

Appendix I  
**Parking Mgmt Plan**

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# WEST HARBOR

## Parking Management Plan

Jerico Development Inc. | August 8, 2024

# 1. TABLE OF CONTENTS

|            |  |           |
|------------|--|-----------|
| <b>1.</b>  | <b>TABLE OF CONTENTS</b>                         | <b>2</b>  |
| <b>2.</b>  | <b>COVER LETTER</b>                              | <b>3</b>  |
| <b>3.</b>  | <b>INTRODUCTION</b>                              | <b>4</b>  |
|            | A. Project Understanding                         | 4         |
| <b>4.</b>  | <b>ON-SITE PARKING</b>                           | <b>5</b>  |
|            | A. Proposed Parking Access                       | 5         |
|            | B. Parking Layout                                | 5         |
| <b>5.</b>  | <b>PARKING ACCESS AND REVENUE CONTROL SYSTEM</b> | <b>7</b>  |
|            | A. Self Parking Visitors                         | 7         |
|            | B. Employee Parkers                              | 9         |
|            | C. License Plate Recognition                     | 9         |
|            | B. Equipment Lane Configurations                 | 9         |
| <b>6.</b>  | <b>VALET PARKING OPERATION</b>                   | <b>12</b> |
|            | A. Possible Valet Station / Vehicle Storage      | 12        |
|            | B. Rideshare Drop-Off / Pick-Up                  | 12        |
|            | C. Valet Parking Procedure / Equipment           | 13        |
| <b>7.</b>  | <b>PARKING DEMAND / OFF-SITE PARKING</b>         | <b>14</b> |
|            | A. Parking Demand                                | 14        |
|            | B. Off-Site Parking                              | 17        |
|            | C. Additional Overflow Parking Lots              | 19        |
| <b>8.</b>  | <b>PARKING RATES</b>                             | <b>21</b> |
|            | A. Parking Rate Survey                           | 21        |
| <b>9.</b>  | <b>STAFFING</b>                                  | <b>24</b> |
| <b>10.</b> | <b>EVENT PARKING / SHUTTLE OPERATIONS</b>        | <b>26</b> |
|            | A. Off-Site Parking Facilities                   | 26        |
|            | B. Pricing Strategy                              | 27        |
|            | C. Event Parking Payments                        | 27        |
|            | D. Shuttle Operations                            | 28        |
|            | E. Parking / Traffic Signage                     | 33        |

## 2. EXECUTIVE SUMMARY

### Parking Management Plan – West Harbor

Attn: Liz Griggs  
SVP, Management & Operations  
Jerico Development Inc.  
461 W. 6<sup>th</sup> Street, Suite 300  
San Pedro, CA 90711

August 8, 2024

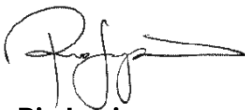
Dear Liz,

LAZ Parking is pleased to present the following Parking Management Plan regarding the West Harbor project, located along the waterfront in San Pedro. The primary objective of this plan is to tailor an operation that best meets the parking requirements of the project through effective management and technological solutions that also maximize ingress and egress throughput, resulting in efficient overall circulation and a user-friendly parking experience.

This Parking Management Plan shall serve as the baseline operating strategy, but as the project evolves with increased and new tenancy, the plan shall likewise respond to the project's changing parking needs. Staffing allocations, space assignments and policies will be refined, so that ultimately, the parking operation achieves optimum standards for serving all user groups of this highly anticipated and exciting new waterfront destination.

Should you have any questions regarding this parking management plan, please do not hesitate to contact us.

Warm Regards,



**Rio Lupisan**  
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# 3. INTRODUCTION

## Project Understanding

West Harbor, located beyond the southern end of the 110 freeway, sits on the site previously known as Ports O’ Call Village, San Pedro’s famed waterfront retail/restaurant destination. All that remains of the old project is the San Pedro Fish Market, as the rest of the site has been demolished in preparation for the development of West Harbor. The West Harbor project will consist of new shops and restaurants, the square footages for which have already been approved, and will host events throughout the year at its proposed 6,200-person capacity, waterfront open-air amphitheater.

Previously referred to as the San Pedro Public Market, the project was recently rebranded as West Harbor, with bright and dynamic nautical themes and colors that represent the rejuvenation that this project aims to inject into the San Pedro waterfront area. The appeal and attraction of this unique destination has resulted in leasing discussions with such tenants as Yamashiro, Mike Hess Brewing, Poppy+Rose, and Harbor Breeze Cruises, and Nederlander Concerts. While the project will also feature some retail spaces, its main focus will be on dining, entertainment, and recreational uses.

The Project will be served by a total of approximately 1,660 spaces, 940 on-site surface parking spaces and an additional 720 spaces located directly across the street, along with additional parking resources in the surrounding area for when overflow parking becomes necessary. The existing surface parking facility that previously served Ports O’ Call does not currently possess any gated controls at the driveways, which allowed for free and unobstructed access into and out of the lot. However, with the proposed upgraded tenancy and corresponding parking demand that will result, it will be necessary to devise a strategy for organizing and managing ingress and egress so that circulation conflicts are minimized and overall throughput is maximized.

Given the dynamics of the project and the existence of paid parking in the San Pedro area, a gated, paid parking operation for West Harbor makes the most sense for providing maximum parking management and control capabilities. In addition, the technologies associated with today’s gated parking systems offer flexible solutions for accommodating the different needs of various user groups, including visitors, employees, event attendees, etc., so that their respective parking experiences can be as streamlined as possible.

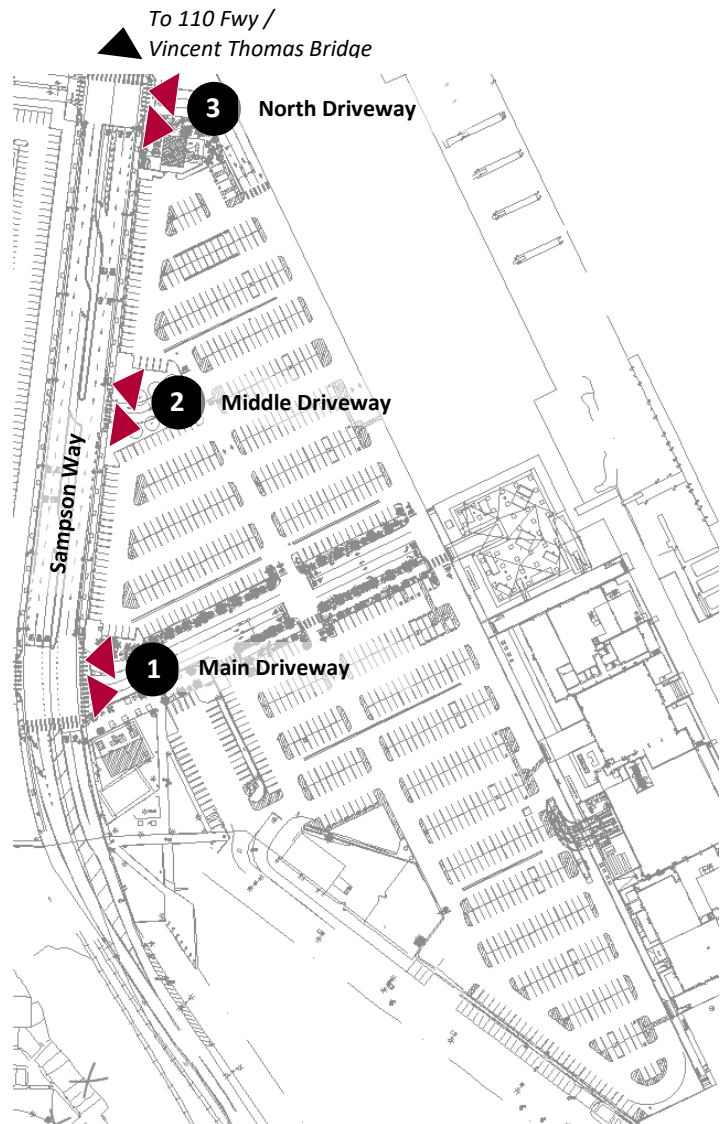


## 4. ON-SITE PARKING

### PROPOSED PARKING ACCESS

The triangular shaped site is bordered by Sampson Way along with northwestern edge and fronted by the water along its southwestern and eastern boundaries. As the West Harbor project is located south of and near the 110 freeway and Vincent Thomas Bridge, the majority of vehicular traffic has historically approached from the northern direction via Harbor Blvd to Sampson Way. The first opportunity to enter the site existed via a driveway at the northern end of the site, which allowed parkers to circulate the entire frontage of West Harbor, while two other access points also existed off of Sampson Way – one at the midpoint of the site and the other in between the two driveways.

Per the latest site plan, the driveway located at the midpoint of the site has been designed as the main driveway (1), possessing two entry lanes and two exit lanes. The logic behind this design decision was to eliminate unnecessary internal circulation for those parkers whose destinations are located at the southern half of the site, which would include the future Nederlander Amphitheater. The access point (2) located prior to the main driveway will be utilized as a single entrance and single exit, providing convenient access for those parkers intending to park on the northern portion of the site. Likewise, the northernmost driveway (3) is proposed to provide direct access into the northernmost part of the site, accommodating a dedicated left turn lane into the project with two entry lanes. A two-lane exit configuration has also been design at this driveway, the reason for which is two-fold: 1) exit lane redundancy for an automated system, particular one serving a relatively high-volume operation, is best practice in order to provide a secondary means for parkers to exit in the event of exception transactions in the other lane; and 2) to minimize vehicular conflicts in the northern half of the site by encouraging exiting parkers to proceed directly to the northernmost driveway.



### PARKING LAYOUT

The parking layout incorporates 90-degree spaces with corresponding two-way drive aisles, providing parkers with flexible options for circulating throughout the lot. The drive aisles are required to be wider to accommodate the space required for

## 4. ON-SITE PARKING

reversing out of a 90-degree stall, but also inherently allows for greater passing room for when vehicles are temporarily queued within the drive aisle as they wait for a space to be vacated. As opposed to narrower drive aisles required in angled parking layouts, the additional drive aisle width also serves to provide for more comfortable pedestrian movement amongst circulating vehicles. With the drive aisles oriented towards the West Harbor project, the need for pedestrians to walk through parking rows and parked vehicles is also minimized.

The on-site surface lot will possess a total of 940 spaces, including required accessible spaces. All standard stalls have been designed with 9'-0" widths, which is the most common per most municipal codes, providing typical user comfort. The table below provides a breakdown of the proposed on-site parking inventory by space type.

|                            | Standard   | Compact   | Accessible | Total      |
|----------------------------|------------|-----------|------------|------------|
| <b>On-Site Surface Lot</b> | 902        | 18        | 20         | 940        |
|                            | <b>902</b> | <b>18</b> | <b>20</b>  | <b>940</b> |



## 5. PARKING ACCESS AND REVENUE CONTROL SYSTEM

### PARKING ACCESS AND REVENUE CONTROL SYSTEM

PARCS are automated parking solutions that, in concert with calibrated rate structures, are used to control parking access for intended project users and properly collected and account for revenues. The proposed PARCS for the West Harbor parking operation will possess specific functionality for managing the different parking users that can be grouped into the following categories: 1) self-parking visitors; 2) valet patrons; 3) event attendees; and 4) employees. The visitor self parking operation will employ a Pay-on-Foot system, designed to maximize exiting throughput, while the valet parking operation will utilize handheld devices for mobile ticketing, which is most effective for serving heavy ingress volumes. Event attendees will have different payment options, as the goal would be to have these users pay in advance as much as possible, either online or upon arrival. Lastly, employees will be regular users, so they will be issued an access credential for being able to park without having to pull tickets per use.

The following equipment/operational summary is based on current parking technologies available in the market today. As these technologies continuously evolve, for example with the integration of mobile app-based solutions, such solutions will be considered for further enhancing the parking experience at West Harbor as the project nears completion.

#### Self Parking Visitors

Over the last decade in particular, Pay-on-Foot (POF) operations have become the preferred standard for self park facilities, offering a more efficient operating methodology over cashiered operations. In addition to typically decreased staffing requirements, POF systems also offer improved revenue security, faster throughput at exiting, and promotion of better air quality in garages resulting from less vehicle queuing. Similar to exit cashiering operations, ticket dispensers are installed in each of the entry lanes. However, instead of paying parking fees to a cashier in an exit lane, visitor parkers are encouraged to pre-pay at a POF machine, pay station, or online by scanning a QR code with their mobile devices prior to returning to their vehicles. The pay stations are capable of accepting both cash and credit card payments. Once payment has been made, the original entry ticket is converted to work as an exit ticket that simply needs to be inserted into, or scanned at, an exit machine, installed in each of the exit lanes. Once the exit machine verifies that parking fees have been paid and/or that no balance is due, the gate arm raises to allow exit. If a balance is due, then parkers will be required to either pay by credit card or otherwise interact with an attendant in order to complete the transaction.

To maximize capture of pre-paying parkers, pay stations are ideally installed near the main pedestrian portals that lead to the parking areas, which in the case of West Harbor, at locations along the sidewalk between the project and surface parking lot. This strategic placement will maximize utilization of the pay stations, which will minimize delay in the exit lanes that results from visitors instead processing their transactions upon departure while in their vehicles.



SAMPLE PAY STATIONS

## 5. PARKING ACCESS AND REVENUE CONTROL SYSTEM

### Validations

Another inherent benefit of POF solutions are the automated validation solutions that come with them. Follow-up, or chaser tickets, are a common option, but the need to insert a second ticket into a pay station or exit machine results in additional delay and especially with one of the driveways possessing only a single exit lane for processing self park visitor transactions, it would be most preferred to minimize transaction times. This can be achieved through the use of offline validators, which apply a validation directly onto the original entry ticket by imprinting a secondary barcode.

The other alternative would be to implement the use of online validations, which is a more sophisticated process in that the tickets can be validated through a web portal with tenants inputting ticket numbers and selecting the desired validation value online or using handheld devices to perform this function. This may be a cumbersome process for some tenants, particularly those that will experience a high volume of transactions, such as a restaurant. For such instances, a barcode scanner, like that shown to the right, would be the more practical validating alternative, simply requiring that the ticket be held directly beneath the scanner in order to be validated. Whether the online validation solution or offline validator previously described, both maximize egress throughput by only requiring only the single entry ticket to be processed.



*Online Validation Scanner/Kiosk*

## 5. PARKING ACCESS AND REVENUE CONTROL SYSTEM

### Employee Parkers

The PARCS is capable of limiting employee access to select entry and exit lanes of designated parking areas, which will ensure that the closest and most convenient parking spaces remain available for project visitors. Employees will be issued proximity keycards and present such keycards to readers installed in each entry and exit lane of the Bluff Lot in order to gain access through the gate arms. All lanes, including those controlling access of the on-site lot, will actually be equipped with keycard readers, so that certain parkers, i.e. management personnel, maintenance staff, and other authorized individuals can be provided with access privileges, as necessary.

To limit any potential abuse, employees will be required to adhere to an “anti-passback” policy, which prevents keycards from being used for multiple entries or exits. This is accomplished by programming employee keycards to have to register an entrance into the parking facility followed by an exit out of the same facility. Once an attempt is made to use the keycard out of the required sequence of entries and exits, it may be temporarily deactivated with further attempts to pass through a gate arm denied. When this occurs, the keycard will have to be reset by the attendant on duty or other authorized personnel, at which time a warning could be administered and recorded. The other alternative would be to deploy “soft” anti-passback, in which the violating employee will be allowed to gain attempted access through the gate, so that any potential immediate backup within the lane is averted, but parking staff will be alerted to the violation for future follow-up.

During the project’s initial ramp up period, the Bluff Lot may be manually controlled with attendants, in which case, vehicle hangtags would be issued to employee parkers for visual inspection.

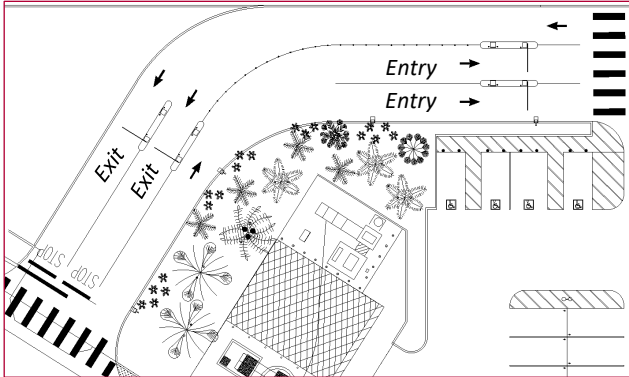
### License Plate Recognition

To further enhance the parking experience and increase exiting throughput, License Plate Recognition (LPR) is being contemplated for deployment at West Harbor, whereby LPR cameras would exist in the entry and exit lanes. With every visitor entry, a license plate read would be captured and associated with the number of the ticket that was dispensed. Visitors would proceed as they normally would in a POF operation, potentially receiving validation from one of the participating tenants and handling their transaction at one of the designated pay stations. However, as the visitor approaches the exit lane equipment upon departure, their license plate will once again be read and recognize that if the associated parking ticket had already been paid or is fully validated, that the system should automatically raise the gate arm. In other words, no transaction is required to be handled in the exit lane and pre-paid/fully-validated parkers can exit freely.

### Equipment Lane Configuration

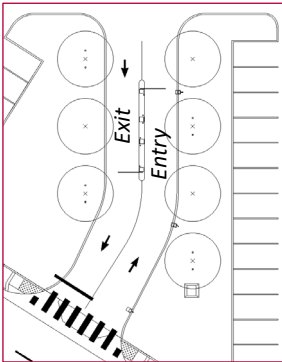
The diagrams on the following page reflect the proposed equipment configurations for the entry and exit lanes off of Sampson Way that will serve the self park operation. The entry lanes will consist of ticket dispensers, while the exit lanes will consist of exit machines that are capable of accepting tickets and credit card payments. Both lane types will be equipped with gate arms, keycard readers for any monthly parking/staff access, 2D barcode readers for scanning mobile credentials, and intercom units for instances in which assistance is needed within the lanes, whether related to transaction issues or equipment malfunctions.

# 5. PARKING ACCESS AND REVENUE CONTROL SYSTEM

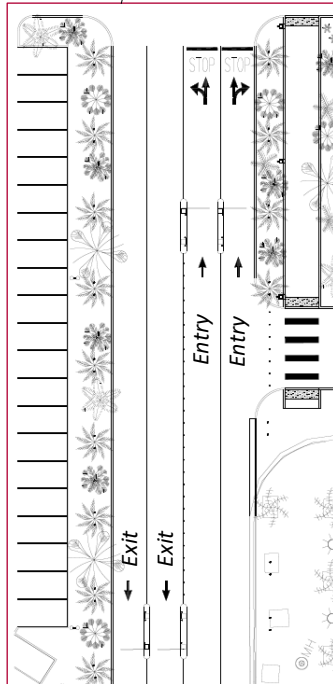
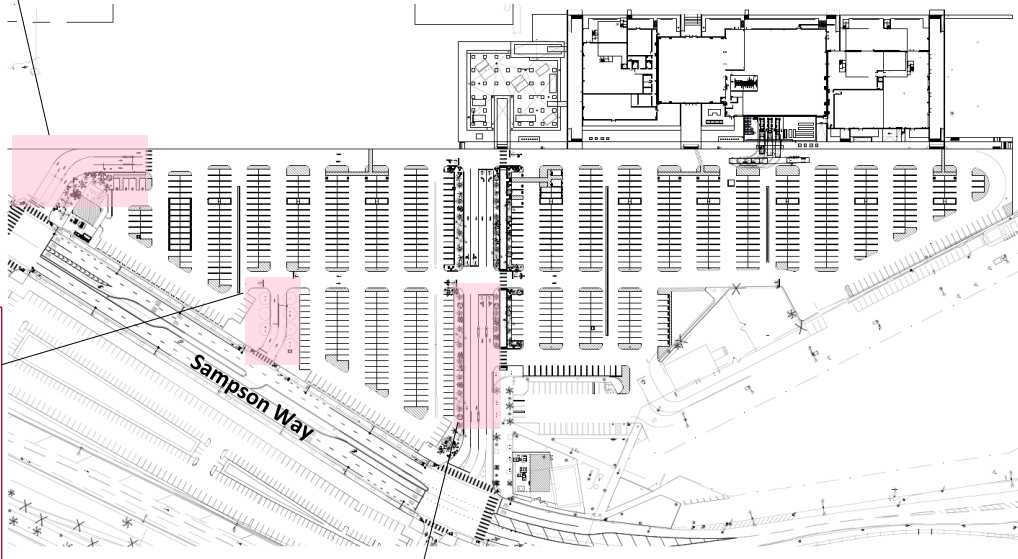


North Driveway

- Entry Lanes**
- Ticket Dispenser
  - Keycard Reader
  - 2D Barcode Scanner
- Exit Lanes**
- Ticket Acceptor
  - Credit Card Reader
  - Keycard Reader
  - 2D Barcode Scanner



Middle Driveway



Main Driveway

## 5. PARKING ACCESS AND REVENUE CONTROL SYSTEM

During the normal hours of operation, the intercom calls will be directed to the parking office or otherwise, to a mobile device, with a parking representative available to answer the calls and provide appropriate assistance. Required assistance may consist of instructing parkers through the payment process, remotely raising the gate arm, or deploying an attendant to provide physical assistance.

### Possible Pay Station Locations

As the project site remains under development and exact tenant locations have yet to be determined, it is premature to identify exact locations for future pay stations. However, the diagram below presents a conceptual layout of pay stations, strategically placed between the project and the parking areas, as well as near major pedestrian crosswalks (tentative locations reflected below). As the project’s program is further refined and committed tenant locations are identified, additional factors will be evaluated to help determine ideal pay station locations. Such factors shall include projected visitor volumes for the various tenants, identification of tenants that may validate most, if not all, of their patrons, and pedestrian travel paths from tenant storefronts. One of the other decisions that will need to be made in the future are the amount of pay stations to be installed that will accept cash and credit card payments versus just credit card payments only. The promotion of credit card only payments has become increasingly popular to reduce the labor required, as well as inherent risk, associated with cash handling. Particularly given the current COVID-19 situation, property owners and managers are striving to provide as many “touchless” solutions as possible within their parking operations.



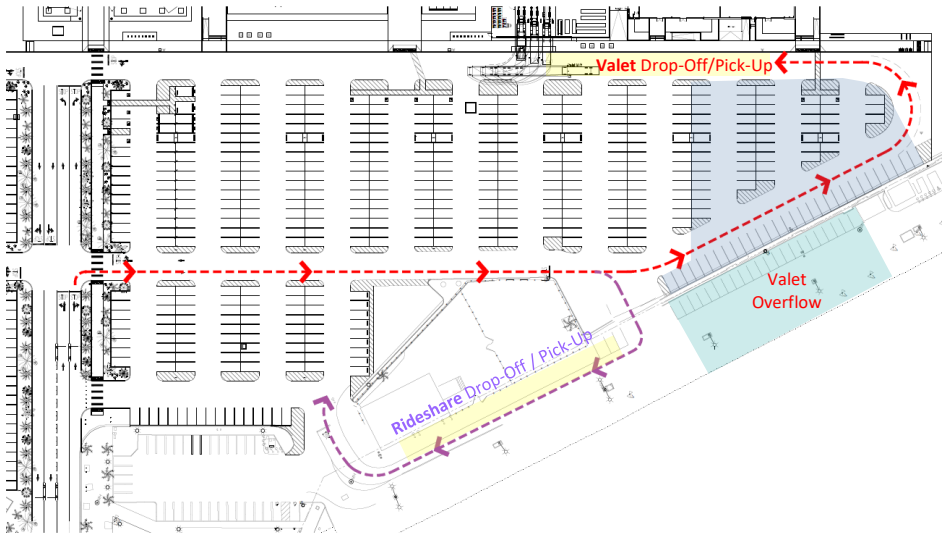
Conceptual Pay Station Locations

## 6. VALET PARKING OPERATION

### Possible Valet Parking Station / Vehicle Storage

A valet parking service is envisioned to be implemented at West Harbor to provide an elevated level of customer service for those patrons seeking to take advantage of such an amenity. Predominant users within a mixed-use environment often consist of restaurant patrons, but the valet service will also be utilized by other retail patrons, and most definitely by some event attendees. Given that the first phase of development, located in the southern portion of the project, is scheduled to include the restaurant tenants, it would make sense for the valet operation to be planned in this area as well. Designing the valet drop-off/pick-up area near the southernmost tip of the site would especially be convenient for future Nederlander patrons, while also keeping associated circulation away from self park traffic flow.

In this scenario, valet patrons would enter the site using the main driveway off of Sampson Way and then make a right turn towards south end of the site. The diagram below depicts how valet patrons would be guided around the southern tip of the parking lot towards the valet drop-off/pick-up area along the curb. Curbside is proposed for valet drop-off/pick-up activity, as the Nederlander Amphitheater ticketing office will be located in close proximity to the southern edge of the parking lot and as such, associated pedestrian queuing could likely overflow towards the curb line of the parking lot. Ideally, a parking area would be reserved for the sole purpose of storing valet parked vehicles, so that valet circulation is isolated from self park vehicular circulation, pedestrian movements, and corresponding liability exposure inherent with both. The area shaded in blue below reflects the proposed parking area that could be assigned primarily for 50 VIP parkers during Nederlander events, with additional general valet demand potentially accommodated in an expanded version of this storage area and/or potentially in the area shown in green.



### Rideshare Drop-Off / Pick-Up

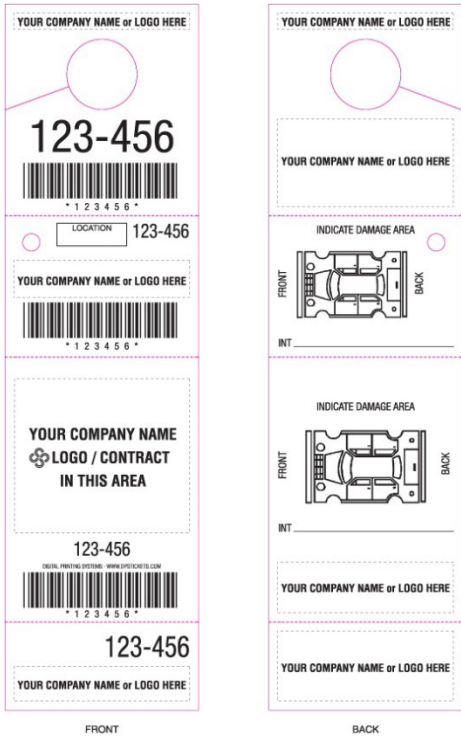
West Harbor patrons will certainly be anticipated to utilize rideshare services, particularly given the project’s makeup of high restaurant use. The same diagram above reflects a tentative routing plan for rideshare vehicles, encouraging the same path of travel as valet patrons, but diverting toward the right to allow drop-off / pick-up outside of the main parking field and for drivers to be able to timely exit the paid parking operation within a designated grace period.

## 6. VALET PARKING OPERATION

### Valet Parking Procedure / Equipment

As valet patrons enter the valet drop-off area, a Doorman/Lead Valet, equipped with handheld devices and pre-printed, barcoded tickets, will issue one portion of a perforated ticket to the customer, while the remaining portions of the barcoded ticket remain with the valet attendant that will park the vehicle. The ticket will be scanned to activate the ticket within the valet system. Different colored tickets can be utilized if different valet stations will exist in order to easily identify where the valet process was initiated. During this ticketing process, the Doorman/Lead, along with the valet attendant, are visually inspecting the vehicle for pre-existing damage, so that it can be noted on the ticket.

The valet attendant will drive away from the valet station and proceed to park the vehicle in the designated valet storage area. Once parked, the valet attendant will input the make, color, license plate and vehicle location onto the valet ticket. This ticket will then be affixed to the vehicle keys and submitted to the valet station, where keys for vehicles are stored and secured. The cashier/dispatch is then responsible for scanning the valet ticket and inputting the vehicle information into the valet database.



*Sample Pre-Printed, Barcode Valet Tickets*

When the patron is ready to retrieve their vehicle, they simply report to the cashier station to present their ticket. As the cashier scans the ticket and collects the valet fee, the ticket and corresponding keys are handed to a valet attendant for vehicle retrieval and delivery back to the valet drop-off/pick-up area. Valet patrons will then be directed to the respective waiting area,

### Advanced Texting Feature

Some valet systems possess an advanced texting feature, where valet patrons can text for their vehicles in advance. This is accomplished by simply texting their valet ticket number to the pre-printed phone number on the ticket and is a great amenity that minimizes any wait time. A common issue that arises is that patrons either text for their vehicles too far in advance or get distracted on their way back to the valet station. In both cases, the retrieved vehicles end up congesting the valet pick-up area and need to be staged nearby or otherwise, re-parked entirely. The implementation of this feature can be further evaluated once the logistics of the valet parking area have been further defined and a potential staging area is identified.

### Valet Station

Valet stations can range from a simple off-the-shelf podium to a more elaborate, customized reception desk type station, depending on the size of the operation and level of design and impression that is desired. Vehicle keys are typically able to be secured within these valet stations, which could also be designed to accommodate water bottle service or other patron amenities.

# 7. PARKING DEMAND / OFF-SITE PARKING

## PARKING DEMAND

Based on the current project program, West Harbor will possess a total of approximately 128,000 square feet of retail and restaurant uses. The corresponding projected parking demand, prepared by Gibson Transportation Consulting, Inc., is reflected in the following tables below for the peak month, as well as a busy non-peak month, incorporating base visitor and employee parking ratios, as guided by ULI (Urban Land Institute) / ICSC (International Council of Shopping Centers) / NPA (National Parking Association) standards. The tables also include assumptions for Non-Captive demand and projected Drive Ratios. Non-captive demand accounts for those parkers who will patronize a certain use within the mixed-use environment yet will not have already been counted as parked on site patronizing another use. The drive ratio represents a reduction in parking demand to account for visitors and employees that will have arrived to the project by means other than a single-occupant vehicle, which may include walking, bicycling, mass transit, carpooling, and taxi/rideshare.

### Peak Month (July) – NO Amphitheater Event

| Shared Parking Demand Summary                  |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                     |                          |                     |                     |                          |
|--|-------------------------------|--------|------------|-------------|-------------------|---------------|----------------|------------|-------------|-------------------|---------------|----------------|---------------------|---------------------|--------------------------|---------------------|---------------------|--------------------------|
| Peak Month: JULY -- Peak Period: 8 PM, WEEKEND |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                     |                          |                     |                     |                          |
| Land Use                                       | Project Data<br>Quantity Unit |        | Weekday    |             |                   |               |                | Weekend    |             |                   |               |                | Weekday             |                     |                          | Weekend             |                     |                          |
|  |                               |        | Base Ratio | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Base Ratio | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Peak Hr Adj<br>7 PM | Peak Mo Adj<br>July | Estimated Parking Demand | Peak Hr Adj<br>8 PM | Peak Mo Adj<br>July | Estimated Parking Demand |
| <b>Retail</b>                                  |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                     |                          |                     |                     |                          |
| West Harbor - Retail (entitled)                | 23,730                        | sf GLA | 2.90       | 90%         | 82%               | 2.13          | ksf GLA        | 3.20       | 90%         | 72%               | 2.07          | ksf GLA        | 80%                 | 100%                | 40                       | 65%                 | 100%                | 32                       |
| Employee                                       |                               |        | 0.70       | 90%         | 100%              | 0.63          |                | 0.80       | 90%         | 100%              | 0.72          |                | 100%                | 100%                | 15                       | 75%                 | 100%                | 13                       |
| <b>Food and Beverage</b>                       |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                     |                          |                     |                     |                          |
| West Harbor - Fine Restaurant (entitled)       | 69,597                        | sf GLA | 9.29       | 90%         | 100%              | 8.34          | ksf GLA        | 15.25      | 90%         | 100%              | 13.70         | ksf GLA        | 100%                | 100%                | 581                      | 100%                | 100%                | 954                      |
| Employee                                       |                               |        | 2.25       | 90%         | 100%              | 2.03          |                | 2.50       | 90%         | 100%              | 2.25          |                | 100%                | 100%                | 141                      | 100%                | 100%                | 157                      |
| West Harbor - Family Restaurant (entitled)     | 34,798                        | sf GLA | 8.97       | 90%         | 100%              | 8.07          | ksf GLA        | 15.00      | 90%         | 100%              | 13.50         | ksf GLA        | 80%                 | 100%                | 225                      | 65%                 | 100%                | 305                      |
| Employee                                       |                               |        | 2.15       | 90%         | 100%              | 1.94          |                | 2.10       | 90%         | 100%              | 1.89          |                | 95%                 | 100%                | 64                       | 95%                 | 100%                | 63                       |
| <b>Entertainment and Institutions</b>          |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                     |                          |                     |                     |                          |
| Los Angeles Maritime Museum (existing)         | 31,000                        | sf GLA | 1.12       | 100%        | 100%              | 1.12          | ksf GLA        | 1.61       | 100%        | 100%              | 1.61          | ksf GLA        | 0%                  | 100%                | -                        | 0%                  | 100%                | -                        |
| Employee                                       |                               |        | 0.11       | 90%         | 100%              | 0.10          |                | 0.18       | 90%         | 100%              | 0.16          |                | 0%                  | 97%                 | -                        | 0%                  | 82%                 | -                        |
| <b>Hotel and Residential</b>                   |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                     |                          |                     |                     |                          |
| <b>Office</b>                                  |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                     |                          |                     |                     |                          |
| <b>Additional Land Uses</b>                    |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                     |                          |                     |                     |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     | Customer/Visitor    | 847                      | Customer            | 1,291               |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     | Employee/Resident   | 221                      | Employee/Resident   | 233                 |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     | Reserved            | -                        | Reserved            | -                   |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     | <b>Total</b>        | <b>1,067</b>             | <b>Total</b>        | <b>1,524</b>        |                          |

### Non-Peak Month (April) – NO Amphitheater Event

| Shared Parking Demand Summary                   |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
|---|-------------------------------|--------|------------|-------------|-------------------|---------------|----------------|------------|-------------|-------------------|---------------|----------------|---------------------|----------------------|--------------------------|---------------------|----------------------|--------------------------|
| Peak Month: APRIL -- Peak Period: 8 PM, WEEKEND |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| Land Use  | Project Data<br>Quantity Unit |        | Weekday    |             |                   |               |                | Weekend    |             |                   |               |                | Weekday             |                      |                          | Weekend             |                      |                          |
|   |                               |        | Base Ratio | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Base Ratio | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Peak Hr Adj<br>7 PM | Peak Mo Adj<br>April | Estimated Parking Demand | Peak Hr Adj<br>8 PM | Peak Mo Adj<br>April | Estimated Parking Demand |
| <b>Retail</b>                                   |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| West Harbor - Retail (entitled)                 | 23,730                        | sf GLA | 2.90       | 90%         | 82%               | 2.13          | ksf GLA        | 3.20       | 90%         | 72%               | 2.07          | ksf GLA        | 80%                 | 90%                  | 36                       | 65%                 | 90%                  | 29                       |
| Employee  |                               |        | 0.70       | 90%         | 100%              | 0.63          |                | 0.80       | 90%         | 100%              | 0.72          |                | 100%                | 90%                  | 14                       | 75%                 | 90%                  | 12                       |
| <b>Food and Beverage</b>                        |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| West Harbor - Fine Restaurant (entitled)        | 69,597                        | sf GLA | 9.29       | 90%         | 100%              | 8.34          | ksf GLA        | 15.25      | 90%         | 100%              | 13.70         | ksf GLA        | 100%                | 90%                  | 523                      | 100%                | 90%                  | 859                      |
| Employee  |                               |        | 2.25       | 90%         | 100%              | 2.03          |                | 2.50       | 90%         | 100%              | 2.25          |                | 100%                | 90%                  | 127                      | 100%                | 90%                  | 141                      |
| West Harbor - Family Restaurant (entitled)      | 34,798                        | sf GLA | 8.97       | 90%         | 100%              | 8.07          | ksf GLA        | 15.00      | 90%         | 100%              | 13.50         | ksf GLA        | 80%                 | 90%                  | 203                      | 65%                 | 90%                  | 275                      |
| Employee  |                               |        | 2.15       | 90%         | 100%              | 1.94          |                | 2.10       | 90%         | 100%              | 1.89          |                | 95%                 | 90%                  | 58                       | 95%                 | 90%                  | 57                       |
| <b>Entertainment and Institutions</b>           |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| Los Angeles Maritime Museum (existing)          | 31,000                        | sf GLA | 1.12       | 100%        | 100%              | 1.12          | ksf GLA        | 1.61       | 100%        | 100%              | 1.61          | ksf GLA        | 0%                  | 65%                  | -                        | 0%                  | 65%                  | -                        |
| Employee  |                               |        | 0.11       | 90%         | 100%              | 0.10          |                | 0.18       | 90%         | 100%              | 0.16          |                | 0%                  | 60%                  | -                        | 0%                  | 100%                 | -                        |
| <b>Hotel and Residential</b>                    |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| <b>Office</b>                                   |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| <b>Additional Land Uses</b>                     |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
|   |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     | Customer/Visitor     | 762                      | Customer            | 1,162                |                          |
|   |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     | Employee/Resident    | 199                      | Employee/Resident   | 209                  |                          |
|   |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     | Reserved             | -                        | Reserved            | -                    |                          |
|   |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     | <b>Total</b>         | <b>961</b>               | <b>Total</b>        | <b>1,372</b>         |                          |



## 7. PARKING DEMAND / OFF-SITE PARKING

As shown by the findings in the previous tables, the total supply of 1,660 parking spaces (940 spaces on site and 720 unreserved spaces within the Bluff Lot) is sufficient to accommodate parking demand on peak weekdays and weekends for currently approved uses. This is especially the case during non-peak months when all visitor demand is expected to be accommodated within the on-site lot on weekdays. On weekends, some of the demand will spill over into the Bluff Lot during the evening hours. Important to note is that the projected figures included employee parking demand, which will be accommodated in The Bluff parking lot. By assigning employees to regularly park off site, as opposed to only on the weekends or other peak periods, employees get accustomed to their parking assignment and the project can continuously offer the more convenient spaces to the majority of its patrons. Not until the amphitheater is approved will the need for off-site parking be required.

On days in which an event is scheduled at the amphitheater, the projected parking demand for the retail and restaurant uses on site is actually shown to be decreased. This is attributed to the assumption that event attendees will patronize the retail/restaurant uses on these days; thus, the corresponding parking demand will have already been captured through the event parking demand projections. The additional spaces available on site will allow the parking operation to accommodate VIP parkers for the event, headliner entourage vehicles, as well as event attendees who wish to pay premium parking rates for self or valet parking on site. The cushion of on-site spaces also ensures that visitors specifically patronizing project tenants will have ample parking available to them.

