

**DEPARTMENT OF TRANSPORTATION**

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*Making Conservation  
 a California Way of Life.*

December 17, 2021

Talyn Mirzakhanian  
 City of Manhattan Beach  
 Community Development  
 1400 Highland Avenue  
 Manhattan Beach, CA 90266

RE: City of Manhattan Beach  
 Housing Element Update 2021-2029  
 SCH # 2021110408  
 GTS # 07-LA-2021-03779

Dear Talyn Mirzakhanian:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced Draft Initial Study (IS). The project would amend the City of Manhattan Beach General Plan by replacing the current Housing Element with the proposed 2021-2029 Housing Element. The Housing Element Update will further the goal of meeting the existing and projected housing needs of all family income levels and provide evidence of the City's ability to accommodate the Regional Housing Needs Assessment (RHNA) Allocation of 774 housing units through the year 2029. The Housing Element Update site inventory does not require zoning changes; however, a future rezoning program may be needed for additional housing needs required by HCD. The City of Manhattan Beach is the Lead Agency under the California Environmental Quality Act (CEQA).

The project covers the City of Manhattan Beach, which includes the City of Manhattan Beach. From reviewing the Draft IS, Caltrans has the following comments:

Senate Bill 743 (2013) has been codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. You may reference the Governor's Office of Planning and Research (OPR) for more information:  
<http://opr.ca.gov/ceqa/updates/guidelines/>

We encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements. Caltrans supports the use of TDM measures to decrease VMT. Implementing TDM strategies aligns with Caltrans's mission is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability.

Talyn Mirzakhanian  
December 17, 2021  
Page 2 of 2

For additional TDM options, please refer to the Federal Highway Administration's Integrating Demand Management into the Transportation Planning Process: A Desk Reference (Chapter 8). This reference is available online at:

<http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>

Caltrans looks forward to reviewing the CEQA documents of future housing developments that emerge from these plan and program updates, and collaborating with the City of Manhattan Beach on identifying TDM strategies to limit VMT from these future projects.

If you have any questions about these comments, please contact Diana DeGroot, the project coordinator, at [Diana.DeGroot@dot.ca.gov](mailto:Diana.DeGroot@dot.ca.gov), and refer to GTS # 07-LA-2021-03779.

Sincerely,



MIYA EDMONSON  
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse