TECHNICAL MEMORANDUM

TO: Jory Phillips, City of Santa Monica

FROM: Sean Mohn and Eugene Tang, AICP

DATE: December 30, 2012

RE: Summary of Findings
Santa Monica Parking Demand Analysis **Ref:** J1189

The City of Santa Monica is in the process of preparing an update to the parking requirements of the *Santa Monica Municipal Code* (Municipal Code). As part of this process, the City is currently reviewing previously recommended parking strategies designed to help the City achieve the land use and development goals as defined by the recently adopted Land Use and Circulation Element (LUCE) of the Santa Monica General Plan.

Gibson Transportation Consulting, Inc. (GTC) was asked to provide a detailed parking demand analysis (the Project). Throughout the process, GTC worked with the project team, City staff, and community stakeholders in order to ensure that the City's goals were being met. This technical memorandum summarizes the Project process and conclusions. Attachments A and B to this memorandum provide the shared parking tables and charts and the parking occupancy survey worksheets, respectively.

STUDY APPROACH

The commercial districts selected for this analysis were identified based on information gathered at meetings with City staff and a review of parking utilization data from a previous data collection effort. Based on this effort, the final study area was defined to focus on various commercial districts located outside of the Downtown commercial district.

A total of five commercial districts along active corridors were identified through this process and include: Main Street, Montana Avenue, Ocean Park Boulevard, Santa Monica Boulevard, and Wilshire Boulevard. Figure 1 illustrates their relative locations within the City.

A comprehensive field data collection program was developed for each of the five commercial districts. The program was comprised of a review of previously collected parking utilization data for peak demand periods, an on-street/off-street parking inventory collected along the corridor, an on-street parking inventory collected along selected side-streets of the corridor, and a weekday/weekend parking utilization survey. The parking occupancy survey worksheets are available in Attachment B. Figures 2-6 summarize the parking occupancy surveys for the analyzed corridors.

In addition to the field data, City staff provided general land use data for each of the five commercial districts. This data included the street addresses of all commercially zoned properties along the corridor, the total floor area of each commercial building, the zoned land use, and floor areas associated with the zoned land use. The land use data was utilized two ways: to estimate the parking requirements for each commercial district based on the Municipal Code, and to develop shared parking models for each commercial district.

Municipal Code Requirements

The Municipal Code establishes a series of design and development standards to be adhered by all projects. Specifically, Section 9.04.10.08.040 of the Municipal Code identifies the specific standards to be applied relative to the provision of parking; in this section, the City requires a specific rate of parking spaces to be provided based on the type of land use.

The parking rate is keyed to a size metric of the land use. In this case, parking requirements for the commercial uses within each commercial district are based on the amount of floor area (square feet [sf]) available. The required parking rates were applied to the commercial uses through the land use data provided by the City. Parking requirements at the existing rates were calculated without assuming any previous zoning variances. The Municipal Code is, in essence, a cumulative calculation of parking required for all land uses of a given area/development.

Shared Parking Methodology

Shared Parking, 2nd Edition (Urban Land Institute [ULI] and the International Council of Shopping Centers, 2005) details a model that was developed/updated for the purposes of measuring the peak parking demand for every land use within a given area/development.

Similar to the Municipal Code, parking demand rates in the shared parking model are identified by land use and calculated based on a size metric. The shared parking methodology, however, recognizes that parking spaces can be used to serve two or more individual land uses without conflict or encroachment. The shared parking concept has long been observed in central business districts, suburban commercial districts, and other areas where land uses are combined. Downtown Santa Monica has used this model successfully for some time. Shared parking is the result of two conditions:

1. Variations of the peak accumulation of parked vehicles occur because of time differences in activity patterns of adjacent or nearby land uses (by hour, by day, and by season).

2. There are clearly relationships among the land use activities that result in people being attracted to two or more land uses on a single automobile trip to a given area/development.

The following describes the calibration of the shared parking models for use in this analysis. *Shared Parking, 2nd Edition* defined base data (national averages) to be used for parking demand rates for various land uses and it suggested ranges of assumptions to be used for hourly and seasonal variations. The methodology, however, stated that the best way to measure

the demand at a particular area/project is to use local data to modify the base data so that they reflect the local conditions.

In the interest of maintaining a level comparison to the Municipal Code requirements, the shared parking model did not include adjustments for mode choice or internal capture. That is, the parking demand was developed without taking into account any potential reductions related to non-automotive travel (mode choice) or the expected interaction among the adjacent land uses (internal capture). However, adjustments that reflect the unique usage patterns over the course of a day (hourly accumulation) for a given land use were applied to account for the hourly parking accumulation observed during the survey. Shared parking, in other words, does not assume that peak parking demands would occur simultaneously for the individual land uses in any given area/development. The models were calibrated to the surveyed conditions in August; the standard seasonal rates identified by ULI were maintained. In maintaining the level comparison against the Municipal Code requirements, the projected peak parking demand was identified in each model; this is the highest anticipated parking demand, which compares favorably to the Municipal Code requirement. As a result of the commercial nature of each corridor, the shared parking models indicate that the projected peak parking demand occurs in December. The shared parking tables and charts for each commercial district are available in Attachment A.

Comparisons for each commercial district were prepared highlighting the parking survey data, calculated Municipal Code requirements, and peak parking demand from the shared parking model. The details of each commercial district parking analysis are discussed below.

The survey data represents the peak observed demand during the analysis periods, and this data is reflective of all the unique characteristics in each corridor. Essentially, the data reflects the local conditions. Though not easily quantifiable for this analysis, the local conditions include multiple factors such as the use of bike/transit/walk modes, the richness of transit service, the density of the commercial corridor, the likelihood of interaction among land uses, and the implementation of local land use and transportation policies. Further, it should be noted that while several off-street parking lots were included in the study, they were not necessarily available to the general public, particularly under current regulations.

Figures 7 through 11 illustrate these comparisons. The notable trend is that the Municipal Code requirement is higher than the ULI peak parking demand. Comparatively, both the survey data and off-street parking supply are lower than both the Municipal Code requirement and ULI peak parking demand[1] for most of the analyzed corridors.

MAIN STREET COMMERCIAL DISTRICT

The section of the Main Street corridor selected for analysis lies between Pico Boulevard and Marine Street.

[1] As noted in the following sections, the ULI peak parking demand is estimated to occur in December; this is based on the base ULI monthly variations in the model. Although Figures 7-11 depict the peak August demands, the actual peak parking demands in December may be higher than observed in August but are likely less than the projected peaks of the ULI model.

Corridor Description

The key characteristics of the Main Street corridor include a relatively lower density mixed-use (residential/retail/services) section between Pico Boulevard and Ocean Park Boulevard and a higher density mixed-use (restaurant/retail) section found between Ocean Park Boulevard and Marine Street. This corridor is in close proximity to the attractions typically found along the coast of Santa Monica and likely subject to a higher percentage of out of area visitors (tourists), relative to the other study corridors; the high density commercial section of the corridor is home to a robust nightlife scene.

Data Collection

Survey times were selected to avoid undue influence from visitor demand while capturing typical parking demand patterns. Based on the characteristics of the corridor, the 6:00 PM to 12:00 AM period was identified for survey. Surveys were then completed on Friday, August 24, 2012 and Saturday, August 25, 2012.

Parking inventory was collected along the Main Street corridor, in off-street lots accessed from the corridor, and one block in each direction on side streets. The observed parking supply is approximately 1,752 spaces. The inventory is comprised of 206 on-street spaces along Main Street, 1,278 off-street spaces in private and public parking lots, and 268 on-street spaces along side streets.

Parking Analysis Summary

Parking occupancy survey results for Friday and Saturday are summarized in Figures 2A and 2B, respectively. During Friday evening, the overall parking demand generally appears consistent between 6:00 PM and 9:00 PM with demand above 1,000 spaces. The peak parking demand was observed between 6:00 PM and 7:00 PM, where total demand was approximately 1,128 spaces or 64% of the available supply.

On Saturday, the overall demand pattern was similar to the observed Friday pattern; that is, overall parking demand between 6:00 PM and 9:00 PM was consistently greater than 1,000 spaces. The peak observed demand also occurred between 6:00 PM and 7:00 PM with a total demand of 1,064 spaces or 61% of the available supply.

The land use data indicates that the total commercial floor area available in the corridor is approximately 630,431 sf. Of this, there is approximately 369,839 sf of restaurants/retail establishments (approximately 59%), approximately 178,998 sf of office uses (approximately 29%), and 78,730 sf of other uses (approximately 12%). This data was used to estimate the Municipal Code parking requirement and calibrate the shared parking model.

The estimated Municipal Code parking requirements indicate that the analyzed Main Street corridor would require a total of 3,432 spaces. The shared parking model of the corridor projected a peak demand of 2,696 spaces, which would occur at 1:00 PM on a December weekday.

MONTANA AVENUE COMMERCIAL DISTRICT

The section of the Montana Avenue corridor selected for analysis lies between Lincoln Boulevard and 17th Street.

Corridor Description

The key characteristic of the Montana Avenue corridor is the medium density mixed-use commercial district bordered by single family homes to the north and a mixture of single family/multi-family residential units to the south. The commercial uses in the corridor trend toward boutique retail, personal services, or bars/restaurants.

Data Collection

Survey times were selected to capture the weekday daytime commercial activity along with the weekday/weekend evening activity. Based on the characteristics of the corridor, the weekday 11:00 AM to 1:00 PM & 5:00 PM to 8:00 PM and weekend 6:00 PM to 9:00 PM periods were identified for survey. Surveys were then completed on Friday, August 24, 2012 and Saturday, August 25, 2012.

Parking inventory was collected along the Montana Avenue corridor, in off-street lots accessed from the corridor, and one block in each direction on side streets. The observed parking supply is approximately 1,833 spaces. The inventory is comprised of 176 on-street spaces along Main Street, 772 off-street spaces in private and public parking lots, and 885 on-street spaces along side streets.

Parking Analysis Summary

Parking occupancy survey results for Friday and Saturday are summarized in Figures 3A and 3B, respectively. During Friday mid-day, the overall parking demand occurs between 1:00 PM and 2:00 PM with a demand of 1,214 spaces or 66% of the supply. In the evening, the peak parking demand was observed between 5:00 PM and 6:00 PM, where total demand was approximately 975 spaces or 53% of the available supply.

On Saturday, the peak observed demand also occurred between 6:00 PM and 7:00 PM with a total demand of 915 spaces or 53% of the available supply.

The land use data indicates that he total commercial floor area available in the corridor is approximately 380,869 sf. Of this, there is approximately 269,162 sf of restaurants/retail establishments (approximately 71%), approximately 79,126 sf of office uses (approximately 21%), and 32,581 sf of other uses (approximately 8%). This data was used to estimate the Municipal Code parking requirement and calibrate the shared parking model.

The estimated Municipal Code parking requirements indicate that the analyzed Montana Avenue corridor would require a total of 1,847 spaces. The shared parking model of the corridor

projected a peak demand of 1,559 spaces, which would occur at 1:00 PM on a December weekday.

OCEAN PARK BOULEVARD COMMERCIAL DISTRICT

The section of the Ocean Park Boulevard corridor selected for analysis lies between 16th Street and 20th Street.

Corridor Description

The key characteristic of this two-block stretch of Ocean Park Boulevard is a lower density (somewhat suburban in character) mixed-use commercial district bordered by single family homes to the north and the south. The commercial uses in the corridor trend toward neighborhood-type retail, personal services, and bars/restaurants.

Data Collection

Survey times were selected to capture the neighborhood serving activity during the weekday evening and weekend mid-day periods. Based on the characteristics of the corridor, the weekday 6:00 PM to 9:00 PM and weekend 11:00 AM to 1:00 PM periods were identified for survey. Surveys were then completed on Friday, August 17, 2012 and Saturday, August 18, 2012.

Parking inventory was collected along the Ocean Park Boulevard corridor, in off-street lots accessed from the corridor, and approximately one-half block[2] in each direction along the side streets. The observed parking supply is approximately 413 spaces. The inventory is comprised of 67 on-street spaces along Ocean Park Boulevard, 310 off-street spaces in private and public parking lots, and 36 on-street spaces along side streets.

Parking Analysis Summary

Parking occupancy survey results for Friday and Saturday are summarized in Figures 4A and 4B, respectively. During Friday evening, the peak demand occurs at 6:00 PM to 7:00 PM with a demand of approximately 238 spaces, nearly 58% of the available parking. On Saturday, the peak occurred between 11:00 AM and 1:00 PM with a demand of 231 spaces or 56% of the supply. It should be noted that the demand patterns on both surveyed days were generally consistent; stable demand was observed through the surveyed periods.

The land use data indicates that the total commercial floor area available in the corridor is approximately 68,134 sf. Of this, there is approximately 40,294 sf of restaurant/retail/service

[2] Metered parking was available on side-streets up to the alley from the corridor; the remainder of side street parking consisted of residential permit parking.

establishment (approximately 59%) and approximately 27,840 sf of office-type uses (approximately 41%). This data was used to estimate the Municipal Code parking requirement and calibrate the shared parking model.

The estimated Municipal Code parking requirements indicate that the land uses along the Ocean Park Boulevard corridor would require a total of 300 spaces. The shared parking model of the corridor projected a peak demand of 259 spaces, which would occur at 2:00 PM on a December weekday.

SANTA MONICA BOULEVARD COMMERCIAL DISTRICT

The section of the Santa Monica Boulevard corridor selected for analysis lies between Chelsea Avenue and Stanford Street.

Corridor Description

This four-block stretch of the Santa Monica Boulevard corridor is characterized by a mid-density mixed-use commercial district. This section of the corridor is bordered by multi-family residential units to the north and the south. The commercial uses in the corridor trend toward neighborhood-serving retail/services mixed with auto-oriented businesses, fast food outlets, and a national chain drug store.

Data Collection

Survey times were selected to capture the neighborhood serving activity during the weekday mid-day/evening and weekend mid-day periods. Based on the characteristics of the corridor, the weekday 11:00 AM to 1:00 PM & 6:00 PM to 9:00 PM and weekend 10:00 AM to 1:00 PM periods were identified for survey. Surveys were then completed on Friday, August 24, 2012 and Saturday, August 25, 2012.

Parking inventory was collected along the Santa Monica Boulevard corridor, in off-street lots accessed from the corridor, and approximately one-half block[3] in each direction along the side streets. The observed parking supply is approximately 983 spaces. The inventory is comprised of 85 on-street spaces along Santa Monica Boulevard, 805 off-street spaces in private and public parking lots, and 93 on-street spaces along side streets.

Parking Analysis Summary

Parking occupancy survey results for Friday and Saturday are summarized in Figures 5A and 5B, respectively. During the Friday mid-day, the peak demand occurred at 12:00 PM with a demand of approximately 577 spaces, nearly 59% of the available parking; during Friday

[3] Metered parking was available on side-streets up to the alley from the corridor; the remainder of side street parking consisted of residential permit parking.

evening, peak demand occurred at 6:00 PM with a demand of 518 spaces or 53% of the supply. On Saturday, the peak occurred at 1:00 PM with a demand of 464 spaces or 47% occupancy.

The land use data indicates that he total commercial floor area available in the corridor is approximately 330,580 sf. Of this, there is approximately 171,765 sf of restaurant/retail/service establishments (approximately 52%), approximately 120,624 sf of office-type uses (approximately 36%), and a 38,191 sf hotel (approximately 12%). This data was then used to estimate the Municipal Code parking requirement and calibrate the shared parking model.

The estimated Municipal Code parking requirements indicate that the land uses along the Santa Monica Boulevard corridor would require a total of 1,700 spaces. The shared parking model of the corridor projected a peak demand of 1,542 spaces, which would occur at 1:00 PM on a December weekday.

WILSHIRE BOULEVARD

The section of the Wilshire Boulevard corridor selected for analysis lies between Lincoln Boulevard and 17th Street.

Corridor Description

This nine block stretch of the Wilshire Boulevard corridor is characterized by a high density mixed-use commercial district with service by multiple transit lines. This section of the corridor is also bordered by multi-family residential units to the north and the south. The commercial uses in the corridor trend toward neighborhood-serving retail with bars and restaurants and medical services mixed with a supermarket/drugstore center.

Data Collection

Survey times were selected to capture the neighborhood serving activity during the weekday and weekend mid-day/evening periods. Based on the characteristics of the corridor, the 11:00 AM to 1:00 PM & 5:00 PM to 8:00 PM periods were selected for survey on a weekday and weekend. Surveys were completed on Friday, August 17, 2012 and Saturday, August 18, 2012.

Parking inventory was collected along the Wilshire Boulevard corridor, in off-street lots accessed from the corridor, and one block in each direction along the side streets. The observed parking supply is approximately 2,326 spaces. The inventory is comprised of 159 on-street spaces along Wilshire Boulevard, 1,546 off-street spaces in private and public parking lots, and 621 on-street spaces along side streets.

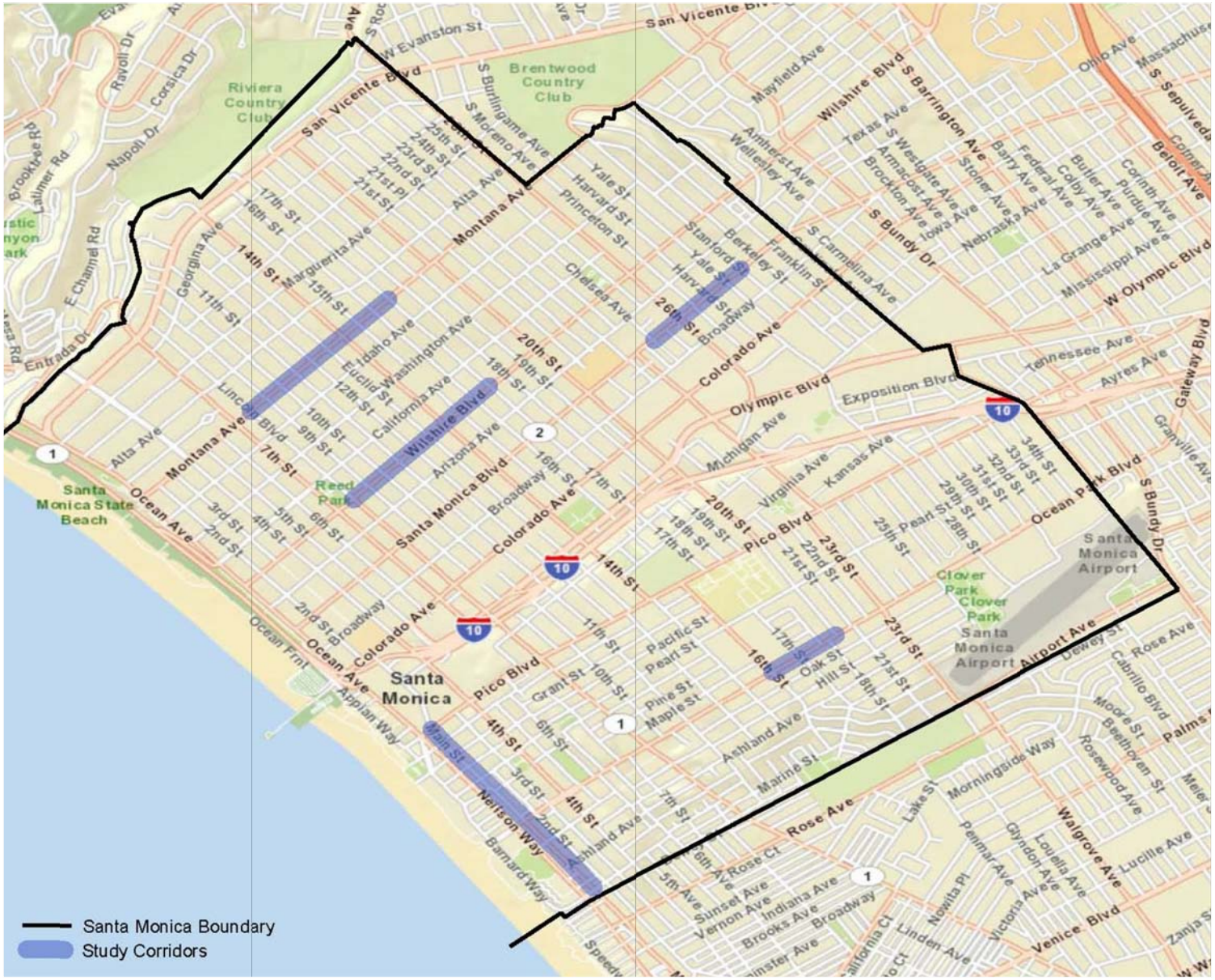
Parking Analysis Summary

Parking occupancy survey results for Friday and Saturday are summarized in Figures 6A and 6B, respectively. During the Friday mid-day, the peak demand occurred at 12:00 PM with a demand of approximately 1,252 spaces, nearly 54% of the available parking; during Friday

evening, peak demand occurred at 6:00 PM with a demand of 909 spaces or approximately 39% of the supply. During the Saturday mid-day, the peak occurred at 12:00 PM with a demand of 1,098 spaces or 47% of the supply; for the Saturday evening, the peak demand occurred at 6:00 PM with a demand of 816 spaces or 35% occupancy. Each of the four analyzed periods exhibited a fairly stable demand pattern over the course of the survey; that is, the overall demand values were close with minor variation between the low and peak demands.

The land use data indicates that the total commercial floor area available in the corridor is approximately 514,609 sf. Of this, there is approximately 306,058 sf of restaurant/retail/service establishments (approximately 59%), another 166,518 sf are designated office-type uses (approximately 32%), with approximately 42,033 sf of other uses (approximately 8%). This data was then used to estimate the Municipal Code parking requirement and calibrate the shared parking model.

The estimated Municipal Code parking requirements indicate that the land uses along the Santa Monica Boulevard corridor would require a total of 2,638 spaces. The shared parking model of the corridor projected a peak demand of 2,104 spaces, which would occur at 2:00 PM on a December weekday.