### Peak Month (Aug) – WITH Amphitheater Event

| Shared Parking Demand Summary                    |                               |        |            |             |                   |               |                |            |             |                   |               |                |                   |                    |                          |                  |                    |                          |
|--|-------------------------------|--------|------------|-------------|-------------------|---------------|----------------|------------|-------------|-------------------|---------------|----------------|-------------------|--------------------|--------------------------|------------------|--------------------|--------------------------|
| Peak Month: AUGUST -- Peak Period: 8 PM, WEEKEND |                               |        |            |             |                   |               |                |            |             |                   |               |                |                   |                    |                          |                  |                    |                          |
| Land Use   | Project Data<br>Quantity Unit |        | Weekday    |             |                   |               |                | Weekend    |             |                   |               |                | Weekday           |                    |                          | Weekend          |                    |                          |
|  |                               |        | Base Ratio | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Base Ratio | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Peak Hr Adj 8 PM  | Peak Mo Adj August | Estimated Parking Demand | Peak Hr Adj 8 PM | Peak Mo Adj August | Estimated Parking Demand |
| <b>Retail</b>                                    |                               |        |            |             |                   |               |                |            |             |                   |               |                |                   |                    |                          |                  |                    |                          |
| West Harbor - Retail (entitled)                  | 23,730                        | sf GLA | 2.90       | 90%         | 80%               | 2.08          | ksf GLA        | 3.20       | 90%         | 68%               | 1.97          | ksf GLA        | 65%               | 100%               | 32                       | 65%              | 100%               | 30                       |
| Employee   |                               |        | 0.70       | 90%         | 100%              | 0.63          |                | 0.80       | 90%         | 100%              | 0.72          |                | 75%               | 100%               | 11                       | 75%              | 100%               | 13                       |
| <b>Food and Beverage</b>                         |                               |        |            |             |                   |               |                |            |             |                   |               |                |                   |                    |                          |                  |                    |                          |
| West Harbor - Fine Restaurant (entitled)         | 69,597                        | sf GLA | 9.29       | 90%         | 74%               | 6.19          | ksf GLA        | 15.25      | 90%         | 74%               | 10.16         | ksf GLA        | 75%               | 100%               | 323                      | 80%              | 100%               | 566                      |
| Employee   |                               |        | 2.25       | 90%         | 100%              | 2.03          |                | 2.50       | 90%         | 100%              | 2.25          |                | 100%              | 100%               | 141                      | 100%             | 100%               | 157                      |
| West Harbor - Family Restaurant (entitled)       | 34,798                        | sf GLA | 8.97       | 90%         | 74%               | 5.97          | ksf GLA        | 15.00      | 90%         | 74%               | 9.99          | ksf GLA        | 75%               | 100%               | 156                      | 80%              | 100%               | 278                      |
| Employee   |                               |        | 2.15       | 90%         | 100%              | 1.94          |                | 2.10       | 90%         | 100%              | 1.89          |                | 95%               | 100%               | 64                       | 100%             | 100%               | 67                       |
| <b>Entertainment and Institutions</b>            |                               |        |            |             |                   |               |                |            |             |                   |               |                |                   |                    |                          |                  |                    |                          |
| Los Angeles Maritime Museum (existing)           | 31,000                        | sf GLA | 1.12       | 100%        | 99%               | 1.11          | ksf GLA        | 1.61       | 100%        | 98%               | 1.58          | ksf GLA        | 0%                | 62%                | -                        | 0%               | 62%                | -                        |
| Employee   |                               |        | 0.11       | 90%         | 100%              | 0.10          |                | 0.18       | 90%         | 100%              | 0.16          |                | 0%                | 78%                | -                        | 0%               | 86%                | -                        |
| West Harbor Amphitheater (proposed)              | 6,200                         | seats  | 0.36       | 90%         | 100%              | 0.32          | seat           | 0.36       | 90%         | 100%              | 0.32          | seat           | 100%              | 100%               | 2,009                    | 100%             | 100%               | 2,009                    |
| Employee   |                               |        | 0.04       | 90%         | 100%              | 0.04          |                | 0.04       | 90%         | 100%              | 0.04          |                | 100%              | 100%               | 223                      | 100%             | 100%               | 223                      |
| <b>Hotel and Residential</b>                     |                               |        |            |             |                   |               |                |            |             |                   |               |                |                   |                    |                          |                  |                    |                          |
| <b>Office</b>                                    |                               |        |            |             |                   |               |                |            |             |                   |               |                |                   |                    |                          |                  |                    |                          |
| <b>Additional Land Uses</b>                      |                               |        |            |             |                   |               |                |            |             |                   |               |                |                   |                    |                          |                  |                    |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                | Customer/Visitor  | 2,521              | Customer                 | 2,883            |                    |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                | Employee/Resident | 440                | Employee/Resident        | 459              |                    |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                | Reserved          | -                  | Reserved                 | -                |                    |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                | Total             | 2,961              | Total                    | 3,342            |                    |                          |

# 7. PARKING DEMAND / OFF-SITE PARKING

## Parking Supply / Demand Summary

The tables below summarize the projected parking demands for the previously referenced scenarios: 1) **Peak Month – No Amphitheater Event**; 2) **Non-Peak Month – NO Amphitheater Event**; and 3) **Peak Month – WITH Amphitheater Event**. The purpose of this analysis is to quantify how many excess spaces will exist on site, at the Bluff Lot, or both during non-event periods, as well as to understand the potential parking shortfall that will exist when an event is scheduled and sold out at the amphitheater and the level of off-site parking that will be needed to offset the shortfall.

| Parking Supply   | WEEKDAYS      |                 | WEEKENDS      |                 |
|--|---------------|-----------------|---------------|-----------------|
|  | On-Site       | Bluff Lot       | On-Site       | Bluff Lot       |
|  | 940           | 720             | 940           | 720             |
| <b>PEAK MONTH (July) - NO Amphitheater Event</b>           |               |                 |               |                 |
| Land Use   | WEEKDAY - 7pm |                 | WEEKEND - 8pm |                 |
|  | Visitors      | Employees       | Visitors      | Employees       |
| Retail   | 40            | 15              | 32            | 13              |
| Fine Restaurant  | 581           | 141             | 954           | 157             |
| Family Restaurant  | 225           | 64              | 305           | 63              |
| <b>Parking Demand</b>                                      | <b>846</b>    | <b>220</b>      | <b>1,291</b>  | <b>233</b>      |
| <i>On-Site Excess or Shortfall / Overflow to Bluff Lot</i> | <i>94</i>     |                 | <i>(351)</i>  | <i>→ 351</i>    |
| <b>Total Excess/Shortfall</b>                              | <b>94</b>     | <b>500</b>      |               | <b>136</b>      |
| <b>NON-PEAK MONTH (Apr) - NO Amphitheater Event</b>        |               |                 |               |                 |
| Land Use   | WEEKDAY - 7pm |                 | WEEKEND - 8pm |                 |
|  | Visitors      | Employees       | Visitors      | Employees       |
| Retail   | 36            | 14              | 29            | 12              |
| Fine Restaurant  | 523           | 127             | 859           | 141             |
| Family Restaurant  | 203           | 58              | 275           | 57              |
| <b>Parking Demand</b>                                      | <b>762</b>    | <b>199</b>      | <b>1,163</b>  | <b>210</b>      |
| <i>On-Site Excess or Shortfall / Overflow to Bluff Lot</i> | <i>178</i>    |                 | <i>(223)</i>  | <i>→ 223</i>    |
| <b>Total Excess/Shortfall</b>                              | <b>178</b>    | <b>521</b>      |               | <b>287</b>      |
| <b>PEAK MONTH (Aug) - WITH Amphitheater Event</b>          |               |                 |               |                 |
| Land Use   | WEEKDAY - 8pm |                 | WEEKEND - 8pm |                 |
|  | Visitors      | Employees       | Visitors      | Employees       |
| Retail   | 32            | 11              | 30            | 13              |
| Fine Restaurant  | 323           | 141             | 566           | 157             |
| Family Restaurant  | 156           | 64              | 278           | 67              |
| <b>Parking Demand</b>                                      | <b>511</b>    | <b>216</b>      | <b>874</b>    | <b>237</b>      |
| <i>On-Site Excess or Shortfall / Overflow to Bluff Lot</i> | <i>429</i>    |                 | <i>66</i>     |                 |
| <b>Sub-Total Excess/Shortfall</b>                          | <b>429</b>    | <b>504</b>      | <b>66</b>     | <b>483</b>      |
| <b>Amphitheater Visitors / Employees</b>                   |               | <b>2,232</b>    |               | <b>2,232</b>    |
| <b>Total Excess/Shortfall</b>                              |               | <b>(1,728)*</b> |               | <b>(1,749)*</b> |

\* Sufficient off-site parking is available to accommodate this shortfall and is addressed in a subsequent section of this report.

## 7. PARKING DEMAND / OFF-SITE PARKING

Important to note is that the previously presented parking demand projections do not factor the loss of capture resulting from event parkers that may opt to utilize available on-street parking or other parking supplies that may be made available on event days by private entities. As it is currently unknown what parking resources may materialize, this analysis assumes worse-case scenario for planning purposes; however, it is reasonable to assume that actual parking/shuttle demand could be significantly less than projected.

### BLUFF LOT

The preliminary layout for the Bluff Lot currently reflects a total capacity of 720 spaces in a 90-degree layout with two-way drive aisles and access points existing directly across from the proposed West Harbor main and northernmost driveways. Aside from just being used for employee and possible overflow purposes, The Bluff Lot will be the preferred parking area for all Nederlander event attendees, allowing the on-site spaces to be available for the rest of the West Harbor patrons, while also minimizing the on-site congestion that would be associated with event ingress and egress.

Event attendees will have the option to park on site, especially if they elect to pay a premium rate for valet parking, but the self parking pricing strategy will be such that the Bluff Lot will be the more appealing alternative for most event parkers, as validations will not be offered by the amphitheater. Based on the calendar of events, parking arrangements will be coordinated with off-site lot operators, so that their parking supplies can be made available for generating additional income, while other lots will likely naturally open for business in an attempt to capture some of this demand.



*Vehicular Access Points – Bluff Lot*

### Lane / Parking Equipment Requirements

The quantities of lanes serving The Bluff lot have yet to be confirmed but given the ingress and egress demands associated with events, multiple lanes (and perhaps reversible lanes) will be required. Event

## 7. PARKING DEMAND / OFF-SITE PARKING

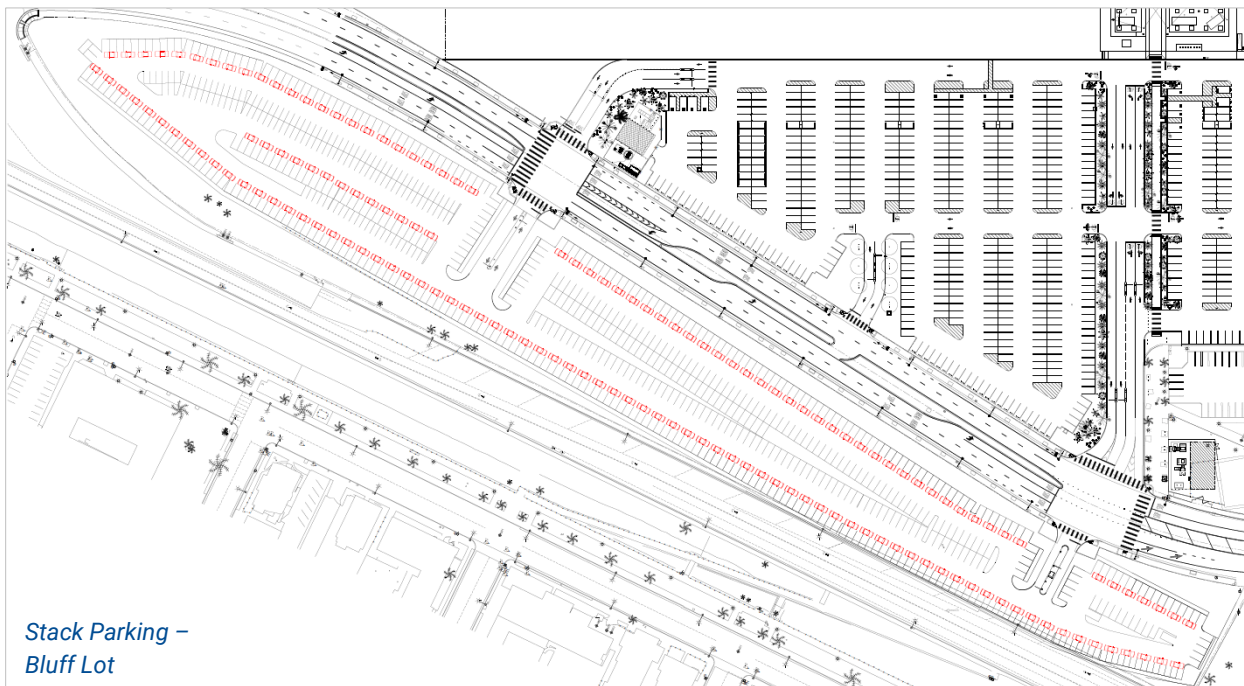
attendees will have the ability to pay for parking in advance through the West Harbor and/or Nederlander websites via widgets that link to a payment portal or otherwise, at the Bluff Lot entry lanes upon arrival. If parking is paid in advance of an event, event parkers will be provided with paid vouchers that can be printed or scanned from their mobile devices when entering The Bluff lot. For those that had not pre-paid for event parking, attendants will be present within the Bluff Lot entry lanes to assist with the Pay-at-Entry operation, charging a flat fee in order to expedite egress throughput following the event.

### Stack Parking

As additional overflow parking capacity becomes necessary, it may be possible to deploy a stack parking operation to accommodate vehicles within the drive aisles of the Bluff Lot. To effectively accomplish this, the drive aisles would be converted to one-way traffic, signed accordingly to communicate the intended traffic flow to incoming parkers. By converting to one-way traffic, circulating vehicles can be more easily managed and the drive aisles could maintain comfortable maneuvering space.

Parking attendants would be stationed throughout the lot to direct parkers as to where to pull over alongside the drive aisle to drop off their vehicles. Parkers would then be handed a claim ticket in exchange for their keys and the attendants would reposition their vehicles, as necessary, securing the keys once completed. The attendants would remain stationed during all hours of stack parking operations, readily available to shuffle vehicles for parkers that may be blocked in, as well as to retrieve keys for any remaining stack parked vehicles.

While the above-described stack parking strategy could be effective on non-event days, it would not likely be deployed on event days due to the associated egress volume that would overwhelm the operation. The diagram below depicts a conceptual stack parking layout, which yields a total of approximately 150 additional spaces.



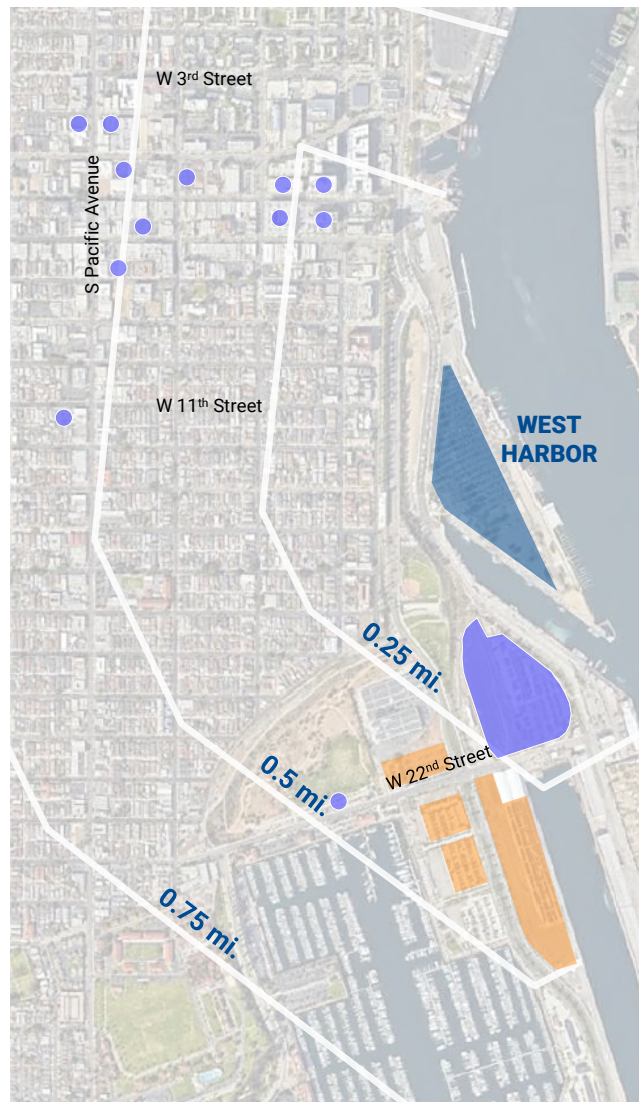
# 7. PARKING DEMAND / OFF-SITE PARKING

## ADDITIONAL OVERFLOW PARKING LOTS

With the Bluff Lot possessing approximately 720 spaces and employees and overflow project visitors occupying about 400 of these spaces during peak periods, 300 spaces will be available to serve Nederlander event attendees. Based on Nederlander’s preliminary proforma, it is anticipated that attendance will average about 3,600 attendees per show. Assuming about 3 persons per vehicle, this equates to 1,200 vehicles and an approximate shortfall of 900 spaces on a peak weekend. When the amphitheater reaches its full capacity of 6,200 seats, the shortfall could be as high as almost 2,000 spaces. Based on a survey of downtown area, there are approximately 5,710 public and private parking spaces within about 0.6 mile of the West Harbor project that could be made available for overflow parking.

Of these parking resources, the closest ones with

| Location                                    | Address                | Type    |        | Spaces       |
|---|------------------------|---------|--------|--------------|
|   |                        | Surface | Garage |              |
| Crown Plaza Hotel                           | 601 S Palos Verdes St. |         | X      | 300          |
| Topaz                                       | 222 W 6th St.          |         | X      | 130          |
| Pacific Place                               | 222 W 6th St.          |         | X      | 630          |
| ILWU Chapter 13                             | 630 S Center St.       |         | X      | 40           |
| LADOT Lot No. 735                           | 396 W 6th St.          | X       |        | 50           |
| LADOT Lot No. 684                           | 458 W 7th St.          | X       |        | 86           |
| LADOT Lot No. 647                           | 474 W 8th St.          | X       |        | 41           |
| LADOT Lot No. 683                           | 471 W 5th St.          | X       |        | 26           |
| Rafaellos                                   | 400 S Pacific Ave.     | X       |        | 26           |
| All Star Inn                                | 411 S Pacific Ave.     |         | X      | 25           |
| LADOT Lot No. 699                           | 529 W 11th St.         | X       |        | 40           |
| 22nd Street Park                            | 140 W 22nd St.         | X       |        | 176          |
| 22nd / Signal St.                           |                        | X       |        | 1,900        |
|   |                        |         |        | <b>3,470</b> |
| <i>Additional Possible Parking Supplies</i> |                        |         |        |              |
| 22nd / Miner St.                            |                        | X       |        | 429          |
| Cabrillo Marina                             |                        | X       |        | 554          |
| Fruit Terminal                              |                        | X       |        | 1,257        |
|   |                        |         |        | <b>2,240</b> |
| <b>Total</b>                                |                        |         |        | <b>5,710</b> |



Potential Off-Site Parking Facilities

the largest capacities would obviously be the most ideal for a few reasons:

- 1) Potential walkability;
- 2) Decreased shuttle requirements;
- 3) Minimized shuttle headways and resulting wait times;
- 4) Less vehicular congestion on surrounding streets; and
- 5) Decreased labor requirements for managing less vs more facilities.

In addition, securing larger off-site facilities that could accommodate most, if not all, of any potential overflow parking demand would result in the ability to permanently market these locations as dedicated off-site parking facilities serving West Harbor, as opposed to attempting to direct event parkers to varying lots.

**7. PARKING DEMAND / OFF-SITE PARKING**



*POLA-Managed Parking Facilities*

The parking facilities managed by the Port of Los Angeles (POLA) and located south of the project would work well to serve this purpose. Not only do they possess approximately 4,140 total spaces combined to be able to easily accommodate overflow parking needs, but wayfinding and shuttle routing become easier to address as well since they are also all located along Miner Street. It is our understanding that the parking spaces within the 22nd/Minor, Cabrillo Marina and/or Fruit Terminal lots may not be available due to planned developments or other commitments, but nevertheless, are included for reference as possible additional parking supplies. In any event, the 22nd/Signal Street lot possesses sufficient capacity to accommodate the projected parking shortfall.

The 22<sup>nd</sup> / Signal Street lot currently possesses a total of approximately 687 spaces; however, POLA is planning to further develop this lot for additional parking, which would increase its total capacity to 1,900 spaces. This lot would ideally serve as the primary overflow parking option for West Harbor event attendees given its proximity, about 0.5 mile from the lot the southernmost part of project site. The demand for this overflow parking facility will not be required until the development of the amphitheater.

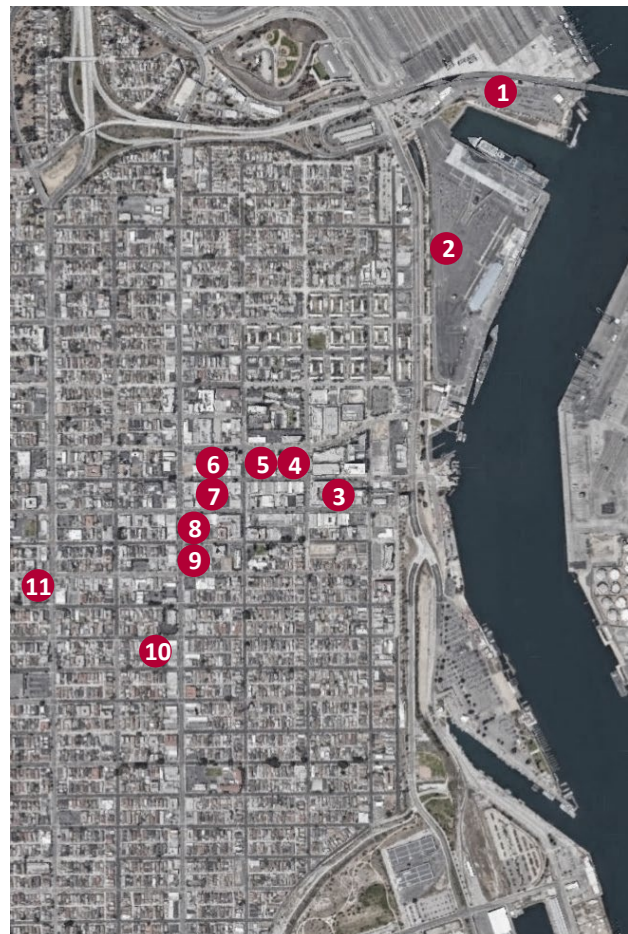
# 8. PARKING RATES

## Parking Rate Survey

While San Pedro does possess some paid parking operations, competing facilities are limited. Those that do exist, mainly throughout the downtown core, are operated by the City and possess relatively low rates or otherwise, offer free parking. Following is a rate survey and corresponding map consisting of paid parking operations that were identified.

| Map ID | Location                   | Address             | Spaces | FREE Period | Rate   | Increment   | Max     |
|--------|----------------------------|---------------------|--------|-------------|--------|-------------|---------|
| 1      | Catalina Island Express    | 385 Swinford St     | 673    | 1st Hour    | \$2.00 | ea hr       | \$20.00 |
| 2      | World Cruise Center        | 100 Swinford St     | 3,102  | 1st Hour    | \$2.00 | ea hr       | \$20.00 |
| 3      | Crowne Plaza               | 601 S. Palos Verdes |        | -           | \$5.50 |             | \$11.00 |
| 4      |                            | 505 S. Center St.   | 83     | -           |        | Free        |         |
| 5      | Lot 735                    | 396 W 6th St.       | 50     | -           | \$0.25 | ea. 30 mins | \$2.00  |
| 6      | Lot 683                    | 445 W 5th St.       | 26     | -           | \$0.50 | ea hr       | \$2.00  |
| 7      | Lot 684                    | 460 W 7th St.       | 86     | -           | \$0.25 | ea. 30 mins | \$2.00  |
| 8      | Lot 647                    | 474 W 8th St.       | 41     | -           |        | Free        |         |
| 9      | Lot 641                    | 462 W 9th St        | 102    | -           |        | Free        |         |
| 10     | Lot 699                    | 529 W 11th St       | 40     | -           |        | Free        |         |
| 11     | San Pedro Regional Library | 931 S Gaffey St     |        | -           |        | Free        |         |

The ability to effectively manage parking is largely driven by parking rates; however, with the parking rates in the area as low as they are, it would be difficult to control where parkers opted to park if the rates were similarly low. For this reason, it is important to focus on those rates currently established for the lots serving Catalina Island Express and the World Cruise Center, but also review rates from nearby Long Beach, especially of parking facilities serving retail and restaurant uses near the waterfront. Of particular interest will be the validated parking rates currently offered for the Gladstone’s and Harbor Breeze Long Beach locations, as these are both currently projected to be future West Harbor tenants.



*Parking Survey Locations*

## 8. PARKING RATES

### Parking Rates - Other Coastal Retail/Restaurant Project

The parking facilities serving The Pike, Aquarium of the Pacific (Aquarium), Shoreline Village, 2<sup>nd</sup> & PCH, and Pacific City were identified as comparable for the purpose of the rate survey, as each provides parking in a coastal environment for the same type of retail/restaurant clientele that will patronize West Harbor. The Pike and Aquarium Garages are owned by the City of Long Beach, while Shoreline Village, 2<sup>nd</sup> & PCH, and Pacific City are each owned by private entities. With the Pike and Aquarium garages under the City's control, their rates match and are established on a tiered structure; whereas, Shoreline Village, 2<sup>nd</sup> & PCH, and Pacific City have standard incremental rate structures.

#### Pike/Aquarium Garages - Long Beach

| Posted Rate    |                   | Validated Rates   |               |
|----------------|-------------------|-------------------|---------------|
| Rate           | Increment         | Gladstone's       | Harbor Breeze |
| Free           | 0 - 0.5 hrs       | <b>2 Hrs Free</b> | <b>\$8.00</b> |
| \$3.00         | 0.5 - 1.5 hrs     |                   |               |
| \$6.00         | 1.5 - 2.5 hrs     | <b>\$3.00</b>     |               |
| \$9.00         | 2.5 - 4.0 hrs     |                   |               |
| \$12.00        | 4.0 - 5.0 hrs     |                   |               |
| \$15.00        | 5.0 - 6.0 hrs     |                   |               |
| \$16.00        | + 6.0 hrs         | <b>\$9.00</b>     |               |
| <b>\$16.00</b> | <b>Daily Max.</b> | <b>\$12.00</b>    |               |
|                |                   | <b>\$15.00</b>    |               |

#### Shoreline Village - Long Beach

| Posted Rate    |                   | Validated Rates              |
|----------------|-------------------|------------------------------|
| Rate           | Increment         |                              |
| \$2.00         | ea 20 mins        | <b>\$2.00 - up to 2 hrs</b>  |
| <b>\$24.00</b> | <b>Daily Max.</b> | <b>\$10.00 - up to 6 hrs</b> |
|                |                   | <b>\$16.00 Daily Max.</b>    |

#### 2nd & PCH - Long Beach

| Posted Rate    |                   | Validated Rates    |                     |
|----------------|-------------------|--------------------|---------------------|
| Rate           | Increment         |                    |                     |
| Free           | 1st 90 mins       | <b>Whole Foods</b> | <b>90 mins free</b> |
| \$2.00         | ea 20 mins        | <b>Bungalow</b>    | <b>3 hrs free</b>   |
| <b>\$30.00</b> | <b>Daily Max.</b> |                    |                     |

#### Pacific City - Huntington Beach

| Posted Rate    |                   | Validated Rates             |                        |
|----------------|-------------------|-----------------------------|------------------------|
| Rate           | Increment         |                             |                        |
| \$8.00         | ea 1 hour         | <b>Varies by day/season</b> | <b>2 or 3 Hrs Free</b> |
| <b>\$40.00</b> | <b>Daily Max.</b> |                             |                        |

The table on the following page graphically compares the different rate structures for the Long Beach parking facilities, along with that of the Catalina Island Express and World Cruise Center rates to better understand hourly fees and at what durations daily maximum rates are applied.



## 8. PARKING RATES

With such a low incremental rate at the Catalina Island Express / World Cruise Terminal lots, the daily maximum rate is not charged until the 10.5 hr. duration, while the maximum rates are achieved much earlier in the other rate structures.

Important to note is that while Shoreline Village and 2<sup>nd</sup> & PCH possess the same incremental rate, \$2 each 20 min., 2<sup>nd</sup> & PCH opened the project with offering 2 hours of free parking with the intent to eliminate this free period beyond the introductory period. Given the impact of COVID-19, the free introductory period still remains, but has been reduced to 90 minutes and will eventually be replaced by the need to obtain a validation for free parking.

| Length of Stay | Catalina Island / World Cruise | Pike / Aquarium | Shoreline Village | 2nd & PCH | Pacific City |
|----------------|--------------------------------|-----------------|-------------------|-----------|--------------|
| 0.5 hrs        | Free                           | Free            | \$4.00            | Free      | \$8.00       |
| 1.0 hrs        | Free                           | \$3.00          | \$6.00            | Free      | \$8.00       |
| 1.5 hrs        | \$2.00                         | \$3.00          | \$10.00           | Free      | \$16.00      |
| 2.0 hrs        | \$2.00                         | \$6.00          | \$12.00           | \$4.00    | \$16.00      |
| 2.5 hrs        | \$4.00                         | \$9.00          | \$16.00           | \$6.00    | \$24.00      |
| 3.0 hrs        | \$4.00                         | \$9.00          | \$18.00           | \$10.00   | \$24.00      |
| 3.5 hrs        | \$6.00                         | \$9.00          | \$22.00           | \$12.00   | \$32.00      |
| 4.0 hrs        | \$6.00                         | \$12.00         | \$24.00           | \$16.00   | \$32.00      |
| 4.5 hrs        | \$8.00                         | \$12.00         | \$24.00           | \$18.00   | \$40.00      |
| 5.0 hrs        | \$8.00                         | \$15.00         | \$24.00           | \$22.00   | \$40.00      |
| 5.5 hrs        | \$10.00                        | \$15.00         | \$24.00           | \$24.00   | \$40.00      |
| 6.0 hrs        | \$10.00                        | \$16.00         | \$24.00           | \$30.00   | \$40.00      |
| 6.5 hrs        | \$12.00                        | \$16.00         | \$24.00           | \$30.00   | \$40.00      |
| 7.0 hrs        | \$12.00                        | \$16.00         | \$24.00           | \$30.00   | \$40.00      |
| 7.5 hrs        | \$14.00                        | \$16.00         | \$24.00           | \$30.00   | \$40.00      |
| 8.0 hrs        | \$14.00                        | \$16.00         | \$24.00           | \$30.00   | \$40.00      |
| 8.5 hrs        | \$16.00                        | \$16.00         | \$24.00           | \$30.00   | \$40.00      |
| 9.0 hrs        | \$16.00                        | \$16.00         | \$24.00           | \$30.00   | \$40.00      |
| 9.5 hrs        | \$18.00                        | \$16.00         | \$24.00           | \$30.00   | \$40.00      |
| 10.0 hrs       | \$18.00                        | \$16.00         | \$24.00           | \$30.00   | \$40.00      |
| 10.5 hrs       | \$20.00                        | \$16.00         | \$24.00           | \$30.00   | \$40.00      |
| 11.0 hrs       | \$20.00                        | \$16.00         | \$24.00           | \$30.00   | \$40.00      |

In determining the most appropriate parking rate structure for West Harbor, it is important to consider the following objectives:

- Free/validated parking for retail/restaurant patrons;
- Establish an incremental rate that will discourage event parkers from using the on-site lot; and
- Create a flat event rate for The Bluff lot that will appeal to event parkers, yet be high enough to limit demand based on available capacity.

### Proposed West Harbor Parking Rate Structure

Daily Rate:

**\$2.00** each 20 minutes  
**\$26.00** Daily Maximum

Event Rate:

**\$8 - \$15** Flat Fee – Bluff Lot  
**\$5.00** Flat Fee – Off-Site Lots

Validated Rates:

Retail – One (1) Hour Free  
 Restaurant – Two (2) Hours Free  
 Harbor Breeze – \$7 Flat Rate

| Length of Stay |         | West Harbor |
|----------------|---------|-------------|
|                | 20 mins | \$2.00      |
|                | 40 mins | \$4.00      |
| 1.0 hr         |         | \$6.00      |
| 1.0 hr         | 20 mins | \$8.00      |
| 1.0 hr         | 40 mins | \$10.00     |
| 2.0 hrs        |         | \$12.00     |
| 2.0 hrs        | 20 mins | \$14.00     |
| 2.0 hrs        | 40 mins | \$16.00     |
| 3.0 hrs        |         | \$18.00     |
| 3.0 hrs        | 20 mins | \$20.00     |
| 3.0 hrs        | 40 mins | \$22.00     |
| 4.0 hrs        |         | \$24.00     |
| 4.0 hrs        | 20 mins | \$26.00     |
| 4.0 hrs        | 40 mins | \$26.00     |

## 9. STAFFING

Below is a preliminary staff schedule, which is likely to evolve as the project requirements continue to be refined. The management team, preliminarily proposed to consist of a Facility Manager, an Office Manager, and a Supervisor, will be responsible for ensuring that all contractual obligations are being met, which shall include all tasks associated with the daily parking operations for West Harbor, including staff scheduling, reporting, access credential administration, tenant billings, validation printing, customer service issues, etc. All other parking staff members list below will report to the management team and include Customer Service Representatives, or Ambassadors, who will primarily be responsible for assisting patrons at the exit lane equipment locations, mitigating exception transactions and simply guiding patrons through the payment process to ensure that egress throughput remains as consistent and efficient as possible.

| Position                   | Monday      | Tuesday     | Wednesday   | Thursday    | Friday      | Saturday    | Sunday      | REG Hours |
|----------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-----------|
| Facility Manager           |             |             | 9a - 6p     | 9a - 6p     | 9a - 6p     | 9a - 6p     | 9a - 6p     | 40.00     |
| Office Manager /Bookkeeper | 10a-6:30p   | 10a-6:30p   | 10a-6:30p   | 10a-6:30p   | 10a-6:30p   |             |             | 40.00     |
| Evening/Weekend Supervisor |             |             | 4p-12a      | 4p-12a      | 4p-12a      | 4p-12:30a   | 10a-6:30p   | 40.00     |
| Customer Service Rep 1     | 12p-8:30p   | 12p-8:30p   | 12p-8:30p   | 12p-8:30p   | 12p-8:30p   |             |             | 40.00     |
| Customer Service Rep 2     |             |             |             |             | 4p-12:30a   | 4p-12:30a   | 10a-6:30p   | 24.00     |
| Customer Service Rep 3     |             |             |             |             |             | 12p-8:30p   | 12p-8:30p   | 16.00     |
| Customer Service Rep 4     |             |             |             |             |             | 2p-10:30p   |             | 8.00      |
| Valet Attendant 1          | 10a-6:30p   | 10a-6:30p   | 10a-6:30p   | 10a-6:30p   | 10a-6:30p   |             |             | 40.00     |
| Valet Attendant 2          | 11a-7:30p   | 11a-7:30p   | 11a-7:30p   | 11a-7:30p   | 11a-7:30p   |             |             | 40.00     |
| Valet Attendant 3          | 2p - 10:30p | 2p - 10:30p | 2p - 10:30p | 2p - 10:30p | 2p - 10:30p |             |             | 40.00     |
| Valet Attendant 4          | 4p-11p      | 4p-11p      | 4p-11p      | 4p-11p      | 4p-11p      |             |             | 35.00     |
| Valet Attendant 5          | 5p-11p      | 5p-11p      | 5p-11p      | 5p-11p      | 5p-11p      |             |             | 30.00     |
| Valet Attendant 6          |             |             |             |             |             | 10a-6:30p   | 10a-6:30p   | 16.00     |
| Valet Attendant 7          |             |             |             |             |             | 11a-7:30p   | 11a-7:30p   | 16.00     |
| Valet Attendant 8          |             |             |             |             |             | 2p - 10:30p | 2p - 10:30p | 16.00     |
| Valet Attendant 9          |             |             |             |             |             | 4p-12a      | 4p-12a      | 16.00     |
| Valet Attendant 10         |             |             |             |             |             | 5p-1a       | 5p-1a       | 16.00     |
| Maintenance Specialist 1   | 6a-2:30p    | 6a-2:30p    | 6a-2:30p    | 6a-2:30p    | 6a-2:30p    |             |             | 40.00     |
| Maintenance Specialist 2   |             |             |             |             |             | 6a-2:30p    | 6a-2:30p    | 16.00     |

# 10. EVENT PARKING / SHUTTLE OPERATIONS

## OFF-SITE PARKING FACILITIES

In collaboration with the Port of Los Angeles (POLA), multiple off-site parking facilities have been identified as being able to accommodate overflow parking demand for when the amphitheater is activated. Each of these facilities is located south of the West Harbor project along Miner Street and combined, possess a total of approximately 4,140 spaces. Based on parking demand projections prepared by Gibson Transportation Consulting, Inc., up to about 1,749 off-site spaces may be required to satisfy overflow parking needs during a peak month in which the amphitheater is sold out to capacity; therefore, the available off-site parking supply is more than sufficient to be able to accommodate such demand. In addition, since the majority of the events will be scheduled on weekend evenings, the surface parking lots are expected to be entirely unoccupied during these times.

The off-site parking facilities, along with corresponding capacities, are listed below:

- 22nd Street/Signal Street Lot: 1,900 sp
  - 22nd Street/Miner Street Lot: 429 sp
  - Cabrillo Way Marina Lot: 554 sp
  - Fruit Terminal Lot: 1,257 sp
- Total: 4,140 sp**

Through regular planning meetings, the Parking/Traffic Manager will be abreast of projected attendance for each of the upcoming events and will coordinate in advance with a POLA representative regarding off-site parking needs. While the request for the overflow sites will primarily be to accommodate event attendee and employee parking, there may also likely be a need to park larger production trucks and equipment, which may be staged in a separate facility than the passenger vehicles.

Given the capacity and proximity of the 22nd / Signal Street lot to West Harbor, this facility would be the primary off-site parking option during events. As shown in the diagram to the right, the amphitheater location is about 0.5 mile from the northernmost part of the lot; thus, it is reasonable to assume that, while a shuttle service will be deployed to service off-site parking patrons, some event attendees will opt to walk to the site. For the purpose of this plan, it is conservatively assumed that 10% of the parkers within the 22nd/Signal Street lot (1,900 spaces) will walk to West Harbor, reducing the total off-site spaces to be accommodated via shuttle service from 1,749 to 1,559. Assuming an average of 2.8 passengers per vehicle, this equates to approximately 4,365 passengers to be transported via shuttle service.



# 10. EVENT PARKING / SHUTTLE OPERATIONS

## PRICING STRATEGY

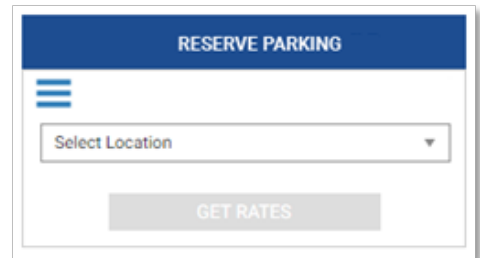
The pricing structure for the parking facilities will be the most effective management tool for distributing parking demand between the designated lots and will be strategically tiered based on available supplies. A premium rate will be charged at the Bluff lot for its proximity and convenience, while an economical rate will be established at the off-site lots to encourage maximum utilization. These rates will fluctuate per event depending on anticipated volumes and available capacities with a stabilized pricing strategy determined once historical data is accumulated.

