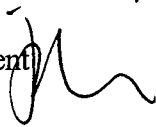



**CITY OF MANHATTAN BEACH  
DEPARTMENT OF COMMUNITY DEVELOPMENT**

**TO:** Parking and Public Improvements Commission

**FROM:** Richard Thompson, Director of Community Development 

**BY:** Erik Zandvliet, City Traffic Engineer 

**DATE:** March 22, 2007

**SUBJECT:** Request for Taxicab Stand on Morningside Drive

**RECOMMENDATION:**

That the Commission recommend posting a Taxicab Parking zone on the east side of Morningside Drive just south of 13<sup>th</sup> Street on Fridays, Saturdays and Sundays between 6pm and 2am on a trial basis.

**BACKGROUND:**

On November 15, 2006, Mr. Richard Foss, Operations Manager for the Shade Hotel, located at 1221 Valley Drive, requested that the City establish a taxicab stand on Morningside Drive for the benefit of the Hotel and restaurants in the Metlox area. Mr. Foss states that the existing drop-off turnout in front of the Hotel does not serve restaurant patrons well and often causes congestion of the parking structure driveway and valet drop-off zone. Mr. Foss has also received several complaints from hotel guests and nearby residents along Valley Drive regarding late night noise generated by people waiting for taxicabs in the Hotel turnout. The Shade Hotel has suggested that a public taxicab stand be placed on the intersection bulb-out on the east side of Morningside Drive at 12<sup>th</sup> Street. The Downtown Business and Professional Association (DBPA), in a letter dated September 12, 2006, supports the creation of a taxicab stand on Morningside Drive.

**DISCUSSION:**

Morningside Drive is a 30-foot wide, one-way local street in the northbound direction that connects Manhattan Beach Boulevard to the south with 13<sup>th</sup> Street to the north. Morningside Drive provides vehicular access to the Metlox parking structure and many businesses near the Civic Center. 13<sup>th</sup> Street is a two-lane local street that connects Highland Avenue to the west and Valley Drive to the east. The speed limit on Morningside Drive is 25 mph. There are curb bulb-outs (chokers) at the Manhattan Beach Boulevard and 12<sup>th</sup> Street intersections. Parking is allowed on the east side of Morningside Drive south of 12<sup>th</sup> Street. There is a "NO STOPPING ANYTIME" zone on the east side between 12<sup>th</sup> Street and 13<sup>th</sup> Street. The curb lane north of 12<sup>th</sup> street is 18 feet wide.

Field observations were made along Morningside Drive during peak travel periods. Morningside Drive carries moderate traffic volumes appropriate for its designation as a local street. Morningside Drive does not typically experience delays, with the exception of momentary localized driveway congestion. The "No Stopping" area north of 12<sup>th</sup> street is often used by delivery and parcel trucks as well as drivers dropping off passengers.

The “No Stopping” area north of 12<sup>th</sup> Street is adjacent to the large open plaza with seating areas and trash receptacles, and is close to the Civic Center. There are no existing parking spaces and limited exposure to businesses that might be adversely affected by taxicab operations and related late night noise. It is also closed to the Police Department. The curb lane is wide enough to accommodate approximately five (5) taxicabs without impacting travel lanes. Additional queuing could be extended south of the Metlox parking structure (Lot M) driveway adjacent to a loading zone driveway. The location offers good circulation without going through the downtown streets in order to return to Valley Drive or Manhattan Beach Boulevard. Therefore, this area appears to be the most appropriate location to be used as a taxi waiting area or other passenger loading.

The area along the intersection bulb-out is not recommended due to the potential for conflicts between traffic and customers entering and exiting taxis within an intersection, as well blocking the ability to make turns at the intersection. Waiting taxicabs at this location would cause congestion through the intersection and reduce pedestrian visibility at the nearby crosswalks.

The area south of 12<sup>th</sup> Street is currently posted with seven (7) metered parking spaces, and the remaining street is 21 feet wide. While the one-way travel lane is quite wide, taxicabs would either have to “double-park” or occupy the metered spaces. Double parking would block access to curb parking and cause difficulty for drivers turning onto Morningside from the driveways along the west side of the street. Removal of parking would reduce the amount of convenient short-term street-side parking in this section of downtown. These spaces are continually used by customers well into the evening and are particularly valuable to the adjacent restaurants. A taxicab zone in this area would be closer to businesses that might be sensitive to late night noise.