STUDY CORRIDOR LOCATIONS

FIGURE 1

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FIGURE 2A
Main St Commercial Parking Demand, Friday 8-24-12

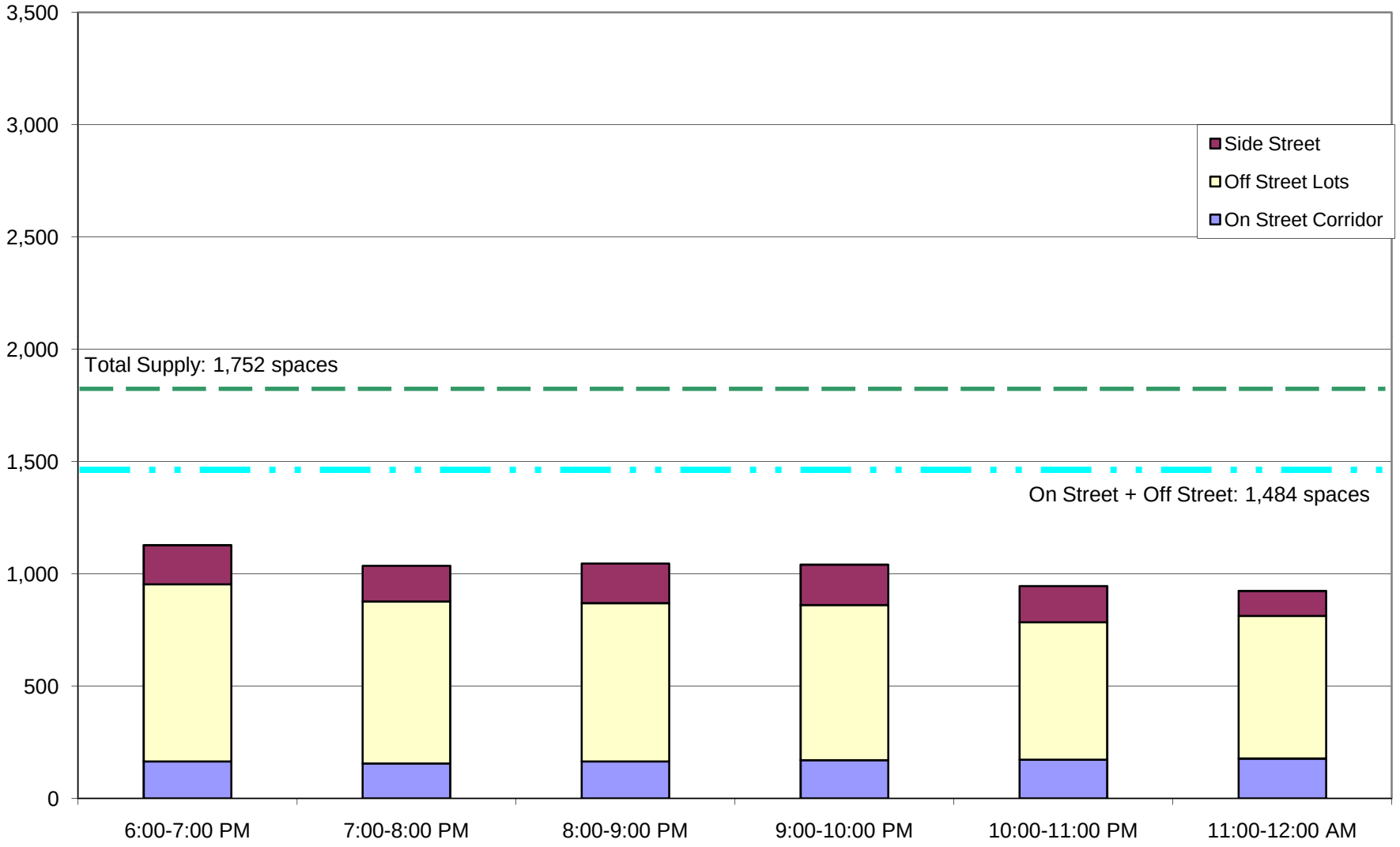


FIGURE 2B
Main St Commercial Parking Demand, Saturday 8-25-12

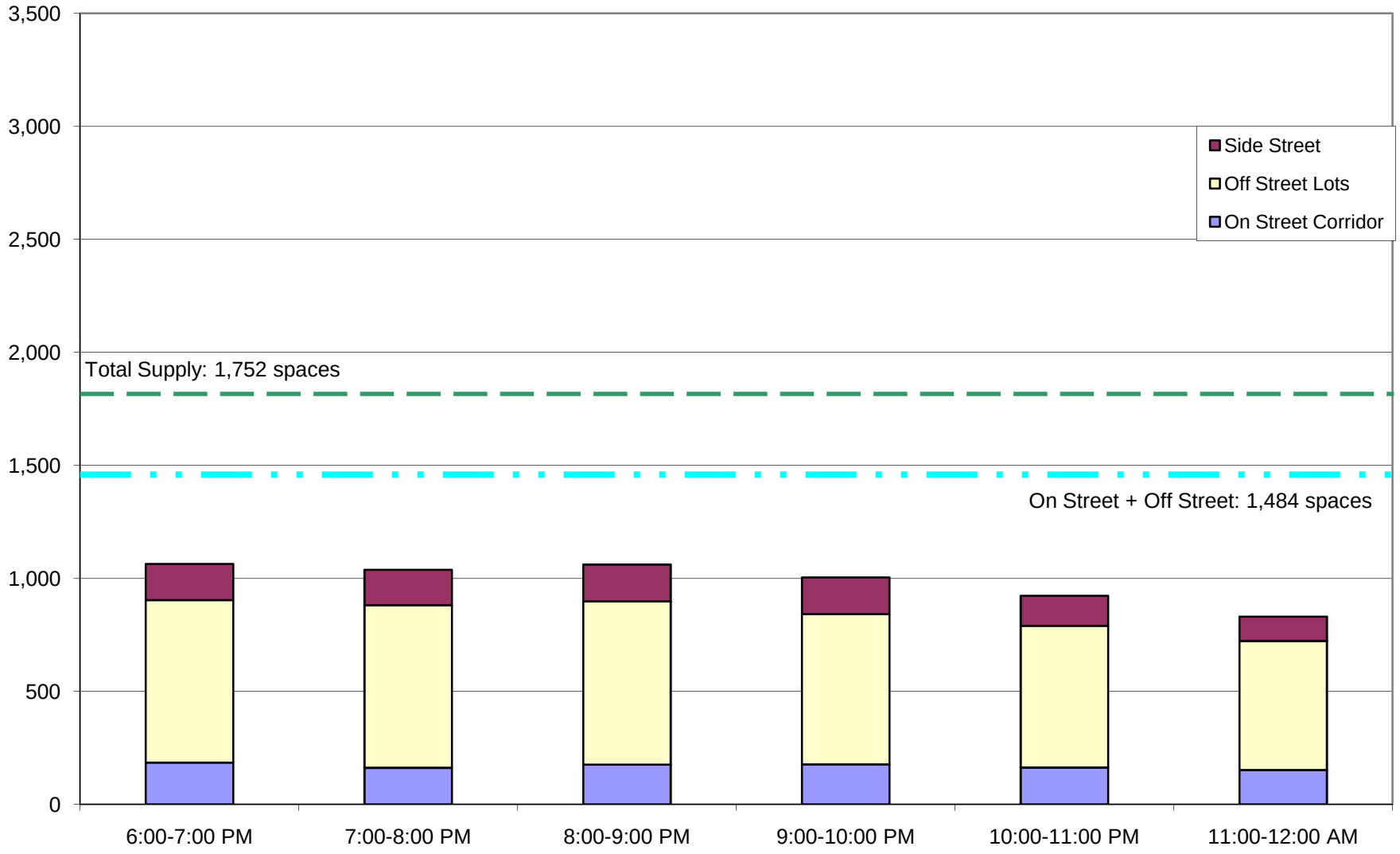


FIGURE 3A
Montana Av Commercial Parking Demand, Friday 8-24-12

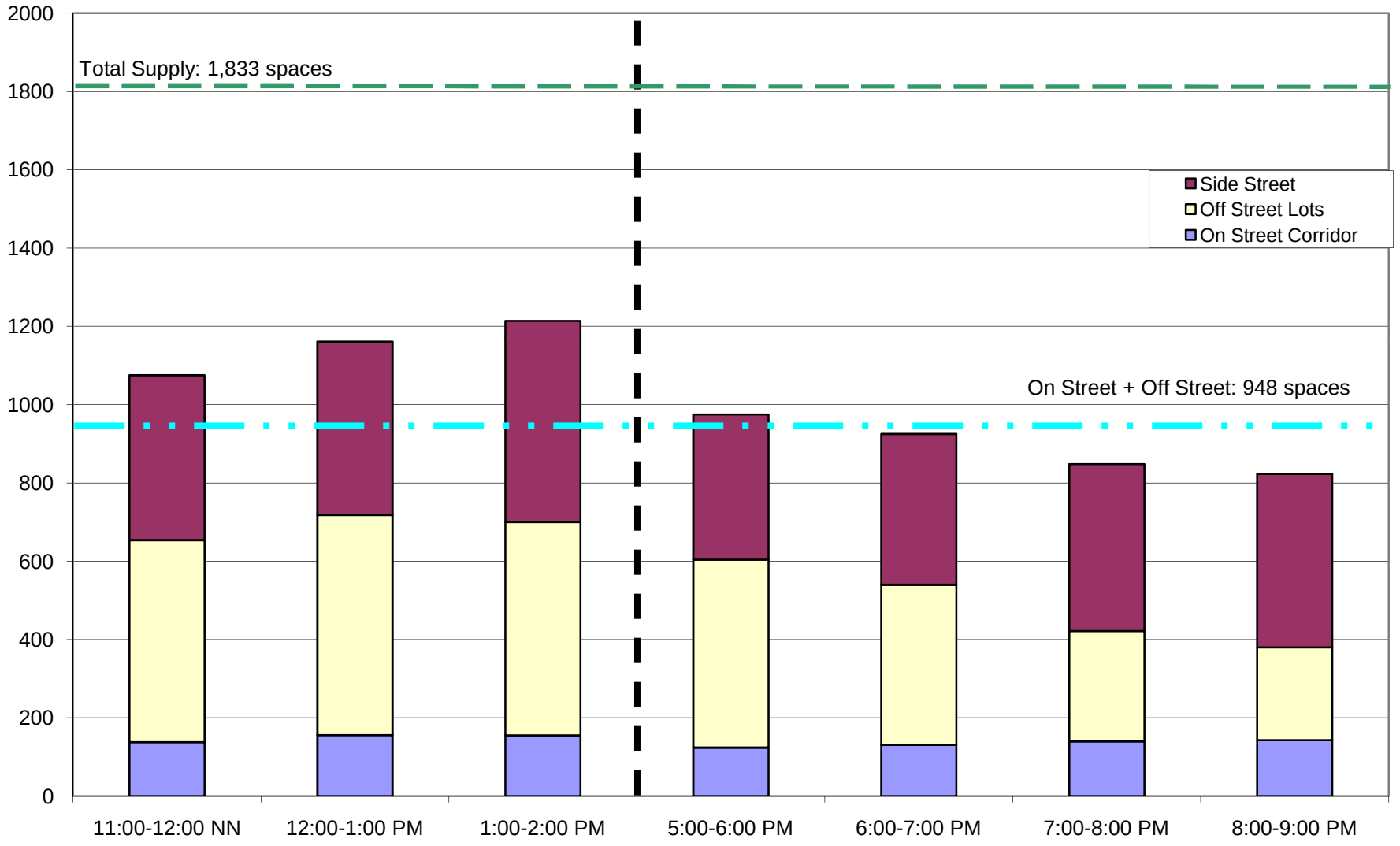


FIGURE 3B
Montana Av Commercial Parking Demand, Saturday 8-25-12

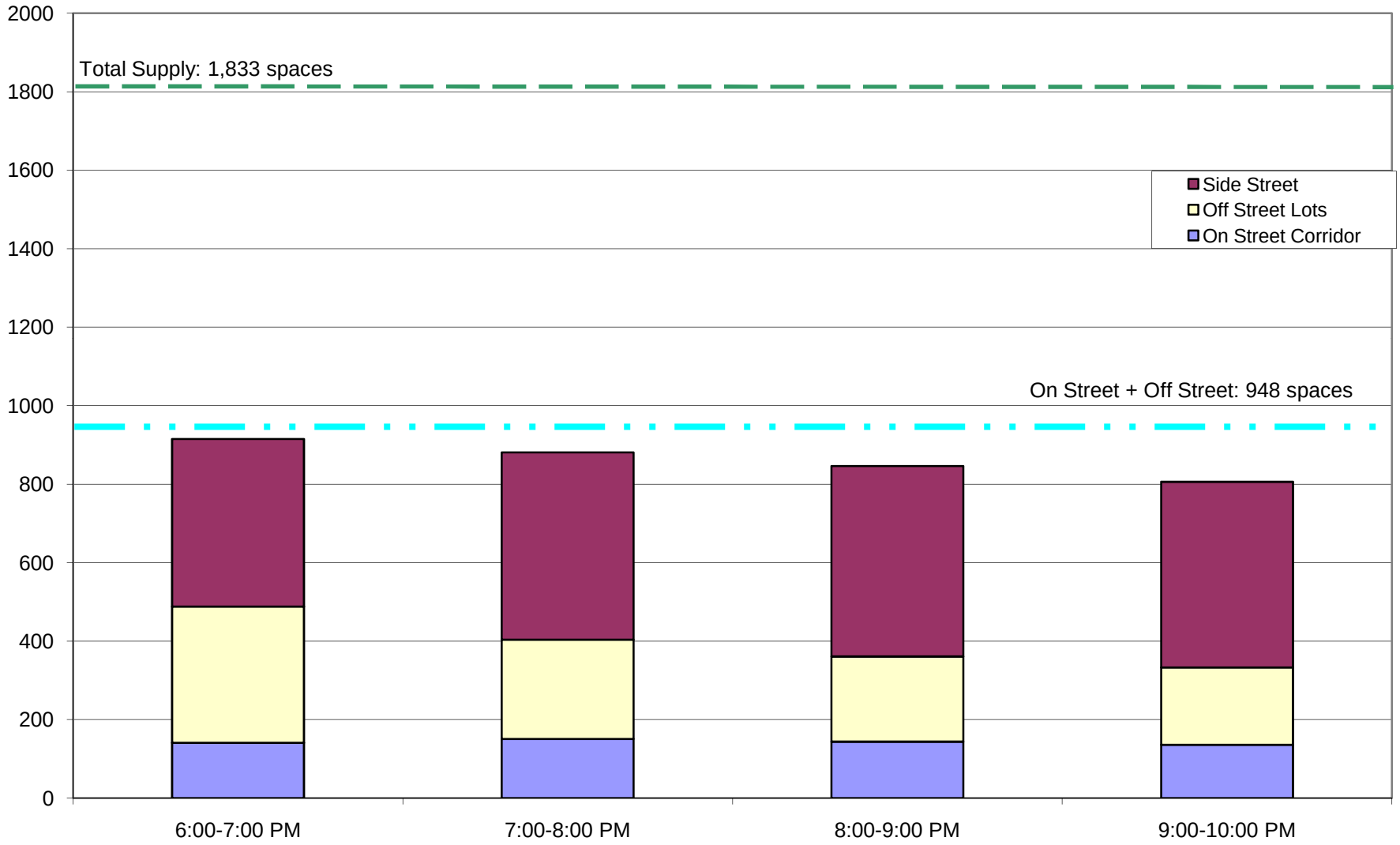


FIGURE 4A
Ocean Park Bl Commercial Parking Demand, Friday 8-17-12

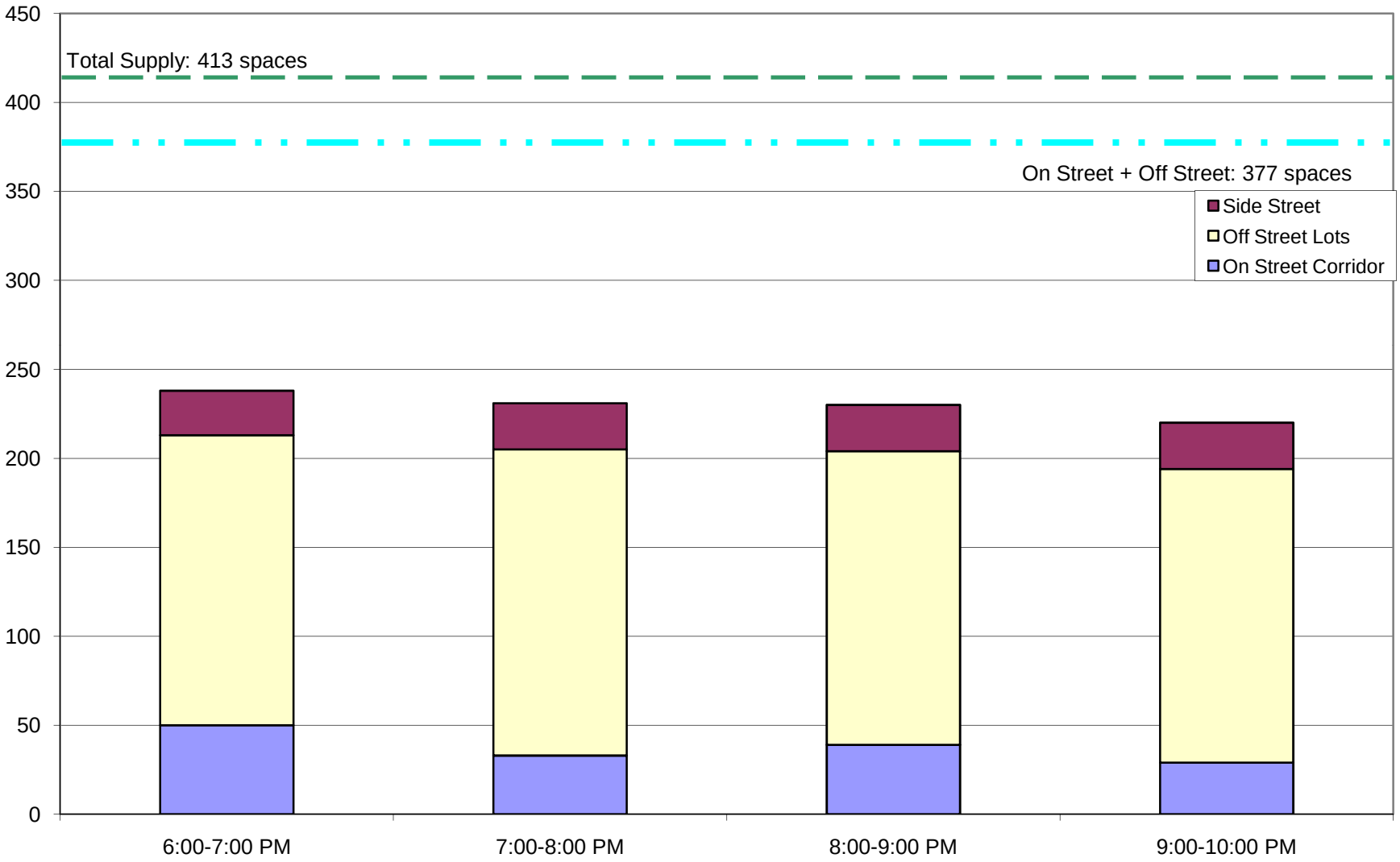


FIGURE 4B
Ocean Park Bl Commercial Parking Demand, Saturday 8-18-12

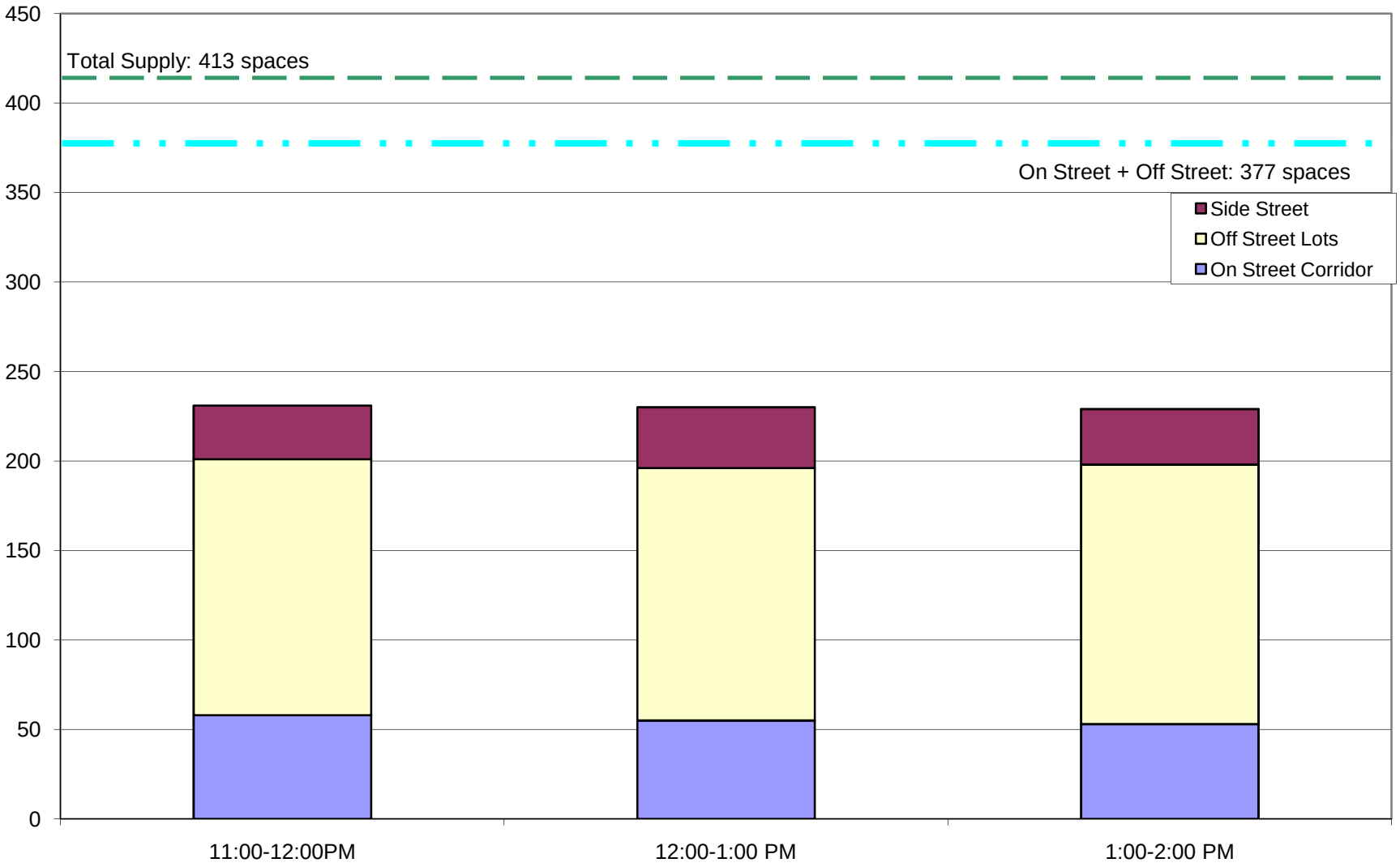


FIGURE 5A
Santa Monica Bl Commercial Parking Demand, Friday 8-24-12

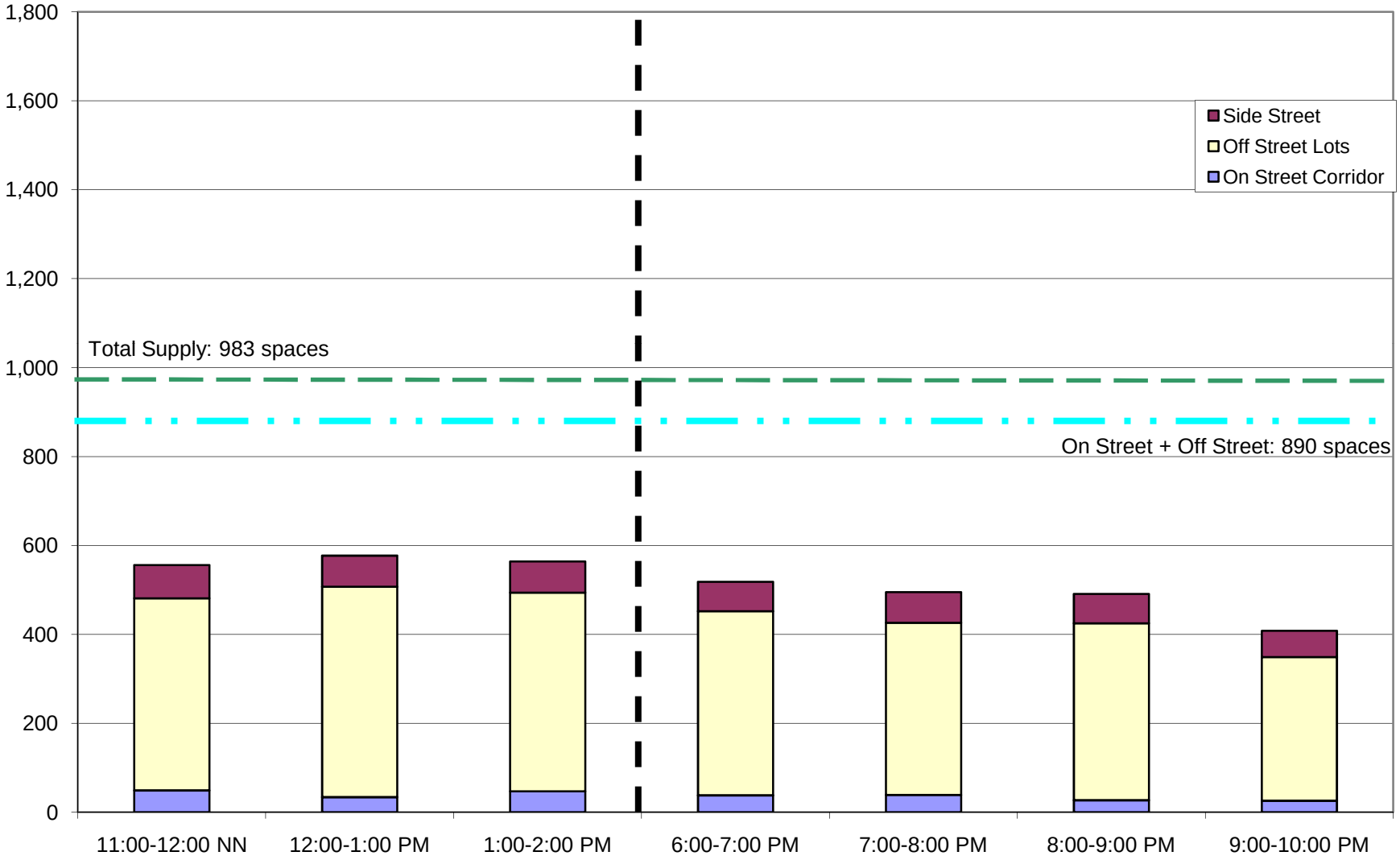


FIGURE 5B
Santa Monica Bl Commercial Parking Demand, Saturday 8-25-12

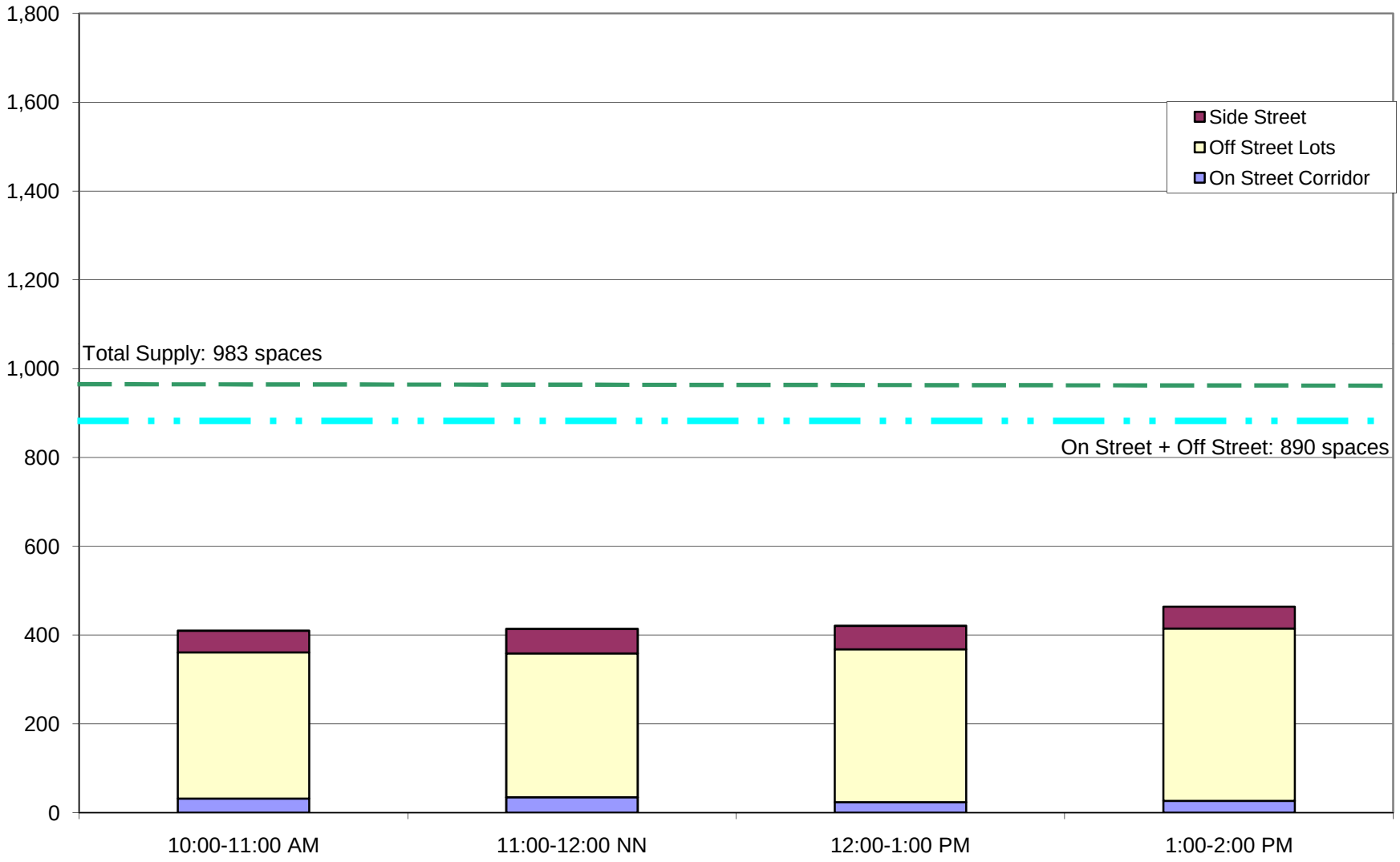


FIGURE 6A
Wilshire Bl Commercial Parking Demand, Friday 8-17-12

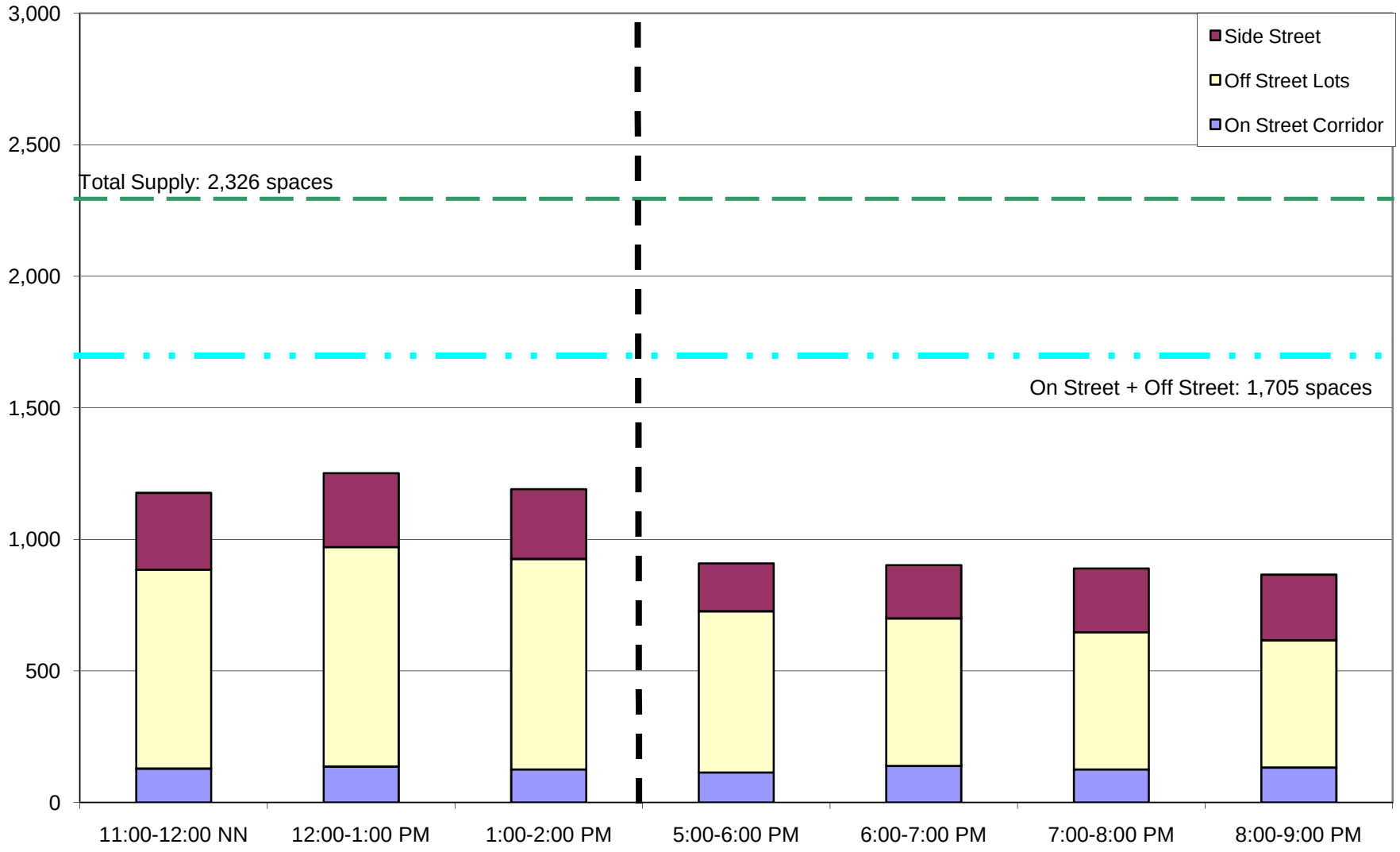


FIGURE 6B
Wilshire Bl Commercial Parking Demand, Saturday 8-18-12

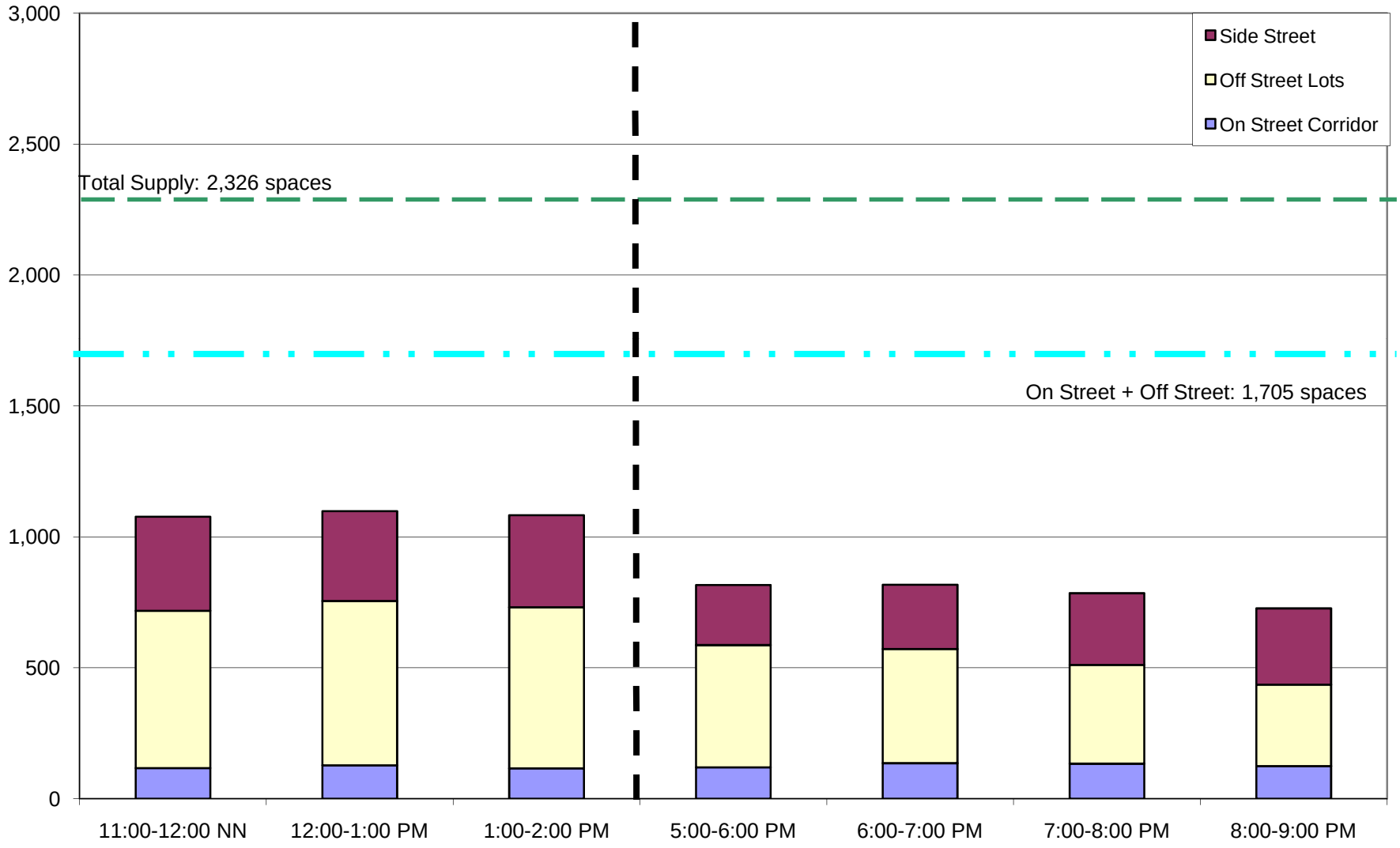


FIGURE 7
Main St Commercial Parking Comparison

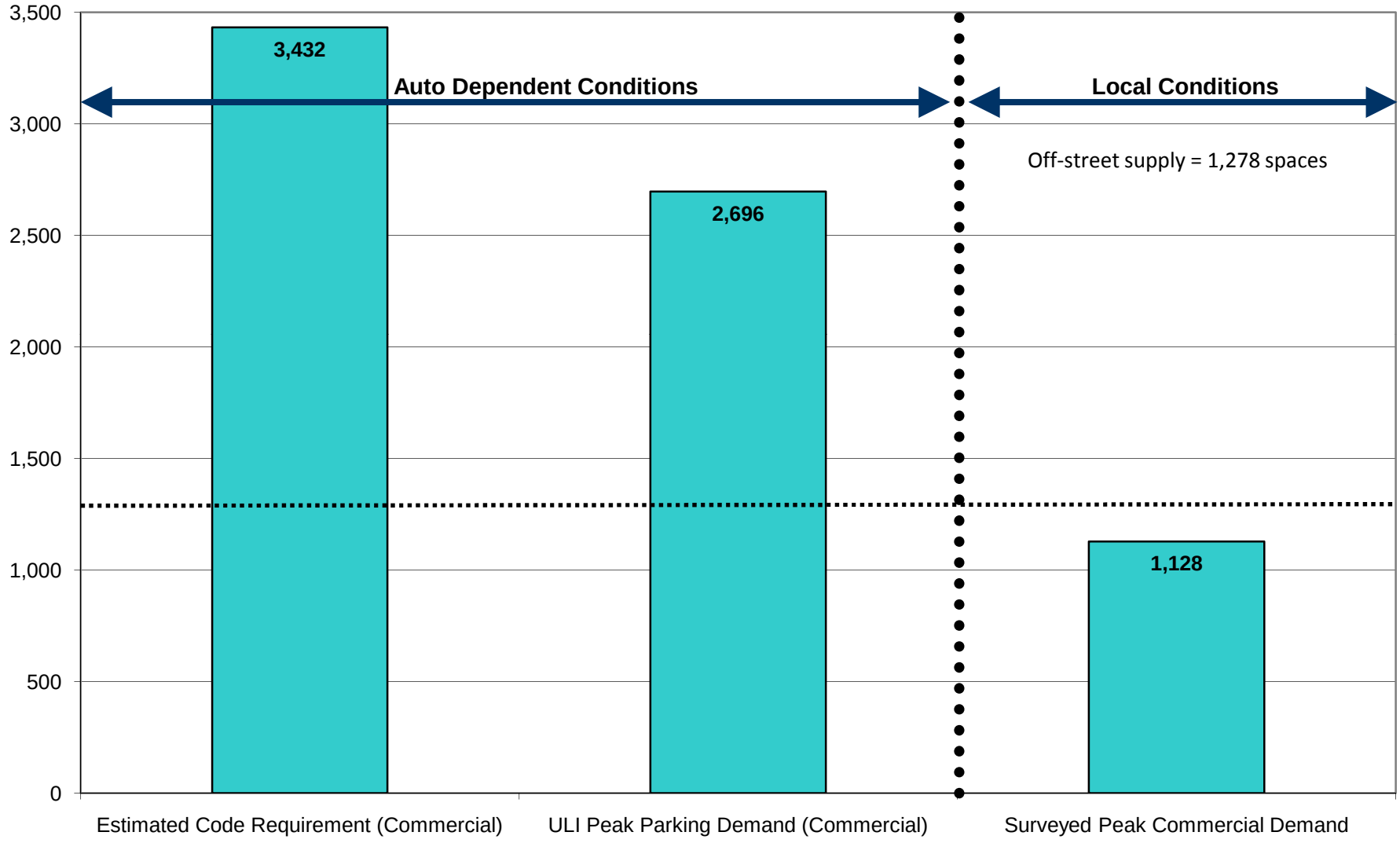


FIGURE 8
Montana Av Commercial Parking Comparison

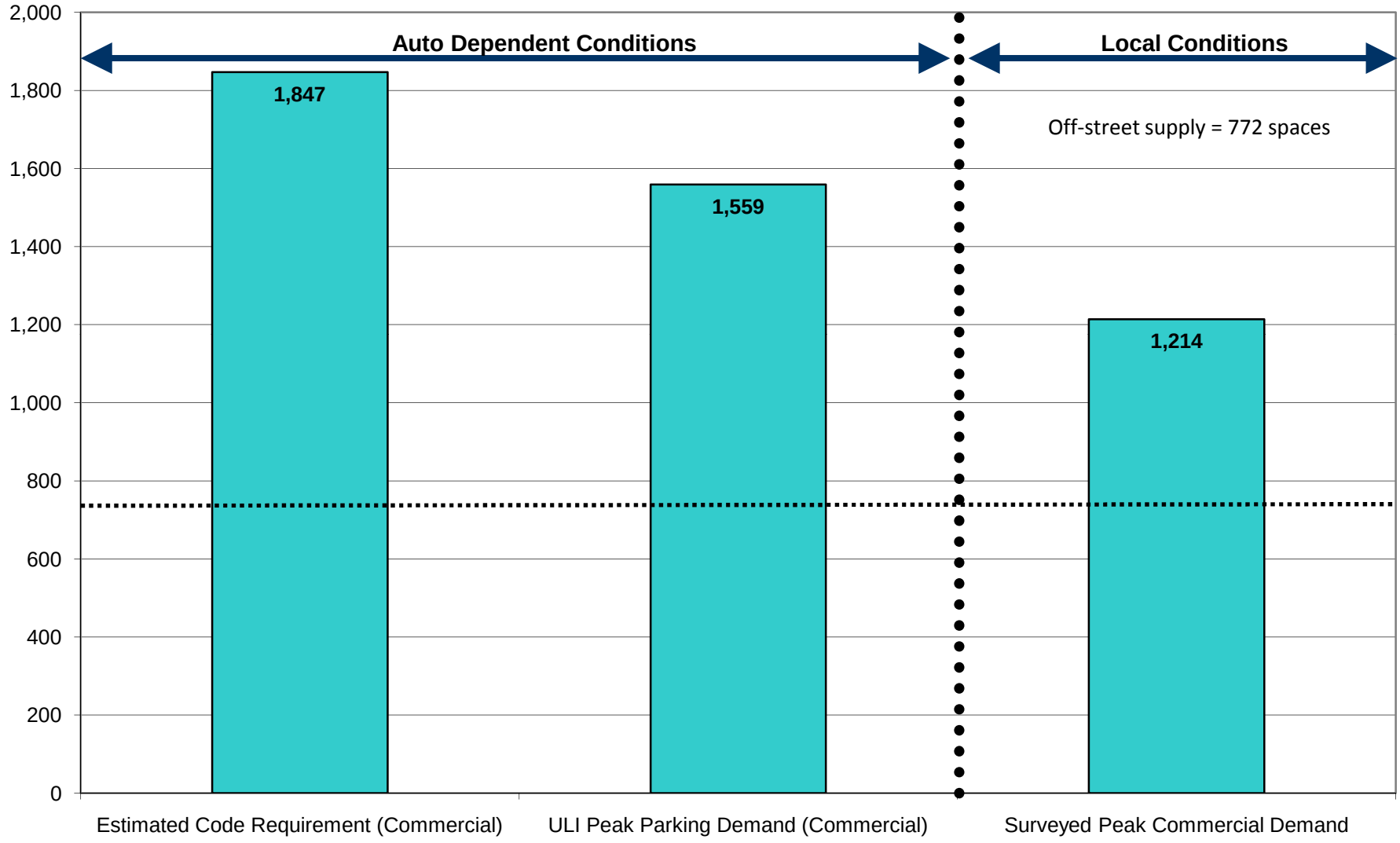


FIGURE 9
Ocean Park Bl Commercial Parking Comparison

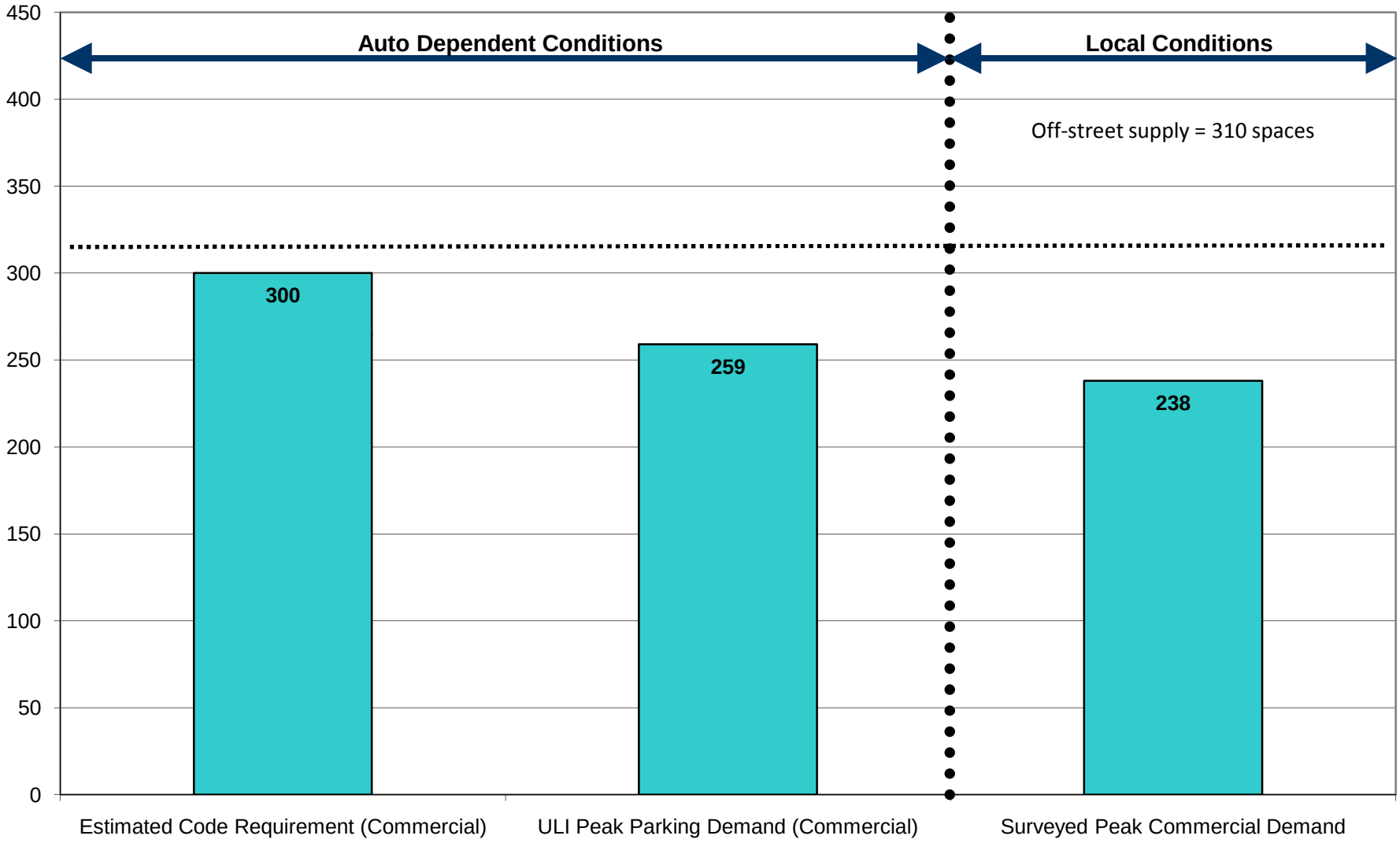


FIGURE 10
Santa Monica Bl Commercial Parking Comparison

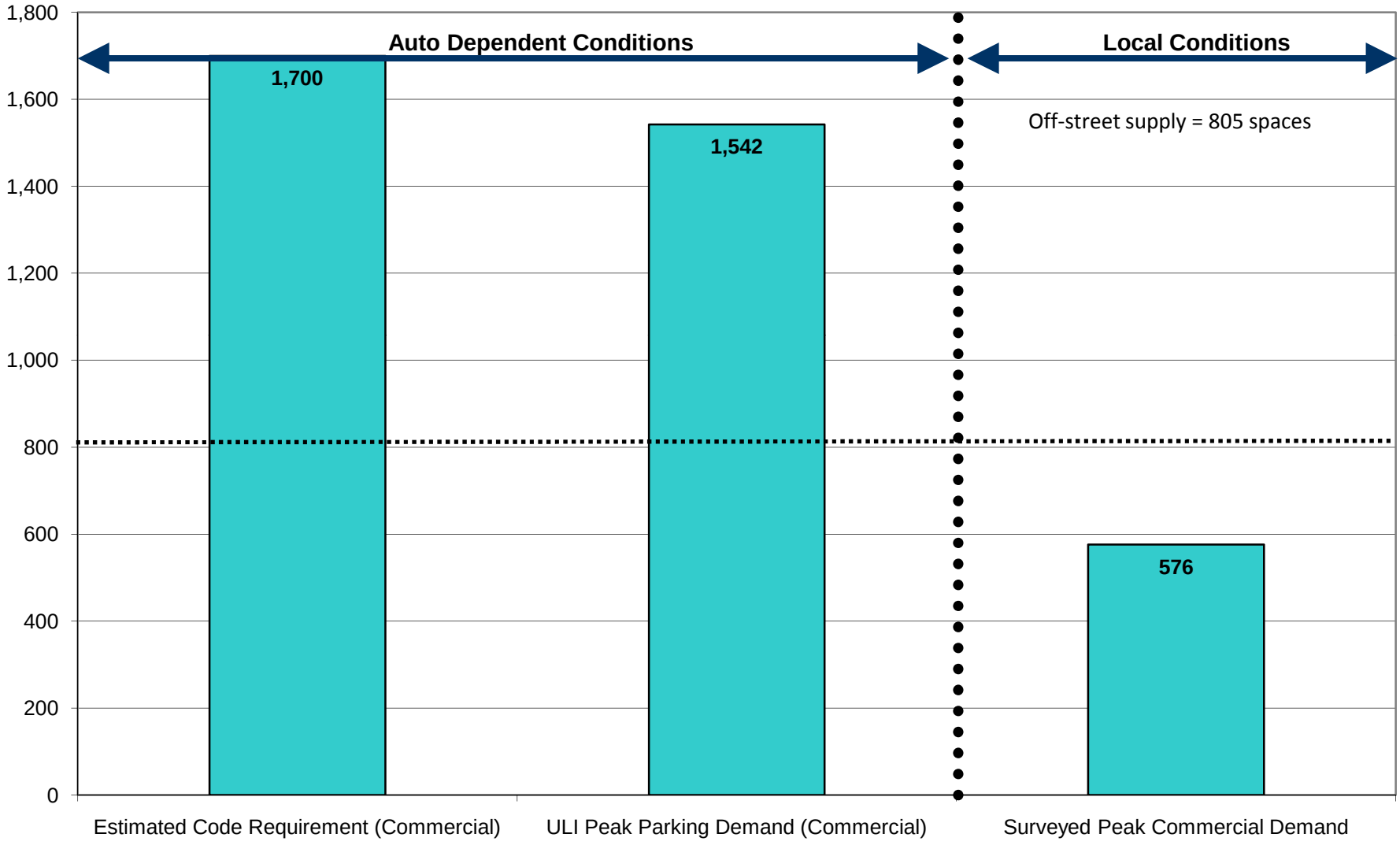
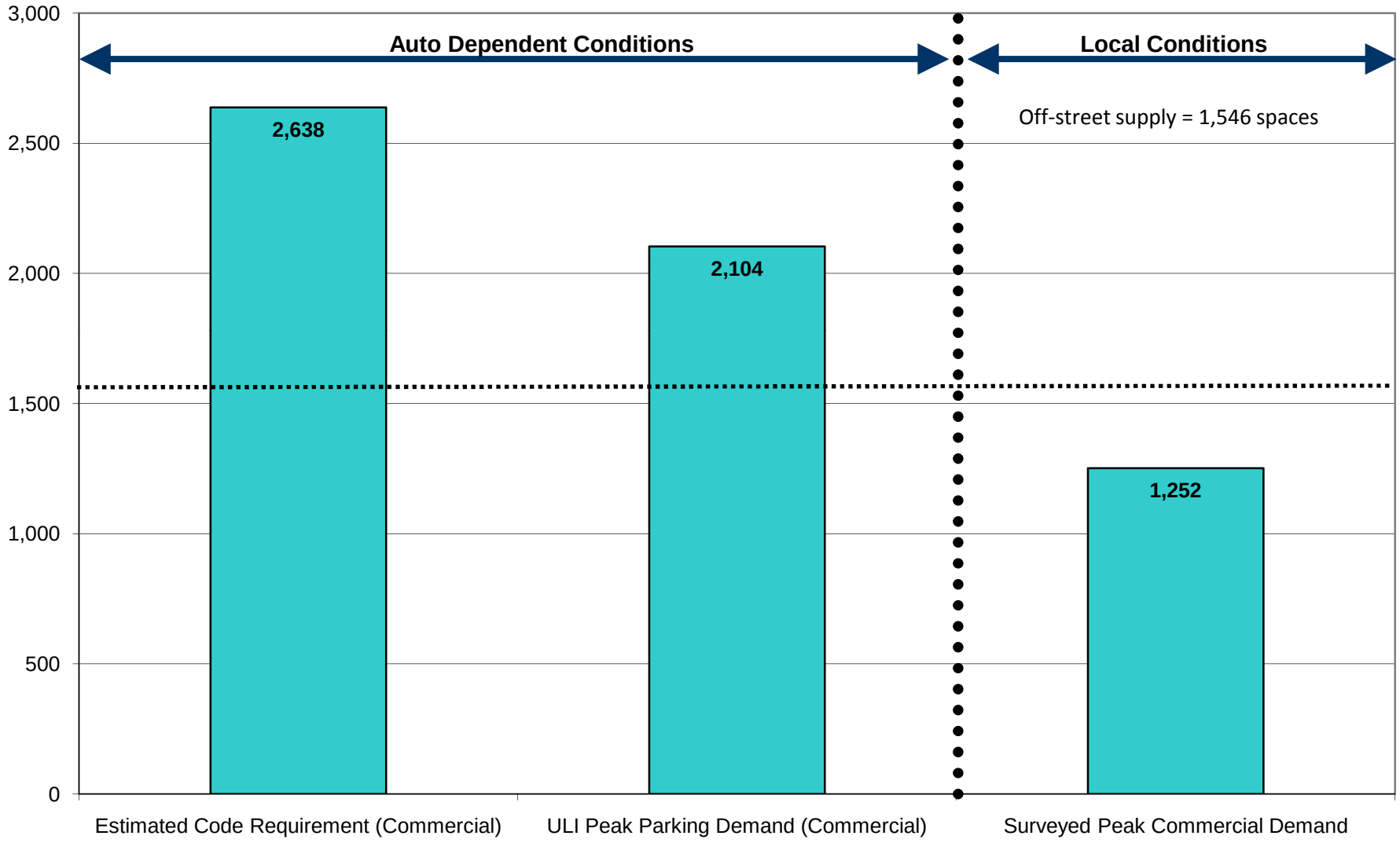


FIGURE 11
Wilshire Bl Commercial Parking Comparison



Attachment A

Shared Parking Tables & Charts

FIGURE A-1A
SHARED PARKING DEMAND SUMMARY
SANTA MONICA PARKING - MAIN STREET

PEAK MONTH: DECEMBER -- PEAK PERIOD: 1 PM, WEEKDAY

Projected Parking Supply:			Weekday					Weekend					Weekday			Weekend		
Land Use	Project Data Quantity	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Peak Hr Adj 1 PM	Peak Mo Adj December	Estimated Parking Demand	Peak Hr Adj 8 PM	Peak Mo Adj December	Estimated Parking Demand
Community Shopping Center (<400 ksf)	197,255	sf GLA	2.90	1.00	1.00	2.90	/ksf GLA	3.20	1.00	1.00	3.20	/ksf GLA	1.00	1.00	572	0.65	1.00	410
Employee			0.70	1.00	1.00	0.70	/ksf GLA	0.80	1.00	1.00	0.80	/ksf GLA	1.00	1.00	138	0.75	1.00	119