## EVENT PARKING PAYMENTS

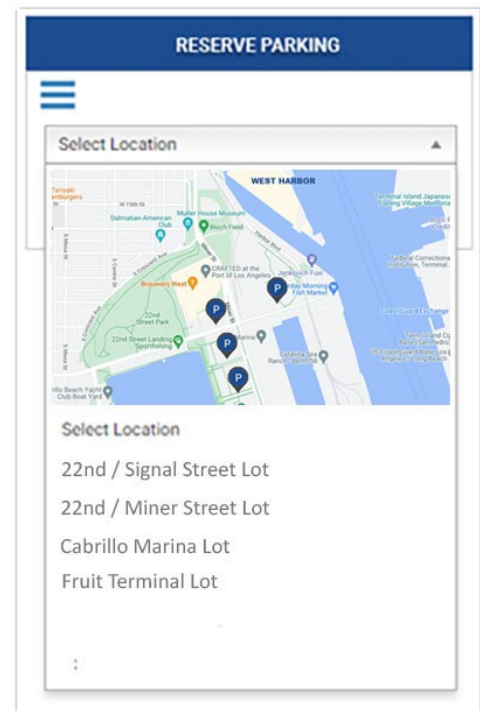
Upon arrival to the Bluff lot or any of the designated off-site parking facilities, patrons will have the ability to purchase parking through attendants stationed at the main entry points. Each attendant will be equipped with a handheld device capable of issuing parking tickets, accepting credit card payments and scanning credentials for previously booked parking reservations. Pre-payment of parking fees for events is strategically most effective for the operation in any transactional procedure will not be required during the mass exodus associated with post-event egress. In addition, with attendants using wireless handheld devices, they will have the ability to be mobile, positioning themselves further into the lot as necessary to help alleviate vehicularly queuing on the street.

Along with being able to pay for parking on site upon arrival, event goers will also be able to make parking reservations online. An online payment platform will be created for West Harbor that will include a web widget to a dedicated landing page, placed on West Harbor’s website, the amphitheater’s website, and any other website desired, providing patrons with access to reserving parking. The landing page would display:

- Reservation options for designated facilities;
- A clear schedule of fees;
- Cancellation and refund policies;
- Any parking facility restrictions;
- PCI compliance statement; and
- An integrated drop-down map, so patrons can see the parking lots’ proximity to the venue.

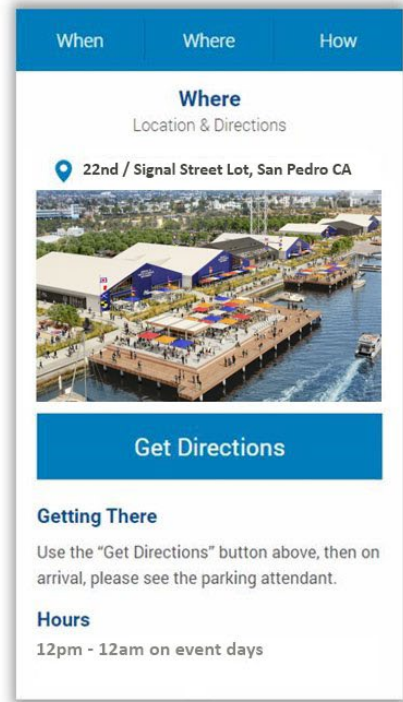
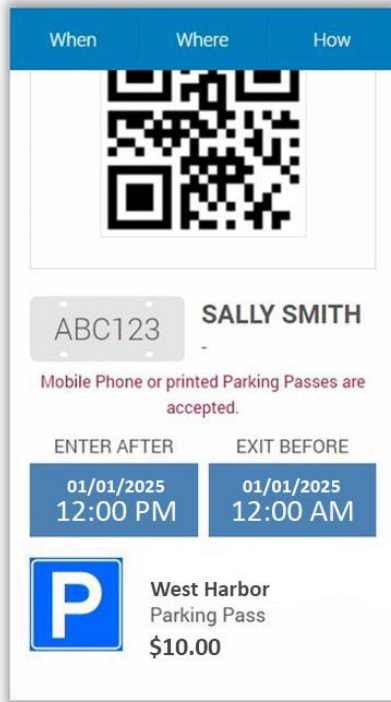
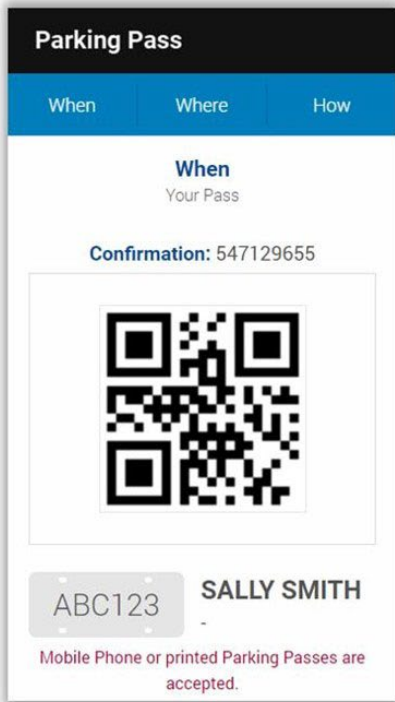


*Parking Reservation Web Widget*



Once a location has been selected and payment is made, the patron will receive a receipt via email, along with a link to the event parking pass. The parking pass possesses a QR code, which will be redeemed at the location by an attendant before entering the parking facility on the day of the event.

# 10. EVENT PARKING / SHUTTLE OPERATIONS



## SHUTTLE OPERATIONS

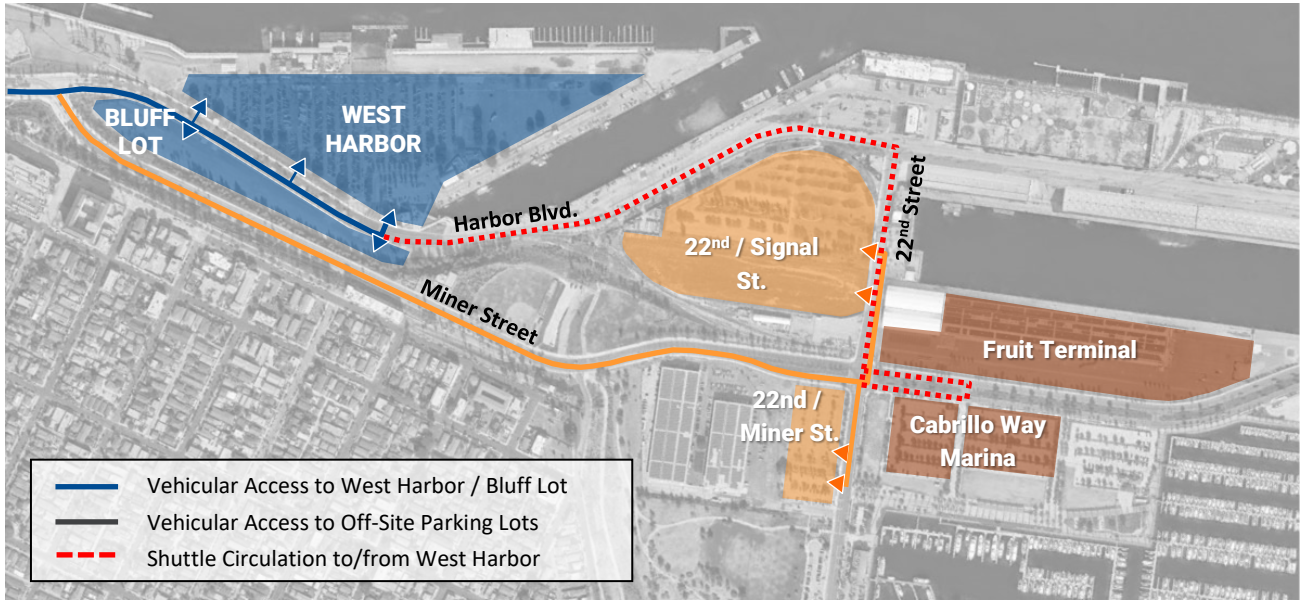
In addition to parking management, the parking operator shall be responsible for all aspects of the shuttle operation needed for events, including but not limited to, vehicle cleaning, maintenance, staffing, permitting, compliance with Americans with Disabilities Act (ADA), fueling, and reporting with the objective of delivering safe, friendly and efficient shuttle services. By contracting both parking and shuttle services with a single operator, the respective operational plans can be efficiently coordinated to ensure that shuttle, passenger vehicle and pedestrian circulation are designed to function in concert with one another.

### Pre- and Posts-Event Shuttle Routes

With each of the off-site parking lots located less than one mile away, shuttle headways will be nominal; however, this is dependent on the shuttles possessing efficient routes to and from the pick-up and drop-off areas, along with return route to the starting destination. This can realistically be achieved since the majority of event traffic is expected to approach from the north and can be routed to utilize Miner Street to access the off-site lots, leaving Harbor Blvd. (south of West Harbor) and 22nd Street to be utilized primarily for shuttle circulation.

As depicted in the diagram on the following page, passenger vehicles and the shuttles would only share 22nd Street between the access points for the 22nd/Signal St. and 22nd/Miner Street lots. With 22nd Street possessing two lanes in both directions, along with dedicated left turn lanes onto Miner Street, passenger vehicle circulation to and from these lots will not impede the shuttle routes to and from West Harbor.

# 10. EVENT PARKING / SHUTTLE OPERATIONS

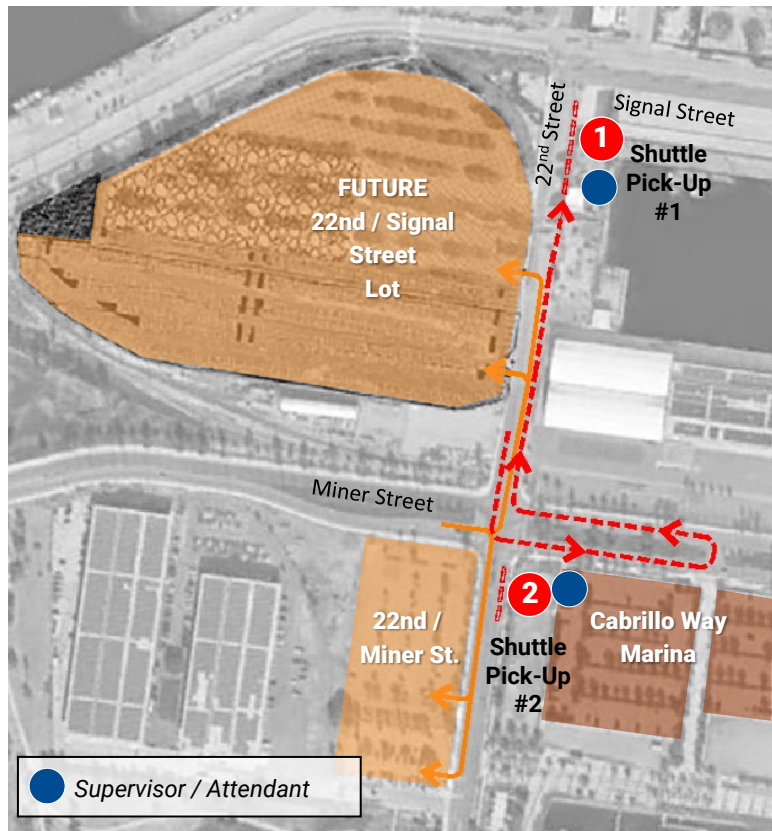


Off-Site Parking Facilities

## PRE-Event Shuttle Pick-Up / Drop-Off Areas

All event parkers will first be directed to the 22nd/Signal Street Lot and as it nears capacity, and if warranted by continued incoming demand, will next be directed to utilize the 22nd/Miner Street Lot. Both of the designated shuttle stops for the 22nd/Signal Street and 22nd/Miner Street Lots are proposed to be located across 22nd Street, the purpose of which, is for a few reasons:

- Shortest and quickest travel time for event parkers since shuttle vehicles will have already been turned around;
- Promotes pedestrian path towards shuttles away from vehicular driveways; and
- Available sidewalk space for shuttle passenger queuing away from lot.



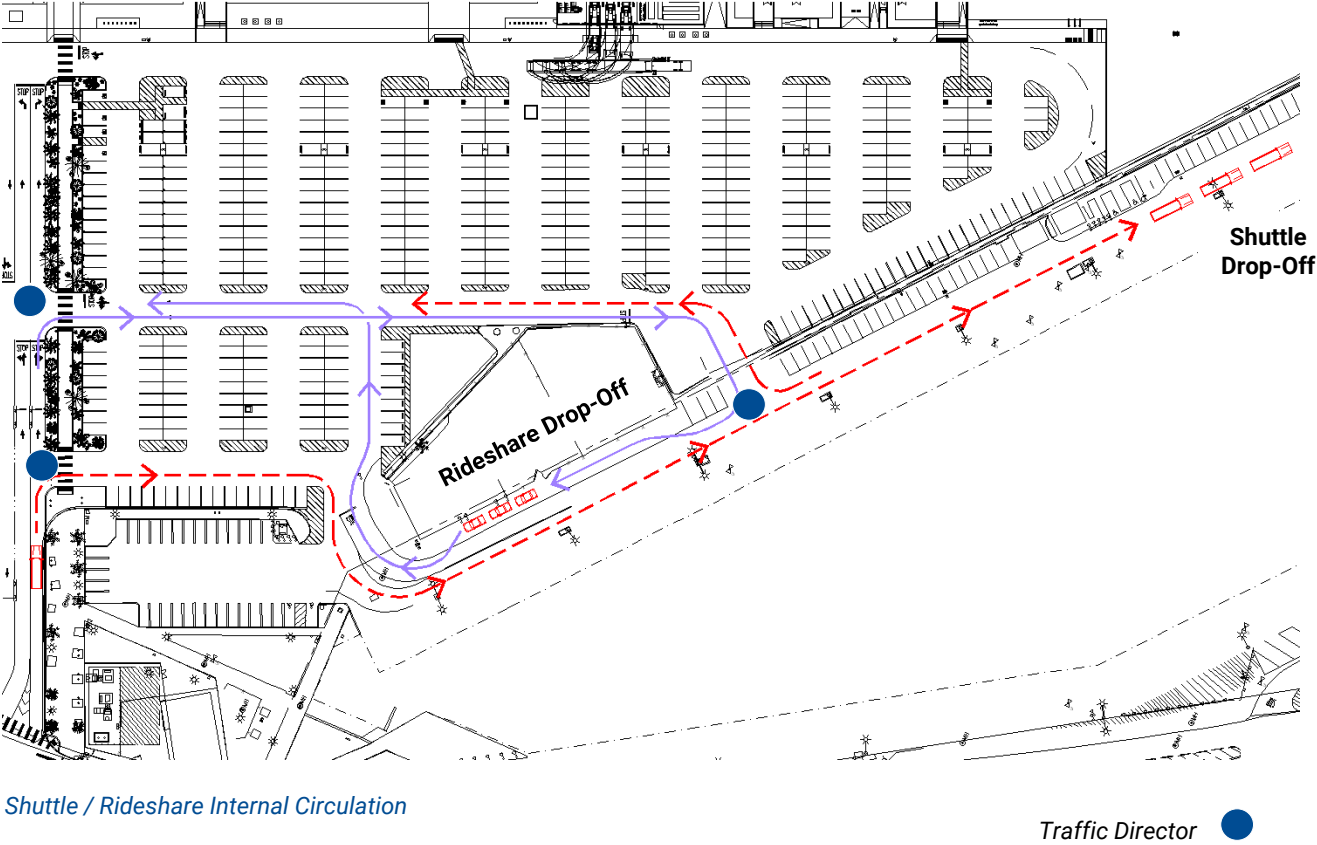
Shuttle Pick-Up Locations

Supervisors/attendants will be present at each of the shuttle stops to welcome event attendees, maintain organization of passenger queuing and assist in loading the shuttle based on available seating capacities.

# 10. EVENT PARKING / SHUTTLE OPERATIONS

A portion of the pre-event service and most of the post-game service will operate on a load-and-go basis, with on-site supervisors ultimately deciding when buses will depart. During the early periods of the pre-event shuttle operation, supervisors may hold departures by a few minutes to allow the buses to fill before beginning their trips. Conversely, as the event start time approaches, crowds are expected to quickly fill shuttle buses, at which point, buses would leave immediately once full. As demand subsides, the schedule can revert to staggered departures.

Upon arriving on site at West Harbor, shuttles will be allowed to make an immediate right turn into the driveway that would normally be blocked by bollards during normal operations. A traffic director will be stationed at this position to facilitate shuttle access, while preventing non-shuttle vehicles from entering. The shuttle will proceed to drop off passengers as close as possible to the amphitheater. (Note: direct pedestrian access to be coordinated with design team). Once the shuttle has turned around, it will enter the parking area in order to approach the exit lanes in order to avoid any turning movement conflicts with arriving shuttles. In addition to the proposed routes, the diagram below indicates the placement of traffic directors at key intersections to ensure that shuttle circulation is as expeditious as possible.



Shuttle / Rideshare Internal Circulation

Traffic Director ●

# 10. EVENT PARKING / SHUTTLE OPERATIONS

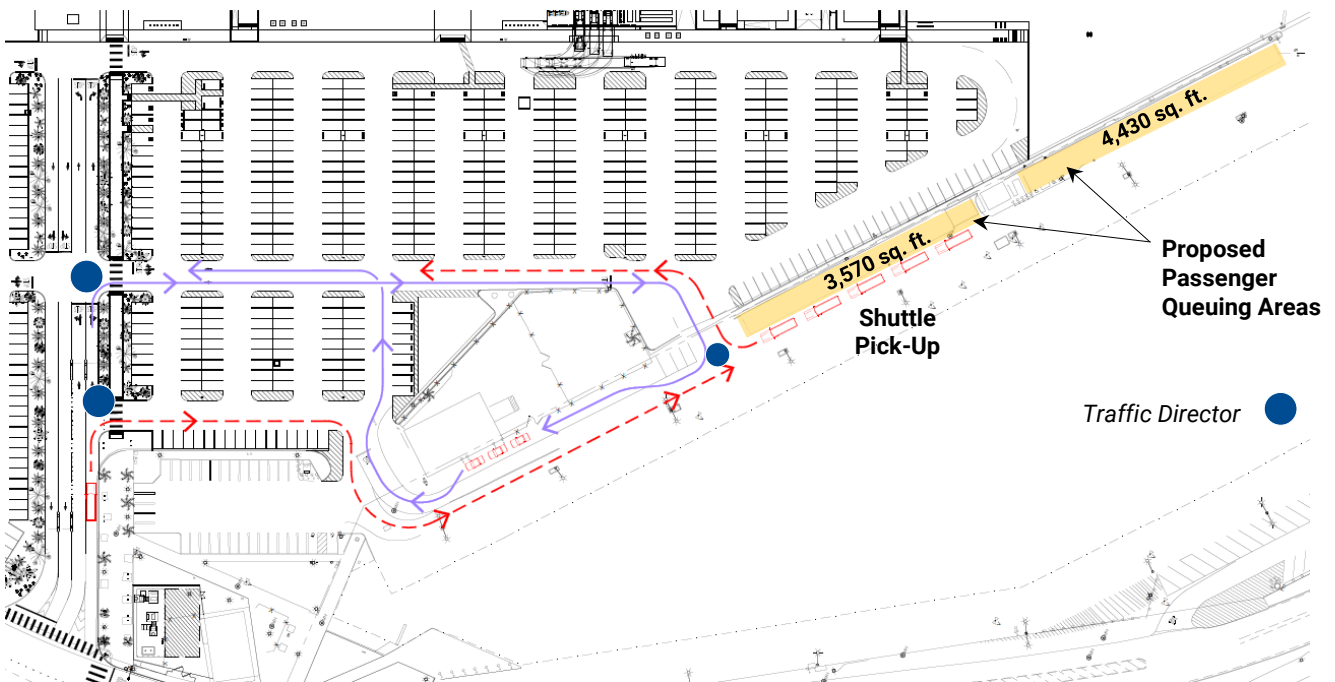
## POST-Event Shuttle Pick-Up / Drop-Off Areas

During post-event shuttle operations, it is likely that the trips before the scheduled end of the event will operate on a load-and-go basis, but surges in demand will prompt a shift to a convoy or platoon operation. In the convoy/platoon scenario, up to three buses would be loaded and depart at the same time for the first two groups of departures after the immediate post-event surge of passengers begins arriving at the pick-up area. After these first two convoys depart, remaining and returning buses would operate in load-and-go mode, most likely with one bus departing at a time. During such time, one shuttle would be loaded at a time in order to maximize occupancy. Once the shuttle is full and directed to depart, customers would be directed to board the next shuttle in line. After the post-event surge subsides, the schedule will likely transition back to headway intervals.

In preparation for post-event departures, all shuttles will be stationed south of, and oriented towards, the designated shuttle pick-up area on site. Crowd control devices will also be necessary in order to maintain organization of passenger queuing leading up to the shuttle pick-up area, which can be accomplished using portable belt stanchions. These portable stanchions would be used to create zig-zagging lines within the orange highlighted area below, which possesses approximately 8,000 square feet. Using 5 sq. ft per person as a common metric for pedestrian queuing, this passenger staging area could accommodate approximately 1,600 passengers at any given time.



Portable Belt Stanchion



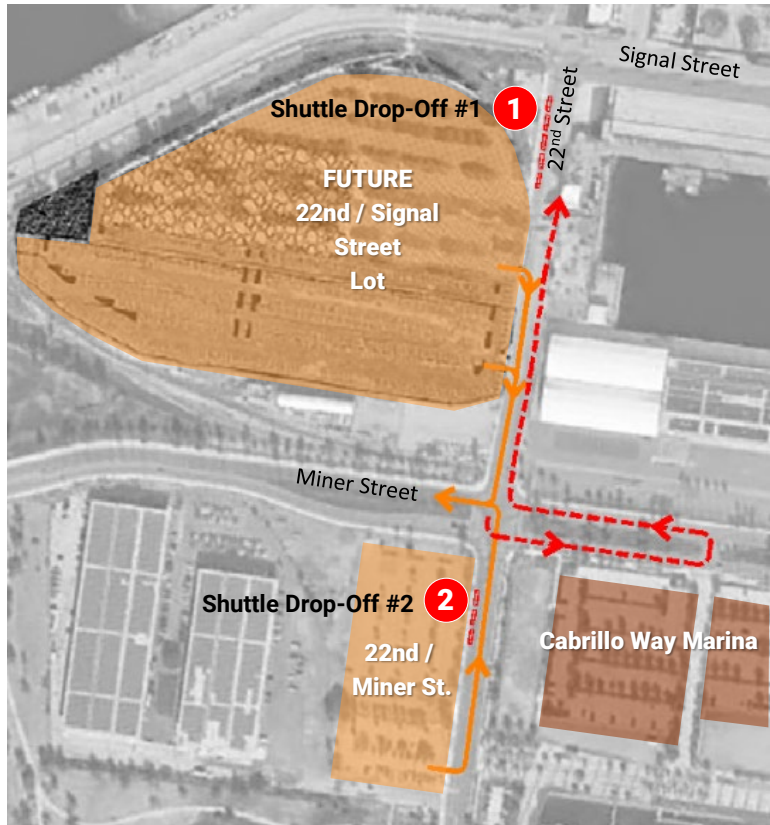
On-Site Shuttle Pick-Up Location



# 10. EVENT PARKING / SHUTTLE OPERATIONS

When shuttles return to the off-site lots, they will drop passengers off on the same side of the street as the parking lots to shortening passenger travel times. This is a feasible option since all vehicles exiting the 22nd/Signal Street Lot will be forced to make right turns; thus, shuttle and passenger vehicle turning conflicts will be avoided.

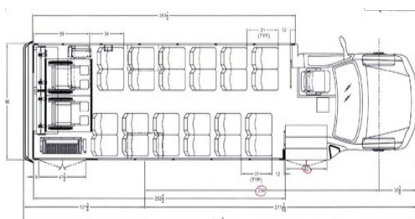
After passengers have disembarked the shuttle after the initial stop at the 22nd/Signal Street Lot, if there are any passengers remaining on the shuttle, it shall proceed to the shuttle drop-off point at the 22nd/Miner Street Lot, also on the same side of the street.



*Shuttle Drop-Off Locations*

### Shuttle Bus Type

To service the West Harbor event operation, 30-passenger shuttle vehicles are proposed. As opposed to larger transit buses that can transport greater capacities, these 30-passenger vehicles would be able to navigate the tighter turning conditions that will be encountered when entering and exiting West Harbor. The seating layout shown in the graphic below depicts a bus with wheelchair accommodations, which will be available to service accessible patrons with disabilities; however, the standard seating configuration includes five seats in the rear for a total of 29 passenger seats, plus one driver seat.



## 10. EVENT PARKING / SHUTTLE OPERATIONS

### PARKING / TRAFFIC SIGNAGE

Aside from the proposed CMS, the deployment details for which are provided in the Event Management Plan, a wayfinding program will be deployed to further guide event attendees with clear and concise directions to and through the off-site parking and shuttle operations, so that the parking and shuttle processes seamlessly integrate into their overall event experiences. To achieve this plan, a conceptual signage package will be developed that incorporates the primary colors of the project’s logo in order to maintain branding consistency, but most importantly, to provide a visual connection between the project and the off-site parking facilities that event parkers will be searching for.

The conceptual signage package on the following page includes standard signage that will be deployed for the off-site parking/shuttle operation, using a 24x36 A-frame format. Such standardization will allow for functional flexibility, along with ease of deployment and storage.

These standard signs consist of the following basic types, which includes corresponding sign designations:

- Event Payment (**EP**);
- Event Parking (**PK**); and
- Shuttle Stop (**SS**)



**10. EVENT PARKING / SHUTTLE OPERATIONS**

**Standard Sign Types**

Event Payment Signage

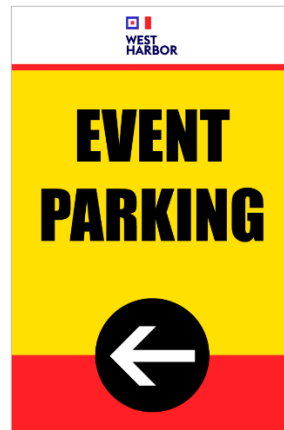


EP-01

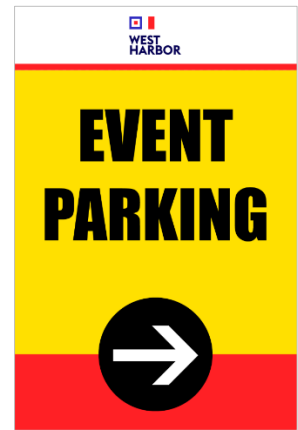
Parking Directional Signage



PK-S



PK-L



PK-R

Shuttle Stop Directional Signage



SS-01



SS-S



SS-L

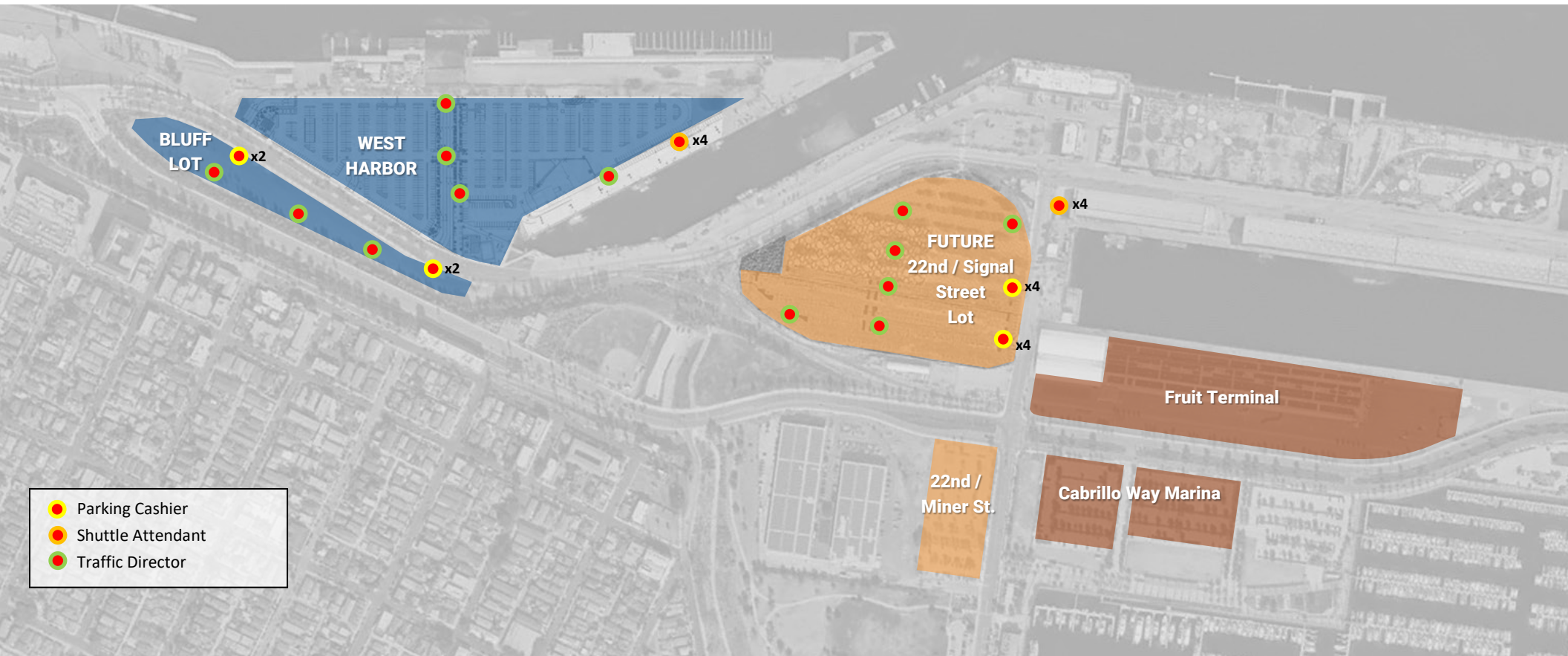


SS-R

# 10. EVENT PARKING / SHUTTLE OPERATIONS

## Event Parking Staffing

On event days, cashiers, traffic directors and shuttle attendants will be deployed on site at West Harbor and at the off-site parking lots to facilitate vehicular circulation and to assist event attendees with payment upon arrival, their search for available spaces, and guidance boarding the shuttle to and from the amphitheater. Staffing levels will vary depending on amphitheater sales, which will be identified in the days leading up to each event. The diagram below illustrates preliminary staff assignments for a sold-out event with positions identified on-site, at the Bluff Lot, and the 22nd/Signal Street Lot. In the event the 22nd/Miner Street Lot is necessary for additional overflow parking, the staff from the 22nd/Signal Street Lot will simply be redeployed to manage the payment process and traffic direction.





## MEMORANDUM

**TO:** Eric Johnson, Jerico Development

**FROM:** Eugene Tang, AICP, and Lauren Mullarkey-Williams

**DATE:** Updated August 9, 2024

**RE:** Parking Analysis for West Harbor  
San Pedro, California

**Ref:** J1734

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Gibson Transportation Consulting, Inc. (GTC) was retained by San Pedro Public Market LLC to prepare an updated parking analysis for West Harbor (Project) in San Pedro, California. This memorandum summarizes our analysis.

## BACKGROUND

The Project is a multi-phased redevelopment that was approved by the Port of Los Angeles (Port) in 2016. At the time of entitlement, the entire development program consisted of 300,000 square feet (sf) of commercial space with recreational uses. The current iteration of the Project continues to provide 300,000 sf of commercial space, though it has exchanged some of the previously proposed recreational and amusement uses for a 6,200 seat outdoor amphitheater<sup>1</sup>.

Figure 1 illustrates the Project site.

### Development Phases

GTC assessed the capacity of the proposed parking supply to meet the parking demand generated during various phases of the Project, which are anticipated to include:

Phases 1A/1B – Construct up to 127,600 sf of commercial space plus the 6,200 seat amphitheater. Based on tenant information, the commercial space is comprised of approximately 23,730 sf of retail space with 69,597 sf for fine dining and 34,798 sf for family dining restaurants.

Phase 1C – Construct 22,400 sf of commercial space (to provide a total of 150,000 sf). The additional commercial space is anticipated to result in approximately 27,233 sf of retail space, 81,881 sf of fine dining, and 40,886 sf of family dining restaurants.

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<sup>1</sup> The amphitheater is proposed to primarily operate as a seasonal open-air concert venue. This analysis assumes a full capacity concert condition for the amphitheater. Smaller-scale community events may be scheduled at the amphitheater and those operating conditions are reasonably anticipated not to exceed the analyzed operating condition.

Phase 2 – Construct 150,000 sf of commercial space (for a total of 300,000 sf of commercial space with 6,200 seat amphitheater). The commercial space was assumed to include approximately 77,233 sf of retail space, 131,881 sf of fine dining, and 90,886 sf of family dining restaurants<sup>2</sup>.

Although the approximately 31,000 sf Los Angeles Maritime Museum is not a part of the Project, the parking demand of the museum is conservatively included in this analysis due to the proximity and likely utilization of the Project's parking supply.

### **Parking Supply**

As part of the development program, the primary parking supply will be provided within the West Harbor site in a surface parking lot with approximately 940 spaces. A secondary parking supply will be located in the adjacent Bluff Lot, which has approximately 720 surface spaces. For the purposes of this analysis, the combined parking supplies of West Harbor and the Bluff Lot represent a total on-site parking supply of 1,660 spaces. It should be noted that the Bluff Lot has been previously identified as the site of a potential parking structure to be constructed when conditions warrant.

An Event Management Plan has identified supplemental parking supplies for use with events at the amphitheater. These supplemental supplies are considered off-site parking for the purposes of this analysis. The primary off-site parking supply is located at the 22<sup>nd</sup> Street Lot, on the northeast corner of Miner Street & 22<sup>nd</sup> Street, where a total of 1,900 surface parking spaces will be available for use during events.

Additional off-site parking is located in the immediate vicinity of the Miner Street & 22<sup>nd</sup> Street intersection:

- 22<sup>nd</sup> Street & Miner Street (northwest corner) – 429 spaces<sup>3</sup>
- Fruit Terminal – 1,257 spaces (total)<sup>4</sup>

As indicated by the Port, these supplemental off-site supplies, which represent up to 1,686 additional spaces for potential use by the Project, may be accessed when determined necessary. However, these supplemental lots may be affected by future development and/or seasonal uses and their future availability should be confirmed.

Figure 2 illustrates the Project's on-site parking supply and the adjacent off-site parking lots.

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<sup>2</sup> The actual composition of the Phase 2 program is currently undefined; for purposes of this analysis, the additional 150,000 sf of commercial space with the full Project buildout was assumed to be distributed among those land uses identified in Phase 1A/B/C. The quantities assumed here for each use may be subject to refinement as the tenant program develops.

<sup>3</sup> Parking inventory conducted by West Harbor Project team on May 16, 2024; data from parking occupancy surveys conducted on May 16 and May 18, 2024 are provided in the Attachment.

<sup>4</sup> Includes 757 outdoor spaces and 500 indoor spaces.

Additionally, private/third-party operators may offer parking for public use in Downtown San Pedro or adjacent areas. This analysis does not include use of that private parking supply and assumes that all Project parking will be satisfied by the identified parking facilities where feasible.

This analysis evaluated the projected parking demands of each development phase and the ability of the proposed parking supply to meet those projected demands.

## **PARKING DEMAND MODEL**

The parking demand projections were developed using the *Shared Parking, 3<sup>rd</sup> Edition* (Urban Land Institute, International Council of Shopping Centers, and National Parking Association, 2020) model to estimate parking conditions at the Project.

### **Floor Area**

The shared parking model utilizes floor area and seating capacity as the metric to generate parking demand for each land use. The breakdown of floor area by use type is described above and was input by each development phase.

### **Parking Model Methodology**

The *Shared Parking, 3<sup>rd</sup> Edition* methodology defines national averages to be used for parking demand rates for various land uses and it suggests ranges of assumptions to be used for transit and internal capture. The recommended methodology, however, states that the best way to estimate the demand at a particular project is to use local data to modify the national averages so that they reflect local conditions.

Three key data sets were utilized in the model development: (1) the parking demand rates and (2) hourly parking utilization patterns adjusted based on operational information, and (3) seasonal activity patterns derived from previously conducted studies on the San Pedro Waterfront.

**Parking Demand Ratio.** The parking demand ratio is utilized by the model to generate parking demand for the selected land uses. For the purposes of this analysis, the utilized parking demand ratios are a combination of *Shared Parking, 3<sup>rd</sup> Edition* and previously developed rates, along with adjustments to reflect the proposed setting.

The proposed commercial uses for the Project utilize the base parking demand rates for retail uses<sup>5</sup>:

- Retail use: weekday demand rate of 3.6 spaces per thousand sf (ksf) and weekend demand rate of 4.0 spaces/ksf

The base weekend parking demand rates for fine dining and family restaurants were utilized for this analysis. The weekday parking demand rates were adjusted based on a comparison of parking

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<sup>5</sup> Parking demand rates utilized for retail less than 400,000 sf.

operations data at two restaurants located in a comparable coastal setting<sup>6</sup>. The parking demand rates are as follows:

- Fine dining restaurant: weekday demand rate of 11.54 spaces/ksf and weekend demand rate of 17.75 spaces/ksf
- Family restaurant: weekend demand rate of 11.12 spaces/ksf and weekend demand rate of 17.10 spaces/ksf

The parking demand rate of the amphitheater was developed in collaboration with Port staff and based on operational assumptions for the amphitheater<sup>7</sup>:

- Amphitheater: weekday and weekend parking demand rate of 0.40 spaces per seat

As noted above, the Los Angeles Maritime Museum is not a part of the Project but included due to the shared use of the facility and the Project's parking supply. The parking demand rate was derived from a prior study<sup>8</sup> of the San Pedro Waterfront:

- Los Angeles Maritime Museum: weekday demand rate of 1.23 spaces/ksf and weekend demand rate of 1.79 spaces/ksf

**Hourly Parking Utilization.** Time of day is one of the key assumptions of the shared parking model, as the hourly parking pattern of the analyzed land use is identified. The hourly fluctuations in parking demand by land use facilitate the ability to share parking.

- The hourly parking patterns of the retail and restaurant uses primarily utilize the base data with adjustments made to reflect the proposed operations.
- The amphitheater hourly pattern was developed from proposed operational assumptions<sup>9</sup>.
- The hourly patterns of the Los Angeles Maritime Museum were derived from previously developed data based on operating hours.

**Seasonal Variation.** Seasonal variations take into account the fluctuations in parking demand experienced over the course of a year (or 12-month period) by each land use. For the purposes of this analysis, the seasonal patterns of the restaurant/retail and museum uses were derived

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<sup>6</sup> LAZ Parking provided weekday and weekend parking operations data at two restaurants in a comparable setting (Mastro's Ocean Club, Malibu and Chart House, Redondo Beach). The data was used to identify the differences between weekday and weekend parking operations. The data suggests that weekday parking demand represents approximately 65% of weekend parking demand, which was applied as an adjustment factor to the base weekend parking demand rates.

<sup>7</sup> The visitor travel characteristics of comparable Southern California live entertainment venues were reviewed in consultation with Port staff; an average vehicle ridership (AVR) of 2.75 persons per vehicle was identified. This AVR was utilized to develop the visitor parking rate (0.36 spaces per seat). The operational assumptions of employees for the amphitheater were reviewed to develop the employee parking rate (0.04 spaces per seat). The total parking demand rate of the amphitheater is 0.40 spaces per seat.

<sup>8</sup> *Parking Study for the San Pedro Waterfront at the Port of Los Angeles* (GTC, April 2013)

<sup>9</sup> The amphitheater hourly pattern is based on a typically event start at 7:30 PM and end time around 10:00 PM on weeknights and weekends. The hourly pattern also includes a buildup before and winddown after the event.



from previously developed data. The amphitheater seasonal pattern was developed from the proposed operations of the venue<sup>10</sup>.