The DBPA also requested an additional taxicab parking zone on the south side of Manhattan Beach Boulevard in front of the Sketchers property near Manhattan Avenue. While this area is centrally located with the downtown area, it would also require the removal of short-term parking during periods of highest demand. Since the potential pedestrian and vehicular effects of a taxicab parking zone are not known at this time, consideration of more than one location is not recommended until an evaluation of the first zone is made. Additionally, the effective days and times should be limited to minimize loitering of taxicab drivers and their vehicles during off-peak times waiting for radio calls in other cities or the airport.

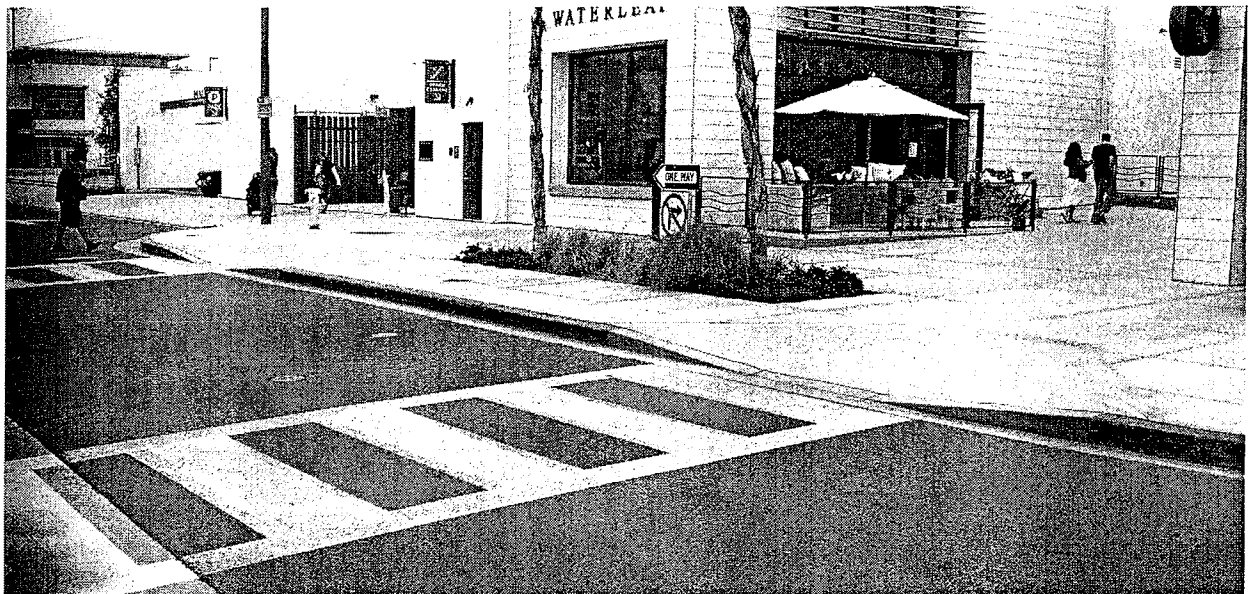
### **CONCLUSION:**

Based on the available curb space, proximity to potential taxicab users and appropriate adjacent land use, a Taxicab Parking Zone is recommended on the east side of Morningside Drive just south of 13<sup>th</sup> Street on Fridays, Saturdays and Sundays between 6pm and 2am on a trial basis. Consideration of additional taxicab parking zones within the downtown area is not recommended until such time as an evaluation of the first taxicab parking zone is made and no adverse effects are found. Public notices of the request for a taxicab stand have been mailed to adjacent commercial businesses and residents within a 300 foot radius.

ATTACHMENTS: Site Photos  
Vicinity Map  
Request and Support Letters  
Support Letter from DBPA  
G:\Traffic Engineering\PPIC\PPIC-shade taxicab stand.doc