Fine/Casual Dining Restaurant	84,808	sf GLA	15.25	1.00	1.00	15.25	/ksf GLA	17.00	1.00	1.00	17.00	/ksf GLA	0.75	1.00	970	1.00	1.00	1,442
Employee			2.75	1.00	1.00	2.75	/ksf GLA	3.00	1.00	1.00	3.00	/ksf GLA	0.90	1.00	210	1.00	1.00	254
Family Restaurant	13,071	sf GLA	9.00	1.00	1.00	9.00	/ksf GLA	12.75	1.00	1.00	12.75	/ksf GLA	0.90	1.00	106	0.65	1.00	109
Employee			1.50	1.00	1.00	1.50	/ksf GLA	2.25	1.00	1.00	2.25	/ksf GLA	1.00	1.00	20	0.95	1.00	28
Nightclub	11,879	sf GLA	15.25	1.00	1.00	15.25	/ksf GLA	17.50	1.00	1.00	17.50	/ksf GLA	0.00	1.00	0	0.75	1.00	156
Employee			1.25	1.00	1.00	1.25	/ksf GLA	1.00	1.00	1.00	1.00	/ksf GLA	0.10	1.00	2	1.00	1.00	18
Health Club	26,800	sf GLA	6.60	1.00	1.00	6.60	/ksf GLA	5.50	1.00	1.00	5.50	/ksf GLA	0.70	0.90	112	0.30	0.90	40
Employee			0.40	1.00	1.00	0.40	/ksf GLA	0.25	1.00	1.00	0.25	/ksf GLA	0.75	1.00	8	0.50	1.00	4
Hotel-Leisure	24	rooms	0.90	1.00	1.00	0.90	/rooms	1.00	1.00	1.00	1.00	/rooms	0.65	0.50	7	0.90	0.50	11
Restaurant/Lounge	1,250	sf GLA	10.00	1.00	1.00	10.00	/ksf GLA	10.00	1.00	1.00	10.00	/ksf GLA	1.00	1.00	13	0.70	1.00	9
Employee			0.25	1.00	1.00	0.25	/rooms	0.18	1.00	1.00	0.18	/rooms	1.00	1.00	6	0.55	1.00	2
Office 100 to 500 ksf	153,154	sf GLA	0.24	1.00	1.00	0.24	/ksf GLA	0.03	1.00	1.00	0.03	/ksf GLA	0.45	1.00	17	0.00	1.00	0
Employee			3.08	1.00	1.00	3.08	/ksf GLA	0.31	1.00	1.00	0.31	/ksf GLA	0.90	1.00	424	0.00	1.00	0
Medical/Dental Office	16,940	sf GLA	3.00	1.00	1.00	3.00	/ksf GLA	3.00	1.00	1.00	3.00	/ksf GLA	0.90	1.00	46	0.00	1.00	0
Employee			1.50	1.00	1.00	1.50	/ksf GLA	1.50	1.00	1.00	1.50	/ksf GLA	1.00	1.00	25	0.00	1.00	0
Bank (Branch) with Drive-In	6,289	sf GLA	3.00	1.00	1.00	3.00	/ksf GLA	3.00	1.00	1.00	3.00	/ksf GLA	0.50	1.00	10	0.00	1.00	0
Employee			1.60	1.00	1.00	1.60	/ksf GLA	1.60	1.00	1.00	1.60	/ksf GLA	1.00	1.00	10	0.00	1.00	0
													Customer		1853	Customer		2177
													Employee		843	Employee		425
													Reserved		0	Reserved		0
													Total		**2696**	**Total**		**2602**

FIGURE A-1B
PEAK MONTH SHARED PARKING SUMMARY FOR
SANTA MONICA PARKING - MAIN STREET

December
Weekday Estimated Peak-Hour Parking Demand

Projected Parking Supply:																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
	Monthly Adj.	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	1 PM	11 AM	1 PM	6 PM
Community Shopping Center (<400 ksf)	100%	6	29	86	172	315	429	515	572	572	572	543	486	458	429	372	286	172	57	-	572	429	572	458