**Mode Split and Internal Capture.** Two factors that affect the overall parking demand at a particular development are the number of visitors and employees that arrive by automobile and the number of visitors that visit multiple venues within the development.

The mode split accounts for the number of visitors and employees that arrive by means other than automobile (rideshare, transit, walk, bicycle, etc.) Internal capture accounts for the number of visitors and employees that arrive for one intended purpose and visit other uses within the site without making an additional vehicle trip; this is effectively the interaction among the land uses withing a particular development.

The Project's proximity to Downtown San Pedro and the anticipated arrival patterns are reflected in the driving adjustments, which assumes a 10% non-auto arrival. The internal capture for the restaurant and retail uses is based on the internal capture module of the parking demand model, which estimates a capture rate up to 32% based on the land use and time of day. Additional capture adjustments were estimated for amphitheater event days.

## **PARKING DEMAND ANALYSIS**

The parking demand projections were prepared for the development phases identified above.

### **Parking Demand – Phase 1A/1B**

As presented in Tables 1A and 1B and Charts 1A-C, the Phase 1A/1B peak parking demand without an amphitheater event is projected to occur on weekdays and weekends in July (peak month):

| <b>Day</b> | <b>Time</b> | <b>Project Demand</b> |
|------------|-------------|-----------------------|
| Weekday    | 7:00 PM     | 1,067 spaces          |
| Weekend    | 8:00 PM     | 1,524 spaces          |

Chart 1A show the hourly parking demand for this development phase on weekdays and weekends without an amphitheater event, respectively. As shown during July daytime hours (before 6:00 PM), the parking demand is projected to be 1,000 spaces on weekdays at 12:00 PM and 1,228 spaces on weekends at 12:00 PM. Charts 1B and 1C also illustrate that the peak months of parking demand are projected to occur in July and August.

During the non-peak months (October through June), the highest weekday parking demand is projected to occur in April with a demand of 961 spaces at 7:00 PM. The highest weekend parking demand is similarly projected in April peak with a demand of 1,372 spaces at 8:00 PM. Table 1C summarizes the highest off-peak month parking demand.

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<sup>10</sup> As a seasonal open-air concert venue, the amphitheater is anticipated to operate between April and October with the peak season typically occurring between July and October. Smaller scale events may also occur during this season.

**With Amphitheater Event.** With the addition of an amphitheater event, the peak parking demand is projected to occur on weekdays and weekends in August (peak month):

| <b>Day</b> | <b>Time</b> | <b>Project Demand</b> |
|------------|-------------|-----------------------|
| Weekday    | 8:00 PM     | 2,961 spaces          |
| Weekend    | 8:00 PM     | 3,342 spaces          |

Tables 2A and 2B and Charts 2A-C illustrate the projected parking demand patterns during Phase 1A/1B of the Project on amphitheater event days and that during the amphitheater season (April through October) the peak activity generally occurs between July and October. In the period between April and June, the highest parking demand is projected to occur in May, with a weekday demand of approximately 2,228 spaces at 8:00 PM and a weekend demand of approximately 2,518 spaces at 8:00 PM.

### **Parking Demand – Phases 1A/1B + 1C**

As presented in Tables 3A and 3B and Charts 3A-3C, the Phase 1A/1B/1C peak parking demand without an amphitheater event is projected to occur on weekdays and weekends in July (peak month):

| <b>Day</b> | <b>Time</b> | <b>Project Demand</b> |
|------------|-------------|-----------------------|
| Weekday    | 7:00 PM     | 1,253 spaces          |
| Weekend    | 8:00 PM     | 1,791 spaces          |

Chart 3A shows the hourly parking demand for this development phase on weekdays and weekends without an amphitheater event. The daytime parking demand (before 6:00 PM) in July is estimated at 1,167 spaces on weekdays at 12:00 PM and 1,436 spaces on weekends at 12:00 PM. As illustrated in Charts 3A-B, the peak months of parking demand are projected in July and August.

During the non-peak months (October through June), the highest weekday parking demand is projected to occur in April, with a demand of 1,128 spaces at 7:00 PM. On weekends, the highest parking demand is also estimated to occur in April, with a demand of 1,612 spaces at 8:00 PM.

**With Amphitheater Event.** With the addition of an amphitheater event, the peak parking demand is projected to occur on weekdays and weekends in August (peak month):

| <b>Day</b> | <b>Time</b> | <b>Project Demand</b> |
|------------|-------------|-----------------------|
| Weekday    | 8:00 PM     | 3,087 spaces          |
| Weekend    | 8:00 PM     | 3,536 spaces          |

Tables 4A-B and Charts 4A-C illustrate the projected parking demand patterns during Phase 1A/1B/1C of the Project on amphitheater event days during the amphitheater season of April through October. In the period between April and June, the highest parking demand is projected to occur in May, with a weekday demand of approximately 2,324 spaces at 8:00 PM and weekend demand of approximately 2,665 spaces at 8:00 PM.

### **Parking Demand – Full Project Buildout (Phases 1A/1B +1C + 2)**

As presented in Tables 5A-B and Charts 5A-C, the Full Project Buildout peak parking demand without an amphitheater event is projected to occur on weekdays and weekends in July (peak month):

| <b>Day</b> | <b>Time</b> | <b>Project Demand</b> |
|------------|-------------|-----------------------|
| Weekday    | 7:00 PM     | 2,314 spaces          |
| Weekend    | 8:00 PM     | 3,226 spaces          |

Charts 5A-C show the hourly parking demand for this development phase along with the weekday and weekend patterns without an amphitheater event during the year. As shown, the daytime (before 6:00 PM) parking demand in August is estimated at 2,213 spaces on weekdays at 12:00 PM and 2,781 spaces on weekends at 12:00 PM.

Table 5C summarizes the highest non-peak month (October through June) parking demand, which is projected to occur in April, with a weekday demand of 2,083 spaces at 7:00 PM and a weekend demand of 2,904 spaces at 8:00 PM.

**With Amphitheater Event.** With the addition of an amphitheater event, the peak parking demand is projected to occur on weekdays and weekends in August (peak month):

| <b>Day</b> | <b>Time</b> | <b>Project Demand</b> |
|------------|-------------|-----------------------|
| Weekday    | 8:00 PM     | 3,839 spaces          |
| Weekend    | 8:00 PM     | 4,658 spaces          |

Tables 6A-B and Charts 6A-C illustrate the projected parking demand patterns of the Full Project Buildout on amphitheater event days during the amphitheater season of April through October. In the period between April and June, the highest parking demand is projected to occur in May, with a weekday demand of approximately 2,895 spaces at 8:00 PM and weekend demand of approximately 3,518 spaces at 8:00 PM.

### **PARKING SUPPLY ANALYSIS**

The Project's parking supply was evaluated against the projected parking demand of each development phase. Table 7 summarizes this analysis.

#### **Phase 1A/1B**

The peak parking demand on days without an amphitheater event is projected to be 1,524 spaces on weekends in July. The highest parking demand during the off-peak months is projected to be 1,372 spaces on weekends in April.

The Project's on-site parking supply of 1,660 spaces is sufficient to meet the projected parking demands of the Project Phase 1A/1B on days without an amphitheater event during the peak and off-peak months.

With an amphitheater event, the overall peak parking demand is projected to be 2,961 spaces on a weekday and 3,342 spaces on a weekend in August. This results in a peak parking deficit of 1,301 to 1,685 spaces based on the on-site supply of 1,660 spaces. The highest demand projected in the off-peak period with an amphitheater event is 2,228 spaces on a weekday and 2,518 spaces on a weekend, both occurring in May; this represents an on-site parking deficit of approximately 568 to 858 spaces.

Off-site parking will be needed to meet the projected parking demands on days with an amphitheater event. As noted in *West Harbor Parking Management Plan* (LAZ Parking, August 2024) (PMP), the 1,900 spaces available in the 22<sup>nd</sup> Street Lot will be utilized, with a shuttle service, during amphitheater events. Additional off-site parking may be utilized, if necessary.

Therefore, sufficient on-site parking is available to meet the Phase 1A/1B parking demand on days without an amphitheater event. A combination of on-site and off-site parking will be needed to satisfy the projected parking demand on days with an amphitheater event.

### **Phases 1A/1B + 1C**

The peak parking demand on days without an amphitheater event is projected at 1,253 spaces on weekdays and 1,791 spaces on weekends in July. This represents an on-site parking deficit of approximately 131 spaces on weekends. The highest parking demand during the off-peak months is projected at 1,128 spaces on weekdays and 1,612 spaces on weekends in April.

The Project's on-site parking supply of 1,660 spaces is able to meet the projected parking demands of the Project Phases 1A/1B + 1C on weekdays without an amphitheater event during the peak and off-peak months. An on-site parking deficit is projected on weekends during the peak months. Due to the relatively low parking deficit on weekends, the use of weekend off-site parking should be considered before exploring expansion of the on-site parking supply.

With an amphitheater event, the projected parking demand is 3,087 spaces on a weekday and 3,536 spaces on a weekend in August. This results in an on-site peak parking deficit of 1,428 to 1,683 spaces. In the off-peak period with an amphitheater event, the highest parking demand is projected at 2,324 spaces on a weekday and 2,665 spaces on a weekend in May. This represents an on-site parking deficit of approximately 664 to 1,005 spaces.

Off-site parking will be needed to meet the projected parking demands on days with an amphitheater event. As noted in the PMP, the 1,900 spaces available in the 22<sup>nd</sup> Street Lot will be utilized, with a shuttle service, during amphitheater events. Additional off-site parking may be utilized, if necessary.

Therefore, sufficient on-site parking is available to meet the Phases 1A/1B + 1C parking demand on weekdays without an amphitheater event. A combination of on-site and off-site parking will be needed to satisfy the projected parking demand on weekend days and days with an amphitheater event.

### **Full Project Buildout (Phases 1A/1B + 1C + 2)**

The overall peak parking demand at Full Project Buildout on days without an amphitheater event is projected at 2,314 spaces on weekdays and 3,226 spaces on weekends in July. This represents a peak on-site parking deficit ranging from 654 to 1,566 spaces. The highest parking demand during the off-peak months is projected at 2,083 spaces on weekdays and 2,904 spaces on weekends in April. This represents an on-site parking deficit of 423 to 1,244 spaces.

With an amphitheater event, the projected parking demand is 3,839 spaces on a weekday and 4,658 spaces on a weekend in August; this results in an on-site peak parking deficit of 2,179 to 2,998 spaces. In the off-peak months with an amphitheater event, the highest parking demand is projected at 2,895 spaces on a weekday and 3,518 spaces on a weekend in May. This represents an on-site parking deficit of approximately 1,235 to 1,858 spaces.

While the use of off-site parking is identified in the PMP, the intention of off-site parking is generally to supplement the on-site supply during peak demand conditions (e.g., amphitheater event). At Full Project Buildout, both weekday and weekend parking deficits are projected to occur during regular operating conditions and on days with an amphitheater event. On amphitheater event days, the off-site parking supply typically used at the 22<sup>nd</sup> Street Lot will need to be supplemented by a combination of the 22<sup>nd</sup> Street & Miner Street and the Fruit Terminal lots. These off-site supplies may not be available on a daily or continuous basis.

Therefore, completion of the Full Project Buildout is projected to result in a parking deficit that may not be feasibly addressed by the continuous use of on-site and off-site parking. The expansion of the on-site parking supply should be evaluated to meet the Project's daily parking demands and the use of off-site parking as part of the PMP should be reviewed at the appropriate time.

### **Future Parking Opportunities**

The projected daily parking deficits identified above suggest that the Project may require a larger, regularly available parking supply. The continuous use of the supplemental off-site parking lots identified above (22<sup>nd</sup> Street & Miner Street and the Fruit Terminal) to satisfy the Project's daily parking demands may not be feasible given their availability and/or other uses in the San Pedro Waterfront that may require supplemental parking.

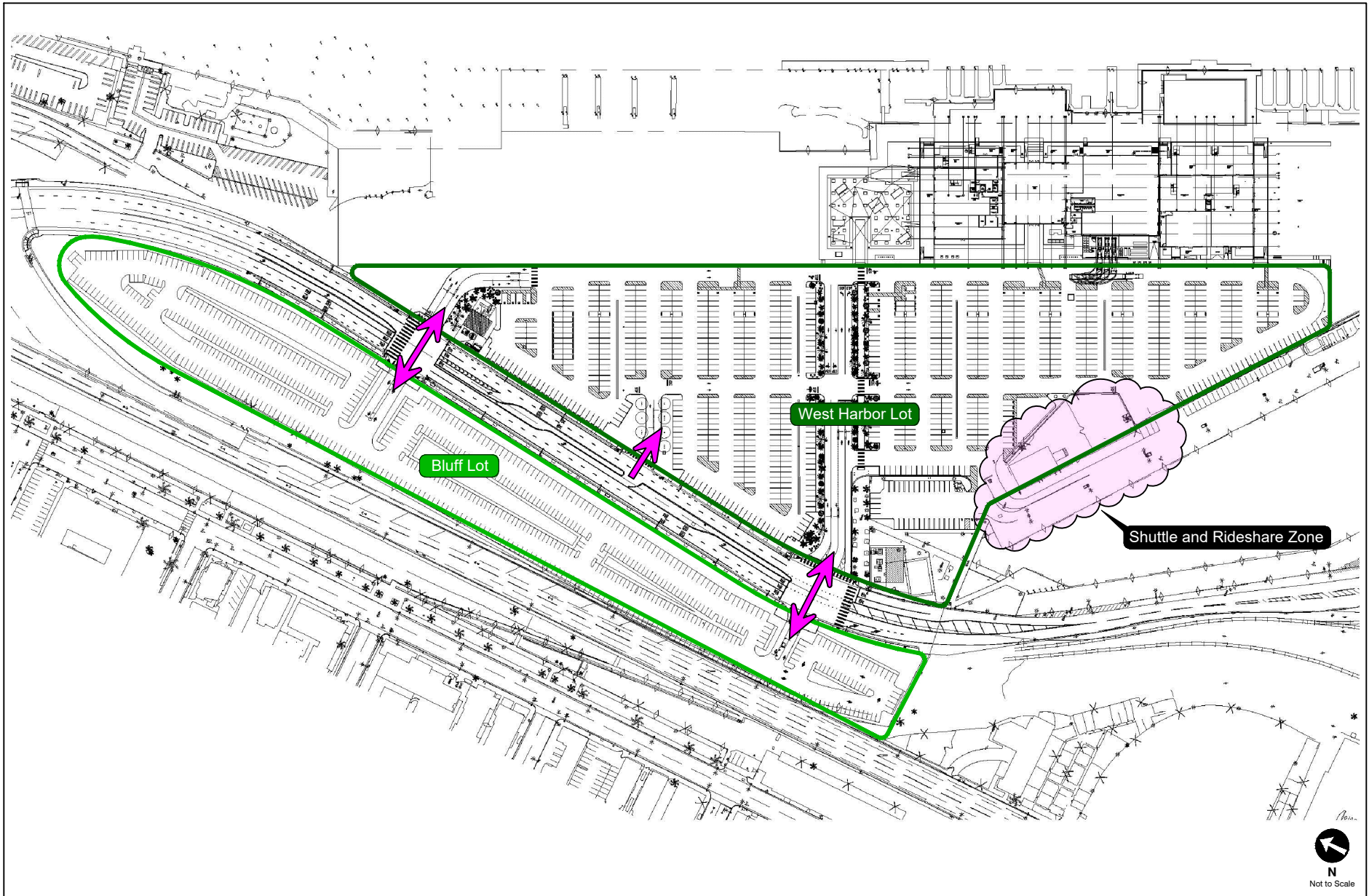
With the projected daily parking demands at Full Project Buildout, without and with an amphitheater event, a larger on-site parking facility should be evaluated. As referenced above, the Bluff Lot was previously identified as a potential site for a larger parking facility and the size and feasibility should be evaluated when details of the final Project are identified/refined.

### **SUMMARY**

This analysis indicates that the on-site parking is generally sufficient to meet the projected parking demands during the Project's Phase 1A/1B development without an amphitheater event. The addition of an amphitheater event will require the use of off-site parking (22<sup>nd</sup> Street Lot) to satisfy the projected parking demand.

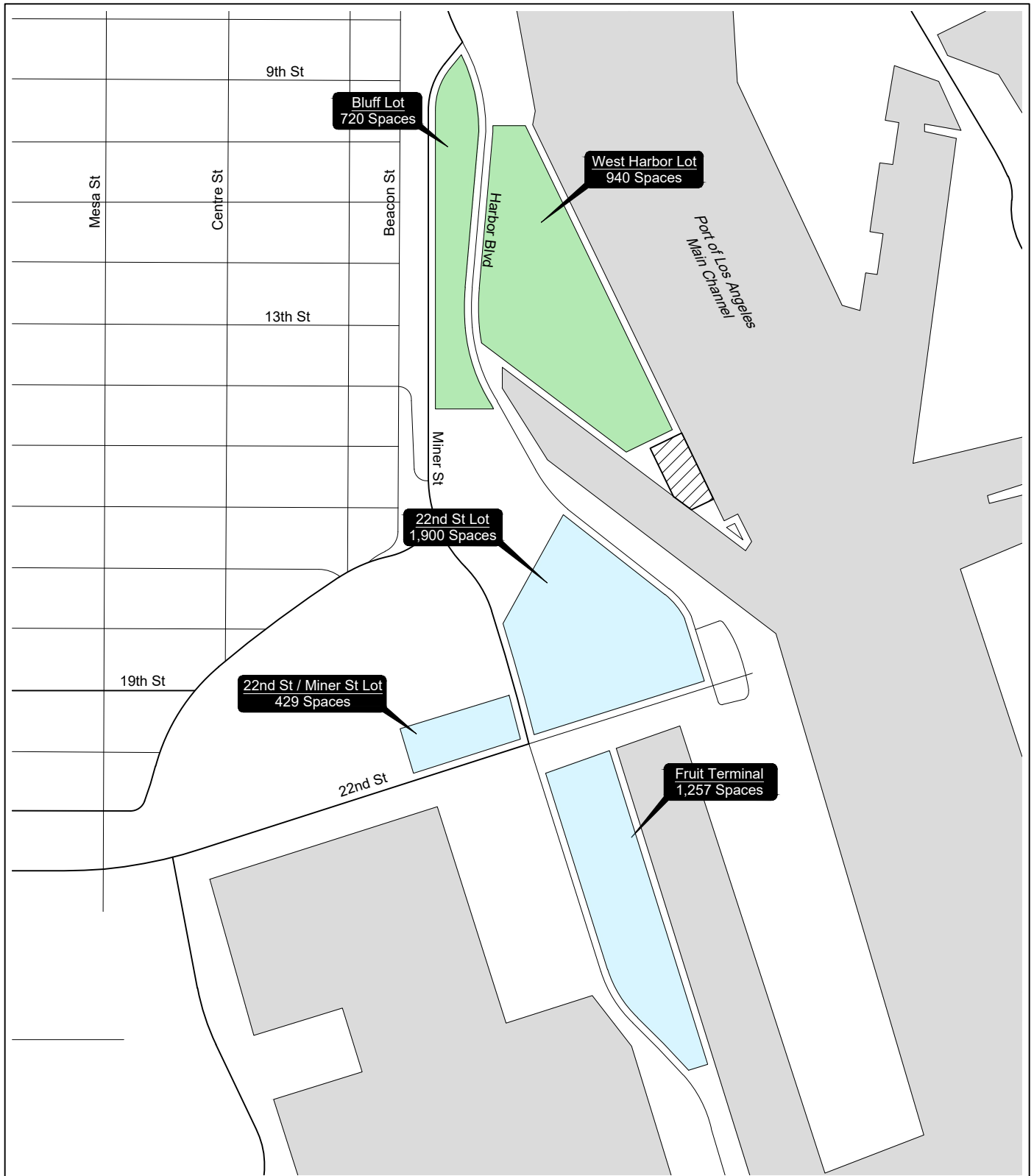
With the completion of Phases 1A/1B + 1C, the on-site supply is generally sufficient to meet the projected parking demand on weekdays during the peak month (July) and on weekdays and weekends during the off-peak months) on days without an amphitheater event. The use of off-site parking is anticipated on weekends during the peak month without an amphitheater event and at all times with an amphitheater event.

At Full Project Buildout (Phases 1A/1B + 1C + 2), a parking deficit is projected to occur on weekdays and weekends with and without an amphitheater event and additional parking will be needed. While off-site parking may be considered to meet this parking demand, the continuous use of off-site parking to satisfy this daily parking demand suggests that a larger and regularly available parking supply may be necessary.



WEST HARBOR SITE

FIGURE  
1



**LEGEND**

- Project Site
- On-Site Parking
- Primary Off-Site Parking



**EVENT PARKING LOCATIONS**

**FIGURE  
2**



**TABLE 1A  
PEAK MONTH PARKING DEMAND SUMMARY FOR  
FUTURE PHASE 1A/1B**

| Shared Parking Demand Summary                          |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                     |                          |                     |                     |                          |
|--|-------------------------------|--------|------------|-------------|-------------------|---------------|----------------|------------|-------------|-------------------|---------------|----------------|---------------------|---------------------|--------------------------|---------------------|---------------------|--------------------------|
| Peak Month: JULY -- Peak Period: 8 PM, WEEKEND         |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                     |                          |                     |                     |                          |
| Land Use   | Project Data<br>Quantity Unit |        | Weekday    |             |                   |               |                | Weekend    |             |                   |               |                | Weekday             |                     |                          | Weekend             |                     |                          |
|  |                               |        | Base Ratio | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Base Ratio | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Peak Hr Adj<br>7 PM | Peak Mo Adj<br>July | Estimated Parking Demand | Peak Hr Adj<br>8 PM | Peak Mo Adj<br>July | Estimated Parking Demand |
| <b>Retail</b>  |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                     |                          |                     |                     |                          |
| West Harbor - Retail (entitled)<br>Employee            | 23,730                        | sf GLA | 2.90       | 90%         | 82%               | 2.13          | ksf GLA        | 3.20       | 90%         | 72%               | 2.07          | ksf GLA        | 80%                 | 100%                | 40                       | 65%                 | 100%                | 32                       |
|  |                               |        | 0.70       | 90%         | 100%              | 0.63          |                | 0.80       | 90%         | 100%              | 0.72          |                | 100%                | 100%                | 15                       | 75%                 | 100%                | 13                       |
| <b>Food and Beverage</b>                               |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                     |                          |                     |                     |                          |
| West Harbor - Fine Restaurant (entitled)<br>Employee   | 69,597                        | sf GLA | 9.29       | 90%         | 100%              | 8.34          | ksf GLA        | 15.25      | 90%         | 100%              | 13.70         | ksf GLA        | 100%                | 100%                | 581                      | 100%                | 100%                | 954                      |
|  |                               |        | 2.25       | 90%         | 100%              | 2.03          |                | 2.50       | 90%         | 100%              | 2.25          |                | 100%                | 100%                | 141                      | 100%                | 100%                | 157                      |
| West Harbor - Family Restaurant (entitled)<br>Employee | 34,798                        | sf GLA | 8.97       | 90%         | 100%              | 8.07          | ksf GLA        | 15.00      | 90%         | 100%              | 13.50         | ksf GLA        | 80%                 | 100%                | 225                      | 65%                 | 100%                | 305                      |
|  |                               |        | 2.15       | 90%         | 100%              | 1.94          |                | 2.10       | 90%         | 100%              | 1.89          |                | 95%                 | 100%                | 64                       | 95%                 | 100%                | 63                       |
| <b>Entertainment and Institutions</b>                  |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                     |                          |                     |                     |                          |
| Los Angeles Maritime Museum (existing)<br>Employee     | 31,000                        | sf GLA | 1.12       | 100%        | 100%              | 1.12          | ksf GLA        | 1.61       | 100%        | 100%              | 1.61          | ksf GLA        | 0%                  | 100%                | -                        | 0%                  | 100%                | -                        |
|  |                               |        | 0.11       | 90%         | 100%              | 0.10          |                | 0.18       | 90%         | 100%              | 0.16          |                | 0%                  | 97%                 | -                        | 0%                  | 82%                 | -                        |
| <b>Hotel and Residential</b>                           |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                     |                          |                     |                     |                          |
| <b>Office</b>  |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                     |                          |                     |                     |                          |
| <b>Additional Land Uses</b>                            |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                     |                          |                     |                     |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                | Customer/Visitor    | 847                 | Customer                 | 1,291               |                     |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                | Employee/Resident   | 221                 | Employee/Resident        | 233                 |                     |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                | Reserved            | -                   | Reserved                 | -                   |                     |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                | Total               | 1,067               | Total                    | 1,524               |                     |                          |

**TABLE 1B  
PEAK MONTH PARKING DEMAND SUMMARY FOR  
FUTURE PHASE 1A/1B**

| July                                       |                    |          |           |            |            |            |            |              |            |            |            |            |            |              |              |              |            |            |            |            |                 |                  |                  |                  |
|--|--------------------|----------|-----------|------------|------------|------------|------------|--------------|------------|------------|------------|------------|------------|--------------|--------------|--------------|------------|------------|------------|------------|-----------------|------------------|------------------|------------------|
| Weekday Estimated Peak-Hour Parking Demand |                    |          |           |            |            |            |            |              |            |            |            |            |            |              |              |              |            |            |            |            |                 |                  |                  |                  |
| Land Use                                   | Monthly Adjustment | 6 AM     | 7 AM      | 8 AM       | 9 AM       | 10 AM      | 11 AM      | 12 PM        | 1 PM       | 2 PM       | 3 PM       | 4 PM       | 5 PM       | 6 PM         | 7 PM         | 8 PM         | 9 PM       | 10 PM      | 11 PM      | 12 AM      | Overall Pk 7 PM | AM Peak Hr 11 AM | PM Peak Hr 12 PM | Eve Peak Hr 7 PM |
| <b>Retail</b>                              |                    |          |           |            |            |            |            |              |            |            |            |            |            |              |              |              |            |            |            |            |                 |                  |                  |                  |
| West Harbor - Retail (entitled)            | 100%               | 1        | 3         | 8          | 19         | 33         | 42         | 56           | 56         | 53         | 47         | 47         | 43         | 46           | 40           | 33           | 23         | 8          | 3          | 0          | 40              | 42               | 56               | 40               |
| Employee                                   | 100%               | 2        | 2         | 4          | 7          | 11         | 15         | 15           | 15         | 15         | 15         | 15         | 15         | 15           | 15           | 14           | 9          | 6          | 3          | 0          | 15              | 15               | 15               | 15               |
| <b>Food and Beverage</b>                   |                    |          |           |            |            |            |            |              |            |            |            |            |            |              |              |              |            |            |            |            |                 |                  |                  |                  |
| West Harbor - Fine Restaurant (entitled)   | 100%               | 0        | 0         | 0          | 0          | 87         | 232        | 435          | 435        | 377        | 232        | 290        | 436        | 552          | 581          | 581          | 581        | 552        | 436        | 145        | 581             | 232              | 435              | 581              |
| Employee                                   | 100%               | 0        | 28        | 71         | 106        | 127        | 127        | 127          | 127        | 127        | 106        | 106        | 141        | 141          | 141          | 141          | 141        | 141        | 120        | 49         | 141             | 127              | 127              | 141              |
| West Harbor - Family Restaurant (entitled) | 100%               | 0        | 14        | 70         | 141        | 239        | 254        | 282          | 254        | 141        | 127        | 127        | 211        | 225          | 225          | 225          | 169        | 155        | 141        | 70         | 225             | 254              | 282              | 225              |
| Employee                                   | 100%               | 0        | 34        | 51         | 61         | 68         | 68         | 68           | 68         | 68         | 51         | 51         | 64         | 64           | 64           | 64           | 54         | 44         | 44         | 24         | 64              | 68               | 68               | 64               |
| <b>Entertainment and Institutions</b>      |                    |          |           |            |            |            |            |              |            |            |            |            |            |              |              |              |            |            |            |            |                 |                  |                  |                  |
| Los Angeles Maritime Museum (existing)     | 100%               | 0        | 0         | 1          | 2          | 9          | 19         | 18           | 16         | 16         | 14         | 14         | 18         | 7            | 0            | 0            | 0          | 0          | 0          | 0          | 0               | 19               | 18               | 0                |
| Employee                                   | 97%                | 0        | 0         | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 0          | 0          | 0          | 0            | 0            | 0            | 0          | 0          | 0          | 0          | -               | -                | -                | -                |
| <b>Hotel and Residential</b>               |                    |          |           |            |            |            |            |              |            |            |            |            |            |              |              |              |            |            |            |            |                 |                  |                  |                  |
| <b>Office</b>                              |                    |          |           |            |            |            |            |              |            |            |            |            |            |              |              |              |            |            |            |            |                 |                  |                  |                  |
| <b>Additional Land Uses</b>                |                    |          |           |            |            |            |            |              |            |            |            |            |            |              |              |              |            |            |            |            |                 |                  |                  |                  |
| Customer/Visitor                           |                    | 1        | 17        | 80         | 162        | 369        | 546        | 790          | 760        | 586        | 420        | 478        | 708        | 830          | 847          | 839          | 773        | 714        | 579        | 216        | 847             | 546              | 790              | 847              |
| Employee/Resident                          |                    | 2        | 64        | 125        | 174        | 206        | 209        | 210          | 210        | 210        | 172        | 172        | 221        | 221          | 221          | 219          | 204        | 191        | 167        | 73         | 221             | 209              | 210              | 221              |
| Reserved                                   |                    | 0        | 0         | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 0          | 0          | 0          | 0            | 0            | 0            | 0          | 0          | 0          | 0          | 0               | 0                | 0                | 0                |
| <b>Total</b>                               |                    | <b>2</b> | <b>81</b> | <b>205</b> | <b>336</b> | <b>575</b> | <b>756</b> | <b>1,000</b> | <b>970</b> | <b>796</b> | <b>592</b> | <b>650</b> | <b>929</b> | <b>1,050</b> | <b>1,067</b> | <b>1,058</b> | <b>977</b> | <b>905</b> | <b>746</b> | <b>289</b> | <b>1,067</b>    | <b>756</b>       | <b>1,000</b>     | <b>1,067</b>     |

| July                                       |                    |           |            |            |            |            |            |              |              |              |            |            |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
|--|--------------------|-----------|------------|------------|------------|------------|------------|--------------|--------------|--------------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|-----------------|------------------|------------------|------------------|
| Weekend Estimated Peak-Hour Parking Demand |                    |           |            |            |            |            |            |              |              |              |            |            |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| Land Use                                   | Monthly Adjustment | 6 AM      | 7 AM       | 8 AM       | 9 AM       | 10 AM      | 11 AM      | 12 PM        | 1 PM         | 2 PM         | 3 PM       | 4 PM       | 5 PM         | 6 PM         | 7 PM         | 8 PM         | 9 PM         | 10 PM        | 11 PM        | 12 AM      | Overall Pk 8 PM | AM Peak Hr 11 AM | PM Peak Hr 12 PM | Eve Peak Hr 8 PM |
| <b>Retail</b>                              |                    |           |            |            |            |            |            |              |              |              |            |            |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| West Harbor - Retail (entitled)            | 100%               | 1         | 3          | 18         | 30         | 42         | 54         | 57           | 60           | 60           | 57         | 54         | 39           | 37           | 34           | 32           | 25           | 15           | 5            | 0          | 32              | 54               | 57               | 32               |
| Employee                                   | 100%               | 2         | 3          | 7          | 13         | 15         | 16         | 17           | 17           | 17           | 17         | 17         | 16           | 15           | 14           | 13           | 11           | 8            | 3            | 0          | 13              | 16               | 17               | 13               |
| <b>Food and Beverage</b>                   |                    |           |            |            |            |            |            |              |              |              |            |            |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| West Harbor - Fine Restaurant (entitled)   | 100%               | 0         | 0          | 0          | 0          | 0          | 143        | 477          | 524          | 429          | 429        | 429        | 572          | 859          | 906          | 954          | 859          | 859          | 859          | 477        | 954             | 143              | 477              | 954              |
| Employee                                   | 100%               | 0         | 31         | 47         | 94         | 117        | 117        | 117          | 117          | 117          | 117        | 117        | 157          | 157          | 157          | 157          | 157          | 157          | 133          | 78         | 157             | 117              | 117              | 157              |
| West Harbor - Family Restaurant (entitled) | 100%               | 0         | 70         | 141        | 329        | 423        | 423        | 470          | 399          | 305          | 188        | 211        | 282          | 329          | 329          | 305          | 141          | 117          | 70           | 47         | 305             | 423              | 470              | 305              |
| Employee                                   | 100%               | 33        | 50         | 60         | 60         | 67         | 67         | 67           | 67           | 67           | 50         | 50         | 63           | 63           | 63           | 63           | 53           | 43           | 43           | 23         | 63              | 67               | 67               | 63               |
| <b>Entertainment and Institutions</b>      |                    |           |            |            |            |            |            |              |              |              |            |            |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| Los Angeles Maritime Museum (existing)     | 100%               | 0         | 0          | 2          | 3          | 9          | 19         | 23           | 25           | 31           | 32         | 25         | 26           | 10           | 0            | 0            | 0            | 0            | 0            | 0          | 0               | 19               | 23               | 0                |
| Employee                                   | 82%                | 0         | 0          | 0          | 0          | 0          | 0          | 0            | 0            | 0            | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0          | -               | -                | -                | -                |
| <b>Hotel and Residential</b>               |                    |           |            |            |            |            |            |              |              |              |            |            |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| <b>Office</b>                              |                    |           |            |            |            |            |            |              |              |              |            |            |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| <b>Additional Land Uses</b>                |                    |           |            |            |            |            |            |              |              |              |            |            |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| Customer/Visitor                           |                    | 1         | 73         | 161        | 361        | 474        | 638        | 1,027        | 1,009        | 825          | 705        | 719        | 920          | 1,234        | 1,269        | 1,291        | 1,024        | 991          | 934          | 524        | 1,291           | 638              | 1,027            | 1,291            |
| Employee/Resident                          |                    | 35        | 84         | 114        | 167        | 199        | 200        | 201          | 201          | 201          | 185        | 185        | 236          | 234          | 234          | 233          | 221          | 208          | 179          | 102        | 233             | 200              | 201              | 233              |
| Reserved                                   |                    | 0         | 0          | 0          | 0          | 0          | 0          | 0            | 0            | 0            | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0          | 0               | 0                | 0                | 0                |
| <b>Total</b>                               |                    | <b>36</b> | <b>157</b> | <b>274</b> | <b>528</b> | <b>672</b> | <b>839</b> | <b>1,228</b> | <b>1,210</b> | <b>1,026</b> | <b>890</b> | <b>904</b> | <b>1,156</b> | <b>1,469</b> | <b>1,503</b> | <b>1,524</b> | <b>1,245</b> | <b>1,198</b> | <b>1,113</b> | <b>626</b> | <b>1,524</b>    | <b>839</b>       | <b>1,228</b>     | <b>1,524</b>     |

**TABLE 1C  
OFF-PEAK PARKING DEMAND SUMMARY FOR  
FUTURE PHASE 1A/1B**

| Shared Parking Demand Summary                          |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
|--|-------------------------------|--------|------------|-------------|-------------------|---------------|----------------|------------|-------------|-------------------|---------------|----------------|---------------------|----------------------|--------------------------|---------------------|----------------------|--------------------------|
| Peak Month: APRIL -- Peak Period: 8 PM, WEEKEND        |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| Land Use   | Project Data<br>Quantity Unit |        | Weekday    |             |                   |               |                | Weekend    |             |                   |               |                | Weekday             |                      |                          | Weekend             |                      |                          |
|  |                               |        | Base Ratio | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Base Ratio | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Peak Hr Adj<br>7 PM | Peak Mo Adj<br>April | Estimated Parking Demand | Peak Hr Adj<br>8 PM | Peak Mo Adj<br>April | Estimated Parking Demand |
| <b>Retail</b>  |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| West Harbor - Retail (entitled)<br>Employee            | 23,730                        | sf GLA | 2.90       | 90%         | 82%               | 2.13          | ksf GLA        | 3.20       | 90%         | 72%               | 2.07          | ksf GLA        | 80%                 | 90%                  | 36                       | 65%                 | 90%                  | 29                       |
|  |                               |        | 0.70       | 90%         | 100%              | 0.63          |                | 0.80       | 90%         | 100%              | 0.72          |                | 100%                | 90%                  | 14                       | 75%                 | 90%                  | 12                       |
| <b>Food and Beverage</b>                               |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| West Harbor - Fine Restaurant (entitled)<br>Employee   | 69,597                        | sf GLA | 9.29       | 90%         | 100%              | 8.34          | ksf GLA        | 15.25      | 90%         | 100%              | 13.70         | ksf GLA        | 100%                | 90%                  | 523                      | 100%                | 90%                  | 859                      |
|  |                               |        | 2.25       | 90%         | 100%              | 2.03          |                | 2.50       | 90%         | 100%              | 2.25          |                | 100%                | 90%                  | 127                      | 100%                | 90%                  | 141                      |
| West Harbor - Family Restaurant (entitled)<br>Employee | 34,798                        | sf GLA | 8.97       | 90%         | 100%              | 8.07          | ksf GLA        | 15.00      | 90%         | 100%              | 13.50         | ksf GLA        | 80%                 | 90%                  | 203                      | 65%                 | 90%                  | 275                      |
|  |                               |        | 2.15       | 90%         | 100%              | 1.94          |                | 2.10       | 90%         | 100%              | 1.89          |                | 95%                 | 90%                  | 58                       | 95%                 | 90%                  | 57                       |
| <b>Entertainment and Institutions</b>                  |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| Los Angeles Maritime Museum (existing)<br>Employee     | 31,000                        | sf GLA | 1.12       | 100%        | 100%              | 1.12          | ksf GLA        | 1.61       | 100%        | 100%              | 1.61          | ksf GLA        | 0%                  | 65%                  | -                        | 0%                  | 65%                  | -                        |
|  |                               |        | 0.11       | 90%         | 100%              | 0.10          |                | 0.18       | 90%         | 100%              | 0.16          |                | 0%                  | 60%                  | -                        | 0%                  | 100%                 | -                        |
| <b>Hotel and Residential</b>                           |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| <b>Office</b>  |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| <b>Additional Land Uses</b>                            |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                | Customer/Visitor    | 762                  | Customer                 | 1,162               |                      |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                | Employee/Resident   | 199                  | Employee/Resident        | 209                 |                      |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                | Reserved            | -                    | Reserved                 | -                   |                      |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                | Total               | 961                  | Total                    | 1,372               |                      |                          |