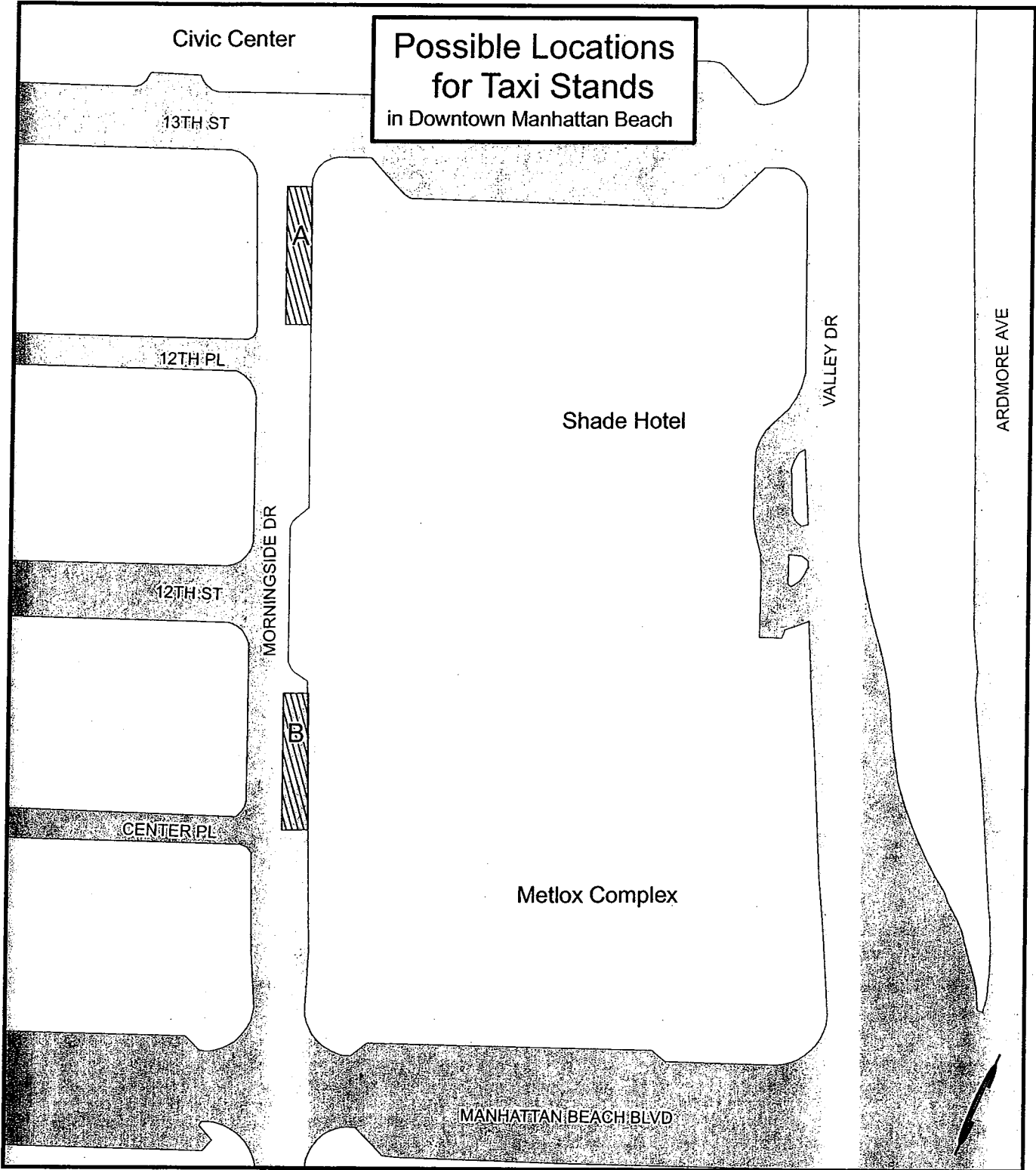
East Side of Morningside Drive North of 12<sup>th</sup> Street






East Side of Morningside Drive at 12<sup>th</sup> Street

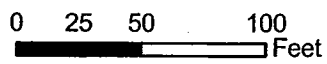


East Side of Morningside Drive South of 12<sup>th</sup> Street



**Legend**

-  Locations for Taxi Stands (A and B)
-  Parcels
-  Streets



**City of Manhattan Beach  
Community Development**

Mr. Rob Osborne  
Management Analyst  
City of Manhattan Beach  
1400 Highland Avenue  
Manhattan Beach CA 90266



15 November 2006

Dear Mr. Osborne,

Mike Zislis and I have been giving some thought to the situation with weekend traffic around the Metlox site, and I believe we have figured out a solution to at least part of the problem. At the moment, taxis for all Metlox businesses pick up and drop off into the Valley Drive entrance by Shade, which sometimes results in a delay in traffic into the parking structure. Occasionally the backup even impacts Valley Drive itself, a situation that causes noise by the rooms on that side and which is not good for anybody's business. I hasten to note that not all of this traffic is going to or from Shade, as patrons of the restaurants here often use cabs.