Employee	100%	14	21	55	104	117	131	138	138	138	138	138	131	131	131	124	104	55	21	-	138	131	138	131
Fine/Casual Dining Restaurant	100%	-	-	-	-	194	517	970	970	840	517	647	970	1,228	1,293	1,293	1,293	1,228	970	323	970	517	970	1,228
Employee	100%	-	47	117	175	210	210	210	210	210	175	175	233	233	233	233	233	233	198	82	210	210	210	233
Family Restaurant	100%	30	59	71	89	100	106	118	106	59	53	53	89	94	94	94	71	65	59	30	106	106	106	94
Employee	100%	10	15	18	18	20	20	20	20	20	15	15	19	19	19	19	16	13	13	7	20	20	20	19
Nightclub	100%	-	-	-	-	-	-	-	-	-	-	-	-	45	91	136	181	181	181	181	-	-	-	45
Employee	100%	-	-	-	1	1	1	1	2	2	2	3	7	11	15	15	15	15	15	15	2	1	2	11
Health Club	90%	112	64	64	112	112	127	96	112	112	112	127	143	159	143	127	112	56	16	-	112	127	112	159
Employee	100%	8	8	8	8	8	8	8	8	8	8	8	11	11	8	6	2	2	2	-	8	8	8	11
Hotel-Business	67%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel-Leisure	50%	10	10	10	9	8	8	7	7	8	8	8	9	9	9	10	10	10	11	11	7	8	7	9
Restaurant/Lounge	100%	-	1	4	1	1	1	13	13	4	1	1	4	7	8	9	9	8	5	4	13	1	13	7
Conference Ctr/Banquet (20 to 50 sq ft/guest room)	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Convention Space (>50 sq ft/guest room)	60%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee	100%	-	2	5	5	6	6	6	6	6	6	5	4	2	1	1	1	1	1	-	6	6	6	2
Office 100 to 500 ksf	100%	-	-	7	22	37	17	6	17	37	17	6	4	2	1	-	-	-	-	-	17	17	17	2
Employee	100%	14	141	353	447	471	471	424	424	471	471	424	236	118	47	33	14	5	-	-	424	471	424	118
Medical/Dental Office	100%	-	-	46	46	51	51	15	46	51	51	46	41	34	15	8	-	-	-	-	46	51	46	34
Employee	100%	-	-	15	25	25	25	25	25	25	25	25	25	17	8	4	-	-	-	-	25	25	25	17
Bank (Branch) with Drive-In	100%	-	-	10	17	19	10	10	10	13	10	15	19	-	-	-	-	-	-	-	10	10	10	-
Employee	100%	-	-	6	10	10	10	10	10	10	10	10	10	-	-	-	-	-	-	-	10	10	10	-
Subtotal Demand by User Type	Customer	158	163	298	468	837	1,266	1,750	1,853	1,696	1,341	1,446	1,765	2,036	2,083	2,049	1,962	1,720	1,299	549	1,853	1,266	1,853	2,036
	Employee	46	234	577	793	868	882	842	843	890	850	803	676	542	462	435	385	324	250	104	843	882	843	542
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GRAND TOTAL DEMAND		**204**	**397**	**875**	**####**	**####**	**####**	**####**	**####**	**####**	**####**	**####**	**####**	**####**	**####**	**2,484**	**2,347**	**2,044**	**####**	**653**	**2,696**	**2,148**	**2,696**	**2,578**
																					2,696	2,148	2,696	2,578

Footnote(s):