CHART 1A  
PEAK MONTH PARKING DEMAND BY HOUR  
FUTURE PHASE 1A/1B

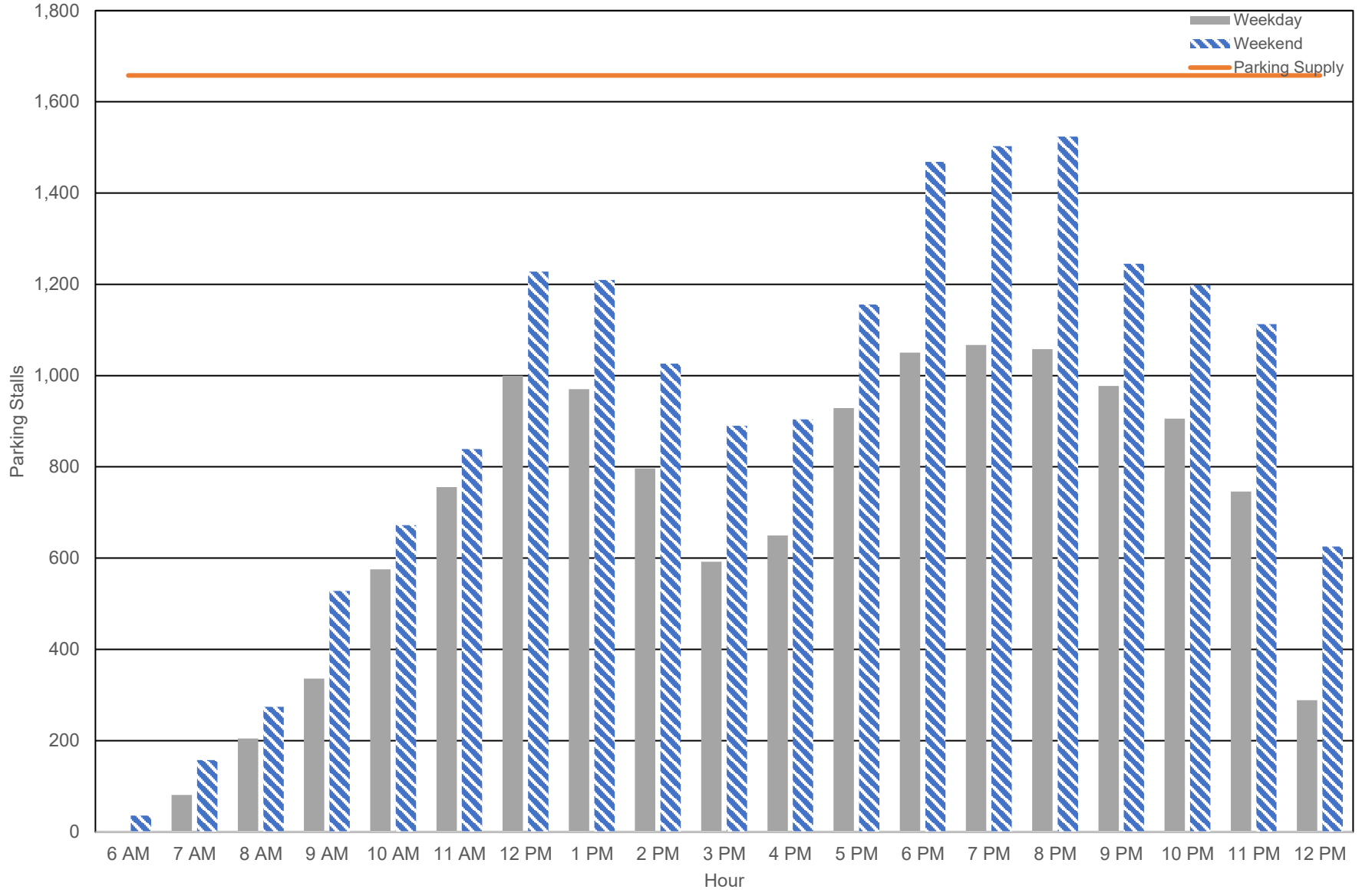


CHART 1B  
WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND  
FUTURE PHASE 1A/1B

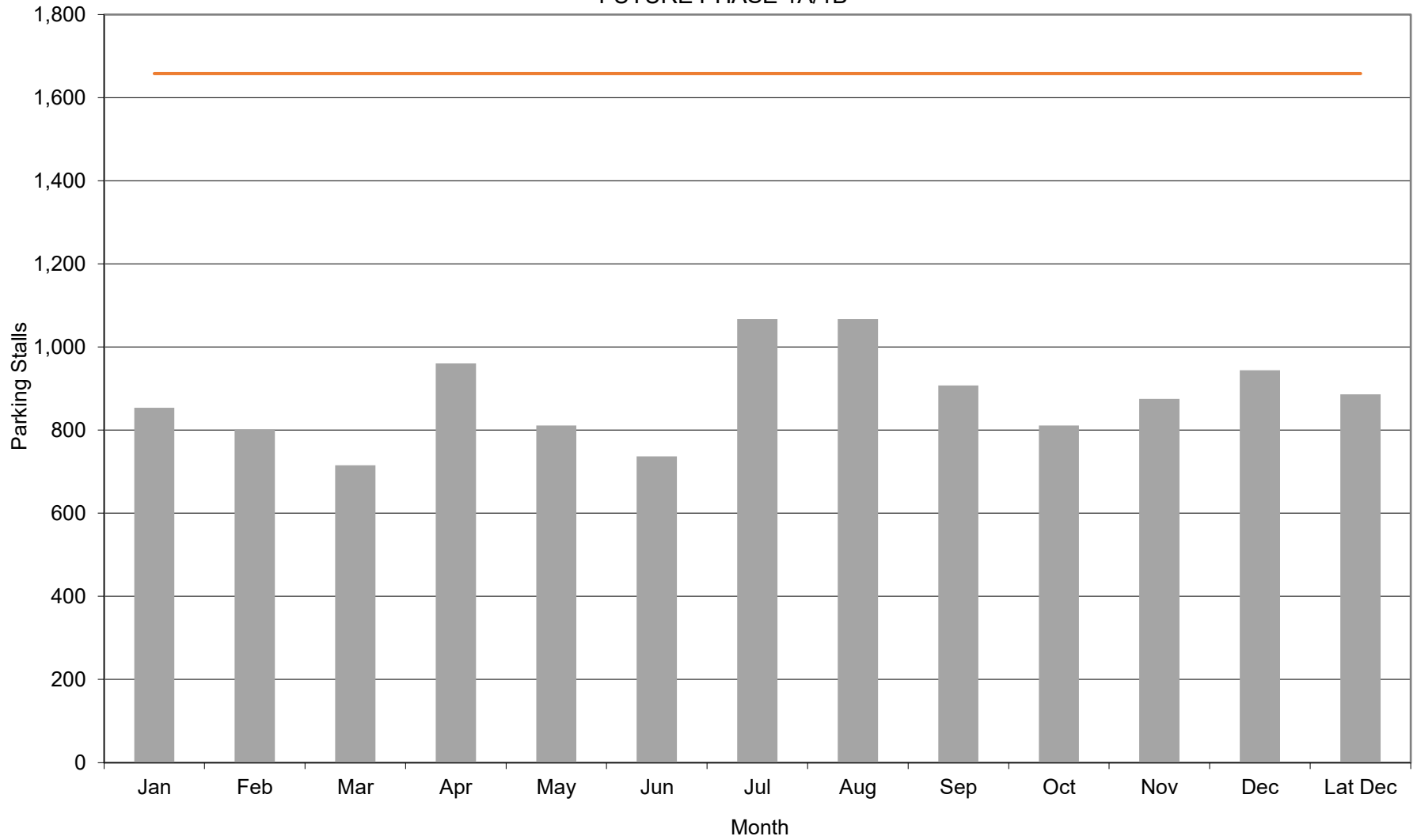
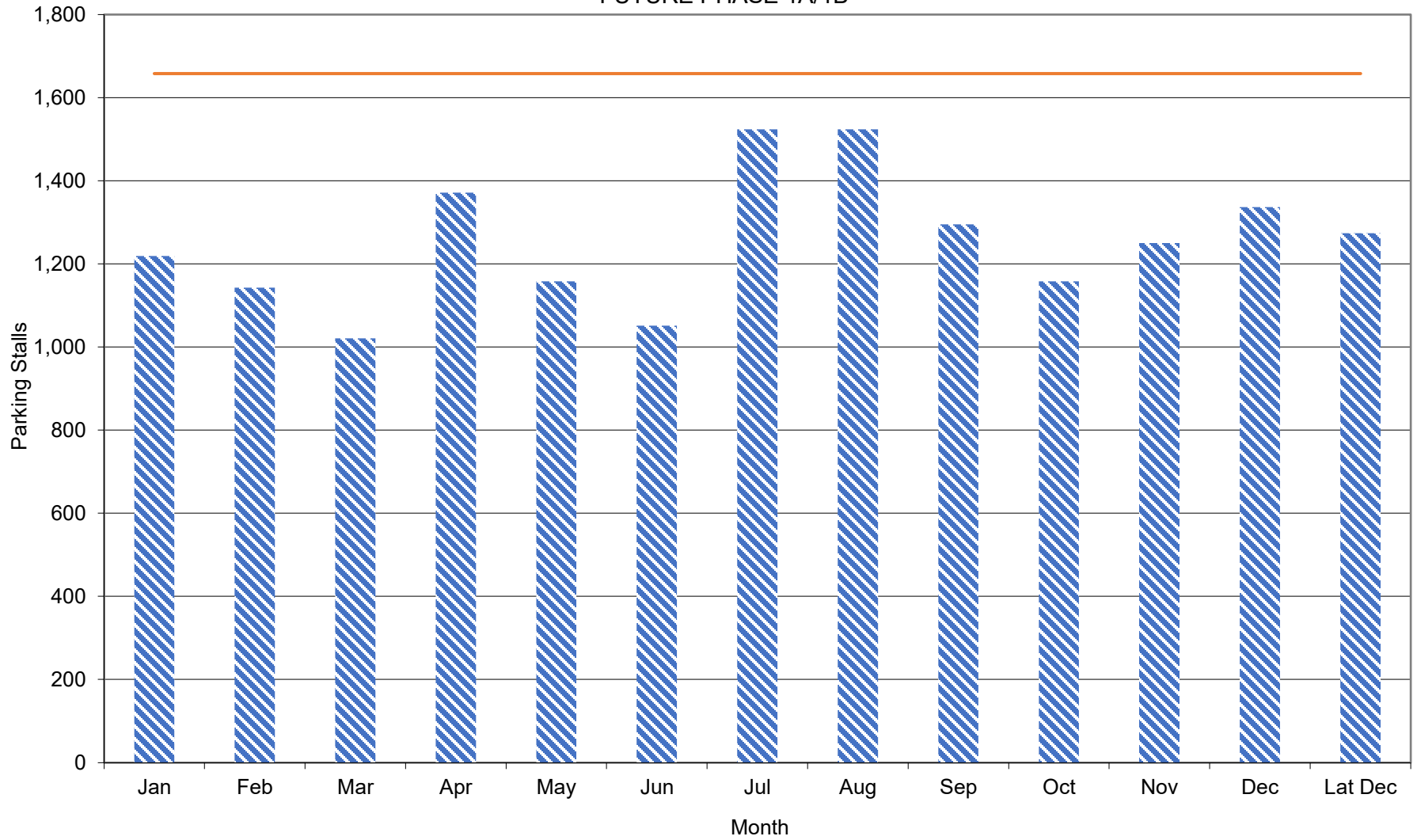


CHART 1C  
WEEKEND MONTH-BY-MONTH ESTIMATED PARKING DEMAND  
FUTURE PHASE 1A/1B



**TABLE 2A  
PARKING DEMAND SUMMARY FOR  
FUTURE PHASE 1A/1B WITH AMPHITHEATER EVENT**

| Shared Parking Demand Summary                          |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
|--|-------------------------------|--------|--------------|-------------|-------------------|---------------|----------------|---------------|-------------|-------------------|---------------|----------------|---------------------|-----------------------|--------------------------|---------------------|-----------------------|--------------------------|
| Peak Month: AUGUST -- Peak Period: 8 PM, WEEKEND       |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
| Land Use   | Project Data<br>Quantity Unit |        | Weekday      |             |                   |               |                | Weekend       |             |                   |               |                | Weekday             |                       |                          | Weekend             |                       |                          |
|  |                               |        | Base Ratio   | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Base Ratio    | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Peak Hr Adj<br>8 PM | Peak Mo Adj<br>August | Estimated Parking Demand | Peak Hr Adj<br>8 PM | Peak Mo Adj<br>August | Estimated Parking Demand |
| <b>Retail</b>  |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
| West Harbor - Retail (entitled)<br>Employee            | 23,730                        | sf GLA | 2.90<br>0.70 | 90%<br>90%  | 80%<br>100%       | 2.08<br>0.63  | ksf GLA        | 3.20<br>0.80  | 90%<br>90%  | 68%<br>100%       | 1.97<br>0.72  | ksf GLA        | 65%<br>75%          | 100%<br>100%          | 32<br>11                 | 65%<br>75%          | 100%<br>100%          | 30<br>13                 |
| <b>Food and Beverage</b>                               |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
| West Harbor - Fine Restaurant (entitled)<br>Employee   | 69,597                        | sf GLA | 9.29<br>2.25 | 90%<br>90%  | 74%<br>100%       | 6.19<br>2.03  | ksf GLA        | 15.25<br>2.50 | 90%<br>90%  | 74%<br>100%       | 10.16<br>2.25 | ksf GLA        | 75%<br>100%         | 100%<br>100%          | 323<br>141               | 80%<br>100%         | 100%<br>100%          | 566<br>157               |
| West Harbor - Family Restaurant (entitled)<br>Employee | 34,798                        | sf GLA | 8.97<br>2.15 | 90%<br>90%  | 74%<br>100%       | 5.97<br>1.94  | ksf GLA        | 15.00<br>2.10 | 90%<br>90%  | 74%<br>100%       | 9.99<br>1.89  | ksf GLA        | 75%<br>95%          | 100%<br>100%          | 156<br>64                | 80%<br>100%         | 100%<br>100%          | 278<br>67                |
| <b>Entertainment and Institutions</b>                  |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
| Los Angeles Maritime Museum (existing)<br>Employee     | 31,000                        | sf GLA | 1.12<br>0.11 | 100%<br>90% | 99%<br>100%       | 1.11<br>0.10  | ksf GLA        | 1.61<br>0.18  | 100%<br>90% | 98%<br>100%       | 1.58<br>0.16  | ksf GLA        | 0%<br>0%            | 62%<br>78%            | -<br>-                   | 0%<br>0%            | 62%<br>86%            | -<br>-                   |
| West Harbor Amphitheater (proposed)<br>Employee        | 6,200                         | seats  | 0.36<br>0.04 | 90%<br>90%  | 100%<br>100%      | 0.32<br>0.04  | seat           | 0.36<br>0.04  | 90%<br>90%  | 100%<br>100%      | 0.32<br>0.04  | seat           | 100%<br>100%        | 100%<br>100%          | 2,009<br>223             | 100%<br>100%        | 100%<br>100%          | 2,009<br>223             |
| <b>Hotel and Residential</b>                           |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
| <b>Office</b>  |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
| <b>Additional Land Uses</b>                            |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
|  |                               |        |              |             |                   |               |                |               |             |                   |               |                | Customer/Visitor    | 2,521                 | Customer                 | 2,883               |                       |                          |
|  |                               |        |              |             |                   |               |                |               |             |                   |               |                | Employee/Resident   | 440                   | Employee/Resident        | 459                 |                       |                          |
|  |                               |        |              |             |                   |               |                |               |             |                   |               |                | Reserved            | -                     | Reserved                 | -                   |                       |                          |
|  |                               |        |              |             |                   |               |                |               |             |                   |               |                | Total               | 2,961                 | Total                    | 3,342               |                       |                          |

**TABLE 2B  
PEAK MONTH PARKING DEMAND SUMMARY FOR  
FUTURE PHASE 1A/1B WITH AMPHITHEATER EVENT**

| August                                     |                    |          |           |            |            |            |            |              |            |            |            |            |              |              |              |              |              |              |            |            |                 |                  |                 |                  |
|--|--------------------|----------|-----------|------------|------------|------------|------------|--------------|------------|------------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|------------|-----------------|------------------|-----------------|------------------|
| Weekday Estimated Peak-Hour Parking Demand |                    |          |           |            |            |            |            |              |            |            |            |            |              |              |              |              |              |              |            |            |                 |                  |                 |                  |
| Land Use                                   | Monthly Adjustment | 6 AM     | 7 AM      | 8 AM       | 9 AM       | 10 AM      | 11 AM      | 12 PM        | 1 PM       | 2 PM       | 3 PM       | 4 PM       | 5 PM         | 6 PM         | 7 PM         | 8 PM         | 9 PM         | 10 PM        | 11 PM      | 12 AM      | Overall Pk 8 PM | AM Peak Hr 11 AM | PM Peak Hr 5 PM | Eve Peak Hr 8 PM |
| <b>Retail</b>                              |                    |          |           |            |            |            |            |              |            |            |            |            |              |              |              |              |              |              |            |            |                 |                  |                 |                  |
| West Harbor - Retail (entitled)            | 100%               | 1        | 3         | 8          | 19         | 33         | 41         | 55           | 55         | 52         | 47         | 47         | 42           | 45           | 40           | 32           | 17           | 7            | 2          | 0          | 32              | 41               | 42              | 32               |
| Employee                                   | 100%               | 2        | 2         | 4          | 7          | 11         | 15         | 15           | 15         | 15         | 15         | 15         | 15           | 15           | 15           | 11           | 8            | 6            | 3          | 0          | 11              | 15               | 15              | 11               |
| <b>Food and Beverage</b>                   |                    |          |           |            |            |            |            |              |            |            |            |            |              |              |              |              |              |              |            |            |                 |                  |                 |                  |
| West Harbor - Fine Restaurant (entitled)   | 100%               | 0        | 0         | 0          | 0          | 87         | 233        | 437          | 437        | 378        | 233        | 291        | 280          | 431          | 388          | 323          | 302          | 302          | 302        | 215        | 323             | 233              | 280             | 323              |
| Employee                                   | 100%               | 0        | 28        | 71         | 106        | 127        | 127        | 127          | 127        | 127        | 106        | 106        | 141          | 141          | 141          | 141          | 141          | 141          | 120        | 71         | 141             | 127              | 141             | 141              |
| West Harbor - Family Restaurant (entitled) | 100%               | 0        | 14        | 70         | 141        | 239        | 254        | 282          | 254        | 141        | 127        | 141        | 135          | 188          | 188          | 156          | 146          | 73           | 31         | 21         | 156             | 254              | 135             | 156              |
| Employee                                   | 100%               | 0        | 34        | 51         | 61         | 68         | 68         | 68           | 68         | 68         | 51         | 68         | 68           | 68           | 68           | 64           | 54           | 44           | 44         | 24         | 64              | 68               | 68              | 64               |
| <b>Entertainment and Institutions</b>      |                    |          |           |            |            |            |            |              |            |            |            |            |              |              |              |              |              |              |            |            |                 |                  |                 |                  |
| Los Angeles Maritime Museum (existing)     | 62%                | 0        | 0         | 1          | 1          | 6          | 12         | 11           | 10         | 10         | 9          | 9          | 11           | 4            | 0            | 0            | 0            | 0            | 0          | 0          | 0               | 12               | 11              | 0                |
| Employee                                   | 78%                | 0        | 0         | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0          | 0          | -               | -                | -               | -                |
| West Harbor Amphitheater (proposed)        | 100%               | 0        | 0         | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 0          | 22         | 100          | 301          | 1,306        | 2,009        | 2,009        | 1,004        | 100        | 0          | 2,009           | 0                | 100             | 2,009            |
| Employee                                   | 100%               | 0        | 11        | 11         | 11         | 22         | 22         | 22           | 33         | 112        | 167        | 223        | 223          | 223          | 223          | 223          | 223          | 223          | 112        | 22         | 223             | 22               | 223             | 223              |
| <b>Hotel and Residential</b>               |                    |          |           |            |            |            |            |              |            |            |            |            |              |              |              |              |              |              |            |            |                 |                  |                 |                  |
| <b>Office</b>                              |                    |          |           |            |            |            |            |              |            |            |            |            |              |              |              |              |              |              |            |            |                 |                  |                 |                  |
| <b>Additional Land Uses</b>                |                    |          |           |            |            |            |            |              |            |            |            |            |              |              |              |              |              |              |            |            |                 |                  |                 |                  |
| Customer/Visitor                           |                    | 1        | 17        | 79         | 161        | 366        | 540        | 784          | 755        | 581        | 415        | 510        | 569          | 969          | 1,921        | 2,521        | 2,474        | 1,386        | 436        | 236        | 2,521           | 540              | 569             | 2,521            |
| Employee/Resident                          |                    | 2        | 75        | 136        | 185        | 228        | 232        | 232          | 243        | 322        | 339        | 395        | 447          | 447          | 447          | 440          | 426          | 414          | 279        | 117        | 440             | 232              | 447             | 440              |
| Reserved                                   |                    | 0        | 0         | 0          | 0          | 0          | 0          | 0            | 0          | 0          | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0          | 0          | 0               | 0                | 0               | 0                |
| <b>Total</b>                               |                    | <b>2</b> | <b>92</b> | <b>216</b> | <b>346</b> | <b>594</b> | <b>771</b> | <b>1,017</b> | <b>999</b> | <b>903</b> | <b>755</b> | <b>905</b> | <b>1,017</b> | <b>1,416</b> | <b>2,368</b> | <b>2,961</b> | <b>2,900</b> | <b>1,801</b> | <b>714</b> | <b>353</b> | <b>2,961</b>    | <b>771</b>       | <b>1,017</b>    | <b>2,961</b>     |

| August                                     |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |            |            |                 |                  |                 |                  |
|--|--------------------|-----------|------------|------------|------------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|------------|-----------------|------------------|-----------------|------------------|
| Weekend Estimated Peak-Hour Parking Demand |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |            |            |                 |                  |                 |                  |
| Land Use                                   | Monthly Adjustment | 6 AM      | 7 AM       | 8 AM       | 9 AM       | 10 AM      | 11 AM      | 12 PM        | 1 PM         | 2 PM         | 3 PM         | 4 PM         | 5 PM         | 6 PM         | 7 PM         | 8 PM         | 9 PM         | 10 PM        | 11 PM      | 12 AM      | Overall Pk 8 PM | AM Peak Hr 11 AM | PM Peak Hr 5 PM | Eve Peak Hr 8 PM |
| <b>Retail</b>                              |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |            |            |                 |                  |                 |                  |
| West Harbor - Retail (entitled)            | 100%               | 1         | 3          | 18         | 30         | 42         | 54         | 57           | 59           | 59           | 57           | 54           | 37           | 35           | 33           | 30           | 23           | 14           | 5          | 0          | 30              | 54               | 37              | 30               |
| Employee                                   | 100%               | 2         | 3          | 7          | 13         | 15         | 16         | 17           | 17           | 17           | 17           | 17           | 16           | 15           | 14           | 13           | 11           | 8            | 3          | 0          | 13              | 16               | 16              | 13               |
| <b>Food and Beverage</b>                   |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |            |            |                 |                  |                 |                  |
| West Harbor - Fine Restaurant (entitled)   | 100%               | 0         | 0          | 0          | 0          | 0          | 143        | 478          | 526          | 430          | 430          | 478          | 460          | 707          | 637          | 566          | 495          | 495          | 495        | 354        | 566             | 143              | 460             | 566              |
| Employee                                   | 100%               | 0         | 31         | 47         | 94         | 117        | 117        | 117          | 117          | 117          | 117          | 117          | 157          | 157          | 157          | 157          | 157          | 157          | 133        | 78         | 157             | 117              | 157             | 157              |
| West Harbor - Family Restaurant (entitled) | 100%               | 0         | 70         | 141        | 329        | 423        | 423        | 470          | 399          | 305          | 188          | 235          | 226          | 348          | 313          | 278          | 243          | 122          | 52         | 35         | 278             | 423              | 226             | 278              |
| Employee                                   | 100%               | 33        | 50         | 60         | 60         | 67         | 67         | 67           | 67           | 67           | 50           | 50           | 63           | 67           | 67           | 67           | 63           | 43           | 43         | 23         | 67              | 67               | 63              | 67               |
| <b>Entertainment and Institutions</b>      |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |            |            |                 |                  |                 |                  |
| Los Angeles Maritime Museum (existing)     | 62%                | 0         | 0          | 1          | 2          | 5          | 12         | 15           | 16           | 19           | 20           | 16           | 6            | 0            | 0            | 0            | 0            | 0            | 0          | 0          | 0               | 12               | 16              | 0                |
| Employee                                   | 86%                | 0         | 0          | 0          | 0          | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0          | 0          | -               | -                | -               | -                |
| West Harbor Amphitheater (proposed)        | 100%               | 0         | 0          | 0          | 0          | 0          | 0          | 0            | 0            | 0            | 0            | 22           | 100          | 301          | 1,306        | 2,009        | 2,009        | 1,004        | 100        | 0          | 2,009           | 0                | 100             | 2,009            |
| Employee                                   | 100%               | 0         | 11         | 11         | 11         | 22         | 22         | 22           | 33           | 112          | 167          | 223          | 223          | 223          | 223          | 223          | 223          | 223          | 112        | 33         | 223             | 22               | 223             | 223              |
| <b>Hotel and Residential</b>               |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |            |            |                 |                  |                 |                  |
| <b>Office</b>                              |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |            |            |                 |                  |                 |                  |
| <b>Additional Land Uses</b>                |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |            |            |                 |                  |                 |                  |
| Customer/Visitor                           |                    | 1         | 73         | 160        | 360        | 470        | 631        | 1,019        | 1,000        | 814          | 694          | 804          | 839          | 1,397        | 2,288        | 2,883        | 2,771        | 1,635        | 652        | 388        | 2,883           | 631              | 839             | 2,883            |
| Employee/Resident                          |                    | 35        | 95         | 125        | 178        | 221        | 223        | 223          | 235          | 313          | 352          | 408          | 459          | 461          | 460          | 459          | 454          | 431          | 291        | 135        | 459             | 223              | 459             | 459              |
| Reserved                                   |                    | 0         | 0          | 0          | 0          | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0          | 0          | 0               | 0                | 0               | 0                |
| <b>Total</b>                               |                    | <b>36</b> | <b>168</b> | <b>285</b> | <b>538</b> | <b>691</b> | <b>854</b> | <b>1,242</b> | <b>1,235</b> | <b>1,127</b> | <b>1,046</b> | <b>1,212</b> | <b>1,299</b> | <b>1,858</b> | <b>2,748</b> | <b>3,342</b> | <b>3,225</b> | <b>2,066</b> | <b>943</b> | <b>524</b> | <b>3,342</b>    | <b>854</b>       | <b>1,299</b>    | <b>3,342</b>     |



CHART 2A  
PEAK MONTH PARKING DEMAND BY HOUR  
FUTURE PHASE 1A/1B WITH AMPHITHEATER EVENT

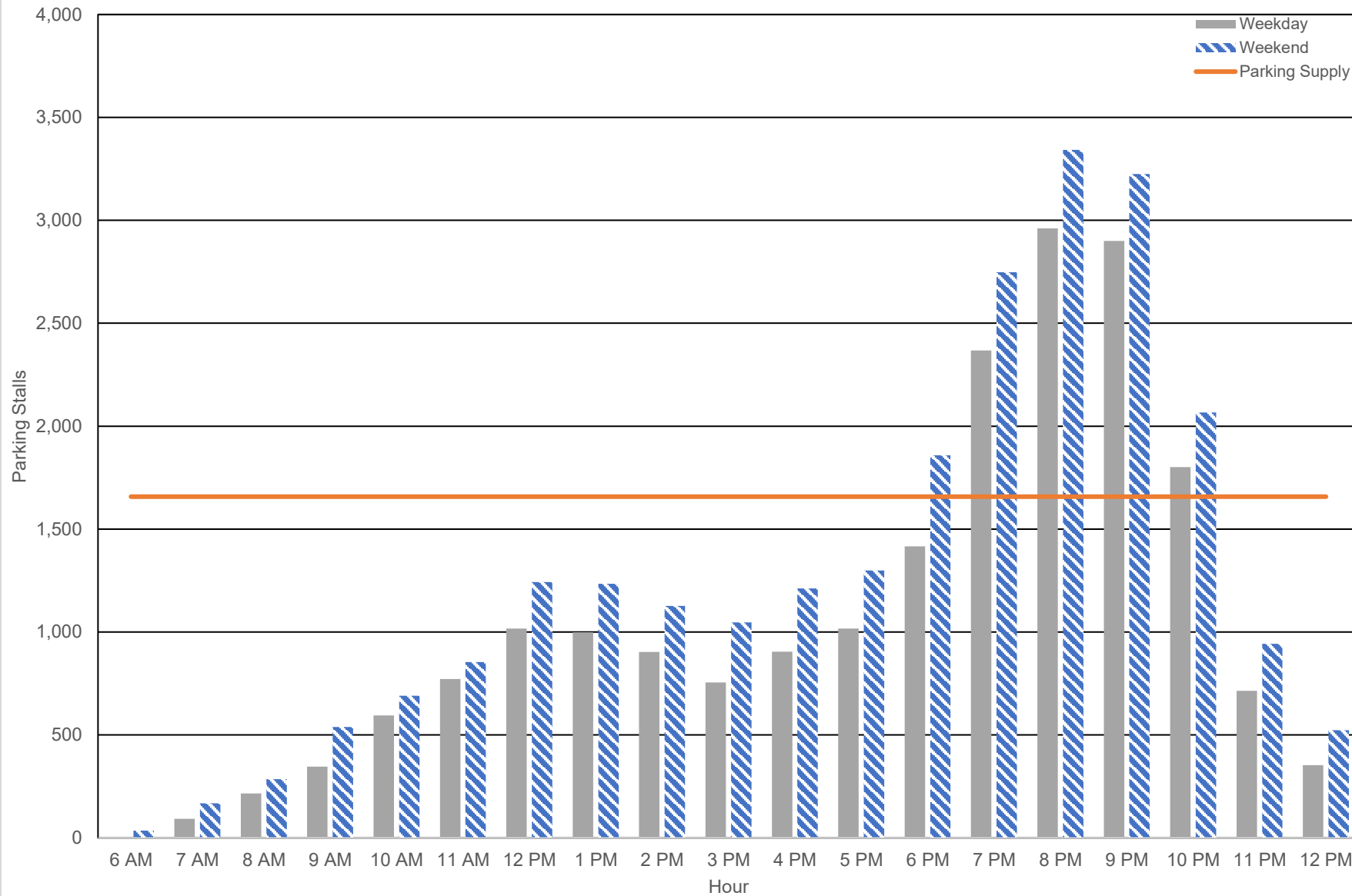


CHART 2B  
WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND  
FUTURE PHASE 1A/1B WITH AMPHITHEATER EVENT

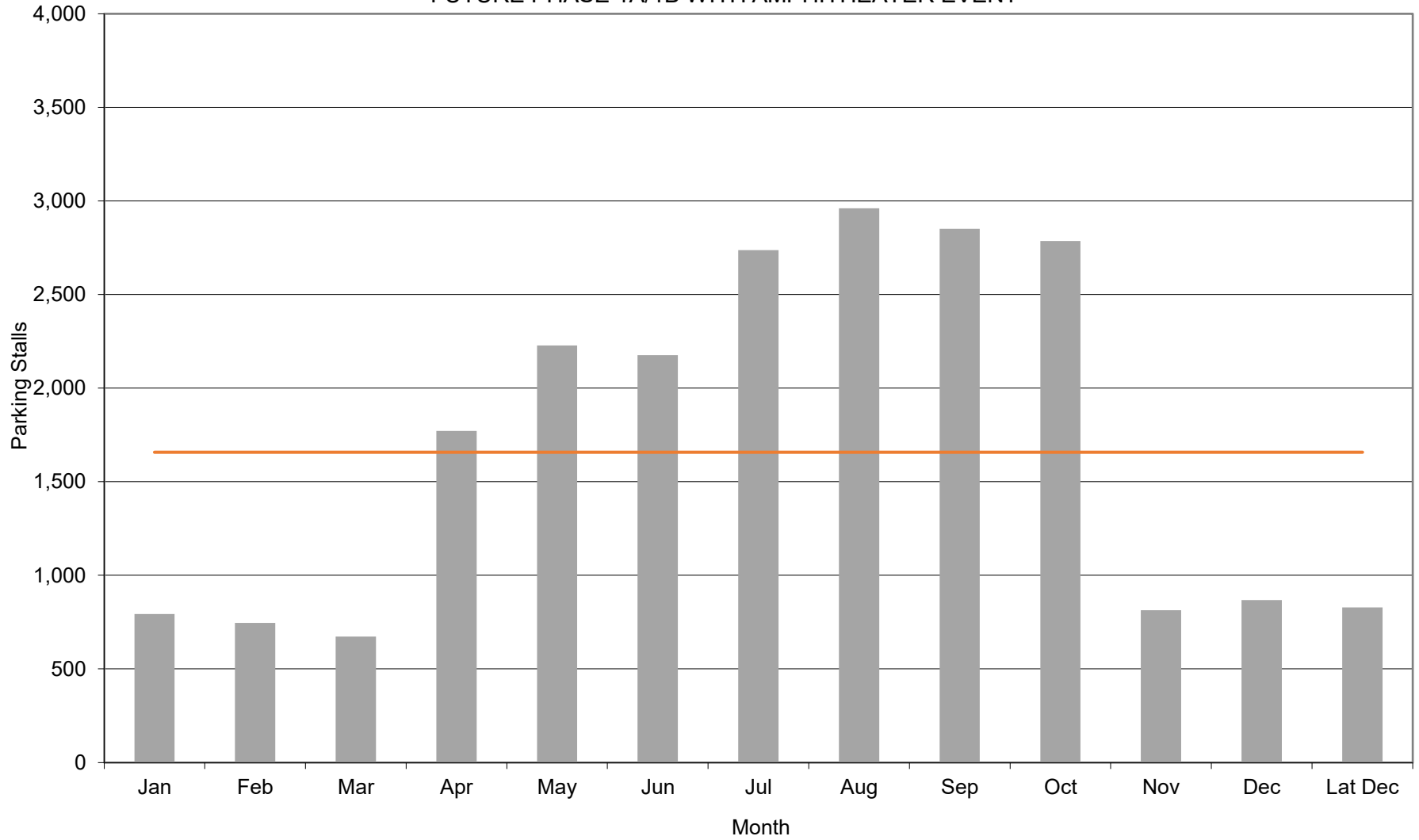
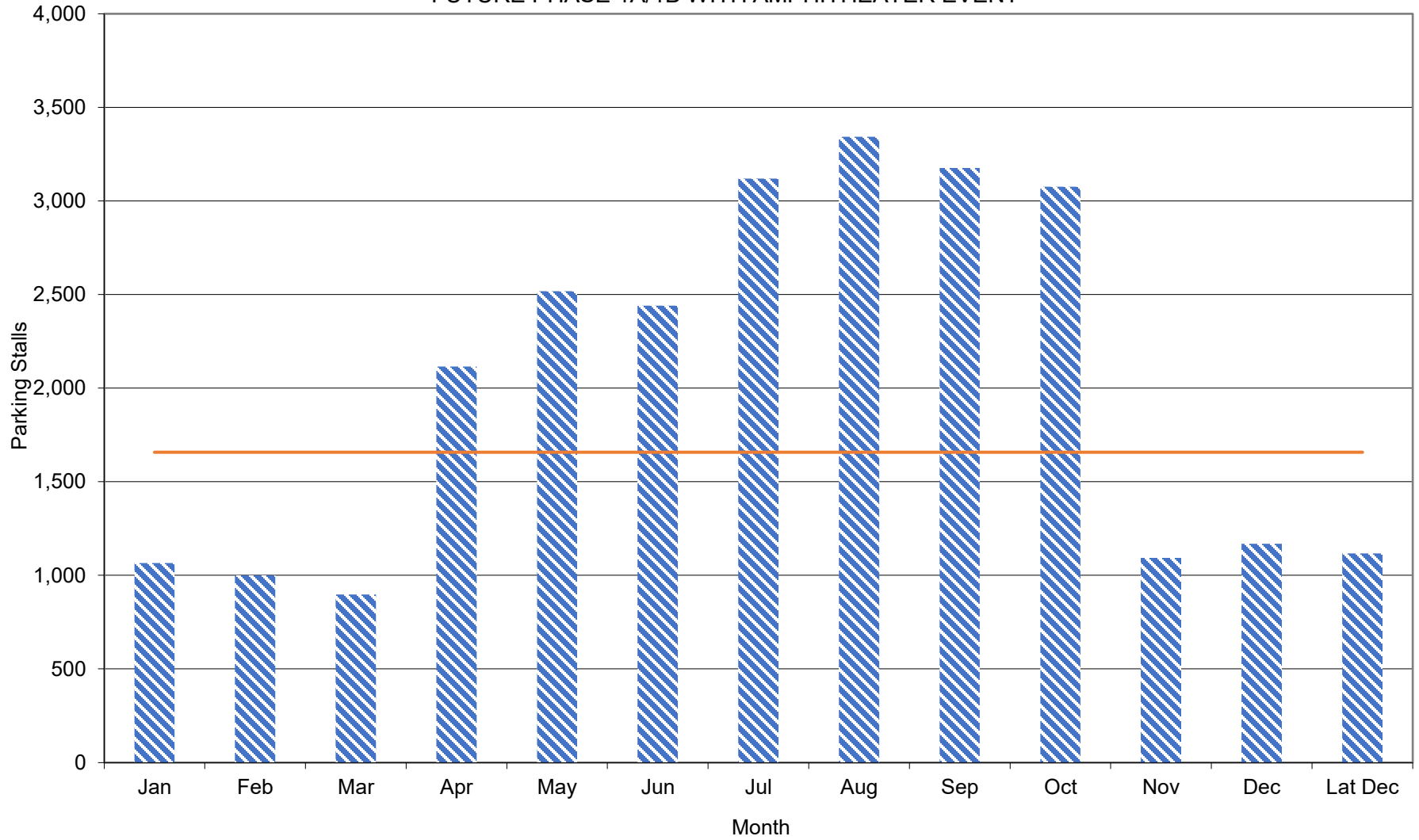


