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February 26, 2017

Mr. Norman R. Haynie
Sea View Terrace
22741 Pacific Coast Highway, Suite 400
Malibu, CA 90265

RECEIVED
MAR 01 2018
PLANNING DEPT.

RE: Traffic Assessment for Proposed Malibu Terrace Inn
(22729 - 41 Pacific Coast Highway, Malibu CA)

Dear Mr. Haynie,

As requested, Overland Traffic Consultants has prepared this traffic assessment to assist in the development of a proposed 36 - room boutique hotel project (Malibu Terrace Inn) to be located at 22729 – 41 Pacific Coast Highway in the City of Malibu. The project site is shown on Figure 1, Aerial Photo of Project Location and Figure 2, Street Map of Project Location.

The focus of this traffic assessment is to estimate the change in traffic generated by the removal of the existing commercial uses and development of a small boutique hotel on the project site. A second calculation has been done to show the traffic generation if the hotel was not constructed and the approved retail was built at 22729 Pacific Coast Highway.

Using the City of Malibu criteria set forth below, it has been determined that the proposed Malibu Terrace Inn project would reduce traffic since the existing mix of commercial uses generates more traffic volume than estimated for the proposed 36 - room hotel; notwithstanding the approved retail on the auto spa /car wash facilities at 22729 Pacific Coast Highway site will also generate traffic if constructed.

No public safety hazards associated with this project have been identified by this review of the project site plan and traffic generation. Therefore, it has been concluded that no additional traffic analysis should be necessary for the project’s environmental review.



FIGURE 1

1/2017

AERIAL PHOTO OF PROJECT LOCATION

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Malibu Terrace Inn

The proposed hotel project consists of the reuse, removal and modification of the existing commercial building(s) located at 22729 - 41 Pacific Coast Highway. The proposed Malibu Terrace Inn will provide 36 rooms, a reception/ registration office and an 850 - square foot wine tasting / restaurant. The existing uses at 22741 Pacific Coast Highway to be removed include medical office (2,185 s.f.), a hair salon (1,781 s.f.), a health spa (1,439 s.f.), a specialty gym (757 s.f.), preparatory tutoring school (2,880 s.f.) and general office (3,188 s.f.). The auto spa /car wash facilities at 22729 Pacific Coast Highway will also be removed, and the proposed 2,742 s.f. retail use which has been approved by the City of Malibu will not be constructed.

Hotel Parking and Vehicle Access

The hotel will provide 68 marked parking spaces with the potential to add approximately 39 valet spaces by parking in the driveway aisles. The current site plans illustrating the Pacific Coast Highway access and parking areas with the valet parking layout are shown on Figure 3. A complete set of project site plans showing all the hotel terrace levels and building cross - sections are attached.

No changes are proposed to the existing driveway leading to the upper parking level. To avoid vehicles re - entering Pacific Coast Highway from the lower lever, the site has been designed to provide an on - site access connection between the lower and upper parking levels. This internal connection will permit vehicles entering the lower parking area where the hotel registration is located and access the upper parking level without re - entering Pacific Coast Highway. Furthermore, all on-site parking will be valet parked by a professional valet service.

Left - turn access to and from Pacific Coast Highway is provided by an existing median left - turn lane. A Pacific Coast Highway signalized crosswalk is located approximately 240 feet to the east of the project site for pedestrians to safely access the public beach and the businesses on the ocean side.