December
Weekend Estimated Peak-Hour Parking Demand

																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
	Monthly Adj.	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	8 PM	11 AM	5 PM	8 PM
Community Shopping Center (<400 ksf)	100%	6	32	63	221	379	442	536	599	631	631	599	568	505	473	410	316	221	95	-	410	442	568	410
Employee	100%	16	24	63	119	134	150	158	158	158	158	158	150	134	126	119	103	71	24	-	119	150	150	119
Fine/Casual Dining Restaurant	100%	-	-	-	-	-	216	721	793	649	649	649	865	1,298	1,370	1,442	1,298	1,298	1,298	721	1,442	216	865	1,442
Employee	100%	-	51	76	152	191	191	191	191	191	191	191	254	254	254	254	254	254	216	127	254	191	254	254
Family Restaurant	100%	17	42	75	117	150	150	167	142	109	67	75	100	117	117	109	50	42	25	17	109	150	100	109
Employee	100%	15	22	26	26	29	29	29	29	29	22	22	28	28	28	28	23	19	19	10	28	29	28	28
Nightclub	100%	-	-	-	-	-	-	-	-	-	-	-	-	52	104	156	208	208	208	208	156	-	-	156
Employee	100%	-	-	-	1	1	1	1	2	2	2	4	8	13	18	18	18	18	18	18	18	1	8	18
Employee	10%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Health Club	90%	106	60	46	66	46	66	66	40	33	40	73	132	126	79	40	13	1	1	-	40	66	132	40
Employee	100%	4	4	4	4	4	4	4	4	4	4	5	7	7	5	4	1	1	1	-	4	4	7	4
Hotel-Business	67%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel-Leisure	50%	11	11	11	10	8	8	8	8	8	8	9	10	10	10	11	11	11	12	12	11	8	10	11
Restaurant/Lounge	100%	-	1	4	1	1	1	13	13	4	1	1	4	7	8	9	9	8	5	4	9	1	4	9
Conference Ctr/Banquet (20 to 50 sq ft/guest room)	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Convention Space (>50 sq ft/guest room)	60%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee	100%	-	1	4	4	4	4	4	4	4	4	4	3	2	2	2	2	2	2	1	2	4	3	2
Office 100 to 500 ksf	100%	-	1	2	3	4	4	4	3	2	2	1	-	-	-	-	-	-	-	-	-	4	-	-
Employee	100%	-	10	29	38	43	48	43	38	29	19	10	5	2	-	-	-	-	-	-	-	48	5	-
Medical/Dental Office	100%	-	-	46	46	51	51	15	-	-	-	-	-	-	-	-	-	-	-	-	-	51	-	-
Employee	100%	-	-	15	25	25	25	25	-	-	-	-	-	-	-	-	-	-	-	-	-	25	-	-
Bank (Branch) with Drive-In	100%	-	-	5	8	14	19	17	-	-	-	-	-	-	-	-	-	-	-	-	-	19	-	-
Employee	100%	-	-	9	10	10	10	10	-	-	-	-	-	-	-	-	-	-	-	-	-	10	-	-
Subtotal Demand by User Type	Customer	140	147	252	472	653	957	1,547	1,598	1,436	1,398	1,407	1,679	2,115	2,161	2,177	1,905	1,789	1,644	962	2,177	957	1,679	2,177
	Employee	35	112	226	379	441	462	465	426	417	400	394	455	440	433	425	401	365	280	156	425	462	455	425
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GRAND TOTAL DEMAND		175	259	478	851	1,094	1,419	2,012	2,024	1,853	1,798	1,801	2,134	2,555	2,594	2,602	2,306	2,154	1,924	1,118	2,602	1,419	2,134	2,602
																					2,602	1,419	2,134	2,602

FIGURE A-1C
WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND
MAIN STREET

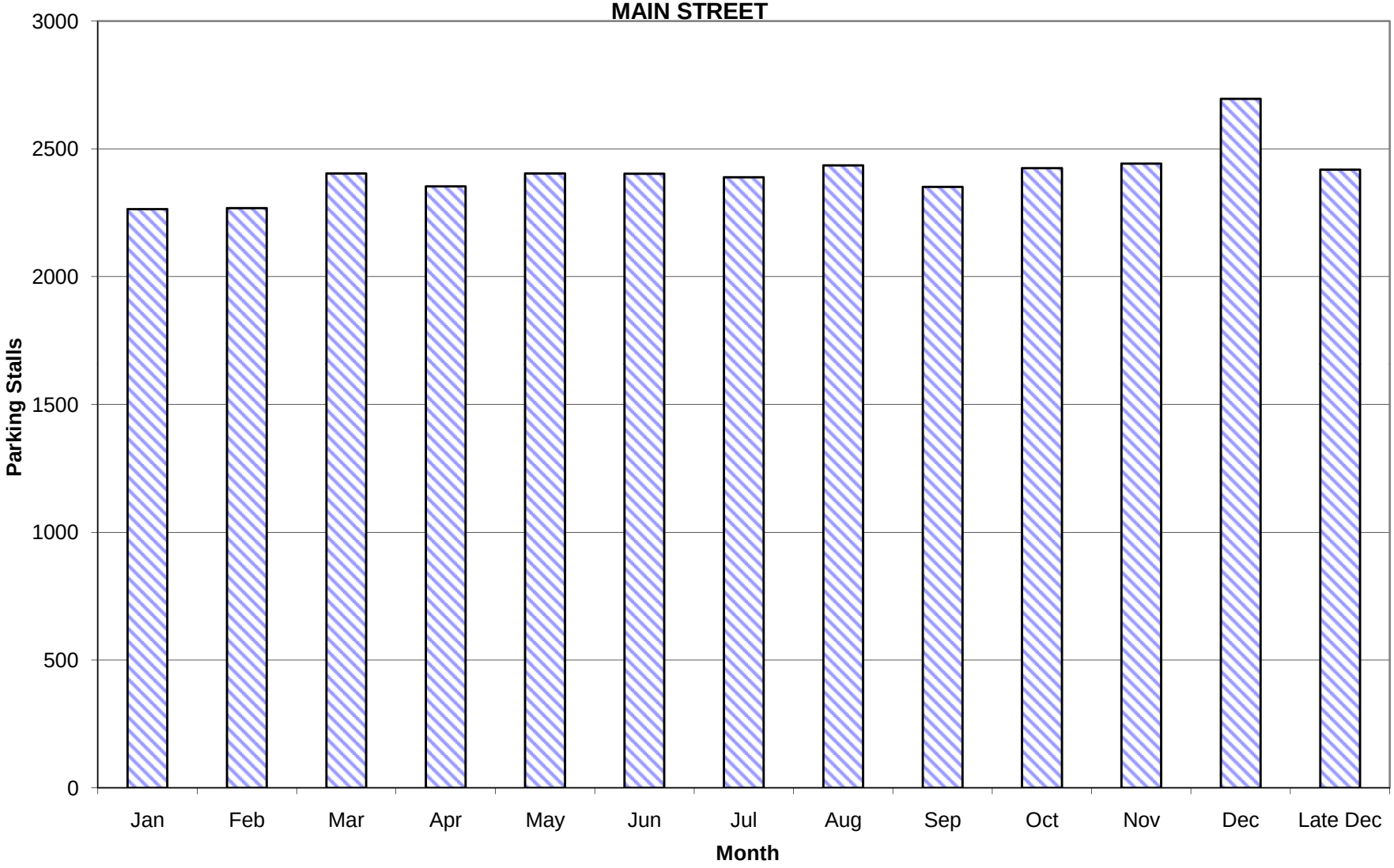


FIGURE A-1D
WEEKEND MONTH-BY-MONTH ESTIMATED PARKING DEMAND
MAIN STREET

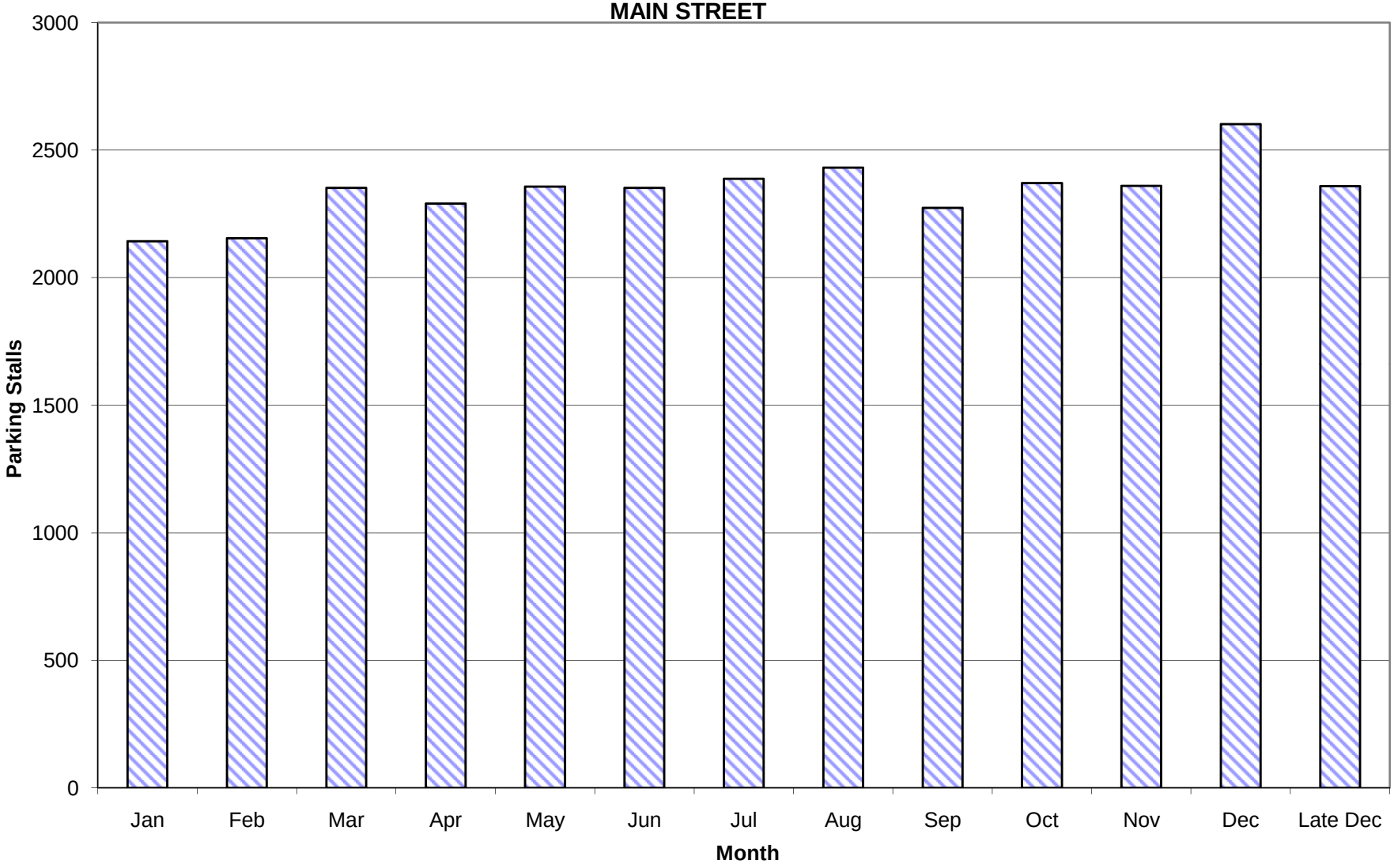


FIGURE A-1E
PEAK MONTH DAILY PARKING DEMAND BY HOUR
MAIN STREET

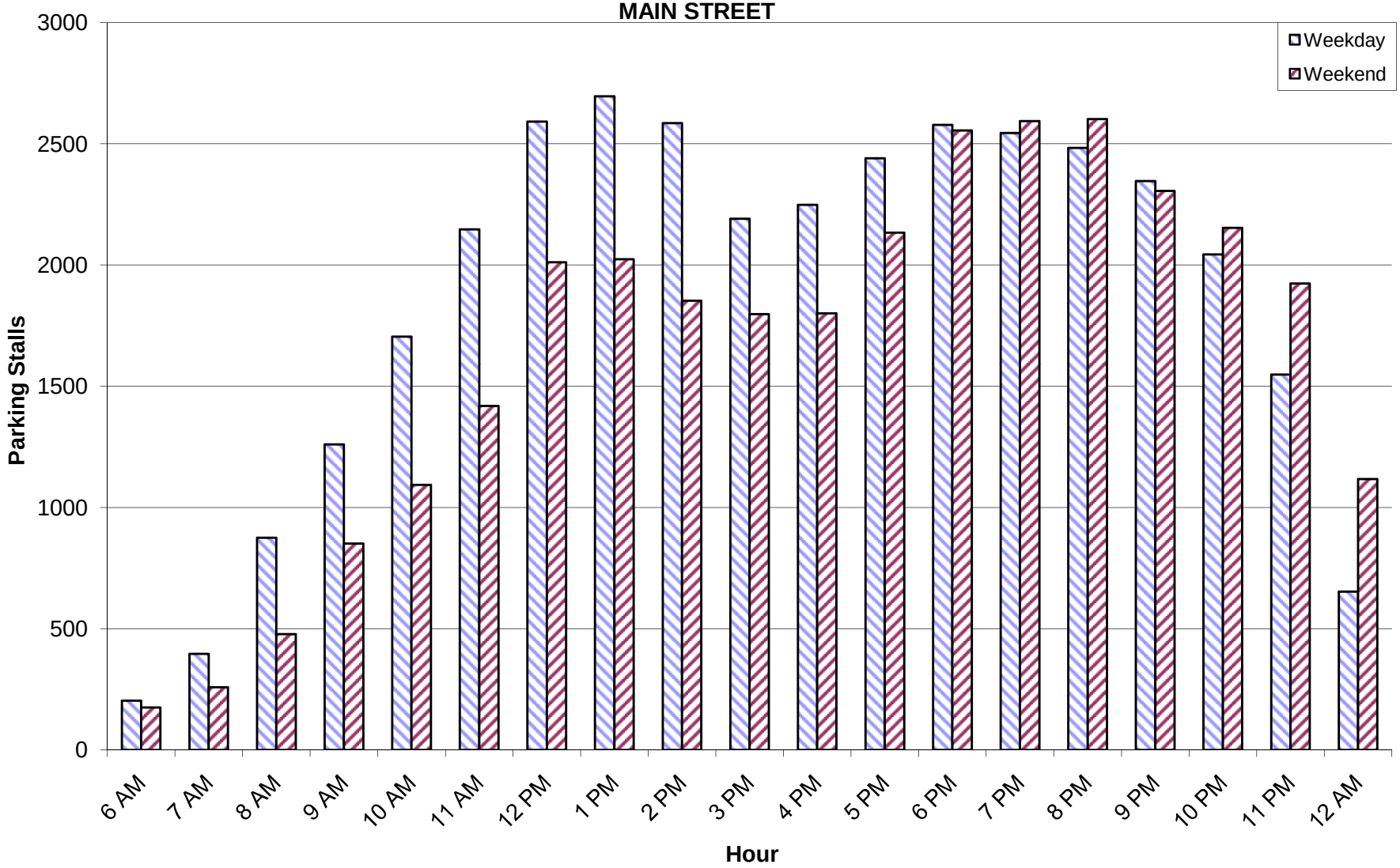


FIGURE A-2A
SHARED PARKING DEMAND SUMMARY
SANTA MONICA PARKING - MONTANA AVENUE

PEAK MONTH: DECEMBER -- PEAK PERIOD: 1 PM, WEEKDAY

Projected Parking Supply:			Weekday					Weekend					Weekday			Weekend		
Land Use	Project Data Quantity	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Peak Hr Adj 1 PM	Peak Mo Adj December	Estimated Parking Demand	Peak Hr Adj 8 PM	Peak Mo Adj December	Estimated Parking Demand
Community Shopping Center (<400 ksf)	207,032	sf GLA	2.90	1.00	1.00	2.90	/ksf GLA	3.20	1.00	1.00	3.20	/ksf GLA	1.00	1.00	600	0.65	1.00	431
Employee			0.70	1.00	1.00	0.70	/ksf GLA	0.80	1.00	1.00	0.80	/ksf GLA	1.00	1.00	145	0.75	1.00	125
Fine/Casual Dining Restaurant	35,214	sf GLA	15.25	1.00	1.00	15.25	/ksf GLA	17.00	1.00	1.00	17.00	/ksf GLA	0.75	1.00	403	1.00	1.00	599
Employee			2.75	1.00	1.00	2.75	/ksf GLA	3.00	1.00	1.00	3.00	/ksf GLA	0.90	1.00	87	1.00	1.00	106
Performing Arts Theater	425	seats	0.30	1.00	1.00	0.30	/seat	0.33	1.00	1.00	0.33	/seat	0.01	1.00	1	1.00	1.00	140
Employee			0.07	1.00	1.00	0.07	/seat	0.07	1.00	1.00	0.07	/seat	0.30	1.00	9	1.00	1.00	30
Health Club	6,223	sf GLA	6.60	1.00	1.00	6.60	/ksf GLA	5.50	1.00	1.00	5.50	/ksf GLA	0.70	0.90	26	0.30	0.90	9
Employee			0.40	1.00	1.00	0.40	/ksf GLA	0.25	1.00	1.00	0.25	/ksf GLA	0.75	1.00	2	0.50	1.00	1
Office 25 to 100 ksf	53,844	sf GLA	0.28	1.00	1.00	0.28	/ksf GLA	0.03	1.00	1.00	0.03	/ksf GLA	0.45	1.00	7	0.00	1.00	0
Employee			3.37	1.00	1.00	3.37	/ksf GLA	0.34	1.00	1.00	0.34	/ksf GLA	0.90	1.00	163	0.00	1.00	0
Medical/Dental Office	17,369	sf GLA	3.00	1.00	1.00	3.00	/ksf GLA	3.00	1.00	1.00	3.00	/ksf GLA	0.90	1.00	47	0.00	1.00	0
Employee			1.50	1.00	1.00	1.50	/ksf GLA	1.50	1.00	1.00	1.50	/ksf GLA	1.00	1.00	26	0.00	1.00	0
Bank (Branch) with Drive-In	14,008	sf GLA	3.00	1.00	1.00	3.00	/ksf GLA	3.00	1.00	1.00	3.00	/ksf GLA	0.50	1.00	21	0.00	1.00	0
Employee			1.60	1.00	1.00	1.60	/ksf GLA	1.60	1.00	1.00	1.60	/ksf GLA	1.00	1.00	22	0.00	1.00	0
													Customer		1105	Customer		1179
													Employee		454	Employee		262
													Reserved		0	Reserved		0
													Total		**1559**	**Total**		**1441**

FIGURE A-2B
PEAK MONTH SHARED PARKING SUMMARY FOR
SANTA MONICA PARKING - MONTANA AVENUE

December
Weekday Estimated Peak-Hour Parking Demand

Projected Parking Supply:																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
	Monthly Adj.	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	1 PM	11 AM	1 PM	6 PM
Community Shopping Center (<400 ksf)	100%	6	30	90	180	330	450	540	600	600	600	570	510	480	450	390	300	180	60	-	600	450	600	480
Employee	100%	15	22	58	109	123	138	145	145	145	145	145	138	138	138	131	109	58	22	-	145	138	145	138
Fine/Casual Dining Restaurant	100%	-	-	-	-	81	215	403	403	349	215	269	403	510	537	537	537	510	403	134	403	215	403	510
Employee	100%	-	19	49	73	87	87	87	87	87	73	73	97	97	97	97	97	97	82	34	87	87	87	97
Performing Arts Theater	100%	-	-	-	1	1	1	1	1	1	1	1	1	1	32	128	128	-	-	-	1	1	1	1
Employee	100%	-	3	3	6	6	6	9	9	9	9	9	9	30	30	30	30	9	3	2	9	6	9	30
Health Club	90%	26	15	15	26	26	30	22	26	26	26	30	33	37	33	30	26	13	4	-	26	30	26	37
Employee	100%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	-	-	-	-	2	2	2	2
Office 25 to 100 ksf	100%	-	-	3	9	15	7	2	7	15	7	2	2	1	-	-	-	-	-	-	7	7	7	1
Employee	100%	5	54	136	172	181	181	163	163	181	181	163	91	45	18	13	5	2	-	-	163	181	163	45
Medical/Dental Office	100%	-	-	47	47	52	52	16	47	52	52	47	42	35	16	8	-	-	-	-	47	52	47	35
Employee	100%	-	-	16	26	26	26	26	26	26	26	26	26	17	8	4	-	-	-	-	26	26	26	17
Bank (Branch) with Drive-In	100%	-	-	21	38	42	21	21	21	29	21	34	42	-	-	-	-	-	-	-	21	21	21	-
Employee	100%	-	-	13	22	22	22	22	22	22	22	22	22	-	-	-	-	-	-	-	22	22	22	-
Subtotal Demand by User Type	Customer	32	45	176	301	547	776	1,005	1,105	1,072	922	953	1,033	1,064	1,068	1,093	991	703	467	134	1,105	776	1,105	1,064
	Employee	22	100	277	410	447	462	454	454	472	458	440	385	329	293	276	241	166	107	36	454	462	454	329
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GRAND TOTAL DEMAND		**54**	**145**	**453**	**711**	**994**	**####**	**####**	**####**	**####**	**####**	**####**	**####**	**####**	**####**	**1,369**	**1,232**	**869**	**574**	**170**	**1,559**	**1,238**	**1,559**	**1,393**
																					1,559	1,238	1,559	1,393

Footnote(s):

December
Weekend Estimated Peak-Hour Parking Demand

																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
	Monthly Adj.	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	8 PM	11 AM	2 PM	8 PM
Community Shopping Center (<400 ksf)	100%	7	33	66	232	398	464	564	630	663	663	630	597	530	497	431	332	232	99	-	431	464	663	431
Employee	100%	17	25	66	125	141	158	166	166	166	166	166	158	141	133	125	108	75	25	-	125	158	166	125
Fine/Casual Dining Restaurant	100%	-	-	-	-	-	90	300	329	270	270	270	359	539	569	599	539	539	539	300	599	90	270	599
Employee	100%	-	21	32	64	80	80	80	80	80	80	80	106	106	106	106	106	106	90	53	106	80	80	106
Performing Arts Theater	100%	-	-	-	1	1	1	1	23	94	94	1	1	1	35	140	140	-	-	-	140	1	94	140
Employee	100%	-	3	3	6	6	6	9	30	30	30	9	9	30	30	30	30	9	3	2	30	6	30	30
Health Club	90%	24	14	11	15	11	15	15	9	8	9	17	31	29	18	9	3	-	-	-	9	15	8	9
Employee	100%	1	1	1	1	1	1	1	1	1	1	2	2	2	2	1	-	-	-	-	1	1	1	1
Office 25 to 100 ksf	100%	-	-	1	2	2	2	2	2	1	1	-	-	-	-	-	-	-	-	-	-	2	1	-
Employee	100%	-	4	11	14	16	18	16	14	11	7	4	2	1	-	-	-	-	-	-	-	18	11	-
Medical/Dental Office	100%	-	-	47	47	52	52	16	-	-	-	-	-	-	-	-	-	-	-	-	-	52	-	-
Employee	100%	-	-	16	26	26	26	26	-	-	-	-	-	-	-	-	-	-	-	-	-	26	-	-
Bank (Branch) with Drive-In	100%	-	-	11	17	32	42	38	-	-	-	-	-	-	-	-	-	-	-	-	-	42	-	-
Employee	100%	-	-	20	22	22	22	22	-	-	-	-	-	-	-	-	-	-	-	-	-	22	-	-
Subtotal Demand by User Type	Customer	31	47	136	314	496	666	936	993	1,036	1,037	918	988	1,099	1,119	1,179	1,014	771	638	300	1,179	666	1,036	1,179
	Employee	18	54	149	258	292	311	320	291	288	284	261	277	280	271	262	244	190	118	55	262	311	288	262
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GRAND TOTAL DEMAND		49	101	285	572	788	977	1,256	1,284	1,324	1,321	1,179	1,265	1,379	1,390	1,441	1,258	961	756	355	1,441	977	1,324	1,441
																					1,441	977	1,324	1,441