CHART 2C  
WEEKEND MONTH-BY-MONTH ESTIMATED PARKING DEMAND  
FUTURE PHASE 1A/1B WITH AMPHITHEATER EVENT



**TABLE 3A  
PEAK MONTH PARKING DEMAND SUMMARY FOR  
FUTURE PHASE 1A/1B/1C**

| <b>Shared Parking Demand Summary</b>                   |                     |        |                   |                    |                          |                      |                       |                   |                    |                          |                      |                       |                         |                         |                                 |                         |                         |                                 |
|--|---------------------|--------|-------------------|--------------------|--------------------------|----------------------|-----------------------|-------------------|--------------------|--------------------------|----------------------|-----------------------|-------------------------|-------------------------|---------------------------------|-------------------------|-------------------------|---------------------------------|
| <b>Peak Month: JULY -- Peak Period: 8 PM, WEEKEND</b>  |                     |        |                   |                    |                          |                      |                       |                   |                    |                          |                      |                       |                         |                         |                                 |                         |                         |                                 |
| <b>Land Use</b>  | <b>Project Data</b> |        | <b>Weekday</b>    |                    |                          |                      |                       | <b>Weekend</b>    |                    |                          |                      |                       | <b>Weekday</b>          |                         |                                 | <b>Weekend</b>          |                         |                                 |
|  |                     |        | <b>Base Ratio</b> | <b>Driving Adj</b> | <b>Non-Captive Ratio</b> | <b>Project Ratio</b> | <b>Unit For Ratio</b> | <b>Base Ratio</b> | <b>Driving Adj</b> | <b>Non-Captive Ratio</b> | <b>Project Ratio</b> | <b>Unit For Ratio</b> | <b>Peak Hr Adj 7 PM</b> | <b>Peak Mo Adj July</b> | <b>Estimated Parking Demand</b> | <b>Peak Hr Adj 8 PM</b> | <b>Peak Mo Adj July</b> | <b>Estimated Parking Demand</b> |
| <b>Quantity</b>  | <b>Unit</b>         |        |                   |                    |                          |                      |                       |                   |                    |                          |                      |                       |                         |                         |                                 |                         |                         |                                 |
| <b>Retail</b>  |                     |        |                   |                    |                          |                      |                       |                   |                    |                          |                      |                       |                         |                         |                                 |                         |                         |                                 |
| West Harbor - Retail (entitled)<br>Employee            | 27,233              | sf GLA | 2.90              | 90%                | 81%                      | 2.11                 | ksf GLA               | 3.20              | 90%                | 71%                      | 2.05                 | ksf GLA               | 80%                     | 100%                    | 46                              | 65%                     | 100%                    | 37                              |
|  |                     |        | 0.70              | 90%                | 100%                     | 0.63                 |                       | 0.80              | 90%                | 100%                     | 0.72                 |                       | 100%                    | 100%                    | 18                              | 75%                     | 100%                    | 15                              |
| <b>Food and Beverage</b>                               |                     |        |                   |                    |                          |                      |                       |                   |                    |                          |                      |                       |                         |                         |                                 |                         |                         |                                 |
| West Harbor - Fine Restaurant (entitled)<br>Employee   | 81,881              | sf GLA | 9.29              | 90%                | 100%                     | 8.34                 | ksf GLA               | 15.25             | 90%                | 100%                     | 13.70                | ksf GLA               | 100%                    | 100%                    | 683                             | 100%                    | 100%                    | 1,122                           |
|  |                     |        | 2.25              | 90%                | 100%                     | 2.03                 |                       | 2.50              | 90%                | 100%                     | 2.25                 |                       | 100%                    | 100%                    | 167                             | 100%                    | 100%                    | 185                             |
| West Harbor - Family Restaurant (entitled)<br>Employee | 40,886              | sf GLA | 8.97              | 90%                | 100%                     | 8.07                 | ksf GLA               | 15.00             | 90%                | 100%                     | 13.50                | ksf GLA               | 80%                     | 100%                    | 264                             | 65%                     | 100%                    | 359                             |
|  |                     |        | 2.15              | 90%                | 100%                     | 1.94                 |                       | 2.10              | 90%                | 100%                     | 1.89                 |                       | 95%                     | 100%                    | 75                              | 95%                     | 100%                    | 74                              |
| <b>Entertainment and Institutions</b>                  |                     |        |                   |                    |                          |                      |                       |                   |                    |                          |                      |                       |                         |                         |                                 |                         |                         |                                 |
| Los Angeles Maritime Museum (existing)<br>Employee     | 31,000              | sf GLA | 1.12              | 100%               | 100%                     | 1.12                 | ksf GLA               | 1.61              | 100%               | 100%                     | 1.61                 | ksf GLA               | 0%                      | 100%                    | -                               | 0%                      | 100%                    | -                               |
|  |                     |        | 0.11              | 90%                | 100%                     | 0.10                 |                       | 0.18              | 90%                | 100%                     | 0.16                 |                       | 0%                      | 97%                     | -                               | 0%                      | 82%                     | -                               |
| <b>Hotel and Residential</b>                           |                     |        |                   |                    |                          |                      |                       |                   |                    |                          |                      |                       |                         |                         |                                 |                         |                         |                                 |
| <b>Office</b>  |                     |        |                   |                    |                          |                      |                       |                   |                    |                          |                      |                       |                         |                         |                                 |                         |                         |                                 |
| <b>Additional Land Uses</b>                            |                     |        |                   |                    |                          |                      |                       |                   |                    |                          |                      |                       |                         |                         |                                 |                         |                         |                                 |
|  |                     |        |                   |                    |                          |                      |                       |                   |                    |                          |                      |                       | Customer/Visitor        | 993                     | Customer                        | 1,518                   |                         |                                 |
|  |                     |        |                   |                    |                          |                      |                       |                   |                    |                          |                      |                       | Employee/Resident       | 260                     | Employee/Resident               | 273                     |                         |                                 |
|  |                     |        |                   |                    |                          |                      |                       |                   |                    |                          |                      |                       | Reserved                | -                       | Reserved                        | -                       |                         |                                 |
|  |                     |        |                   |                    |                          |                      |                       |                   |                    |                          |                      |                       | Total                   | 1,253                   | Total                           | 1,791                   |                         |                                 |

**TABLE 3B  
PEAK MONTH PARKING DEMAND SUMMARY FOR  
FUTURE PHASE 1A/1B/1C**

| July                                       |                    |          |           |            |            |            |            |              |              |            |            |            |              |              |              |              |              |              |            |            |                 |                  |                  |                  |
|--|--------------------|----------|-----------|------------|------------|------------|------------|--------------|--------------|------------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|------------|-----------------|------------------|------------------|------------------|
| Weekday Estimated Peak-Hour Parking Demand |                    |          |           |            |            |            |            |              |              |            |            |            |              |              |              |              |              |              |            |            |                 |                  |                  |                  |
| Land Use                                   | Monthly Adjustment | 6 AM     | 7 AM      | 8 AM       | 9 AM       | 10 AM      | 11 AM      | 12 PM        | 1 PM         | 2 PM       | 3 PM       | 4 PM       | 5 PM         | 6 PM         | 7 PM         | 8 PM         | 9 PM         | 10 PM        | 11 PM      | 12 AM      | Overall Pk 7 PM | AM Peak Hr 11 AM | PM Peak Hr 12 PM | Eve Peak Hr 7 PM |
| <b>Retail</b>                              |                    |          |           |            |            |            |            |              |              |            |            |            |              |              |              |              |              |              |            |            |                 |                  |                  |                  |
| West Harbor - Retail (entitled)            | 100%               | 1        | 3         | 10         | 22         | 38         | 48         | 63           | 63           | 60         | 54         | 54         | 49           | 52           | 46           | 37           | 26           | 9            | 3          | 0          | 46              | 48               | 63               | 46               |
| Employee                                   | 100%               | 2        | 3         | 5          | 8          | 14         | 17         | 18           | 18           | 18         | 18         | 18         | 18           | 18           | 18           | 16           | 11           | 7            | 4          | 0          | 18              | 17               | 18               | 18               |
| <b>Food and Beverage</b>                   |                    |          |           |            |            |            |            |              |              |            |            |            |              |              |              |              |              |              |            |            |                 |                  |                  |                  |
| West Harbor - Fine Restaurant (entitled)   | 100%               | 0        | 0         | 0          | 0          | 102        | 273        | 512          | 512          | 443        | 273        | 341        | 512          | 649          | 683          | 683          | 683          | 649          | 512        | 171        | 683             | 273              | 512              | 683              |
| Employee                                   | 100%               | 0        | 33        | 83         | 125        | 150        | 150        | 150          | 150          | 150        | 125        | 125        | 167          | 167          | 167          | 167          | 167          | 167          | 142        | 58         | 167             | 150              | 150              | 167              |
| West Harbor - Family Restaurant (entitled) | 100%               | 0        | 17        | 83         | 165        | 281        | 297        | 330          | 297          | 165        | 149        | 149        | 248          | 264          | 264          | 264          | 198          | 182          | 165        | 83         | 264             | 297              | 330              | 264              |
| Employee                                   | 100%               | 0        | 40        | 59         | 71         | 79         | 79         | 79           | 79           | 79         | 59         | 59         | 75           | 75           | 75           | 75           | 63           | 51           | 51         | 28         | 75              | 79               | 79               | 75               |
| <b>Entertainment and Institutions</b>      |                    |          |           |            |            |            |            |              |              |            |            |            |              |              |              |              |              |              |            |            |                 |                  |                  |                  |
| Los Angeles Maritime Museum (existing)     | 100%               | 0        | 0         | 1          | 2          | 8          | 17         | 15           | 14           | 14         | 12         | 12         | 18           | 7            | 0            | 0            | 0            | 0            | 0          | 0          | 0               | 17               | 15               | 0                |
| Employee                                   | 97%                | 0        | 0         | 0          | 0          | 0          | 0          | 0            | 0            | 0          | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0          | 0          | -               | -                | -                | -                |
| <b>Hotel and Residential</b>               |                    |          |           |            |            |            |            |              |              |            |            |            |              |              |              |              |              |              |            |            |                 |                  |                  |                  |
| <b>Office</b>                              |                    |          |           |            |            |            |            |              |              |            |            |            |              |              |              |              |              |              |            |            |                 |                  |                  |                  |
| <b>Additional Land Uses</b>                |                    |          |           |            |            |            |            |              |              |            |            |            |              |              |              |              |              |              |            |            |                 |                  |                  |                  |
| Customer/Visitor                           |                    | 1        | 20        | 93         | 189        | 429        | 634        | 920          | 886          | 682        | 488        | 555        | 827          | 972          | 993          | 985          | 907          | 839          | 680        | 253        | 993             | 634              | 920              | 993              |
| Employee/Resident                          |                    | 2        | 76        | 147        | 204        | 243        | 246        | 247          | 247          | 247        | 202        | 202        | 260          | 260          | 260          | 258          | 241          | 225          | 197        | 86         | 260             | 246              | 247              | 260              |
| Reserved                                   |                    | 0        | 0         | 0          | 0          | 0          | 0          | 0            | 0            | 0          | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0          | 0          | 0               | 0                | 0                | 0                |
| <b>Total</b>                               |                    | <b>2</b> | <b>95</b> | <b>240</b> | <b>393</b> | <b>672</b> | <b>880</b> | <b>1,167</b> | <b>1,133</b> | <b>929</b> | <b>690</b> | <b>758</b> | <b>1,087</b> | <b>1,232</b> | <b>1,253</b> | <b>1,243</b> | <b>1,148</b> | <b>1,064</b> | <b>877</b> | <b>339</b> | <b>1,253</b>    | <b>880</b>       | <b>1,167</b>     | <b>1,253</b>     |

| July                                       |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
|--|--------------------|-----------|------------|------------|------------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|-----------------|------------------|------------------|------------------|
| Weekend Estimated Peak-Hour Parking Demand |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| Land Use                                   | Monthly Adjustment | 6 AM      | 7 AM       | 8 AM       | 9 AM       | 10 AM      | 11 AM      | 12 PM        | 1 PM         | 2 PM         | 3 PM         | 4 PM         | 5 PM         | 6 PM         | 7 PM         | 8 PM         | 9 PM         | 10 PM        | 11 PM        | 12 AM      | Overall Pk 8 PM | AM Peak Hr 11 AM | PM Peak Hr 12 PM | Eve Peak Hr 8 PM |
| <b>Retail</b>                              |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| West Harbor - Retail (entitled)            | 100%               | 1         | 3          | 21         | 35         | 49         | 62         | 66           | 69           | 69           | 66           | 62           | 45           | 42           | 40           | 37           | 28           | 17           | 6            | 0          | 37              | 62               | 66               | 37               |
| Employee                                   | 100%               | 2         | 3          | 8          | 15         | 17         | 19         | 20           | 20           | 20           | 20           | 20           | 19           | 17           | 16           | 15           | 13           | 9            | 3            | 0          | 15              | 19               | 20               | 15               |
| <b>Food and Beverage</b>                   |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| West Harbor - Fine Restaurant (entitled)   | 100%               | 0         | 0          | 0          | 0          | 0          | 168        | 561          | 617          | 504          | 504          | 504          | 673          | 1,010        | 1,066        | 1,122        | 1,010        | 1,010        | 1,010        | 561        | 1,122           | 168              | 561              | 1,122            |
| Employee                                   | 100%               | 0         | 37         | 55         | 111        | 138        | 138        | 138          | 138          | 138          | 138          | 138          | 185          | 185          | 185          | 185          | 185          | 185          | 157          | 92         | 185             | 138              | 138              | 185              |
| West Harbor - Family Restaurant (entitled) | 100%               | 0         | 83         | 166        | 387        | 497        | 497        | 553          | 470          | 359          | 221          | 249          | 332          | 387          | 387          | 359          | 166          | 138          | 83           | 55         | 359             | 497              | 553              | 359              |
| Employee                                   | 100%               | 39        | 58         | 70         | 70         | 77         | 77         | 77           | 77           | 77           | 58           | 58           | 74           | 74           | 74           | 74           | 62           | 50           | 50           | 27         | 74              | 77               | 77               | 74               |
| <b>Entertainment and Institutions</b>      |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| Los Angeles Maritime Museum (existing)     | 100%               | 0         | 0          | 1          | 2          | 8          | 17         | 21           | 22           | 28           | 28           | 22           | 26           | 10           | 0            | 0            | 0            | 0            | 0            | 0          | 0               | 17               | 21               | 0                |
| Employee                                   | 82%                | 0         | 0          | 0          | 0          | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0          | -               | -                | -                | -                |
| <b>Hotel and Residential</b>               |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| <b>Office</b>                              |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| <b>Additional Land Uses</b>                |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| Customer/Visitor                           |                    | 1         | 86         | 188        | 424        | 554        | 745        | 1,200        | 1,178        | 961          | 820          | 838          | 1,076        | 1,449        | 1,492        | 1,518        | 1,204        | 1,165        | 1,098        | 616        | 1,518           | 745              | 1,200            | 1,518            |
| Employee/Resident                          |                    | 41        | 98         | 133        | 195        | 233        | 235        | 236          | 236          | 236          | 216          | 216          | 277          | 275          | 274          | 273          | 259          | 244          | 210          | 119        | 273             | 235              | 236              | 273              |
| Reserved                                   |                    | 0         | 0          | 0          | 0          | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0          | 0               | 0                | 0                | 0                |
| <b>Total</b>                               |                    | <b>41</b> | <b>184</b> | <b>321</b> | <b>619</b> | <b>786</b> | <b>979</b> | <b>1,436</b> | <b>1,414</b> | <b>1,196</b> | <b>1,036</b> | <b>1,054</b> | <b>1,353</b> | <b>1,724</b> | <b>1,766</b> | <b>1,791</b> | <b>1,463</b> | <b>1,409</b> | <b>1,308</b> | <b>736</b> | <b>1,791</b>    | <b>979</b>       | <b>1,436</b>     | <b>1,791</b>     |

**TABLE 3C  
OFF-PEAK PARKING DEMAND SUMMARY FOR  
FUTURE PHASE 1A/1B/1C**

| Shared Parking Demand Summary                          |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
|--|-------------------------------|--------|------------|-------------|-------------------|---------------|----------------|------------|-------------|-------------------|---------------|----------------|---------------------|----------------------|--------------------------|---------------------|----------------------|--------------------------|
| Peak Month: APRIL -- Peak Period: 8 PM, WEEKEND        |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| Land Use   | Project Data<br>Quantity Unit |        | Weekday    |             |                   |               |                | Weekend    |             |                   |               |                | Weekday             |                      |                          | Weekend             |                      |                          |
|  |                               |        | Base Ratio | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Base Ratio | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Peak Hr Adj<br>7 PM | Peak Mo Adj<br>April | Estimated Parking Demand | Peak Hr Adj<br>8 PM | Peak Mo Adj<br>April | Estimated Parking Demand |
| <b>Retail</b>  |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| West Harbor - Retail (entitled)<br>Employee            | 27,233                        | sf GLA | 2.90       | 90%         | 81%               | 2.11          | ksf GLA        | 3.20       | 90%         | 71%               | 2.05          | ksf GLA        | 80%                 | 90%                  | 41                       | 65%                 | 90%                  | 33                       |
|  |                               |        | 0.70       | 90%         | 100%              | 0.63          |                | 0.80       | 90%         | 100%              | 0.72          |                | 100%                | 90%                  | 16                       | 75%                 | 90%                  | 13                       |
| <b>Food and Beverage</b>                               |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| West Harbor - Fine Restaurant (entitled)<br>Employee   | 81,881                        | sf GLA | 9.29       | 90%         | 100%              | 8.34          | ksf GLA        | 15.25      | 90%         | 100%              | 13.70         | ksf GLA        | 100%                | 90%                  | 615                      | 100%                | 90%                  | 1,010                    |
|  |                               |        | 2.25       | 90%         | 100%              | 2.03          |                | 2.50       | 90%         | 100%              | 2.25          |                | 100%                | 90%                  | 150                      | 100%                | 90%                  | 166                      |
| West Harbor - Family Restaurant (entitled)<br>Employee | 40,886                        | sf GLA | 8.97       | 90%         | 100%              | 8.07          | ksf GLA        | 15.00      | 90%         | 100%              | 13.50         | ksf GLA        | 80%                 | 90%                  | 238                      | 65%                 | 90%                  | 323                      |
|  |                               |        | 2.15       | 90%         | 100%              | 1.94          |                | 2.10       | 90%         | 100%              | 1.89          |                | 95%                 | 90%                  | 68                       | 95%                 | 90%                  | 66                       |
| <b>Entertainment and Institutions</b>                  |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| Los Angeles Maritime Museum (existing)<br>Employee     | 31,000                        | sf GLA | 1.12       | 100%        | 100%              | 1.12          | ksf GLA        | 1.61       | 100%        | 100%              | 1.61          | ksf GLA        | 0%                  | 65%                  | -                        | 0%                  | 65%                  | -                        |
|  |                               |        | 0.11       | 90%         | 100%              | 0.10          |                | 0.18       | 90%         | 100%              | 0.16          |                | 0%                  | 60%                  | -                        | 0%                  | 100%                 | -                        |
| <b>Hotel and Residential</b>                           |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| <b>Office</b>  |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| <b>Additional Land Uses</b>                            |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                | Customer/Visitor    | 894                  | Customer                 | 1,366               |                      |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                | Employee/Resident   | 234                  | Employee/Resident        | 246                 |                      |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                | Reserved            | -                    | Reserved                 | -                   |                      |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                | Total               | 1,128                | Total                    | 1,612               |                      |                          |

CHART 3A  
PEAK MONTH PARKING DEMAND BY HOUR  
FUTURE PHASE 1A/1B/1C

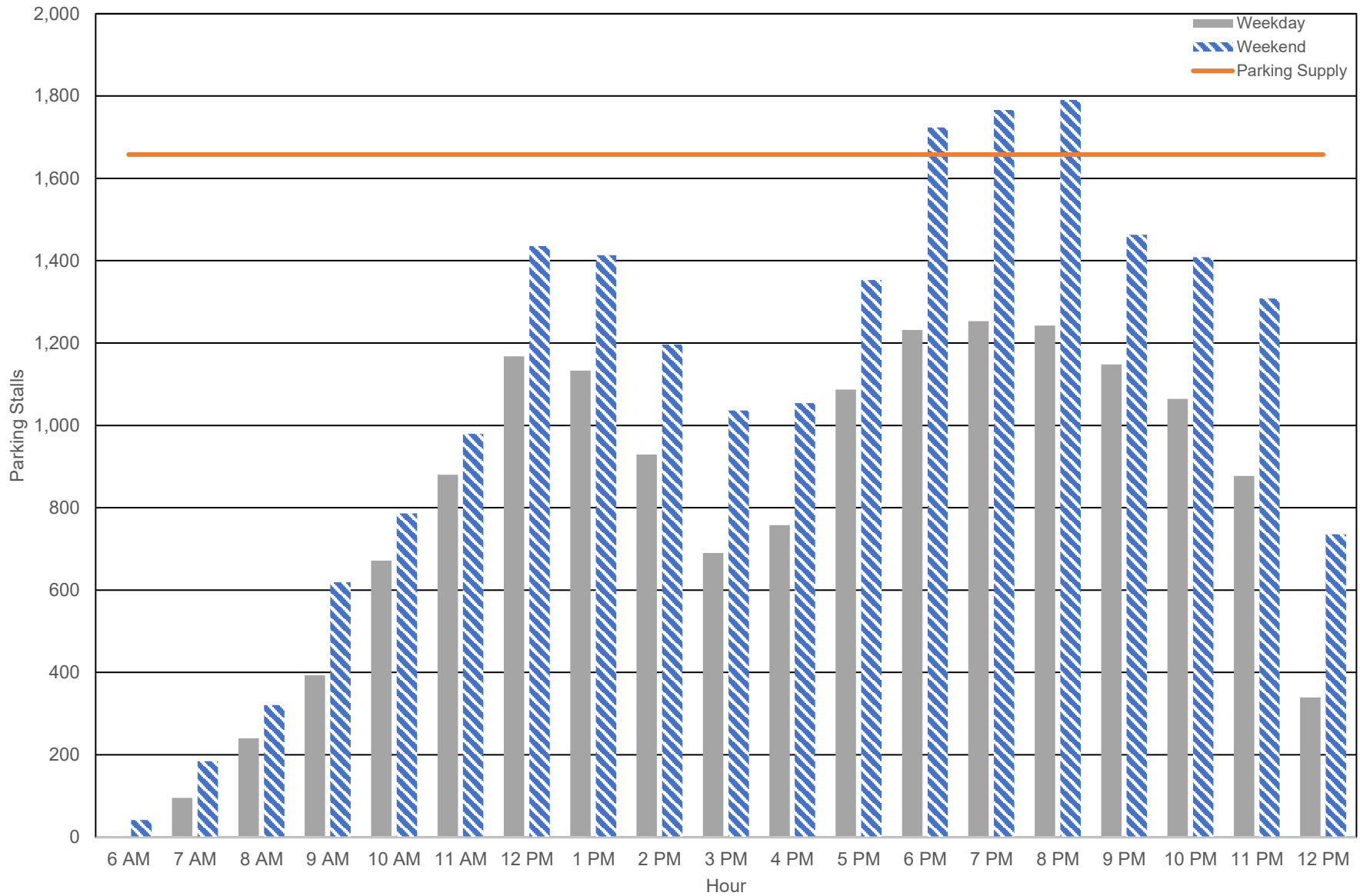


CHART 3B  
WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND  
FUTURE PHASE 1A/1B/1C

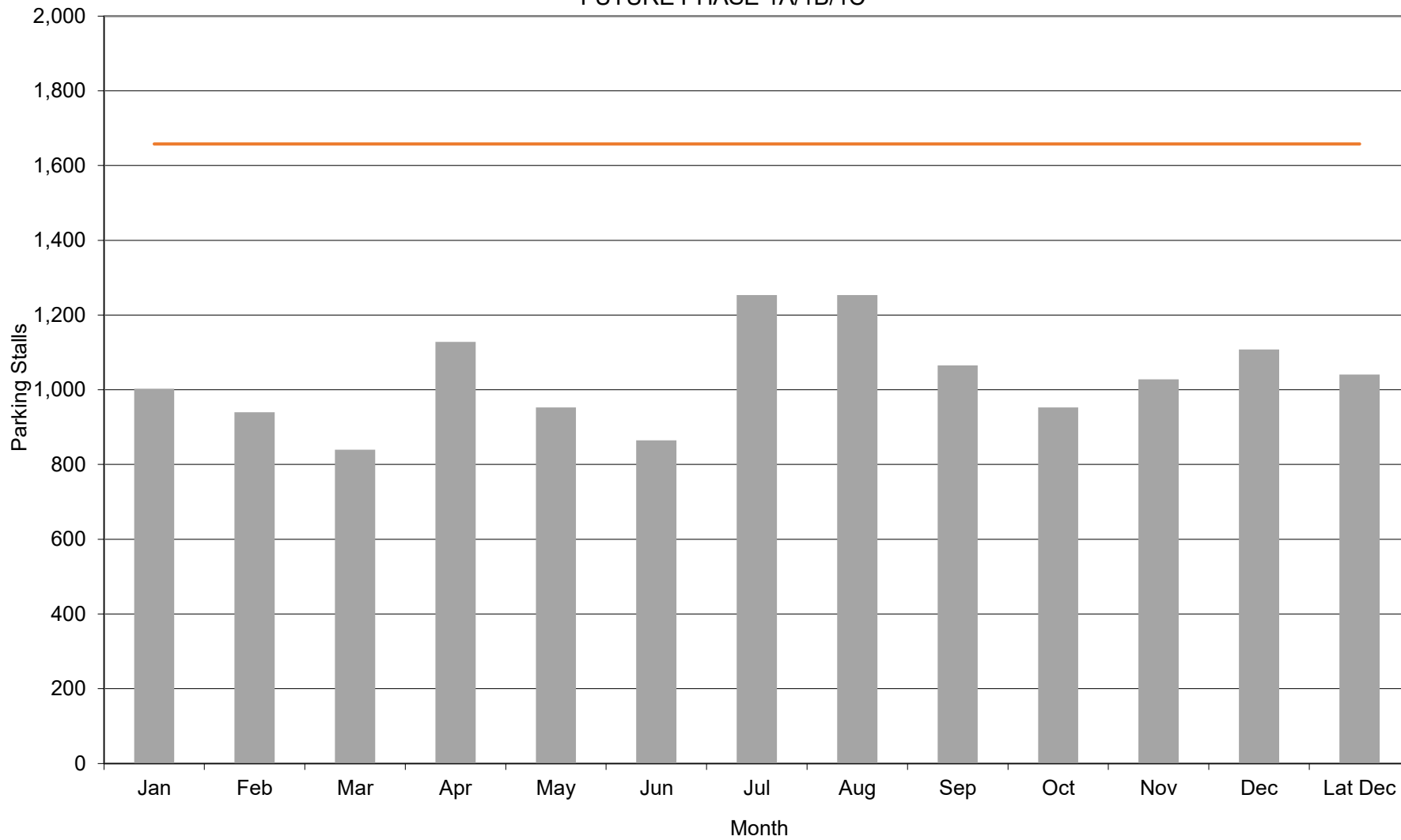
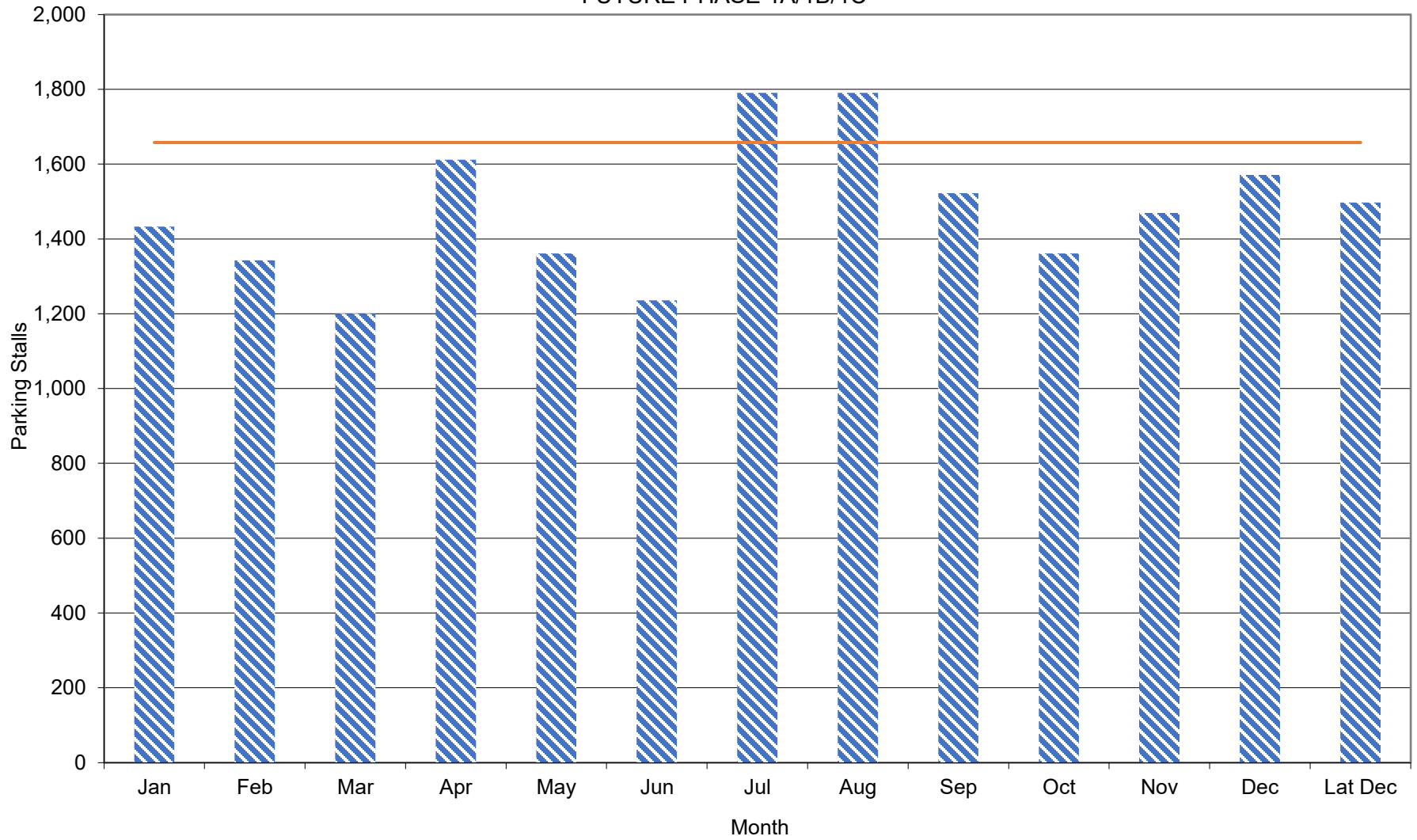




CHART 3C  
WEEKEND MONTH-BY-MONTH ESTIMATED PARKING DEMAND  
FUTURE PHASE 1A/1B/1C



**TABLE 4A  
PARKING DEMAND SUMMARY FOR  
FUTURE PHASE 1A/1B/1C WITH AMPHITHEATER EVENT**

| Shared Parking Demand Summary                          |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
|--|-------------------------------|--------|--------------|-------------|-------------------|---------------|----------------|---------------|-------------|-------------------|---------------|----------------|---------------------|-----------------------|--------------------------|---------------------|-----------------------|--------------------------|
| Peak Month: AUGUST -- Peak Period: 8 PM, WEEKEND       |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
| Land Use   | Project Data<br>Quantity Unit |        | Weekday      |             |                   |               |                | Weekend       |             |                   |               |                | Weekday             |                       |                          | Weekend             |                       |                          |
|  |                               |        | Base Ratio   | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Base Ratio    | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Peak Hr Adj<br>8 PM | Peak Mo Adj<br>August | Estimated Parking Demand | Peak Hr Adj<br>8 PM | Peak Mo Adj<br>August | Estimated Parking Demand |
| <b>Retail</b>  |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
| West Harbor - Retail (entitled)<br>Employee            | 27,233                        | sf GLA | 2.90<br>0.70 | 90%<br>90%  | 80%<br>100%       | 2.08<br>0.63  | ksf GLA        | 3.20<br>0.80  | 90%<br>90%  | 68%<br>100%       | 1.97<br>0.72  | ksf GLA        | 65%<br>75%          | 100%<br>100%          | 37<br>14                 | 65%<br>75%          | 100%<br>100%          | 35<br>15                 |
| <b>Food and Beverage</b>                               |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
| West Harbor - Fine Restaurant (entitled)<br>Employee   | 81,881                        | sf GLA | 9.29<br>2.25 | 90%<br>90%  | 74%<br>100%       | 6.19<br>2.03  | ksf GLA        | 15.25<br>2.50 | 90%<br>90%  | 74%<br>100%       | 10.16<br>2.25 | ksf GLA        | 75%<br>100%         | 100%<br>100%          | 380<br>167               | 80%<br>100%         | 100%<br>100%          | 665<br>185               |
| West Harbor - Family Restaurant (entitled)<br>Employee | 40,886                        | sf GLA | 8.97<br>2.15 | 90%<br>90%  | 74%<br>100%       | 5.97<br>1.94  | ksf GLA        | 15.00<br>2.10 | 90%<br>90%  | 74%<br>100%       | 9.99<br>1.89  | ksf GLA        | 75%<br>95%          | 100%<br>100%          | 183<br>75                | 80%<br>100%         | 100%<br>100%          | 327<br>77                |
| <b>Entertainment and Institutions</b>                  |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
| Los Angeles Maritime Museum (existing)<br>Employee     | 31,000                        | sf GLA | 1.12<br>0.11 | 100%<br>90% | 99%<br>100%       | 1.10<br>0.10  | ksf GLA        | 1.61<br>0.18  | 100%<br>90% | 98%<br>100%       | 1.57<br>0.16  | ksf GLA        | 0%<br>0%            | 62%<br>78%            | -<br>-                   | 0%<br>0%            | 62%<br>86%            | -<br>-                   |
| West Harbor Amphitheater (proposed)<br>Employee        | 6,200                         | seats  | 0.36<br>0.04 | 90%<br>90%  | 100%<br>100%      | 0.32<br>0.04  | seat           | 0.36<br>0.04  | 90%<br>90%  | 100%<br>100%      | 0.32<br>0.04  | seat           | 100%<br>100%        | 100%<br>100%          | 2,009<br>223             | 100%<br>100%        | 100%<br>100%          | 2,009<br>223             |
| <b>Hotel and Residential</b>                           |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
| <b>Office</b>  |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
| <b>Additional Land Uses</b>                            |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
|  |                               |        |              |             |                   |               |                |               |             |                   |               |                | Customer/Visitor    | 2,609                 | Customer                 | 3,037               |                       |                          |
|  |                               |        |              |             |                   |               |                |               |             |                   |               |                | Employee/Resident   | 478                   | Employee/Resident        | 500                 |                       |                          |
|  |                               |        |              |             |                   |               |                |               |             |                   |               |                | Reserved            | -                     | Reserved                 | -                   |                       |                          |
|  |                               |        |              |             |                   |               |                |               |             |                   |               |                | Total               | 3,087                 | Total                    | 3,536               |                       |                          |

**TABLE 4B  
PEAK MONTH PARKING DEMAND SUMMARY FOR  
FUTURE PHASE 1A/1B/1C WITH AMPHITHEATER EVENT**

| August                                     |                    |          |            |            |            |            |            |              |              |              |            |              |              |              |              |              |              |              |            |            |                 |                  |                  |                  |
|--|--------------------|----------|------------|------------|------------|------------|------------|--------------|--------------|--------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|------------|-----------------|------------------|------------------|------------------|
| Weekday Estimated Peak-Hour Parking Demand |                    |          |            |            |            |            |            |              |              |              |            |              |              |              |              |              |              |              |            |            |                 |                  |                  |                  |
| Land Use                                   | Monthly Adjustment | 6 AM     | 7 AM       | 8 AM       | 9 AM       | 10 AM      | 11 AM      | 12 PM        | 1 PM         | 2 PM         | 3 PM       | 4 PM         | 5 PM         | 6 PM         | 7 PM         | 8 PM         | 9 PM         | 10 PM        | 11 PM      | 12 AM      | Overall Pk 8 PM | AM Peak Hr 11 AM | PM Peak Hr 12 PM | Eve Peak Hr 8 PM |
| <b>Retail</b>                              |                    |          |            |            |            |            |            |              |              |              |            |              |              |              |              |              |              |              |            |            |                 |                  |                  |                  |
| West Harbor - Retail (entitled)            | 100%               | 1        | 3          | 9          | 22         | 38         | 47         | 63           | 63           | 60           | 53         | 53           | 48           | 51           | 45           | 37           | 20           | 8            | 3          | 0          | 37              | 47               | 63               | 37               |
| Employee                                   | 100%               | 2        | 3          | 5          | 8          | 14         | 17         | 18           | 18           | 18           | 18         | 18           | 18           | 18           | 18           | 14           | 9            | 7            | 4          | 0          | 14              | 17               | 18               | 14               |
| <b>Food and Beverage</b>                   |                    |          |            |            |            |            |            |              |              |              |            |              |              |              |              |              |              |              |            |            |                 |                  |                  |                  |
| West Harbor - Fine Restaurant (entitled)   | 100%               | 0        | 0          | 0          | 0          | 103        | 274        | 514          | 514          | 445          | 274        | 342          | 329          | 507          | 456          | 380          | 355          | 355          | 355        | 253        | 380             | 274              | 514              | 380              |
| Employee                                   | 100%               | 0        | 33         | 83         | 125        | 150        | 150        | 150          | 150          | 150          | 125        | 125          | 167          | 167          | 167          | 167          | 167          | 167          | 142        | 83         | 167             | 150              | 150              | 167              |
| West Harbor - Family Restaurant (entitled) | 100%               | 0        | 17         | 83         | 165        | 281        | 297        | 330          | 297          | 165          | 149        | 165          | 159          | 220          | 220          | 183          | 171          | 86           | 37         | 24         | 183             | 297              | 330              | 183              |
| Employee                                   | 100%               | 0        | 40         | 59         | 71         | 79         | 79         | 79           | 79           | 79           | 59         | 59           | 79           | 79           | 79           | 75           | 63           | 51           | 51         | 28         | 75              | 79               | 79               | 75               |
| <b>Entertainment and Institutions</b>      |                    |          |            |            |            |            |            |              |              |              |            |              |              |              |              |              |              |              |            |            |                 |                  |                  |                  |
| Los Angeles Maritime Museum (existing)     | 62%                | 0        | 0          | 1          | 1          | 5          | 10         | 9            | 9            | 8            | 8          | 7            | 11           | 4            | 0            | 0            | 0            | 0            | 0          | 0          | 0               | 10               | 9                | 0                |
| Employee                                   | 78%                | 0        | 0          | 0          | 0          | 0          | 0          | 0            | 0            | 0            | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0          | 0          | -               | -                | -                | -                |
| West Harbor Amphitheater (proposed)        | 100%               | 0        | 0          | 0          | 0          | 0          | 0          | 0            | 0            | 0            | 0          | 22           | 100          | 301          | 1,306        | 2,009        | 2,009        | 1,004        | 100        | 0          | 2,009           | 0                | 0                | 2,009            |
| Employee                                   | 100%               | 0        | 11         | 11         | 11         | 22         | 22         | 22           | 33           | 112          | 167        | 223          | 223          | 223          | 223          | 223          | 223          | 223          | 112        | 22         | 223             | 22               | 22               | 223              |
| <b>Hotel and Residential</b>               |                    |          |            |            |            |            |            |              |              |              |            |              |              |              |              |              |              |              |            |            |                 |                  |                  |                  |
| <b>Office</b>                              |                    |          |            |            |            |            |            |              |              |              |            |              |              |              |              |              |              |              |            |            |                 |                  |                  |                  |
| <b>Additional Land Uses</b>                |                    |          |            |            |            |            |            |              |              |              |            |              |              |              |              |              |              |              |            |            |                 |                  |                  |                  |
| Customer/Visitor                           |                    | 1        | 20         | 93         | 188        | 426        | 629        | 916          | 882          | 678          | 484        | 591          | 648          | 1,083        | 2,027        | 2,609        | 2,554        | 1,453        | 495        | 278        | 2,609           | 629              | 916              | 2,609            |
| Employee/Resident                          |                    | 2        | 87         | 158        | 215        | 265        | 268        | 269          | 281          | 359          | 370        | 425          | 487          | 487          | 478          | 462          | 448          | 308          | 133        | 478        | 268             | 269              | 478              | 478              |
| Reserved                                   |                    | 0        | 0          | 0          | 0          | 0          | 0          | 0            | 0            | 0            | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0          | 0          | 0               | 0                | 0                | 0                |
| <b>Total</b>                               |                    | <b>2</b> | <b>106</b> | <b>251</b> | <b>404</b> | <b>691</b> | <b>897</b> | <b>1,186</b> | <b>1,163</b> | <b>1,037</b> | <b>853</b> | <b>1,016</b> | <b>1,135</b> | <b>1,570</b> | <b>2,514</b> | <b>3,087</b> | <b>3,017</b> | <b>1,902</b> | <b>803</b> | <b>411</b> | <b>3,087</b>    | <b>897</b>       | <b>1,186</b>     | <b>3,087</b>     |

| August                                     |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                 |                  |
|--|--------------------|-----------|------------|------------|------------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|-----------------|------------------|-----------------|------------------|
| Weekend Estimated Peak-Hour Parking Demand |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                 |                  |
| Land Use                                   | Monthly Adjustment | 6 AM      | 7 AM       | 8 AM       | 9 AM       | 10 AM      | 11 AM      | 12 PM        | 1 PM         | 2 PM         | 3 PM         | 4 PM         | 5 PM         | 6 PM         | 7 PM         | 8 PM         | 9 PM         | 10 PM        | 11 PM        | 12 AM      | Overall Pk 8 PM | AM Peak Hr 11 AM | PM Peak Hr 5 PM | Eve Peak Hr 8 PM |
| <b>Retail</b>                              |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                 |                  |
| West Harbor - Retail (entitled)            | 100%               | 1         | 3          | 21         | 34         | 48         | 62         | 65           | 69           | 69           | 65           | 62           | 43           | 41           | 38           | 35           | 27           | 16           | 5            | 0          | 35              | 62               | 43              | 35               |
| Employee                                   | 100%               | 2         | 3          | 8          | 15         | 17         | 19         | 20           | 20           | 20           | 20           | 20           | 19           | 17           | 16           | 15           | 13           | 9            | 3            | 0          | 15              | 19               | 19              | 15               |
| <b>Food and Beverage</b>                   |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                 |                  |
| West Harbor - Fine Restaurant (entitled)   | 100%               | 0         | 0          | 0          | 0          | 0          | 169        | 562          | 618          | 506          | 506          | 562          | 541          | 832          | 749          | 665          | 582          | 582          | 582          | 416        | 665             | 169              | 541             | 665              |
| Employee                                   | 100%               | 0         | 37         | 55         | 111        | 138        | 138        | 138          | 138          | 138          | 138          | 138          | 185          | 185          | 185          | 185          | 185          | 157          | 92           | 185        | 138             | 185              | 185             | 185              |
| West Harbor - Family Restaurant (entitled) | 100%               | 0         | 83         | 166        | 387        | 497        | 497        | 553          | 470          | 359          | 221          | 276          | 266          | 409          | 368          | 327          | 286          | 143          | 61           | 41         | 327             | 497              | 266             | 327              |
| Employee                                   | 100%               | 39        | 58         | 70         | 70         | 77         | 77         | 77           | 77           | 77           | 58           | 58           | 74           | 77           | 77           | 77           | 74           | 50           | 50           | 27         | 77              | 77               | 74              | 77               |
| <b>Entertainment and Institutions</b>      |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                 |                  |
| Los Angeles Maritime Museum (existing)     | 62%                | 0         | 0          | 1          | 1          | 5          | 10         | 13           | 14           | 17           | 18           | 14           | 16           | 6            | 0            | 0            | 0            | 0            | 0            | 0          | 0               | 10               | 16              | 0                |
| Employee                                   | 86%                | 0         | 0          | 0          | 0          | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0          | -               | -                | -               | -                |
| West Harbor Amphitheater (proposed)        | 100%               | 0         | 0          | 0          | 0          | 0          | 0          | 0            | 0            | 0            | 0            | 22           | 100          | 301          | 1,306        | 2,009        | 2,009        | 1,004        | 100          | 0          | 2,009           | 0                | 100             | 2,009            |
| Employee                                   | 100%               | 0         | 11         | 11         | 11         | 22         | 22         | 22           | 33           | 112          | 167          | 223          | 223          | 223          | 223          | 223          | 223          | 223          | 112          | 33         | 223             | 22               | 223             | 223              |
| <b>Hotel and Residential</b>               |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                 |                  |
| <b>Office</b>                              |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                 |                  |
| <b>Additional Land Uses</b>                |                    |           |            |            |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                 |                  |
| Customer/Visitor                           |                    | 1         | 86         | 187        | 423        | 550        | 738        | 1,193        | 1,171        | 951          | 810          | 937          | 966          | 1,589        | 2,460        | 3,037        | 2,904        | 1,746        | 749          | 457        | 3,037           | 738              | 966             | 3,037            |
| Employee/Resident                          |                    | 41        | 109        | 144        | 206        | 255        | 257        | 258          | 269          | 347          | 384          | 439          | 500          | 502          | 501          | 500          | 494          | 467          | 322          | 153        | 500             | 257              | 500             | 500              |
| Reserved                                   |                    | 0         | 0          | 0          | 0          | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0          | 0               | 0                | 0               | 0                |
| <b>Total</b>                               |                    | <b>41</b> | <b>195</b> | <b>331</b> | <b>629</b> | <b>805</b> | <b>995</b> | <b>1,451</b> | <b>1,440</b> | <b>1,298</b> | <b>1,194</b> | <b>1,376</b> | <b>1,466</b> | <b>2,091</b> | <b>2,961</b> | <b>3,536</b> | <b>3,398</b> | <b>2,213</b> | <b>1,071</b> | <b>610</b> | <b>3,536</b>    | <b>995</b>       | <b>1,466</b>    | <b>3,536</b>     |

