, Bar, Restaurant)	Various	931	18	90
Net New Trips		-353	18	-46
Alternative Projects for Comparison (using 1.5 Floor Area to Lot Size Ratio)				
Shopping Center	65,000 sq. ft.	1,472	37	148
Office Building	65,000 sq. ft.	633	75	75
Medical Offices	65,000 sq. ft.	2,262	181	225

Based on the City's Traffic Impact Guidelines, a Traffic Impact Analysis (TIA) is not required because the project would not generate greater than 50 trips in any peak hour.

Parking Demand Analysis

The Code-required parking and Low Income Density Bonus Parking requirements are calculated for the project site below:

Proposed Land Use	Quantity	Parking Rate	Parking Demand
City Code Parking Requirements			
Multi-Family Residential	79	2 spaces/unit + 0.25 spaces/unit for guest	178
Low Income Density Bonus Parking Requirements (Gov. Code #65915)			
Studio and 1 Unit Apartments	32	1 space/unit	32
2-3 Unit Apartments	47	1.5 spaces/unit	71
Total Required by State Law			103
Proposed Parking Supply			127
Parking Surplus/Deficit			+24

Based on the above, the applicant will provide sufficient parking supply based on State Code reduced parking requirements for projects with low income housing. No further parking study will be required.