There no viable alternative pickup and dropoff point on Manhattan Beach Boulevard, which is already clogged on weekends and evenings, and Fifteenth Street would be undesirable because anyone looking for a cab is not likely to go to a street which has no business frontage. However, there is a perfect place on Morningside, where an error in the construction of a planter has left a short area with a very wide sidewalk that has no obvious purpose. This is perfectly located in the center of the dead-end at Twelfth Street, so that there are sightlines from the area around Chakra, from Fusion and Pomodoro restaurants, and from the Metlox Plaza itself. Taxis operating from this area would have a more reliable pool of customers than from any other possible site in the area, and would be able to depart downtown via routes that bypass the busy intersection of Valley and Manhattan Beach Boulevard. This would reduce traffic at the southbound left turn pocket, which is often the worst bottleneck in town due to people making U-turns.

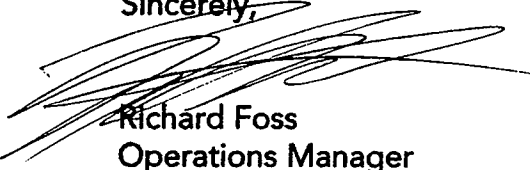
In order to accommodate one taxi loading and another waiting, it might be a good idea to restripe the parking space just south of this area as a taxi zone on weekends and after 6 PM, thus allowing the city to continue to receive parking revenue from those spaces at most times but keeping the new taxi space viable.

I have enclosed photographs so that you may examine the sightlines and available area, and would be interested in your thoughts on this matter. Mike is leaving for his wedding today and will be out of town on his honeymoon for a few weeks, but I can

address any request for a more formal proposal and further documentation. We would of course be interested in exploring how this can be implemented, and in meeting with you to explore other options for reducing congestion and the resulting noise in the area.

Thank you for your assistance,

Sincerely,



Richard Foss  
Operations Manager  
Shade Hotel

CC: Mike Zislis  
Laurie Jester  
Richard Thompson  
Carol Rowe

Business & Professional Association

September 12, 2006

Richard Thompson  
Director of Community Development  
City of Manhattan Beach  
1400 Highland  
Manhattan Beach, CA 90266

Re: Taxi Stands

Dear Richard:

The Downtown Business Association (DBPA) is in support of establishing Taxi Stands in the Downtown area. The DBPA feels that it would improve pedestrian safety, provide a convenient service to our customers, and provide less of a disturbance to our neighbors to have specific areas designated for taxi waiting.

In recent years there has been a significant increase in the number of taxis picking up & dropping off customers in the evening. Taxi's provide a convenient way for our customers to get downtown without the worry of parking or driving home after having a drink. Unfortunately, they also increase the traffic in the area at night. Having designated areas for taxi waiting would reduce the need for them to drive around or wait in parking spaces and would provide a service to our customers. The DBPA would like to recommend the following suggestion:

- 2 Taxi Stands be designated. One on Morningside Drive adjacent to the Metlox Plaza and one closer to the center of town possibly on the south side of Manhattan Beach Blvd in front of the Skechers property.
- Daily operation with hours that start after the meters are in effect.

I would be happy to discuss further at your convenience.

Sincerely,



Carol Rowe  
Downtown Manhattan Beach  
Business & Professional Association

Cc: Rob Osborne  
Laurie Jester  
Mike Zislis

Rob- 11/29  
Pls process  
request -



City Hall                      1400 Highland Avenue                      Manhattan Beach, CA 90266-4795  
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Telephone (310) 802-5000                      FAX (310) 802-5001

March 14, 2007

\*\*\*\*\* PUBLIC MEETING NOTICE \*\*\*\*\*

Re: Request for Taxi Stand on Morningside Drive

To all interested parties:

The Department of Community Development has received a request for a taxi stand to be established on the east side of Morningside Drive adjacent to the Metlox Center. The request has been studied and a recommendation will be presented by the City's Traffic Engineer to the Parking and Public Improvements Commission in a meeting to be held:

**Thursday, March 22, 2007.**  
**City Council Chambers at City Hall**  
**1400 Highland Avenue**  
**6:30 p.m.**

All interested parties are encouraged to attend the meeting and provide comments. If you have any questions or would like any additional information, please contact the undersigned at (310) 802-5515 or by E-mail at [rlackow@citymb.info](mailto:rlackow@citymb.info)

Sincerely,

Rosemary Lackow, Senior Planner  
Community Development Department