CHART 4A  
PEAK MONTH PARKING DEMAND BY HOUR  
FUTURE PHASE 1A/1B/1C WITH AMPHITHEATER EVENT

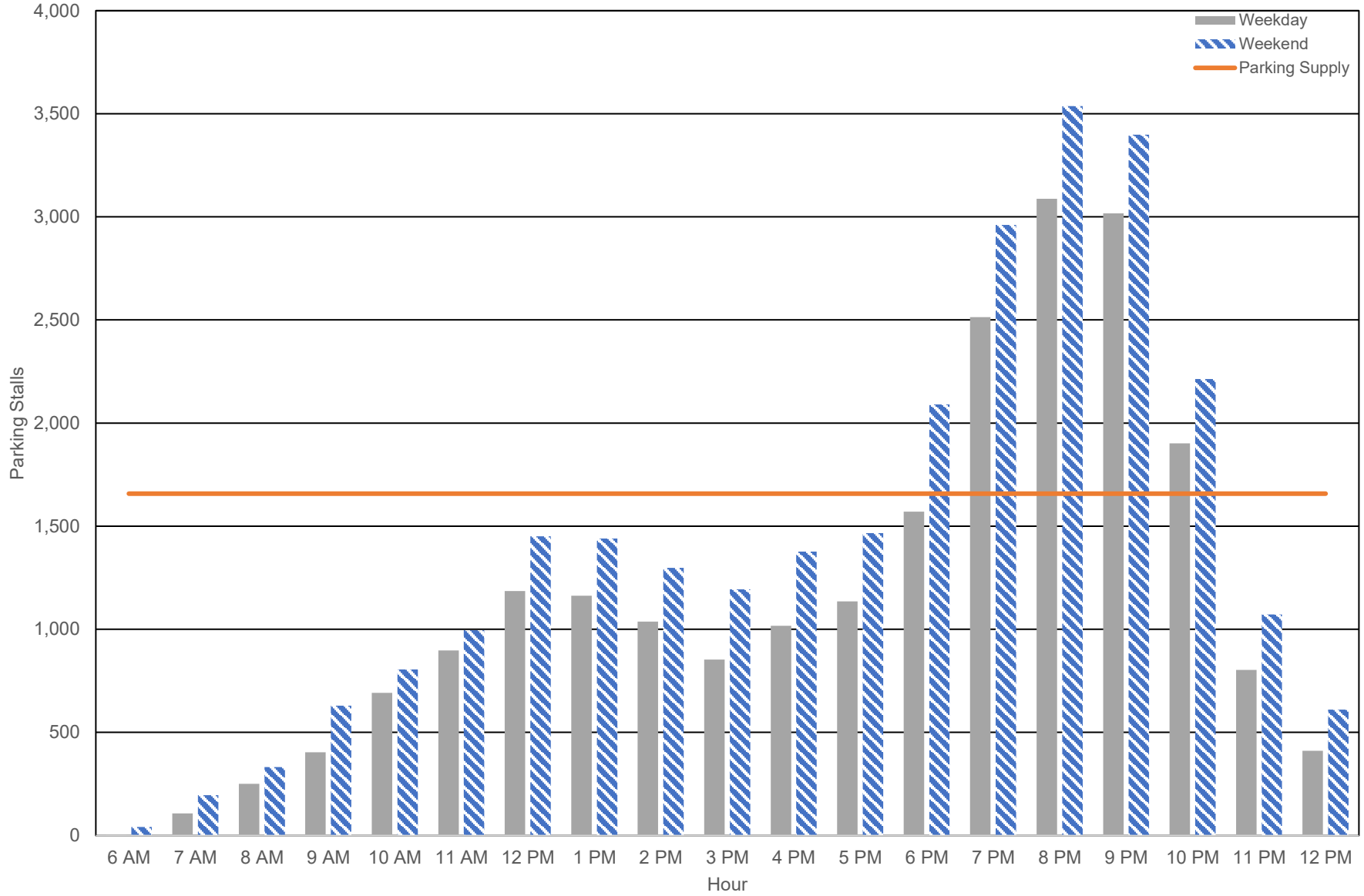


CHART 4B  
WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND  
FUTURE PHASE 1A/1B/1C WITH AMPHITHEATER EVENT

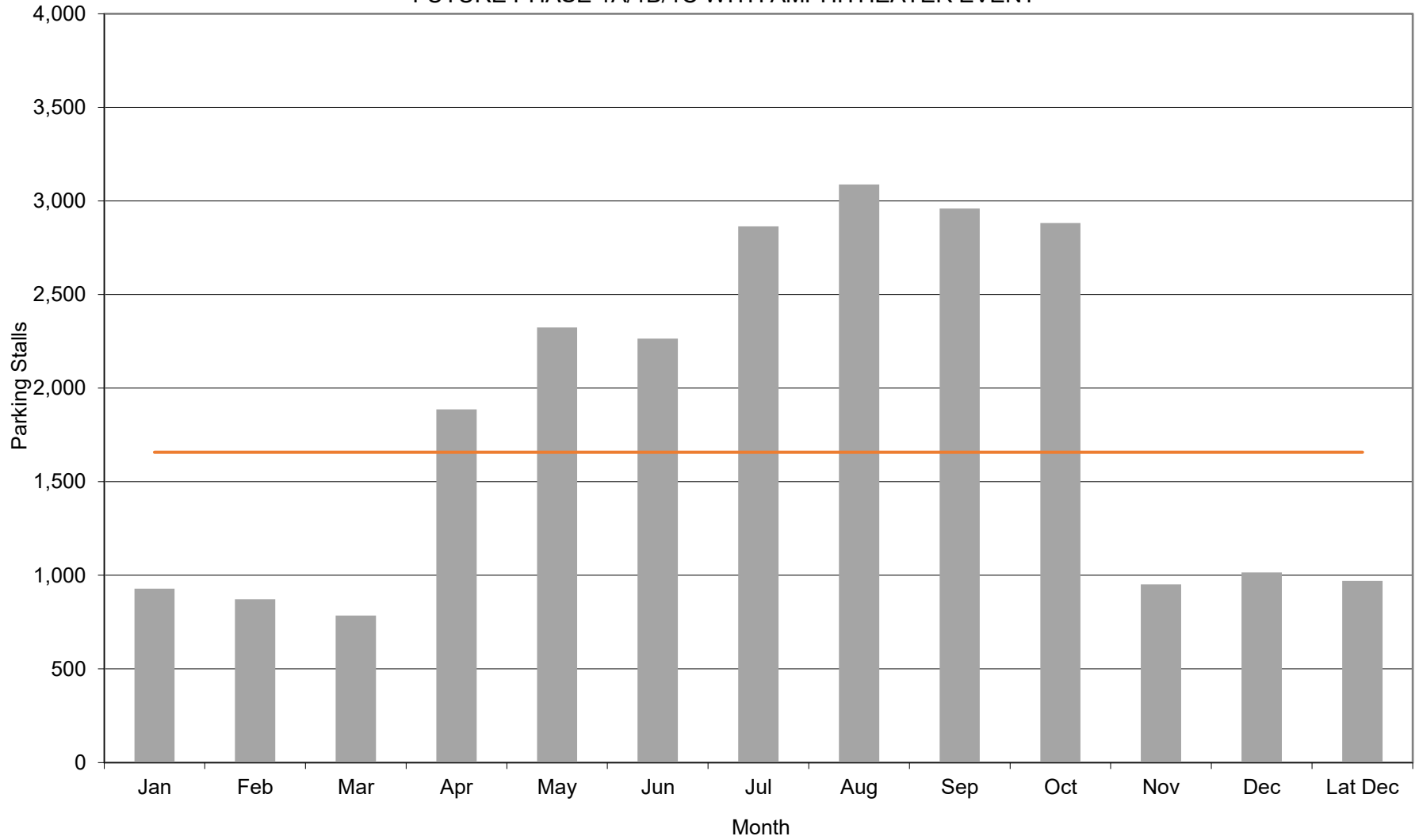
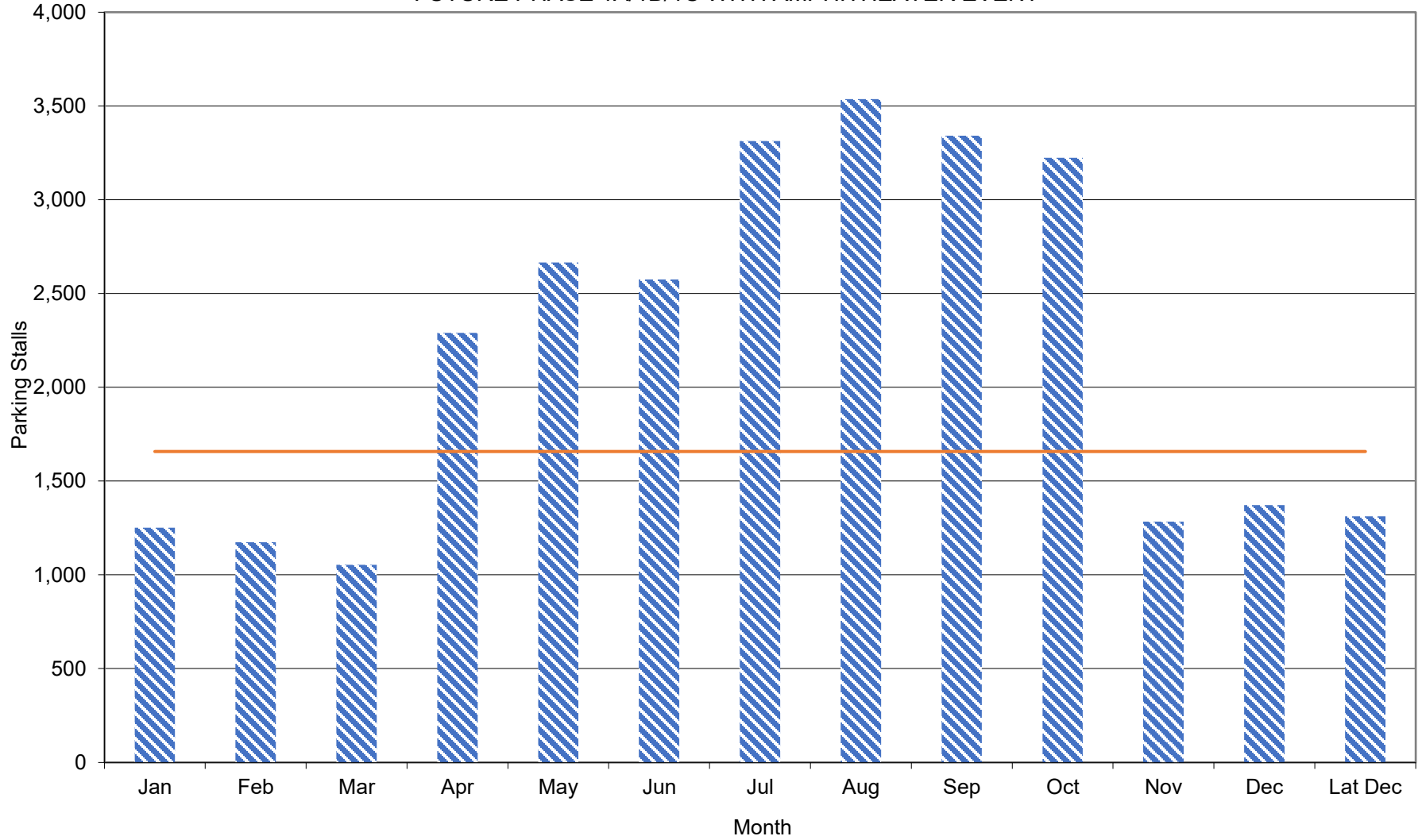


CHART 4C  
WEEKEND MONTH-BY-MONTH ESTIMATED PARKING DEMAND  
FUTURE PHASE 1A/1B/1C WITH AMPHITHEATER EVENT



**TABLE 5A  
PARKING DEMAND SUMMARY FOR  
FUTURE FULL PROJECT BUILDOUT (PHASES 1A/1B/1C & 2)**

| Shared Parking Demand Summary                          |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                     |                          |                     |                     |                          |
|--|-------------------------------|--------|--------------|-------------|-------------------|---------------|----------------|---------------|-------------|-------------------|---------------|----------------|---------------------|---------------------|--------------------------|---------------------|---------------------|--------------------------|
| Peak Month: JULY -- Peak Period: 8 PM, WEEKEND         |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                     |                          |                     |                     |                          |
| Land Use   | Project Data<br>Quantity Unit |        | Weekday      |             |                   |               |                | Weekend       |             |                   |               |                | Weekday             |                     |                          | Weekend             |                     |                          |
|  |                               |        | Base Ratio   | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Base Ratio    | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Peak Hr Adj<br>7 PM | Peak Mo Adj<br>July | Estimated Parking Demand | Peak Hr Adj<br>8 PM | Peak Mo Adj<br>July | Estimated Parking Demand |
| <b>Retail</b>  |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                     |                          |                     |                     |                          |
| West Harbor - Retail (entitled)<br>Employee            | 77,233                        | sf GLA | 2.90<br>0.70 | 90%<br>90%  | 88%<br>100%       | 2.30<br>0.63  | ksf GLA        | 3.20<br>0.80  | 90%<br>90%  | 82%<br>100%       | 2.36<br>0.72  | ksf GLA        | 80%<br>100%         | 100%<br>100%        | 142<br>50                | 65%<br>75%          | 100%<br>100%        | 119<br>42                |
| <b>Food and Beverage</b>                               |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                     |                          |                     |                     |                          |
| West Harbor - Fine Restaurant (entitled)<br>Employee   | 131,881                       | sf GLA | 9.29<br>2.25 | 90%<br>90%  | 100%<br>100%      | 8.34<br>2.03  | ksf GLA        | 15.25<br>2.50 | 90%<br>90%  | 100%<br>100%      | 13.70<br>2.25 | ksf GLA        | 100%<br>100%        | 100%<br>100%        | 1,100<br>267             | 100%<br>100%        | 100%<br>100%        | 1,807<br>297             |
| West Harbor - Family Restaurant (entitled)<br>Employee | 90,886                        | sf GLA | 8.97<br>2.15 | 90%<br>90%  | 100%<br>100%      | 8.07<br>1.94  | ksf GLA        | 15.00<br>2.10 | 90%<br>90%  | 100%<br>100%      | 13.50<br>1.89 | ksf GLA        | 80%<br>95%          | 100%<br>100%        | 588<br>168               | 65%<br>95%          | 100%<br>100%        | 798<br>163               |
| <b>Entertainment and Institutions</b>                  |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                     |                          |                     |                     |                          |
| Los Angeles Maritime Museum (existing)<br>Employee     | 31,000                        | sf GLA | 1.12<br>0.11 | 100%<br>90% | 100%<br>100%      | 1.12<br>0.10  | ksf GLA        | 1.61<br>0.18  | 100%<br>90% | 100%<br>100%      | 1.61<br>0.16  | ksf GLA        | 0%<br>0%            | 100%<br>97%         | -<br>-                   | 0%<br>0%            | 100%<br>82%         | -<br>-                   |
| <b>Hotel and Residential</b>                           |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                     |                          |                     |                     |                          |
| <b>Office</b>  |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                     |                          |                     |                     |                          |
| <b>Additional Land Uses</b>                            |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                     |                          |                     |                     |                          |
|  |                               |        |              |             |                   |               |                |               |             |                   |               |                | Customer/Visitor    | 1,830               | Customer                 | 2,724               |                     |                          |
|  |                               |        |              |             |                   |               |                |               |             |                   |               |                | Employee/Resident   | 484                 | Employee/Resident        | 502                 |                     |                          |
|  |                               |        |              |             |                   |               |                |               |             |                   |               |                | Reserved            | -                   | Reserved                 | -                   |                     |                          |
|  |                               |        |              |             |                   |               |                |               |             |                   |               |                | Total               | 2,314               | Total                    | 3,226               |                     |                          |

**TABLE 5B  
PEAK MONTH PARKING DEMAND SUMMARY FOR  
FUTURE FULL PROJECT BUILDOUT (PHASES 1A/1B/1C & 2)**

| July                                       |                    |          |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
|--|--------------------|----------|------------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|-----------------|------------------|------------------|------------------|
| Weekday Estimated Peak-Hour Parking Demand |                    |          |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| Land Use                                   | Monthly Adjustment | 6 AM     | 7 AM       | 8 AM       | 9 AM       | 10 AM        | 11 AM        | 12 PM        | 1 PM         | 2 PM         | 3 PM         | 4 PM         | 5 PM         | 6 PM         | 7 PM         | 8 PM         | 9 PM         | 10 PM        | 11 PM        | 12 AM      | Overall Pk 7 PM | AM Peak Hr 11 AM | PM Peak Hr 12 PM | Eve Peak Hr 7 PM |
| <b>Retail</b>                              |                    |          |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| West Harbor - Retail (entitled)            | 100%               | 2        | 9          | 28         | 66         | 113          | 141          | 188          | 188          | 178          | 160          | 160          | 151          | 160          | 142          | 115          | 80           | 27           | 9            | 0          | 142             | 141              | 188              | 142              |
| Employee                                   | 100%               | 5        | 7          | 12         | 22         | 37           | 47           | 50           | 50           | 50           | 50           | 50           | 50           | 50           | 50           | 45           | 30           | 20           | 10           | 0          | 50              | 47               | 50               | 50               |
| <b>Food and Beverage</b>                   |                    |          |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| West Harbor - Fine Restaurant (entitled)   | 100%               | 0        | 0          | 0          | 0          | 165          | 439          | 824          | 824          | 714          | 439          | 549          | 825          | 1,045        | 1,100        | 1,100        | 1,100        | 1,045        | 825          | 275        | 1,100           | 439              | 824              | 1,100            |
| Employee                                   | 100%               | 0        | 53         | 134        | 200        | 241          | 241          | 241          | 241          | 241          | 200          | 200          | 267          | 267          | 267          | 267          | 267          | 267          | 227          | 94         | 267             | 241              | 241              | 267              |
| West Harbor - Family Restaurant (entitled) | 100%               | 0        | 37         | 184        | 367        | 624          | 661          | 734          | 661          | 367          | 330          | 330          | 551          | 588          | 588          | 588          | 441          | 404          | 367          | 184        | 588             | 661              | 734              | 588              |
| Employee                                   | 100%               | 0        | 88         | 132        | 159        | 176          | 176          | 176          | 176          | 176          | 132          | 132          | 168          | 168          | 168          | 168          | 141          | 115          | 115          | 62         | 168             | 176              | 176              | 168              |
| <b>Entertainment and Institutions</b>      |                    |          |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| Los Angeles Maritime Museum (existing)     | 100%               | 0        | 0          | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 18           | 7            | 0            | 0            | 0            | 0            | 0            | 0          | 0               | 0                | 0                | 0                |
| Employee                                   | 97%                | 0        | 0          | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0          | -               | -                | -                | -                |
| <b>Hotel and Residential</b>               |                    |          |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| <b>Office</b>                              |                    |          |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| <b>Additional Land Uses</b>                |                    |          |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| Customer/Visitor                           |                    | 2        | 46         | 212        | 433        | 902          | 1,242        | 1,747        | 1,673        | 1,260        | 930          | 1,040        | 1,545        | 1,799        | 1,830        | 1,803        | 1,621        | 1,476        | 1,201        | 459        | 1,830           | 1,242            | 1,747            | 1,830            |
| Employee/Resident                          |                    | 5        | 149        | 278        | 382        | 454          | 464          | 466          | 466          | 466          | 382          | 382          | 484          | 484          | 484          | 479          | 438          | 402          | 352          | 155        | 484             | 464              | 466              | 484              |
| Reserved                                   |                    | 0        | 0          | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0          | 0               | 0                | 0                | 0                |
| <b>Total</b>                               |                    | <b>7</b> | <b>195</b> | <b>490</b> | <b>814</b> | <b>1,356</b> | <b>1,706</b> | <b>2,213</b> | <b>2,140</b> | <b>1,726</b> | <b>1,312</b> | <b>1,422</b> | <b>2,029</b> | <b>2,284</b> | <b>2,314</b> | <b>2,283</b> | <b>2,059</b> | <b>1,878</b> | <b>1,553</b> | <b>614</b> | <b>2,314</b>    | <b>1,706</b>     | <b>2,213</b>     | <b>2,314</b>     |

| July                                       |                    |           |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |                 |                  |                  |                  |
|--|--------------------|-----------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------|------------------|------------------|------------------|
| Weekend Estimated Peak-Hour Parking Demand |                    |           |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |                 |                  |                  |                  |
| Land Use                                   | Monthly Adjustment | 6 AM      | 7 AM       | 8 AM       | 9 AM         | 10 AM        | 11 AM        | 12 PM        | 1 PM         | 2 PM         | 3 PM         | 4 PM         | 5 PM         | 6 PM         | 7 PM         | 8 PM         | 9 PM         | 10 PM        | 11 PM        | 12 AM        | Overall Pk 8 PM | AM Peak Hr 11 AM | PM Peak Hr 12 PM | Eve Peak Hr 8 PM |
| <b>Retail</b>                              |                    |           |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |                 |                  |                  |                  |
| West Harbor - Retail (entitled)            | 100%               | 2         | 10         | 61         | 102          | 143          | 184          | 195          | 205          | 205          | 195          | 184          | 146          | 137          | 128          | 119          | 91           | 55           | 18           | 0            | 119             | 184              | 195              | 119              |
| Employee                                   | 100%               | 6         | 8          | 22         | 42           | 47           | 53           | 56           | 56           | 56           | 56           | 56           | 53           | 47           | 45           | 42           | 36           | 25           | 8            | 0            | 42              | 53               | 56               | 42               |
| <b>Food and Beverage</b>                   |                    |           |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |                 |                  |                  |                  |
| West Harbor - Fine Restaurant (entitled)   | 100%               | 0         | 0          | 0          | 0            | 0            | 271          | 903          | 993          | 813          | 813          | 813          | 1,084        | 1,627        | 1,717        | 1,807        | 1,627        | 1,627        | 1,627        | 904          | 1,807           | 271              | 903              | 1,807            |
| Employee                                   | 100%               | 0         | 59         | 89         | 178          | 223          | 223          | 223          | 223          | 223          | 223          | 223          | 297          | 297          | 297          | 297          | 297          | 297          | 252          | 149          | 297             | 223              | 223              | 297              |
| West Harbor - Family Restaurant (entitled) | 100%               | 0         | 184        | 368        | 859          | 1,105        | 1,105        | 1,228        | 1,043        | 798          | 491          | 552          | 737          | 859          | 859          | 798          | 368          | 307          | 184          | 123          | 798             | 1,105            | 1,228            | 798              |
| Employee                                   | 100%               | 86        | 129        | 155        | 155          | 172          | 172          | 172          | 172          | 172          | 129          | 129          | 163          | 163          | 163          | 163          | 138          | 112          | 112          | 60           | 163             | 172              | 172              | 163              |
| <b>Entertainment and Institutions</b>      |                    |           |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |                 |                  |                  |                  |
| Los Angeles Maritime Museum (existing)     | 100%               | 0         | 0          | 0          | 1            | 2            | 5            | 6            | 6            | 8            | 8            | 6            | 26           | 10           | 0            | 0            | 0            | 0            | 0            | 0            | 0               | 5                | 6                | 0                |
| Employee                                   | 82%                | 0         | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | -               | -                | -                | -                |
| <b>Hotel and Residential</b>               |                    |           |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |                 |                  |                  |                  |
| <b>Office</b>                              |                    |           |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |                 |                  |                  |                  |
| <b>Additional Land Uses</b>                |                    |           |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |                 |                  |                  |                  |
| Customer/Visitor                           |                    | 2         | 194        | 430        | 962          | 1,250        | 1,565        | 2,331        | 2,248        | 1,823        | 1,506        | 1,556        | 1,993        | 2,633        | 2,704        | 2,724        | 2,086        | 1,988        | 1,829        | 1,026        | 2,724           | 1,565            | 2,331            | 2,724            |
| Employee/Resident                          |                    | 92        | 197        | 266        | 375          | 442          | 448          | 450          | 450          | 450          | 407          | 407          | 513          | 508          | 505          | 502          | 471          | 434          | 373          | 209          | 502             | 448              | 450              | 502              |
| Reserved                                   |                    | 0         | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0               | 0                | 0                | 0                |
| <b>Total</b>                               |                    | <b>94</b> | <b>391</b> | <b>696</b> | <b>1,337</b> | <b>1,693</b> | <b>2,012</b> | <b>2,781</b> | <b>2,698</b> | <b>2,273</b> | <b>1,914</b> | <b>1,963</b> | <b>2,506</b> | <b>3,141</b> | <b>3,209</b> | <b>3,226</b> | <b>2,557</b> | <b>2,422</b> | <b>2,201</b> | <b>1,235</b> | <b>3,226</b>    | <b>2,012</b>     | <b>2,781</b>     | <b>3,226</b>     |



**TABLE 5C  
OFF-PEAK PARKING DEMAND SUMMARY FOR  
FUTURE FULL PROJECT BUILDOUT (PHASES 1A/1B/1C & 2)**

| Shared Parking Demand Summary                          |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
|--|-------------------------------|--------|------------|-------------|-------------------|---------------|----------------|------------|-------------|-------------------|---------------|----------------|---------------------|----------------------|--------------------------|---------------------|----------------------|--------------------------|
| Peak Month: APRIL -- Peak Period: 8 PM, WEEKEND        |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| Land Use   | Project Data<br>Quantity Unit |        | Weekday    |             |                   |               |                | Weekend    |             |                   |               |                | Weekday             |                      |                          | Weekend             |                      |                          |
|  |                               |        | Base Ratio | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Base Ratio | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Peak Hr Adj<br>7 PM | Peak Mo Adj<br>April | Estimated Parking Demand | Peak Hr Adj<br>8 PM | Peak Mo Adj<br>April | Estimated Parking Demand |
| <b>Retail</b>  |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| West Harbor - Retail (entitled)<br>Employee            | 77,233                        | sf GLA | 2.90       | 90%         | 88%               | 2.30          | ksf GLA        | 3.20       | 90%         | 82%               | 2.36          | ksf GLA        | 80%                 | 90%                  | 128                      | 65%                 | 90%                  | 107                      |
|  |                               |        | 0.70       | 90%         | 100%              | 0.63          |                | 0.80       | 90%         | 100%              | 0.72          |                | 100%                | 90%                  | 45                       | 75%                 | 90%                  | 38                       |
| <b>Food and Beverage</b>                               |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| West Harbor - Fine Restaurant (entitled)<br>Employee   | 131,881                       | sf GLA | 9.29       | 90%         | 100%              | 8.34          | ksf GLA        | 15.25      | 90%         | 100%              | 13.70         | ksf GLA        | 100%                | 90%                  | 990                      | 100%                | 90%                  | 1,627                    |
|  |                               |        | 2.25       | 90%         | 100%              | 2.03          |                | 2.50       | 90%         | 100%              | 2.25          |                | 100%                | 90%                  | 241                      | 100%                | 90%                  | 267                      |
| West Harbor - Family Restaurant (entitled)<br>Employee | 90,886                        | sf GLA | 8.97       | 90%         | 100%              | 8.07          | ksf GLA        | 15.00      | 90%         | 100%              | 13.50         | ksf GLA        | 80%                 | 90%                  | 529                      | 65%                 | 90%                  | 718                      |
|  |                               |        | 2.15       | 90%         | 100%              | 1.94          |                | 2.10       | 90%         | 100%              | 1.89          |                | 95%                 | 90%                  | 151                      | 95%                 | 90%                  | 147                      |
| <b>Entertainment and Institutions</b>                  |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| Los Angeles Maritime Museum (existing)<br>Employee     | 31,000                        | sf GLA | 1.12       | 100%        | 100%              | 1.12          | ksf GLA        | 1.61       | 100%        | 100%              | 1.61          | ksf GLA        | 0%                  | 65%                  | -                        | 0%                  | 65%                  | -                        |
|  |                               |        | 0.11       | 90%         | 100%              | 0.10          |                | 0.18       | 90%         | 100%              | 0.16          |                | 0%                  | 60%                  | -                        | 0%                  | 100%                 | -                        |
| <b>Hotel and Residential</b>                           |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| <b>Office</b>  |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
| <b>Additional Land Uses</b>                            |                               |        |            |             |                   |               |                |            |             |                   |               |                |                     |                      |                          |                     |                      |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                | Customer/Visitor    | 1,647                | Customer                 | 2,452               |                      |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                | Employee/Resident   | 436                  | Employee/Resident        | 452                 |                      |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                | Reserved            | -                    | Reserved                 | -                   |                      |                          |
|  |                               |        |            |             |                   |               |                |            |             |                   |               |                | Total               | 2,083                | Total                    | 2,904               |                      |                          |

CHART 5A  
 PEAK MONTH PARKING DEMAND BY HOUR  
 FUTURE FULL PROJECT BUILDOUT (PHASES 1A/1B/1C & 2)

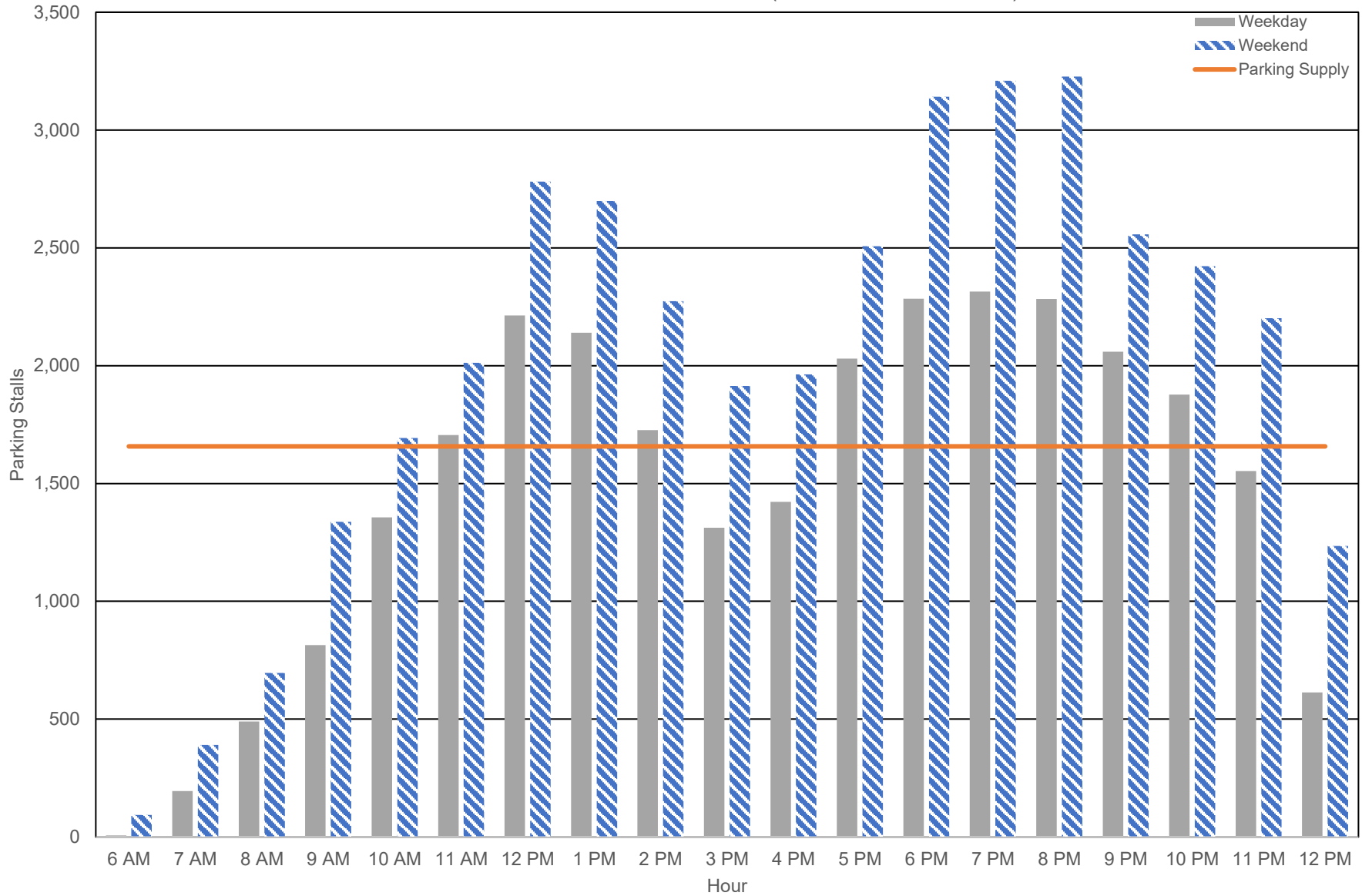


CHART 5B  
WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND  
FUTURE FULL PROJECT BUILDOUT (PHASES 1A/1B/1C & 2)