FIGURE A-2C
WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND
MONTANA AVENUE

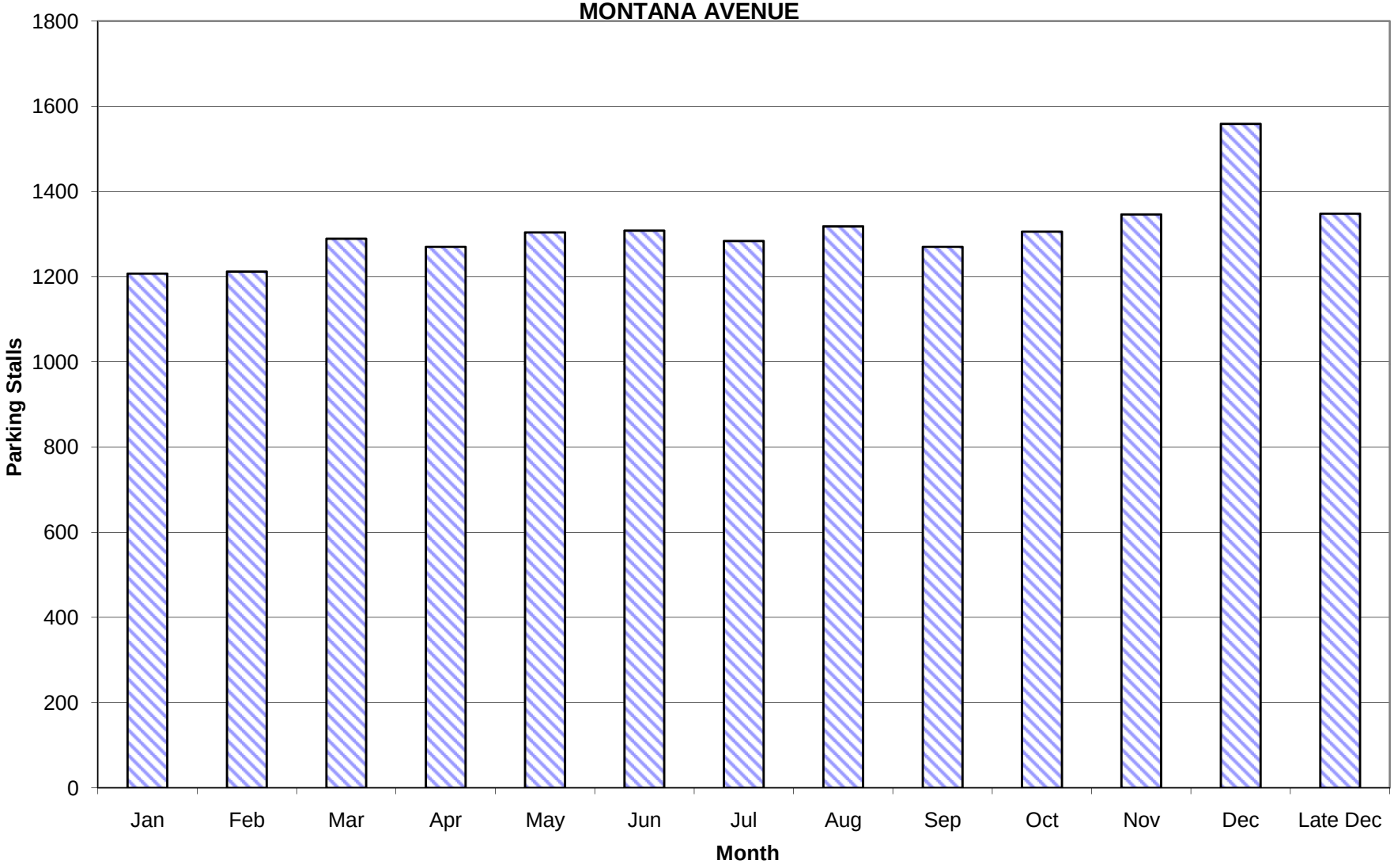


FIGURE A-2D
WEEKEND MONTH-BY-MONTH ESTIMATED PARKING DEMAND
MONTANA AVENUE

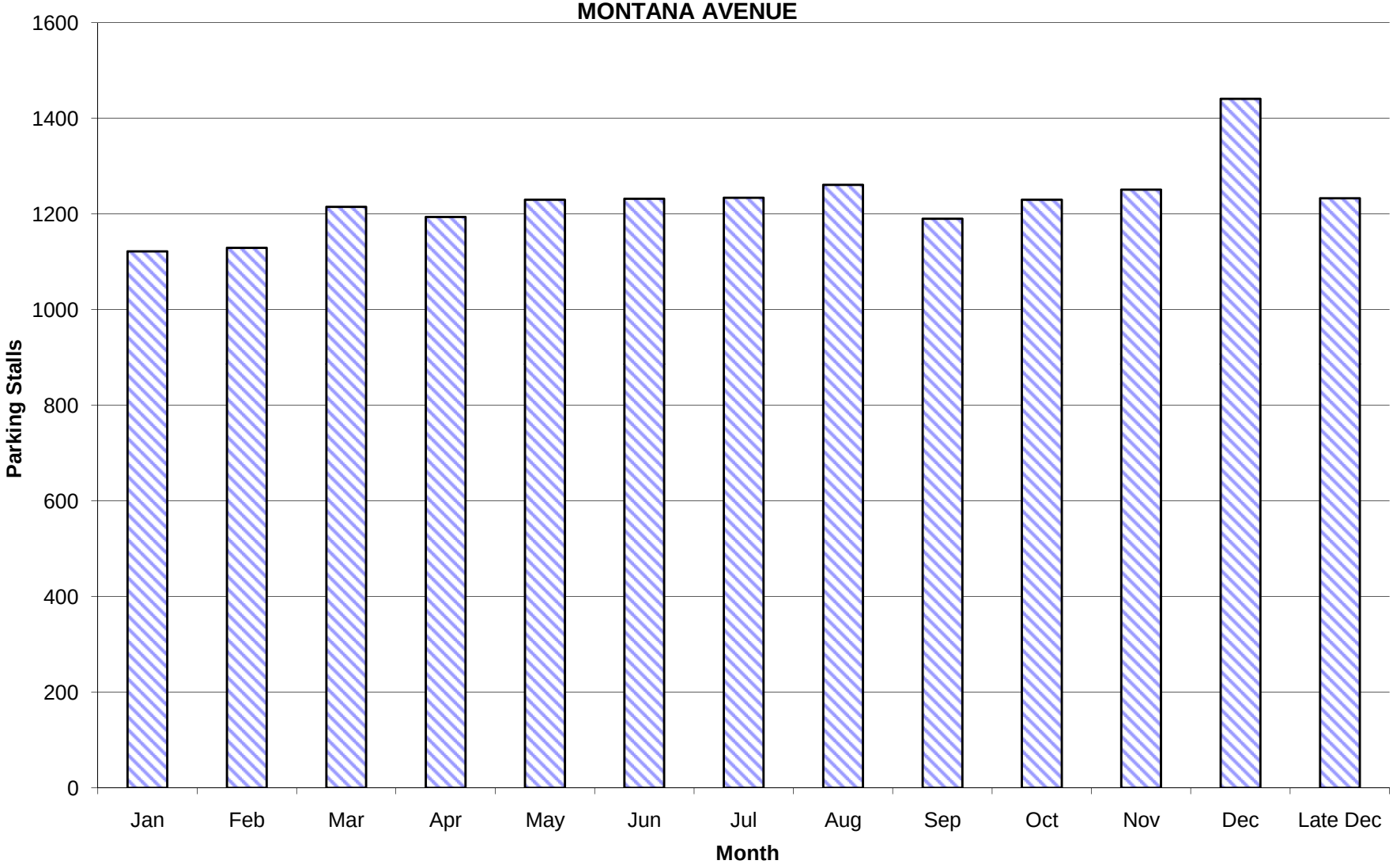


FIGURE A-2E
PEAK MONTH DAILY PARKING DEMAND BY HOUR
MONTANA AVENUE

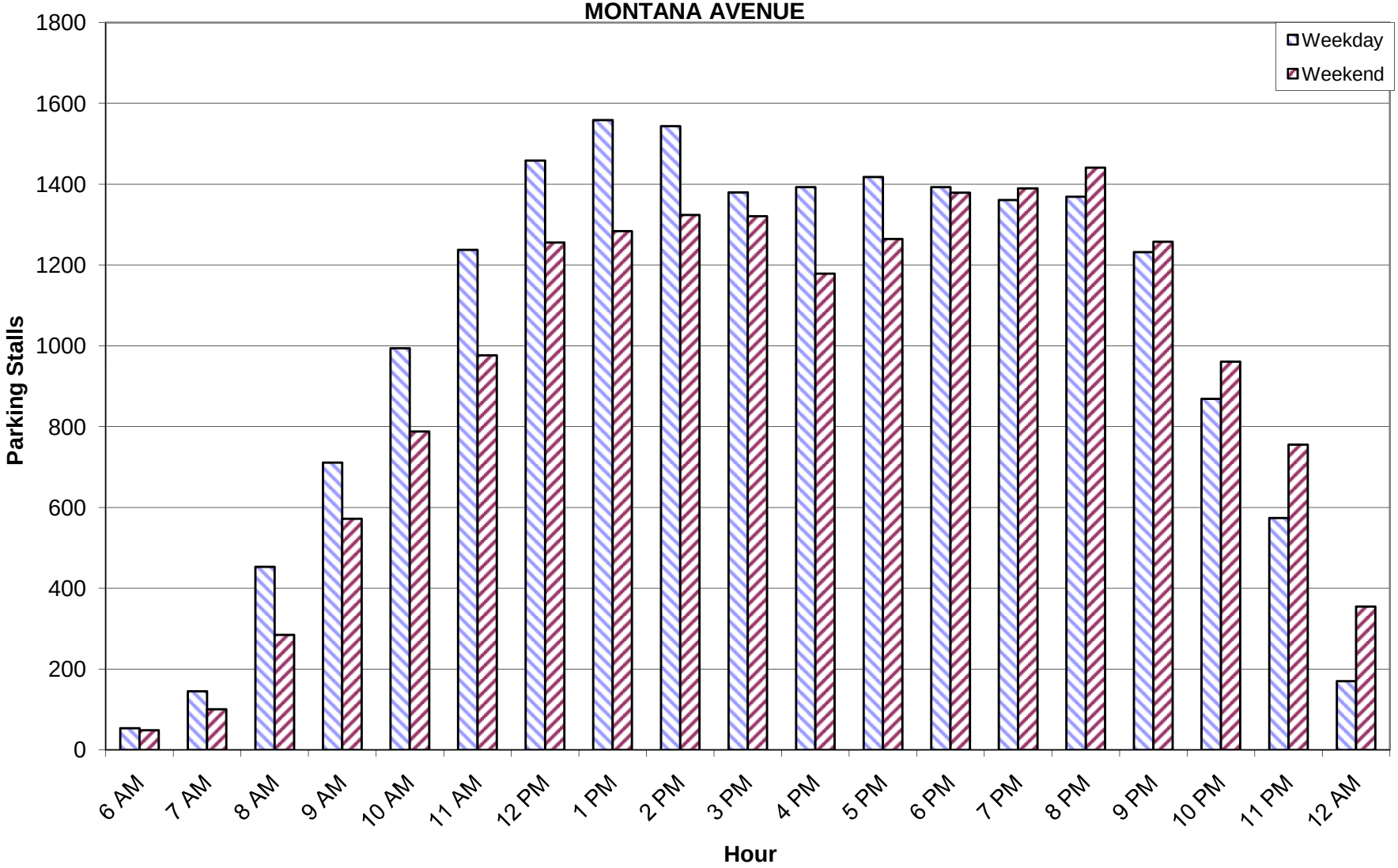


FIGURE A-3A
SHARED PARKING DEMAND SUMMARY
SANTA MONICA PARKING - OCEAN PARK BOULEVARD

PEAK MONTH: DECEMBER -- PEAK PERIOD: 2 PM, WEEKDAY

Projected Parking Supply:			Weekday					Weekend					Weekday			Weekend		
Land Use	Project Data Quantity	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Peak Hr Adj 2 PM	Peak Mo Adj December	Estimated Parking Demand	Peak Hr Adj 12 PM	Peak Mo Adj December	Estimated Parking Demand
Community Shopping Center (<400 ksf)	28,891	sf GLA	2.90	1.00	1.00	2.90	/ksf GLA	3.20	1.00	1.00	3.20	/ksf GLA	1.00	1.00	84	0.85	1.00	78
Employee			0.70	1.00	1.00	0.70	/ksf GLA	0.80	1.00	1.00	0.80	/ksf GLA	1.00	1.00	20	1.00	1.00	23
Fine/Casual Dining Restaurant	3,655	sf GLA	15.25	1.00	1.00	15.25	/ksf GLA	17.00	1.00	1.00	17.00	/ksf GLA	0.65	1.00	36	0.50	1.00	31
Employee			2.75	1.00	1.00	2.75	/ksf GLA	3.00	1.00	1.00	3.00	/ksf GLA	0.90	1.00	9	0.75	1.00	8
Office <25 ksf	16,184	sf GLA	0.30	1.00	1.00	0.30	/ksf GLA	0.03	1.00	1.00	0.03	/unit	1.00	1.00	5	0.90	1.00	0
Employee			3.50	1.00	1.00	3.50	/ksf GLA	0.35	1.00	1.00	0.35	/unit	1.00	1.00	57	0.90	1.00	5
Medical/Dental Office	7,653	sf GLA	3.00	1.00	1.00	3.00	/ksf GLA	3.00	1.00	1.00	3.00	/ksf GLA	1.00	1.00	23	0.30	1.00	7
Employee			1.50	1.00	1.00	1.50	/ksf GLA	1.50	1.00	1.00	1.50	/ksf GLA	1.00	1.00	11	1.00	1.00	11
Bank (Branch) with Drive-In	3,594	sf GLA	3.00	1.00	1.00	3.00	/ksf GLA	3.00	1.00	1.00	3.00	/ksf GLA	0.70	1.00	8	0.90	1.00	10
Employee			1.60	1.00	1.00	1.60	/ksf GLA	1.60	1.00	1.00	1.60	/ksf GLA	1.00	1.00	6	1.00	1.00	6
													Customer		156	Customer		126
													Employee		103	Employee		53
													Reserved		0	Reserved		0
													Total		**259**	**Total**		**179**

FIGURE A-3B
PEAK MONTH SHARED PARKING SUMMARY FOR
SANTA MONICA PARKING - OCEAN PARK BOULEVARD

December
Weekday Estimated Peak-Hour Parking Demand

Projected Parking Supply:	Monthly Adj.	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 2 PM	AM Peak Hr 11 AM	PM Peak Hr 2 PM	Eve Peak Hr 6 PM
Community Shopping Center (<400 ksf)	100%	1	4	13	25	46	63	76	84	84	84	80	71	67	63	55	42	25	8	-	84	63	84	67
Employee	100%	2	3	8	15	17	19	20	20	20	20	20	19	19	19	18	15	8	3	-	20	19	20	19
Fine/Casual Dining Restaurant	100%	-	-	-	-	8	22	42	42	36	22	28	42	53	56	56	56	53	42	14	36	22	36	53
Employee	100%	-	2	5	8	9	9	9	9	9	8	8	10	10	10	10	10	10	9	4	9	9	9	10
Office <25 ksf	100%	-	-	1	3	5	2	1	2	5	2	1	1	-	-	-	-	-	-	-	5	2	5	-
Employee	100%	2	17	43	54	57	57	51	51	57	57	51	29	14	6	4	2	1	-	-	57	57	57	14
Medical/Dental Office	100%	-	-	21	21	23	23	7	21	23	23	21	18	15	7	3	-	-	-	-	23	23	23	15
Employee	100%	-	-	7	11	11	11	11	11	11	11	11	11	7	3	2	-	-	-	-	11	11	11	7
Bank (Branch) with Drive-In	100%	-	-	6	10	11	6	6	6	8	6	9	11	-	-	-	-	-	-	-	8	6	8	-
Employee	100%	-	-	4	6	6	6	6	6	6	6	6	6	-	-	-	-	-	-	-	6	6	6	-
Subtotal Demand by User Type	Customer	1	4	41	59	93	116	132	155	156	137	139	143	135	126	114	98	78	50	14	156	116	156	135
	Employee	4	22	67	94	100	102	97	97	103	102	96	75	50	38	34	27	19	12	4	103	102	103	50
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GRAND TOTAL DEMAND		**5**	**26**	**108**	**153**	**193**	**218**	**229**	**252**	**259**	**239**	**235**	**218**	**185**	**164**	**148**	**125**	**97**	**62**	**18**	**259**	**218**	**259**	**185**
																					259	218	259	185

Footnote(s):

December
Weekend Estimated Peak-Hour Parking Demand

	Monthly Adj.	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 12 PM	AM Peak Hr 11 AM	PM Peak Hr 12 PM	Eve Peak Hr 6 PM
Community Shopping Center (<400 ksf)	100%	1	5	9	32	55	64	78	87	92	92	87	83	74	69	60	46	32	14	-	78	64	78	74
Employee	100%	2	3	9	17	20	22	23	23	23	23	23	22	20	18	17	15	10	3	-	23	22	23	20
Fine/Casual Dining Restaurant	100%	-	-	-	-	-	9	31	34	28	28	28	37	56	59	62	56	56	56	31	31	9	31	56
Employee	100%	-	2	3	7	8	8	8	8	8	8	8	11	11	11	11	11	11	9	6	8	8	8	11
Office <25 ksf	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee	100%	-	1	4	5	5	6	5	5	4	2	1	1	-	-	-	-	-	-	-	5	6	5	-
Medical/Dental Office	100%	-	-	21	21	23	23	7	-	-	-	-	-	-	-	-	-	-	-	-	7	23	7	-
Employee	100%	-	-	7	11	11	11	11	-	-	-	-	-	-	-	-	-	-	-	-	11	11	11	-
Bank (Branch) with Drive-In	100%	-	-	3	4	8	11	10	-	-	-	-	-	-	-	-	-	-	-	-	10	11	10	-
Employee	100%	-	-	5	6	6	6	6	-	-	-	-	-	-	-	-	-	-	-	-	6	6	6	-
Subtotal Demand by User Type	Customer	1	5	33	57	86	107	126	121	120	120	115	120	130	128	122	102	88	70	31	126	107	126	130
	Employee	2	6	28	46	50	53	53	36	35	33	32	34	31	29	28	26	21	12	6	53	53	53	31
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GRAND TOTAL DEMAND		3	11	61	103	136	160	179	157	155	153	147	154	161	157	150	128	109	82	37	179	160	179	161
																					179	160	179	161

FIGURE A-3C
WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND
OCEAN PARK BOULEVARD