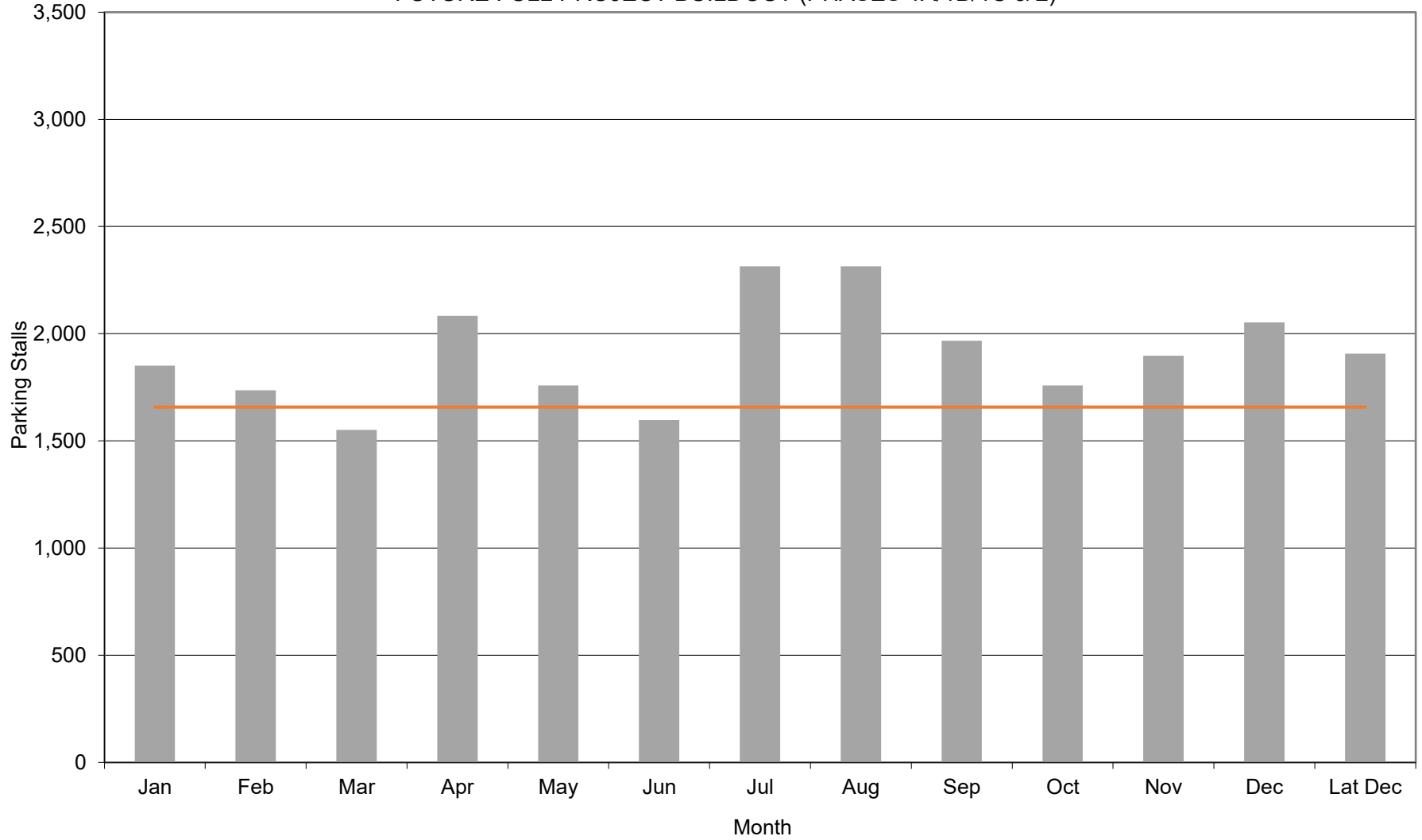
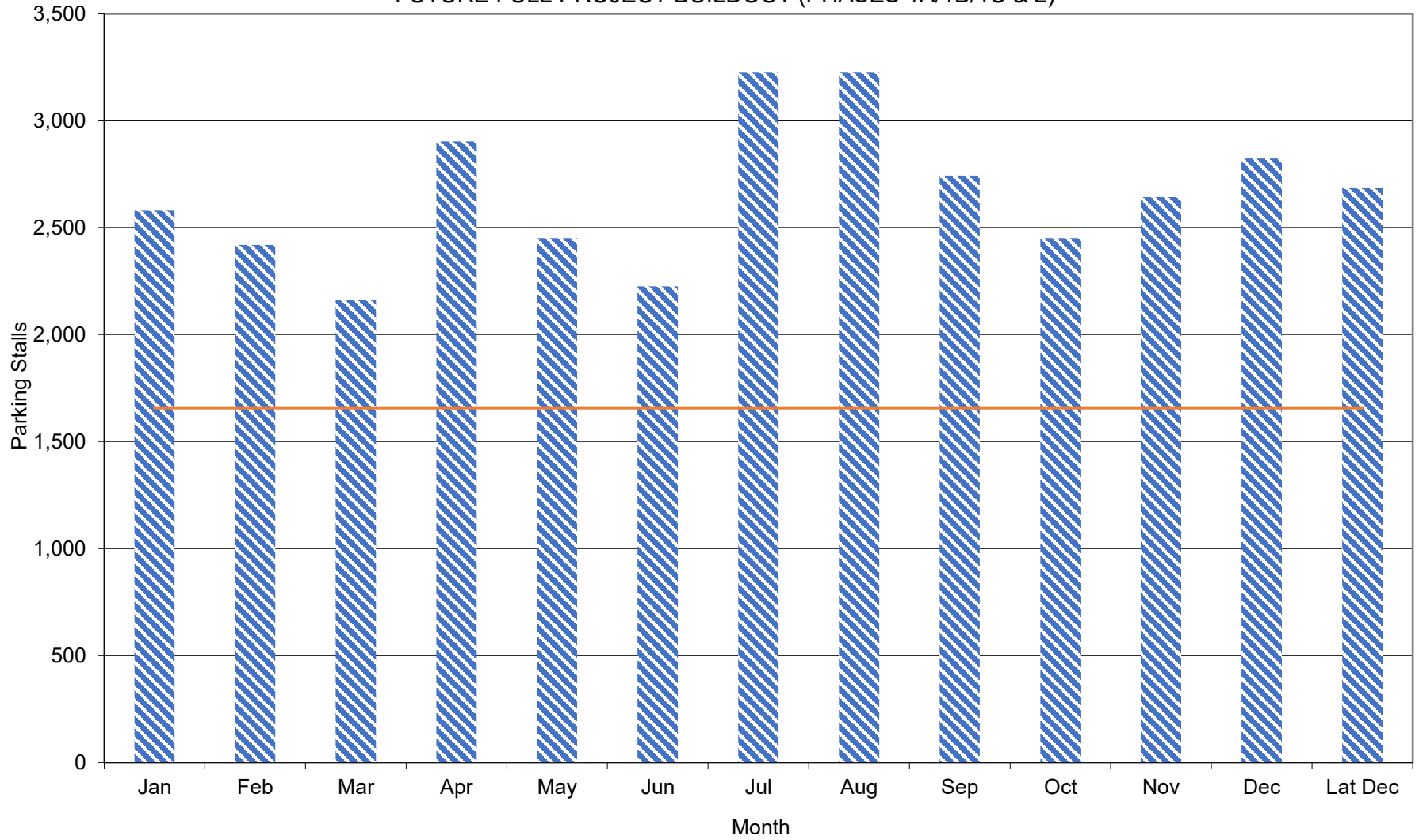


CHART 5C  
WEEKEND MONTH-BY-MONTH ESTIMATED PARKING DEMAND  
FUTURE FULL PROJECT BUILDOUT (PHASES 1A/1B/1C & 2)



**TABLE 6A  
PARKING DEMAND SUMMARY FOR  
FUTURE FULL PROJECT BUILDOUT WITH AMPHITHEATER EVENT**

| Shared Parking Demand Summary                          |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
|--|-------------------------------|--------|--------------|-------------|-------------------|---------------|----------------|---------------|-------------|-------------------|---------------|----------------|---------------------|-----------------------|--------------------------|---------------------|-----------------------|--------------------------|
| Peak Month: AUGUST -- Peak Period: 8 PM, WEEKEND       |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
| Land Use   | Project Data<br>Quantity Unit |        | Weekday      |             |                   |               |                | Weekend       |             |                   |               |                | Weekday             |                       |                          | Weekend             |                       |                          |
|  |                               |        | Base Ratio   | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Base Ratio    | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Peak Hr Adj<br>8 PM | Peak Mo Adj<br>August | Estimated Parking Demand | Peak Hr Adj<br>8 PM | Peak Mo Adj<br>August | Estimated Parking Demand |
| <b>Retail</b>  |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
| West Harbor - Retail (entitled)<br>Employee            | 77,233                        | sf GLA | 2.90<br>0.70 | 90%<br>90%  | 88%<br>100%       | 2.28<br>0.63  | ksf GLA        | 3.20<br>0.80  | 90%<br>90%  | 80%<br>100%       | 2.31<br>0.72  | ksf GLA        | 65%<br>75%          | 100%<br>100%          | 115<br>37                | 65%<br>75%          | 100%<br>100%          | 116<br>42                |
| <b>Food and Beverage</b>                               |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
| West Harbor - Fine Restaurant (entitled)<br>Employee   | 131,881                       | sf GLA | 9.29<br>2.25 | 90%<br>90%  | 74%<br>100%       | 6.19<br>2.03  | ksf GLA        | 15.25<br>2.50 | 90%<br>90%  | 74%<br>100%       | 10.16<br>2.25 | ksf GLA        | 75%<br>100%         | 100%<br>100%          | 612<br>267               | 80%<br>100%         | 100%<br>100%          | 1,072<br>297             |
| West Harbor - Family Restaurant (entitled)<br>Employee | 90,886                        | sf GLA | 8.97<br>2.15 | 90%<br>90%  | 74%<br>100%       | 5.97<br>1.94  | ksf GLA        | 15.00<br>2.10 | 90%<br>90%  | 74%<br>100%       | 9.99<br>1.89  | ksf GLA        | 75%<br>95%          | 100%<br>100%          | 408<br>168               | 80%<br>100%         | 100%<br>100%          | 727<br>172               |
| <b>Entertainment and Institutions</b>                  |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
| Los Angeles Maritime Museum (existing)<br>Employee     | 31,000                        | sf GLA | 1.12<br>0.11 | 100%<br>90% | 97%<br>100%       | 1.09<br>0.10  | ksf GLA        | 1.61<br>0.18  | 100%<br>90% | 96%<br>100%       | 1.54<br>0.16  | ksf GLA        | 0%<br>0%            | 62%<br>78%            | -<br>-                   | 0%<br>0%            | 62%<br>86%            | -<br>-                   |
| West Harbor Amphitheater (proposed)<br>Employee        | 6,200                         | seats  | 0.36<br>0.04 | 90%<br>90%  | 100%<br>100%      | 0.32<br>0.04  | seat           | 0.36<br>0.04  | 90%<br>90%  | 100%<br>100%      | 0.32<br>0.04  | seat           | 100%<br>100%        | 100%<br>100%          | 2,009<br>223             | 100%<br>100%        | 100%<br>100%          | 2,009<br>223             |
| <b>Hotel and Residential</b>                           |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
| <b>Office</b>  |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
| <b>Additional Land Uses</b>                            |                               |        |              |             |                   |               |                |               |             |                   |               |                |                     |                       |                          |                     |                       |                          |
|  |                               |        |              |             |                   |               |                |               |             |                   |               |                | Customer/Visitor    | 3,143                 | Customer                 | 3,924               |                       |                          |
|  |                               |        |              |             |                   |               |                |               |             |                   |               |                | Employee/Resident   | 695                   | Employee/Resident        | 734                 |                       |                          |
|  |                               |        |              |             |                   |               |                |               |             |                   |               |                | Reserved            | -                     | Reserved                 | -                   |                       |                          |
|  |                               |        |              |             |                   |               |                |               |             |                   |               |                | Total               | 3,839                 | Total                    | 4,658               |                       |                          |

**TABLE 6B  
PEAK MONTH PARKING DEMAND SUMMARY FOR  
FUTURE PROJECT BUILDOUT WITH AMPHITHEATER EVENT**

| August                                     |                    |          |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
|--|--------------------|----------|------------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|------------|-----------------|------------------|------------------|------------------|
| Weekday Estimated Peak-Hour Parking Demand |                    |          |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| Land Use                                   | Monthly Adjustment | 6 AM     | 7 AM       | 8 AM       | 9 AM       | 10 AM        | 11 AM        | 12 PM        | 1 PM         | 2 PM         | 3 PM         | 4 PM         | 5 PM         | 6 PM         | 7 PM         | 8 PM         | 9 PM         | 10 PM        | 11 PM        | 12 AM      | Overall Pk 8 PM | AM Peak Hr 11 AM | PM Peak Hr 12 PM | Eve Peak Hr 8 PM |
| <b>Retail</b>                              |                    |          |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| West Harbor - Retail (entitled)            | 100%               | 2        | 9          | 28         | 65         | 112          | 140          | 187          | 187          | 178          | 159          | 159          | 150          | 159          | 141          | 115          | 62           | 26           | 9            | 0          | 115             | 140              | 187              | 115              |
| Employee                                   | 100%               | 5        | 7          | 12         | 22         | 37           | 47           | 50           | 50           | 50           | 50           | 50           | 50           | 50           | 50           | 37           | 25           | 20           | 10           | 0          | 37              | 47               | 50               | 37               |
| <b>Food and Beverage</b>                   |                    |          |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| West Harbor - Fine Restaurant (entitled)   | 100%               | 0        | 0          | 0          | 0          | 166          | 441          | 828          | 828          | 717          | 441          | 552          | 531          | 817          | 735          | 612          | 572          | 572          | 572          | 408        | 612             | 441              | 828              | 612              |
| Employee                                   | 100%               | 0        | 53         | 134        | 200        | 241          | 241          | 241          | 241          | 241          | 200          | 200          | 267          | 267          | 267          | 267          | 267          | 267          | 227          | 134        | 267             | 241              | 241              | 267              |
| West Harbor - Family Restaurant (entitled) | 100%               | 0        | 37         | 184        | 367        | 624          | 661          | 734          | 661          | 367          | 330          | 367          | 353          | 489          | 489          | 408          | 380          | 190          | 82           | 54         | 408             | 661              | 734              | 408              |
| Employee                                   | 100%               | 0        | 88         | 132        | 159        | 176          | 176          | 176          | 176          | 176          | 132          | 132          | 176          | 176          | 176          | 168          | 141          | 115          | 115          | 62         | 168             | 176              | 176              | 168              |
| <b>Entertainment and Institutions</b>      |                    |          |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| Los Angeles Maritime Museum (existing)     | 62%                | 0        | 0          | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 11           | 4            | 0            | 0            | 0            | 0            | 0            | 0          | 0               | 0                | 0                | 0                |
| Employee                                   | 78%                | 0        | 0          | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0          | -               | -                | -                | -                |
| West Harbor Amphitheater (proposed)        | 100%               | 0        | 0          | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 22           | 100          | 301          | 1,306        | 2,009        | 2,009        | 1,004        | 100          | 0          | 2,009           | 0                | 0                | 2,009            |
| Employee                                   | 100%               | 0        | 11         | 11         | 11         | 22           | 22           | 22           | 33           | 112          | 167          | 223          | 223          | 223          | 223          | 223          | 223          | 223          | 112          | 22         | 223             | 22               | 22               | 223              |
| <b>Hotel and Residential</b>               |                    |          |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| <b>Office</b>                              |                    |          |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| <b>Additional Land Uses</b>                |                    |          |            |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |            |                 |                  |                  |                  |
| Customer/Visitor                           |                    | 2        | 46         | 212        | 433        | 902          | 1,243        | 1,749        | 1,676        | 1,262        | 931          | 1,100        | 1,145        | 1,770        | 2,671        | 3,143        | 3,023        | 1,793        | 762          | 463        | 3,143           | 1,243            | 1,749            | 3,143            |
| Employee/Resident                          |                    | 5        | 160        | 289        | 393        | 476          | 486          | 489          | 500          | 578          | 550          | 605          | 716          | 716          | 716          | 695          | 656          | 625          | 463          | 218        | 695             | 486              | 489              | 695              |
| Reserved                                   |                    | 0        | 0          | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0          | 0               | 0                | 0                | 0                |
| <b>Total</b>                               |                    | <b>7</b> | <b>206</b> | <b>501</b> | <b>825</b> | <b>1,379</b> | <b>1,729</b> | <b>2,238</b> | <b>2,176</b> | <b>1,840</b> | <b>1,481</b> | <b>1,706</b> | <b>1,862</b> | <b>2,486</b> | <b>3,387</b> | <b>3,839</b> | <b>3,679</b> | <b>2,418</b> | <b>1,226</b> | <b>680</b> | <b>3,839</b>    | <b>1,729</b>     | <b>2,238</b>     | <b>3,839</b>     |

| August                                     |                    |           |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |                 |                  |                  |                  |
|--|--------------------|-----------|------------|------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------|------------------|------------------|------------------|
| Weekend Estimated Peak-Hour Parking Demand |                    |           |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |                 |                  |                  |                  |
| Land Use                                   | Monthly Adjustment | 6 AM      | 7 AM       | 8 AM       | 9 AM         | 10 AM        | 11 AM        | 12 PM        | 1 PM         | 2 PM         | 3 PM         | 4 PM         | 5 PM         | 6 PM         | 7 PM         | 8 PM         | 9 PM         | 10 PM        | 11 PM        | 12 AM        | Overall Pk 8 PM | AM Peak Hr 11 AM | PM Peak Hr 12 PM | Eve Peak Hr 8 PM |
| <b>Retail</b>                              |                    |           |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |                 |                  |                  |                  |
| West Harbor - Retail (entitled)            | 100%               | 2         | 10         | 61         | 102          | 143          | 184          | 194          | 204          | 204          | 194          | 184          | 143          | 134          | 125          | 116          | 89           | 54           | 18           | 0            | 116             | 184              | 194              | 116              |
| Employee                                   | 100%               | 6         | 8          | 22         | 42           | 47           | 53           | 56           | 56           | 56           | 56           | 56           | 53           | 47           | 45           | 42           | 36           | 25           | 8            | 0            | 42              | 53               | 56               | 42               |
| <b>Food and Beverage</b>                   |                    |           |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |                 |                  |                  |                  |
| West Harbor - Fine Restaurant (entitled)   | 100%               | 0         | 0          | 0          | 0            | 0            | 272          | 905          | 996          | 815          | 815          | 905          | 871          | 1,340        | 1,206        | 1,072        | 938          | 938          | 938          | 670          | 1,072           | 272              | 905              | 1,072            |
| Employee                                   | 100%               | 0         | 59         | 89         | 178          | 223          | 223          | 223          | 223          | 223          | 223          | 223          | 297          | 297          | 297          | 297          | 297          | 297          | 252          | 149          | 297             | 223              | 223              | 297              |
| West Harbor - Family Restaurant (entitled) | 100%               | 0         | 184        | 368        | 859          | 1,105        | 1,105        | 1,228        | 1,043        | 798          | 491          | 614          | 590          | 908          | 818          | 727          | 636          | 318          | 136          | 91           | 727             | 1,105            | 1,228            | 727              |
| Employee                                   | 100%               | 86        | 129        | 155        | 155          | 172          | 172          | 172          | 172          | 172          | 129          | 129          | 163          | 172          | 172          | 172          | 163          | 112          | 112          | 60           | 172             | 172              | 172              | 172              |
| <b>Entertainment and Institutions</b>      |                    |           |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |                 |                  |                  |                  |
| Los Angeles Maritime Museum (existing)     | 62%                | 0         | 0          | 0          | 0            | 1            | 3            | 4            | 4            | 5            | 5            | 4            | 15           | 6            | 0            | 0            | 0            | 0            | 0            | 0            | 0               | 3                | 4                | 0                |
| Employee                                   | 86%                | 0         | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | -               | -                | -                | -                |
| West Harbor Amphitheater (proposed)        | 100%               | 0         | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 22           | 100          | 301          | 1,306        | 2,009        | 2,009        | 1,004        | 100          | 0            | 2,009           | 0                | 0                | 2,009            |
| Employee                                   | 100%               | 0         | 11         | 11         | 11           | 22           | 22           | 22           | 33           | 112          | 167          | 223          | 223          | 223          | 223          | 223          | 223          | 223          | 112          | 33           | 223             | 22               | 22               | 223              |
| <b>Hotel and Residential</b>               |                    |           |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |                 |                  |                  |                  |
| <b>Office</b>                              |                    |           |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |                 |                  |                  |                  |
| <b>Additional Land Uses</b>                |                    |           |            |            |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |              |                 |                  |                  |                  |
| Customer/Visitor                           |                    | 2         | 194        | 430        | 962          | 1,249        | 1,563        | 2,331        | 2,248        | 1,822        | 1,505        | 1,729        | 1,720        | 2,690        | 3,455        | 3,924        | 3,672        | 2,314        | 1,193        | 761          | 3,924           | 1,563            | 2,331            | 3,924            |
| Employee/Resident                          |                    | 92        | 208        | 277        | 386          | 464          | 470          | 473          | 484          | 562          | 575          | 631          | 737          | 740          | 737          | 734          | 720          | 657          | 484          | 242          | 734             | 470              | 473              | 734              |
| Reserved                                   |                    | 0         | 0          | 0          | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0            | 0               | 0                | 0                | 0                |
| <b>Total</b>                               |                    | <b>94</b> | <b>402</b> | <b>707</b> | <b>1,348</b> | <b>1,714</b> | <b>2,033</b> | <b>2,803</b> | <b>2,731</b> | <b>2,384</b> | <b>2,080</b> | <b>2,360</b> | <b>2,457</b> | <b>3,429</b> | <b>4,191</b> | <b>4,658</b> | <b>4,392</b> | <b>2,971</b> | <b>1,677</b> | <b>1,003</b> | <b>4,658</b>    | <b>2,033</b>     | <b>2,803</b>     | <b>4,658</b>     |

CHART 6A  
PEAK MONTH PARKING DEMAND BY HOUR  
FUTURE PROJECT BUILDOUT WITH AMPHITHEATER EVENT

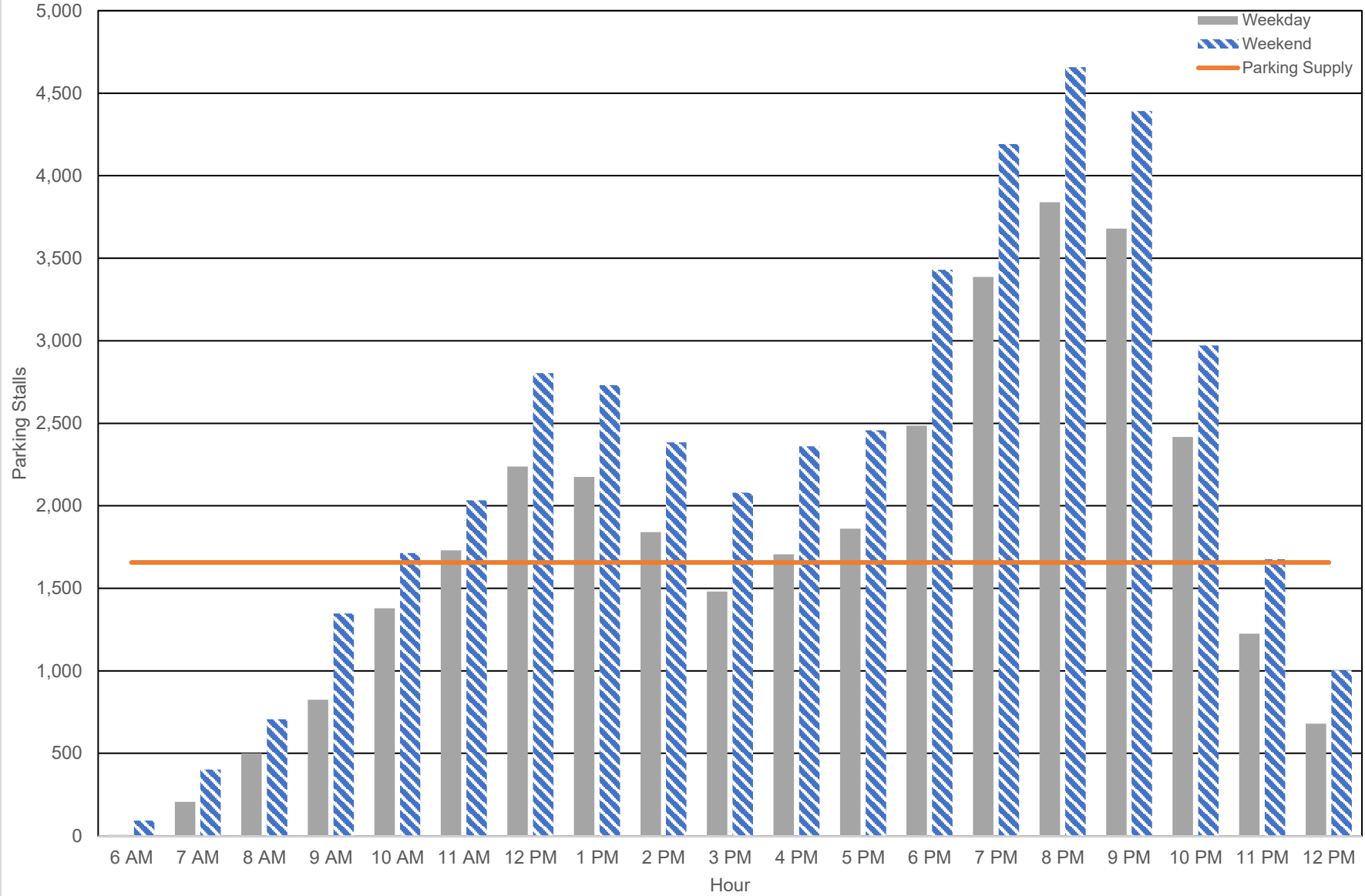


CHART 6B  
WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND  
FUTURE PROJECT BUILDOUT WITH AMPHITHEATER EVENT

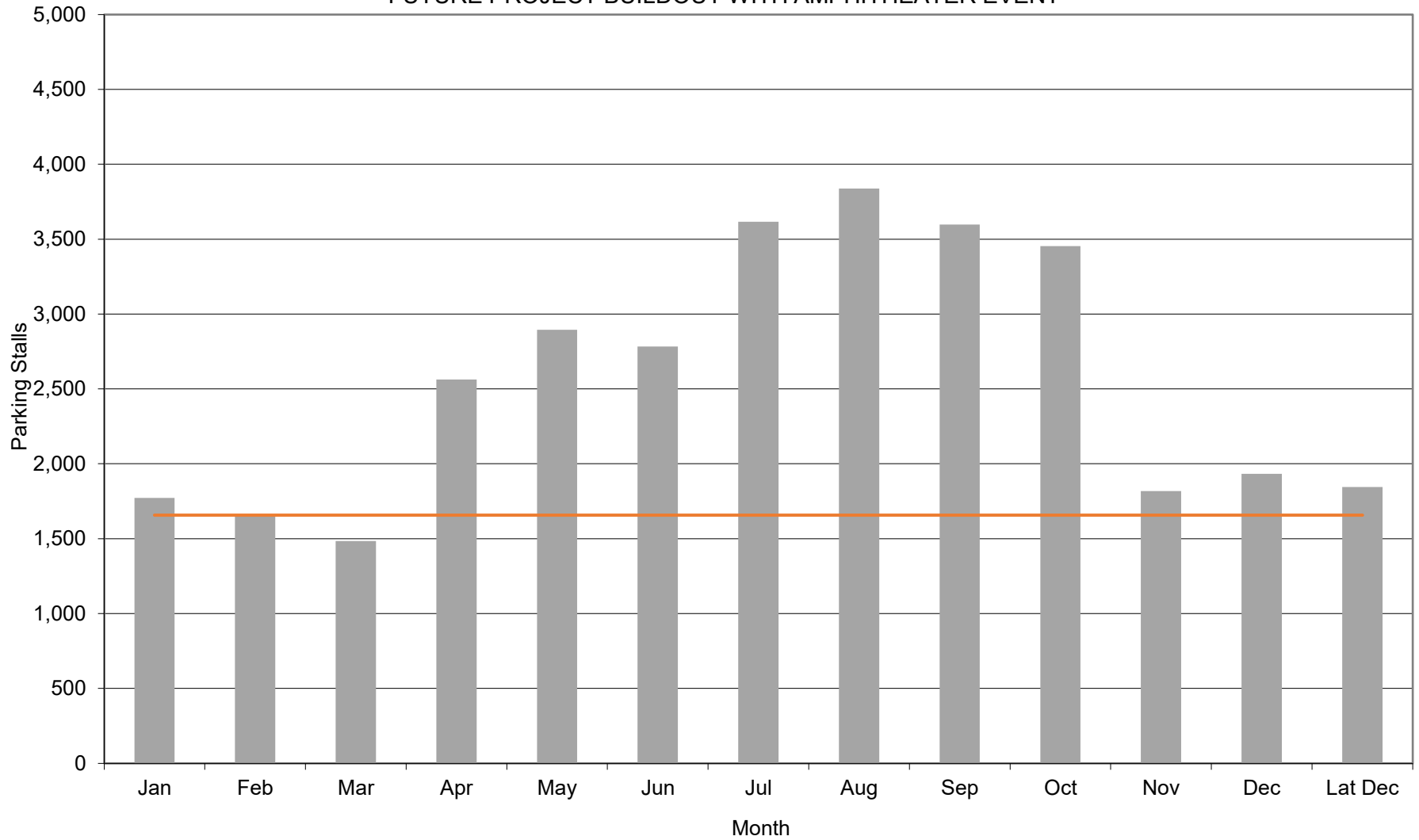
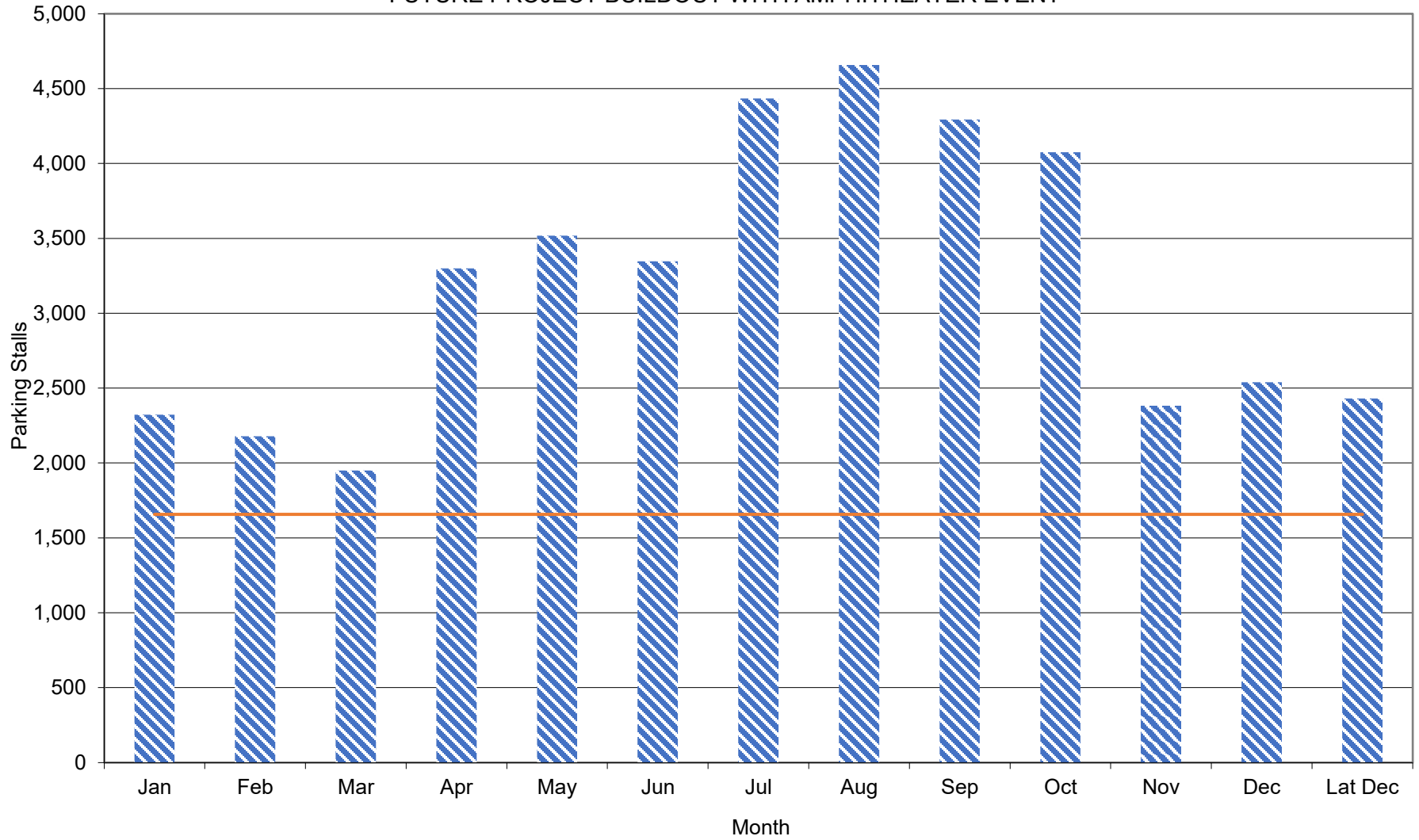




CHART 6C  
WEEKEND MONTH-BY-MONTH ESTIMATED PARKING DEMAND  
FUTURE PROJECT BUILDOUT WITH AMPHITHEATER EVENT



**TABLE 7  
PROJECTED PARKING DEMAND SUMMARY & COMPARISON TO PARKING SUPPLY**

|                                       |                        | Without Amphitheater Event               |             |  |             | With Amphitheater Event     |             |                |             |
|---------------------------------------|------------------------|--|-------------|--|-------------|-----------------------------|-------------|----------------|-------------|
|                                       |                        | Weekday                                  |             | Weekend                                    |             | Weekday                     |             | Weekend        |             |
| Development Phase                     | Month                  | Parking Demand                           | On-site +/- | Parking Demand                             | On-site +/- | Parking Demand              | On-site +/- | Parking Demand | On-site +/- |
| Phase 1A/1B                           | Peak (July / August)   | 1,067                                    | 593         | 1,524                                      | 136         | 2,961                       | (1,301)     | 3,342          | (1,682)     |
|                                       | Off-Peak (April / May) | 961                                      | 699         | 1,372                                      | 288         | 2,228                       | (568)       | 2,518          | (858)       |
| Phase 1A/1B/1C                        | Peak (July / August)   | 1,253                                    | 407         | 1,791                                      | (131)       | 3,087                       | (1,427)     | 3,536          | (1,876)     |
|                                       | Off-Peak (April / May) | 1,128                                    | 532         | 1,612                                      | 48          | 2,324                       | (664)       | 2,665          | (1,005)     |
| Full Buildout<br>(Phase 1A/1B/1C & 2) | Peak (July / August)   | 2,314                                    | (654)       | 3,226                                      | (1,566)     | 3,839                       | (2,179)     | 4,658          | (2,998)     |
|                                       | Off-Peak (April / May) | 2,083                                    | (423)       | 2,904                                      | (1,244)     | 2,895                       | (1,235)     | 3,518          | (1,858)     |
| <b>On-site Parking Supply</b>         |                        | <b>Off-site Parking Supply (Primary)</b> |             | <b>Off-site Parking Supply (Secondary)</b> |             | <b>Total Parking Supply</b> |             |                |             |
| West Harbor Lot                       | 940                    | 22nd Street Lot                          | 1,900       | 22nd Street & Miner Street Lot             | 429         | On-site                     | 1,660       |                |             |
| Bluff Lot                             | 720                    |  |             | Fruit Terminal                             | 1,257       | Off-site (Primary)          | 1,900       |                |             |
| Sub-total                             | 1,660                  |  |             | Sub-total                                  | 1,686       | Off-site (Secondary)        | 1,686       |                |             |
|                                       |                        |  |             |  |             | Total                       | 5,246       |                |             |

***Attachment***  
***Parking Occupancy Survey Data***



## MEMORANDUM TO FILE

**DATE:** May 20, 2024

**RE:** Parking Occupancy Survey, 22<sup>nd</sup> St & Miner St Lot

**Ref: J1734**

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On a joint call between POLA staff and the West Harbor project team on 4/22/24, POLA staff requested that a parking occupancy survey be performed at the surface parking lot located on the northwest corner of 22<sup>nd</sup> St & Miner St. The period of 5:00 PM through 8:00 PM was requested for survey on a typical weekday and Saturday.

A parking inventory was performed by staff from the West Harbor project team. The 22<sup>nd</sup> St & Miner St Lot is comprised of two sections with marked stalls providing a total of 429 spaces; the western portion of the lot provides 108 spaces and the eastern portion provides 321 spaces.

For the parking occupancy surveys, the dates of Thursday 5/16/24 and Saturday 5/18/24 were identified as representative of typical operating conditions with no events scheduled in the area. The total number of occupied spaces were counted for this survey in 30 minute intervals, for a total of eight counts.

The following summarizes the parking occupancy surveys:

### Thursday 5/16/24

- The maximum observed parking occupancy was 33 spaces at 8:30 PM; this represents an overall 8% occupancy level.
- The observed parking occupancy ranged from 27 to 33 spaces and represented a 7% to 8% total occupancy level.
- The parking occupancy trend suggests that parking demand remained relatively stable over the course of the survey.

### Saturday 5/18/24

- The maximum observed parking occupancy was 77 spaces at 5:00 PM; this represents an overall 18% occupancy level.
- The observed parking occupancy ranged from 37 to 77 spaces and represented a 9% to 18% total occupancy level.
- The parking occupancy trend suggests that parking demand decreased over the course of the survey.

**Parking Occupancy Survey**  
**22nd St & Miner St Parking Lots, San Pedro**

Thursday

Survey Date: 5/16/2024

Surveyor: Michael Burg

|                      | Inventory | 5:00 PM | 5:30 PM | 6:00 PM | 6:30 PM | 7:00 PM | 7:30 PM | 8:00 PM | 8:30 PM |
|----------------------|-----------|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>22nd St Lot A</b> |           |         |         |         |         |         |         |         |         |
| Standard             | 105       | 24      | 26      | 24      | 22      | 24      | 24      | 28      | 32      |
| ADA                  | 3         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| Other                | N/A       |         |         |         |         |         |         |         |         |
| <i>Total</i>         | 108       | 24      | 26      | 24      | 22      | 24      | 24      | 28      | 32      |
| <b>22nd St Lot B</b> |           |         |         |         |         |         |         |         |         |
| Standard             | 317       | 5       | 3       | 3       | 6       | 4       | 5       | 2       | 1       |
| ADA                  | 4         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| Other                | N/A       |         |         |         |         |         |         |         |         |
| <i>Total</i>         | 321       | 5       | 3       | 3       | 6       | 4       | 5       | 2       | 1       |
| <b>Grand Total</b>   |           |         |         |         |         |         |         |         |         |
| Standard             | 422       | 29      | 29      | 27      | 28      | 28      | 29      | 30      | 33      |
| ADA                  | 7         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| Other                | N/A       |         |         |         |         |         |         |         |         |
| <i>Total</i>         | 429       | 29      | 29      | 27      | 28      | 28      | 29      | 30      | 33      |
| <i>Utilization</i>   |           | 7%      | 7%      | 6%      | 7%      | 7%      | 7%      | 7%      | 8%      |

**Parking Occupancy Survey**  
**22nd St & Miner St Parking Lots, San Pedro**

Saturday

Survey Date: 5/18/2024

Surveyor: Michael Burg

|                      | Inventory | 5:00 PM | 5:30 PM | 6:00 PM | 6:30 PM | 7:00 PM | 7:30 PM | 8:00 PM | 8:30 PM |
|----------------------|-----------|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>22nd St Lot A</b> |           |         |         |         |         |         |         |         |         |
| Standard             | 105       | 65      | 60      | 58      | 54      | 53      | 47      | 39      | 36      |
| ADA                  | 3         | 3       | 3       | 3       | 1       | 0       | 0       | 0       | 0       |
| Other                | N/A       |         |         |         |         |         |         |         |         |
| <i>Total</i>         | 108       | 68      | 63      | 61      | 55      | 53      | 47      | 39      | 36      |
| <b>22nd St Lot B</b> |           |         |         |         |         |         |         |         |         |
| Standard             | 317       | 9       | 8       | 7       | 8       | 6       | 5       | 1       | 1       |
| ADA                  | 4         | 0       | 0       | 0       | 0       | 0       | 0       | 0       | 0       |
| Other                | N/A       |         |         |         |         |         |         |         |         |
| <i>Total</i>         | 321       | 9       | 8       | 7       | 8       | 6       | 5       | 1       | 1       |
| <b>Grand Total</b>   |           |         |         |         |         |         |         |         |         |
| Standard             | 422       | 74      | 68      | 65      | 62      | 59      | 52      | 40      | 37      |
| ADA                  | 7         | 3       | 3       | 3       | 1       | 0       | 0       | 0       | 0       |
| Other                | N/A       |         |         |         |         |         |         |         |         |
| <i>Total</i>         | 429       | 77      | 71      | 68      | 63      | 59      | 52      | 40      | 37      |
| <i>Utilization</i>   |           | 18%     | 17%     | 16%     | 15%     | 14%     | 12%     | 9%      | 9%      |