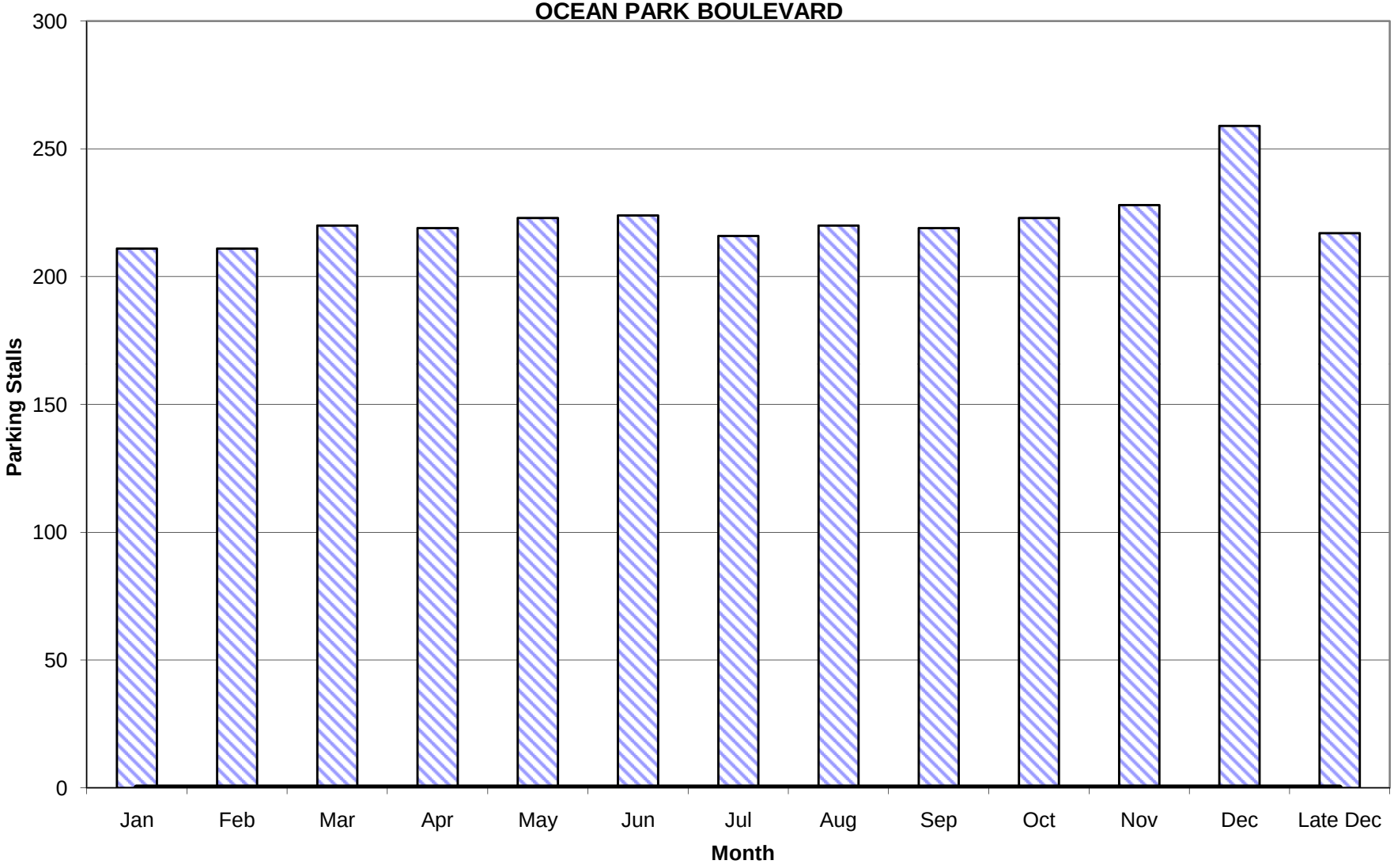


FIGURE A-3D
WEEKEND MONTH-BY-MONTH ESTIMATED PARKING DEMAND
OCEAN PARK BOULEVARD

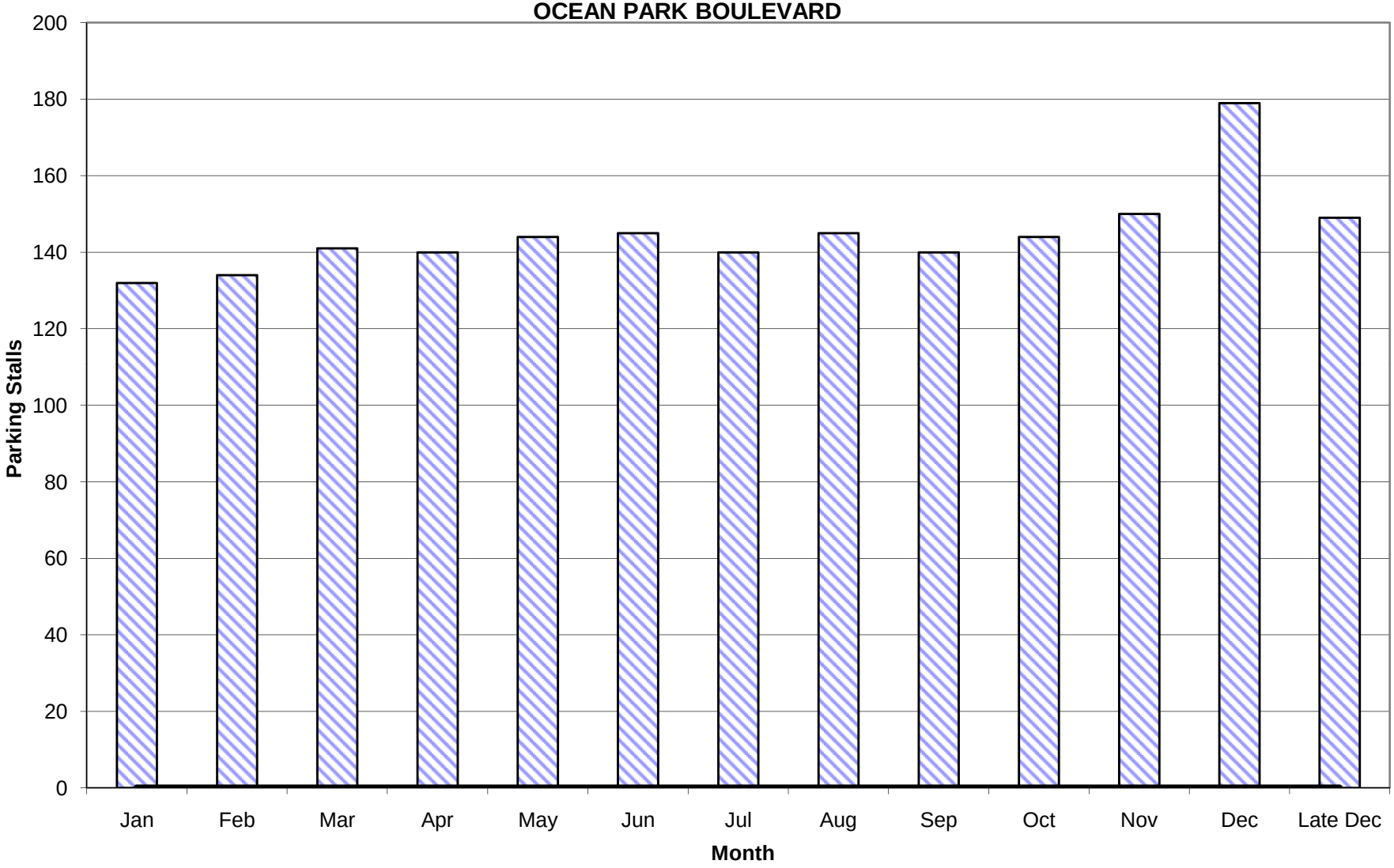


FIGURE A-3E
PEAK MONTH DAILY PARKING DEMAND BY HOUR
OCEAN PARK BOULEVARD

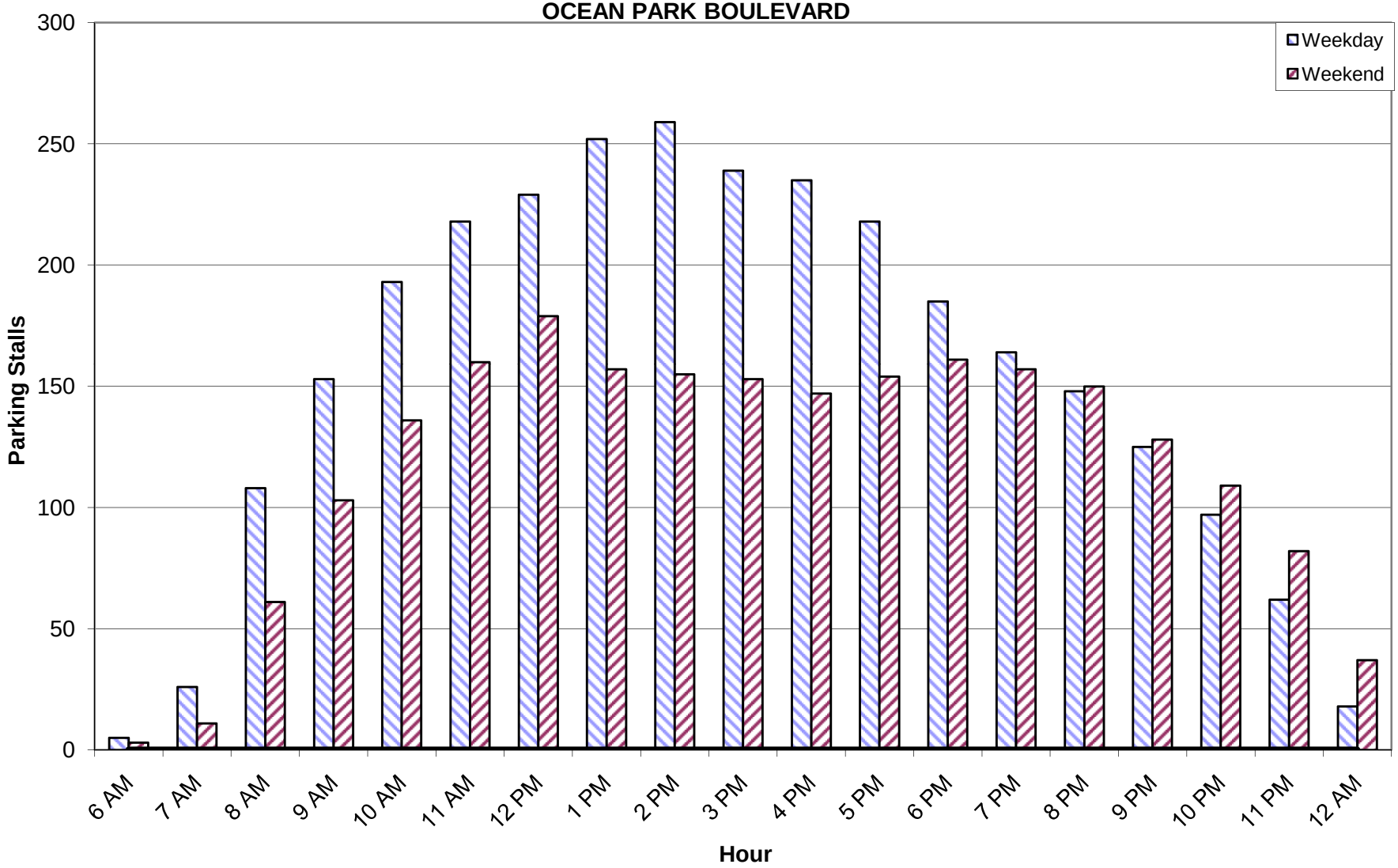


FIGURE A-4A
SHARED PARKING DEMAND SUMMARY
SANTA MONICA PARKING - SANTA MONICA BOULEVARD

PEAK MONTH: DECEMBER -- PEAK PERIOD: 1 PM, WEEKDAY

Projected Parking Supply:			Weekday					Weekend					Weekday			Weekend		
Land Use	Project Data Quantity	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Peak Hr Adj 1 PM	Peak Mo Adj December	Estimated Parking Demand	Peak Hr Adj 12 PM	Peak Mo Adj December	Estimated Parking Demand
Community Shopping Center (<400 ksf)	119,129	sf GLA	2.90	1.00	1.00	2.90	/ksf GLA	3.20	1.00	1.00	3.20	/ksf GLA	1.00	1.00	345	0.85	1.00	324
Employee			0.70	1.00	1.00	0.70	/ksf GLA	0.80	1.00	1.00	0.80	/ksf GLA	1.00	1.00	83	1.00	1.00	95
Fine/Casual Dining Restaurant	10,378	sf GLA	15.25	1.00	1.00	15.25	/ksf GLA	17.00	1.00	1.00	17.00	/ksf GLA	0.75	1.00	119	0.50	1.00	88
Employee			2.75	1.00	1.00	2.75	/ksf GLA	3.00	1.00	1.00	3.00	/ksf GLA	0.90	1.00	26	0.75	1.00	23
Family Restaurant	19,924	sf GLA	9.00	1.00	1.00	9.00	/ksf GLA	12.75	1.00	1.00	12.75	/ksf GLA	0.90	1.00	161	1.00	1.00	254
Employee			1.50	1.00	1.00	1.50	/ksf GLA	2.25	1.00	1.00	2.25	/ksf GLA	1.00	1.00	30	1.00	1.00	45
Fast Food Restaurant	19,869	sf GLA	12.75	1.00	1.00	12.75	/ksf GLA	12.00	1.00	1.00	12.00	/ksf GLA	1.00	1.00	253	1.00	1.00	238
Employee			2.25	1.00	1.00	2.25	/ksf GLA	2.00	1.00	1.00	2.00	/ksf GLA	1.00	1.00	45	1.00	1.00	40
Hotel-Leisure	108	rooms	0.90	1.00	1.00	0.90	/rooms	1.00	1.00	1.00	1.00	/rooms	0.65	0.50	32	0.65	0.50	35
Employee			0.25	1.00	1.00	0.25	/rooms	0.18	1.00	1.00	0.18	/rooms	1.00	1.00	27	1.00	1.00	19
Office 25 to 100 ksf	53,395	sf GLA	0.28	1.00	1.00	0.28	/ksf GLA	0.03	1.00	1.00	0.03	/ksf GLA	0.45	1.00	7	0.90	1.00	2
Employee			3.37	1.00	1.00	3.37	/ksf GLA	0.34	1.00	1.00	0.34	/ksf GLA	0.90	1.00	162	0.90	1.00	16
Medical/Dental Office	58,599	sf GLA	3.00	1.00	1.00	3.00	/ksf GLA	3.00	1.00	1.00	3.00	/ksf GLA	0.90	1.00	158	0.30	1.00	53
Employee			1.50	1.00	1.00	1.50	/ksf GLA	1.50	1.00	1.00	1.50	/ksf GLA	1.00	1.00	88	1.00	1.00	88
Bank (Branch) with Drive-In	2,119	sf GLA	3.00	1.00	1.00	3.00	/ksf GLA	3.00	1.00	1.00	3.00	/ksf GLA	0.50	1.00	3	0.90	1.00	5
Employee			1.60	1.00	1.00	1.60	/ksf GLA	1.60	1.00	1.00	1.60	/ksf GLA	1.00	1.00	3	1.00	1.00	3
													Customer		1078	Customer		999
													Employee		464	Employee		329
													Reserved		0	Reserved		0
													Total		**1542**	**Total**		**1328**

FIGURE A-4B
PEAK MONTH SHARED PARKING SUMMARY FOR
SANTA MONICA PARKING - SANTA MONICA BOULEVARD

December
Weekday Estimated Peak-Hour Parking Demand

Projected Parking Supply:																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
	Monthly Adj	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	1 PM	11 AM	1 PM	6 PM
Community Shopping Center (<400 ksf)	100%	3	17	52	104	190	259	311	345	345	345	328	293	276	259	224	173	104	35	-	345	259	345	276
Employee	100%	8	12	33	62	71	79	83	83	83	83	83	79	79	79	75	62	33	12	-	83	79	83	79
Fine/Casual Dining Restaurant	100%	-	-	-	-	24	63	119	119	103	63	79	119	150	158	158	158	150	119	40	119	63	119	150
Employee	100%	-	6	15	22	26	26	26	26	26	22	22	29	29	29	29	29	29	25	10	26	26	26	29
Family Restaurant	100%	45	90	107	134	152	161	179	161	90	81	81	134	143	143	143	107	98	90	45	161	161	161	143
Employee	100%	15	23	27	27	30	30	30	30	30	23	23	29	29	29	29	24	20	20	11	30	30	30	29
Fast Food Restaurant	100%	13	25	51	76	139	215	253	253	228	152	139	152	215	202	127	76	51	25	13	253	215	253	215
Employee	100%	7	9	14	18	34	45	45	45	43	32	27	32	41	41	27	18	14	9	9	45	45	45	41
Hotel-Business	67%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel-Leisure	50%	46	46	44	39	34	34	32	32	34	34	36	39	41	41	44	46	46	49	49	32	34	32	41
Restaurant/Lounge	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Conference Ctr/Banquet (20 to 50 sq ft/guest room)	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Convention Space (>50 sq ft/guest room)	60%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee	100%	1	8	24	24	27	27	27	27	27	27	24	19	11	5	5	5	5	3	1	27	27	27	11
Office 25 to 100 ksf	100%	-	-	3	9	15	7	2	7	15	7	2	2	1	-	-	-	-	-	-	7	7	7	1
Employee	100%	5	54	135	171	180	180	162	162	180	180	162	90	45	18	13	5	2	-	-	162	180	162	45
Medical/Dental Office	100%	-	-	158	158	176	176	53	158	176	176	158	141	118	53	26	-	-	-	-	158	176	158	118
Employee	100%	-	-	53	88	88	88	88	88	88	88	88	88	59	26	13	-	-	-	-	88	88	88	59
Bank (Branch) with Drive-In	100%	-	-	3	5	6	3	3	3	4	3	5	6	-	-	-	-	-	-	-	3	3	3	-
Employee	100%	-	-	2	3	3	3	3	3	3	3	3	3	-	-	-	-	-	-	-	3	3	3	-
Subtotal Demand by User Type	Customer	107	178	418	525	736	918	952	1,078	995	861	828	886	944	856	722	560	449	318	147	1,078	918	1,078	944
	Employee	36	112	303	415	459	478	464	464	480	458	432	369	293	227	191	143	103	69	31	464	478	464	293
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GRAND TOTAL DEMAND		**143**	**290**	**721**	**940**	**####**	**####**	**####**	**####**	**####**	**####**	**####**	**####**	**####**	**####**	**913**	**703**	**552**	**387**	**178**	**1,542**	**1,396**	**1,542**	**1,237**
																					1,542	1,396	1,542	1,237

Footnote(s):

December
Weekend Estimated Peak-Hour Parking Demand

																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
	Monthly Adj	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	12 PM	11 AM	12 PM	6 PM
Community Shopping Center (<400 ksf)	100%	4	19	38	133	229	267	324	362	381	381	362	343	305	286	248	191	133	57	-	324	267	324	305
Employee	100%	10	14	38	71	81	90	95	95	95	95	95	90	81	76	71	62	43	14	-	95	90	95	81
Fine/Casual Dining Restaurant	100%	-	-	-	-	-	26	88	97	79	79	79	106	158	167	176	158	158	158	88	88	26	88	158
Employee	100%	-	6	9	19	23	23	23	23	23	23	23	31	31	31	31	31	31	26	16	23	23	23	31
Family Restaurant	100%	25	64	114	178	229	229	254	216	165	102	114	152	178	178	165	76	64	38	25	254	229	254	178
Employee	100%	23	34	41	41	45	45	45	45	45	34	34	43	43	43	43	36	29	29	16	45	45	45	43
Fast Food Restaurant	100%	12	24	48	71	131	202	238	238	214	143	131	143	202	190	119	71	48	24	12	238	202	238	202
Employee	100%	6	8	12	16	30	40	40	40	38	28	24	28	36	36	24	16	12	8	8	40	40	40	36
Hotel-Business	67%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hotel-Leisure	50%	51	51	49	43	38	38	35	35	38	38	41	43	46	46	49	51	51	54	54	35	38	35	46
Restaurant/Lounge	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Conference Ctr/Banquet (20 to 50 sq ft/guest room)	100%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Convention Space (>50 sq ft/guest room)	60%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Employee	100%	1	6	17	17	19	19	19	19	19	19	17	14	11	10	10	10	9	9	6	19	19	19	11
Office 25 to 100 ksf	100%	-	-	1	2	2	2	2	2	1	1	-	-	-	-	-	-	-	-	-	2	2	2	-
Employee	100%	-	4	11	14	16	18	16	14	11	7	4	2	1	-	-	-	-	-	-	16	18	16	1
Medical/Dental Office	100%	-	-	158	158	176	176	53	-	-	-	-	-	-	-	-	-	-	-	-	53	176	53	-
Employee	100%	-	-	53	88	88	88	88	-	-	-	-	-	-	-	-	-	-	-	-	88	88	88	-
Bank (Branch) with Drive-In	100%	-	-	2	2	5	6	5	-	-	-	-	-	-	-	-	-	-	-	-	5	6	5	-
Employee	100%	-	-	3	3	3	3	3	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	-
Subtotal Demand by User Type	Customer	92	158	410	587	810	946	999	950	878	744	727	787	889	867	757	547	454	331	179	999	946	999	889
	Employee	40	72	184	269	305	326	329	236	231	206	197	208	203	196	179	155	124	86	46	329	326	329	203
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GRAND TOTAL DEMAND		132	230	594	856	1,115	1,272	1,328	1,186	1,109	950	924	995	1,092	1,063	936	702	578	417	225	1,328	1,272	1,328	1,092
																					1,328	1,272	1,328	1,092

FIGURE A-4C
WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND
SANTA MONICA BOULEVARD

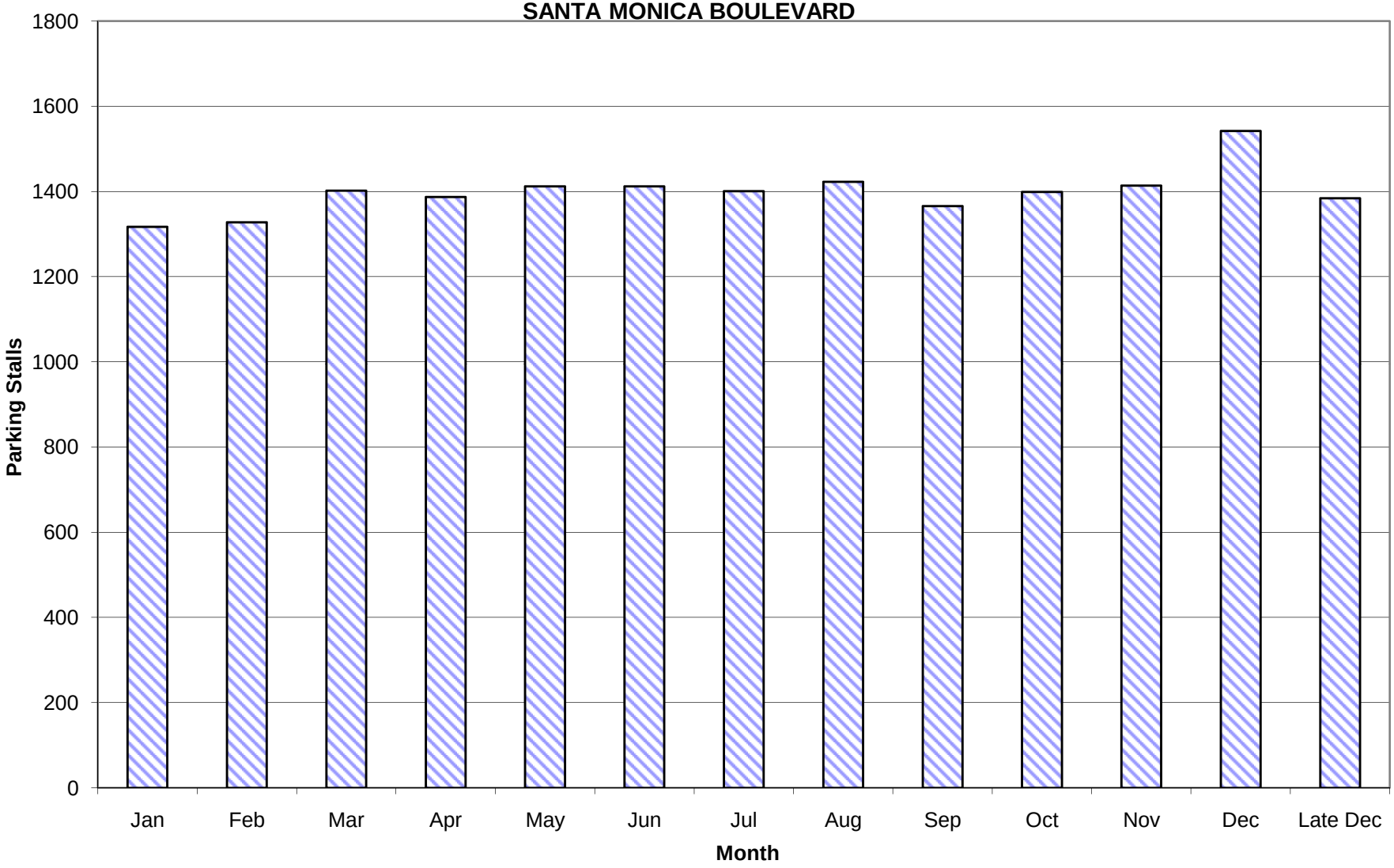


FIGURE A-4D
WEEKEND MONTH-BY-MONTH ESTIMATED PARKING DEMAND
SANTA MONICA BOULEVARD

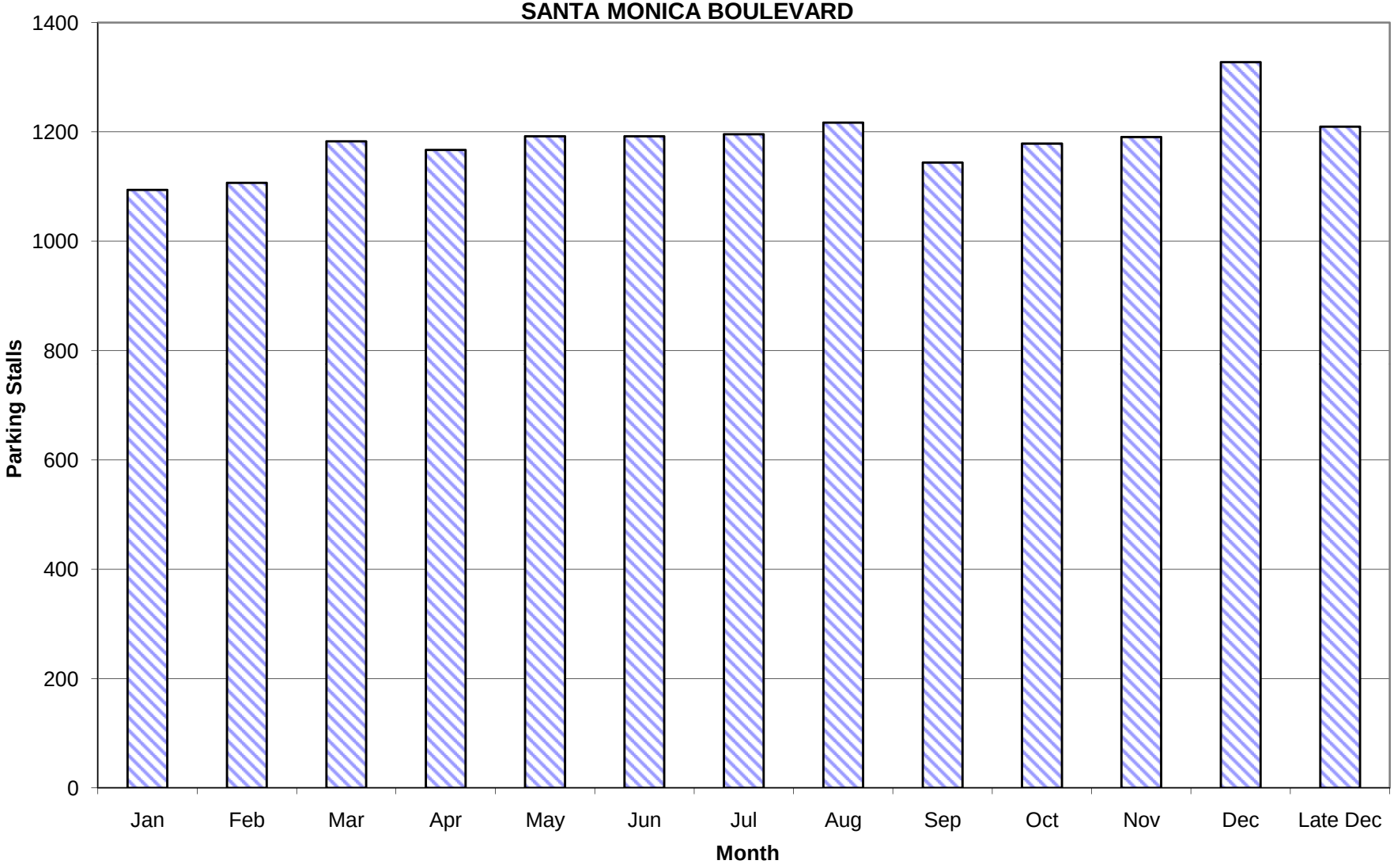


FIGURE A-4E
PEAK MONTH DAILY PARKING DEMAND BY HOUR
SANTA MONICA BOULEVARD

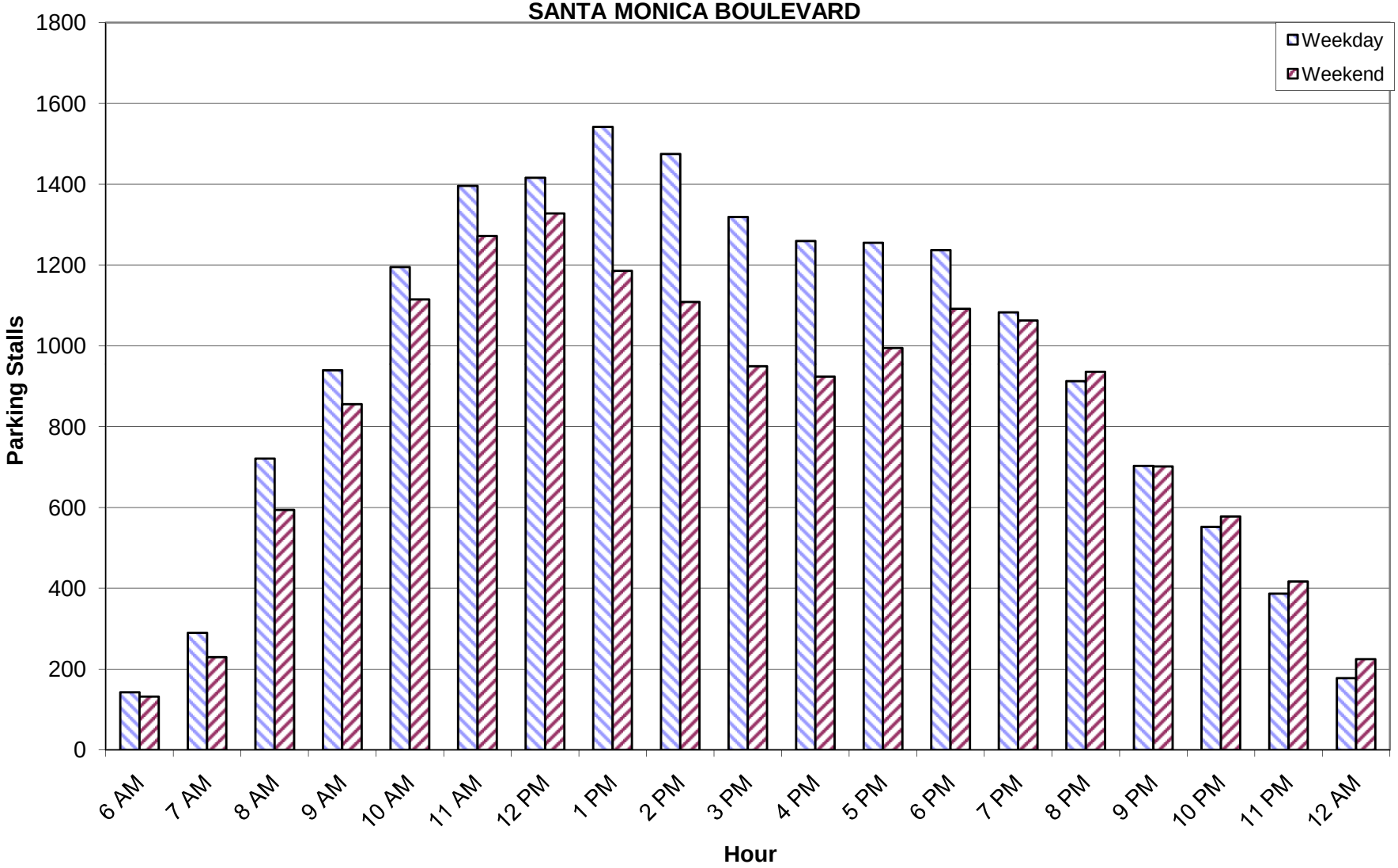


FIGURE A-5A
SHARED PARKING DEMAND SUMMARY
SANTA MONICA PARKING - WILSHIRE BOULEVARD

PEAK MONTH: DECEMBER -- PEAK PERIOD: 1 PM, WEEKDAY

Projected Parking Supply:			Weekday					Weekend					Weekday			Weekend		
Land Use	Project Data Quantity	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Base Rate	Mode Adj	Non-Captive Ratio	Project Rate	Unit	Peak Hr Adj 1 PM	Peak Mo Adj December	Estimated Parking Demand	Peak Hr Adj 8 PM	Peak Mo Adj December	Estimated Parking Demand
Community Shopping Center (<400 ksf)	222,406	sf GLA	2.90	1.00	1.00	2.90	/ksf GLA	3.20	1.00	1.00	3.20	/ksf GLA	1.00	1.00	645	0.65	1.00	463
Employee			0.70	1.00	1.00	0.70	/ksf GLA	0.80	1.00	1.00	0.80	/ksf GLA	1.00	1.00	156	0.75	1.00	134
Fine/Casual Dining Restaurant	43,418	sf GLA	15.25	1.00	1.00	15.25	/ksf GLA	17.00	1.00	1.00	17.00	/ksf GLA	0.75	1.00	497	1.00	1.00	738
Employee			2.75	1.00	1.00	2.75	/ksf GLA	3.00	1.00	1.00	3.00	/ksf GLA	0.90	1.00	107	1.00	1.00	130
Family Restaurant	14,932	sf GLA	9.00	1.00	1.00	9.00	/ksf GLA	12.75	1.00	1.00	12.75	/ksf GLA	0.90	1.00	121	0.65	1.00	124
Employee			1.50	1.00	1.00	1.50	/ksf GLA	2.25	1.00	1.00	2.25	/ksf GLA	1.00	1.00	22	0.95	1.00	32
Nightclub	15,957	sf GLA	15.25	1.00	1.00	15.25	/ksf GLA	17.50	1.00	1.00	17.50	/ksf GLA	0.00	1.00	0	0.75	1.00	209
Employee			1.25	1.00	1.00	1.25	/ksf GLA	1.00	1.00	1.00	1.00	/ksf GLA	0.10	1.00	2	1.00	1.00	24
Health Club	5,633	sf GLA	6.60	1.00	1.00	6.60	/ksf GLA	5.50	1.00	1.00	5.50	/ksf GLA	0.70	0.90	23	0.30	0.90	8
Employee			0.40	1.00	1.00	0.40	/ksf GLA	0.25	1.00	1.00	0.25	/ksf GLA	0.75	1.00	2	0.50	1.00	1
Office 25 to 100 ksf	71,385	sf GLA	0.27	1.00	1.00	0.27	/ksf GLA	0.03	1.00	1.00	0.03	/ksf GLA	0.45	1.00	9	0.00	1.00	0
Employee			3.28	1.00	1.00	3.28	/ksf GLA	0.33	1.00	1.00	0.33	/ksf GLA	0.90	1.00	211	0.00	1.00	0
Medical/Dental Office	50,045	sf GLA	3.00	1.00	1.00	3.00	/ksf GLA	3.00	1.00	1.00	3.00	/ksf GLA	0.90	1.00	135	0.00	1.00	0
Employee			1.50	1.00	1.00	1.50	/ksf GLA	1.50	1.00	1.00	1.50	/ksf GLA	1.00	1.00	75	0.00	1.00	0
Bank (Branch) with Drive-In	31,596	sf GLA	3.00	1.00	1.00	3.00	/ksf GLA	3.00	1.00	1.00	3.00	/ksf GLA	0.50	1.00	48	0.00	1.00	0
Employee			1.60	1.00	1.00	1.60	/ksf GLA	1.60	1.00	1.00	1.60	/ksf GLA	1.00	1.00	51	0.00	1.00	0
														Customer	1478		Customer	1542
														Employee	626		Employee	321
														Reserved	0		Reserved	0
														Total	**2104**		**Total**	**1863**

FIGURE A-5B
PEAK MONTH SHARED PARKING SUMMARY FOR
SANTA MONICA PARKING - WILSHIRE BOULEVARD

December
Weekday Estimated Peak-Hour Parking Demand

Projected Parking Supply:																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
	Monthly Adj.	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	1 PM	11 AM	1 PM	6 PM
Community Shopping Center (<400 ksf)	100%	6	32	97	194	355	484	581	645	645	645	613	548	516	484	419	323	194	65	-	645	484	645	516
Employee	100%	16	23	62	117	133	148	156	156	156	156	156	148	148	148	140	117	62	23	-	156	148	156	148
Fine/Casual Dining Restaurant	100%	-	-	-	-	99	265	497	497	430	265	331	497	629	662	662	662	629	497	166	497	265	497	629
Employee	100%	-	24	60	89	107	107	107	107	107	89	89	119	119	119	119	119	119	101	42	107	107	107	119
Family Restaurant	100%	34	67	80	101	114	121	134	121	67	60	60	101	107	107	107	80	74	67	34	121	121	121	107
Employee	100%	11	17	20	20	22	22	22	22	22	17	17	21	21	21	21	18	14	14	8	22	22	22	21
Nightclub	100%	-	-	-	-	-	-	-	-	-	-	-	-	61	122	182	243	243	243	243	-	-	-	61
Employee	100%	-	-	-	1	1	1	1	2	2	2	4	9	14	20	20	20	20	20	20	2	1	2	14
Health Club	90%	23	13	13	23	23	27	20	23	23	23	27	30	33	30	27	23	12	3	-	23	27	23	33
Employee	100%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	-	-	-	-	2	2	2	2
Office 25 to 100 ksf	100%	-	-	4	11	19	9	3	9	19	9	3	2	1	-	-	-	-	-	-	9	9	9	1
Employee	100%	7	70	176	222	234	234	211	211	234	234	211	117	59	23	16	7	2	-	-	211	234	211	59
Medical/Dental Office	100%	-	-	135	135	150	150	45	135	150	150	135	120	101	45	23	-	-	-	-	135	150	135	101
Employee	100%	-	-	45	75	75	75	75	75	75	75	75	75	50	23	11	-	-	-	-	75	75	75	50
Bank (Branch) with Drive-In	100%	-	-	48	86	95	48	48	48	67	48	76	95	-	-	-	-	-	-	-	48	48	48	-
Employee	100%	-	-	31	51	51	51	51	51	51	51	51	51	-	-	-	-	-	-	-	51	51	51	-
Subtotal Demand by User Type	Customer	63	112	377	550	855	1,104	1,328	1,478	1,401	1,200	1,245	1,393	1,448	1,450	1,420	1,331	1,152	875	443	1,478	1,104	1,478	1,448
	Employee	36	136	396	577	625	640	625	626	649	626	605	542	413	356	328	281	217	158	70	626	640	626	413
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GRAND TOTAL DEMAND		**99**	**248**	**773**	###	###	###	###	###	###	###	###	###	###	###	**1,748**	**1,612**	**1,369**	###	**513**	**2,104**	**1,744**	**2,104**	**1,861**
																					2,104	1,744	2,104	1,861

Footnote(s):

December
Weekend Estimated Peak-Hour Parking Demand

																					Overall Pk	AM Peak Hr	PM Peak Hr	Eve Peak Hr
	Monthly Adj.	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	8 PM	11 AM	12 PM	8 PM
Community Shopping Center (<400 ksf)	100%	7	36	71	249	427	498	605	676	712	712	676	641	570	534	463	356	249	107	-	463	498	605	463
Employee	100%	18	27	71	134	151	169	178	178	178	178	178	169	151	142	134	116	80	27	-	134	169	178	134
Fine/Casual Dining Restaurant	100%	-	-	-	-	-	111	369	406	332	332	332	443	664	701	738	664	664	664	369	738	111	369	738
Employee	100%	-	26	39	78	98	98	98	98	98	98	98	130	130	130	130	130	130	111	65	130	98	98	130
Family Restaurant	100%	19	48	86	133	171	171	190	162	124	76	86	114	133	133	124	57	48	29	19	124	171	190	124
Employee	100%	17	26	31	31	34	34	34	34	34	26	26	32	32	32	32	27	22	22	12	32	34	34	32
Nightclub	100%	-	-	-	-	-	-	-	-	-	-	-	-	70	140	209	279	279	279	279	209	-	-	209
Employee	100%	-	-	-	1	1	1	1	2	2	2	5	11	17	24	24	24	24	24	24	24	1	1	24
Health Club	90%	22	13	10	14	10	14	14	8	7	8	15	28	27	17	8	3	-	-	-	8	14	14	8
Employee	100%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	1	1	1	1
Office 25 to 100 ksf	100%	-	-	1	2	2	2	2	2	1	1	-	-	-	-	-	-	-	-	-	-	2	2	-
Employee	100%	-	5	14	19	22	24	22	19	14	10	5	2	1	-	-	-	-	-	-	-	24	22	-
Medical/Dental Office	100%	-	-	135	135	150	150	45	-	-	-	-	-	-	-	-	-	-	-	-	-	150	45	-
Employee	100%	-	-	45	75	75	75	75	-	-	-	-	-	-	-	-	-	-	-	-	-	75	75	-
Bank (Branch) with Drive-In	100%	-	-	24	38	71	95	86	-	-	-	-	-	-	-	-	-	-	-	-	-	95	86	-
Employee	100%	-	-	46	51	51	51	51	-	-	-	-	-	-	-	-	-	-	-	-	-	51	51	-
Subtotal Demand by User Type	Customer	48	97	327	571	831	1,041	1,311	1,254	1,176	1,129	1,109	1,226	1,464	1,525	1,542	1,359	1,240	1,079	667	1,542	1,041	1,311	1,542
	Employee	36	85	247	390	433	453	460	332	327	315	313	345	332	329	321	297	256	184	101	321	453	460	321
	Reserved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GRAND TOTAL DEMAND		84	182	574	961	1,264	1,494	1,771	1,586	1,503	1,444	1,422	1,571	1,796	1,854	1,863	1,656	1,496	1,263	768	1,863	1,494	1,771	1,863
																					1,863	1,494	1,771	1,863

FIGURE A-5C
WEEKDAY MONTH-BY-MONTH ESTIMATED PARKING DEMAND
WILSHIRE BOULEVARD

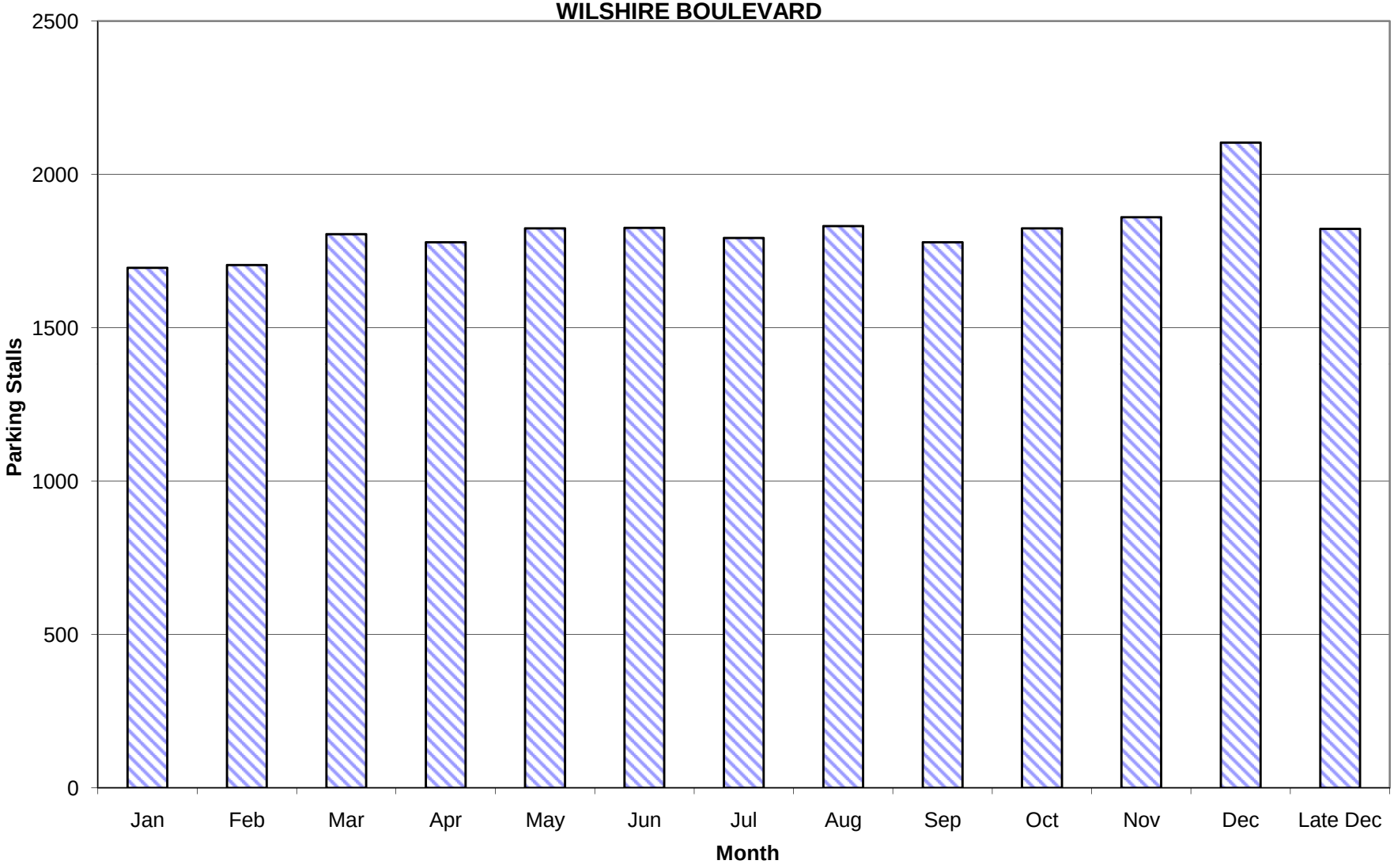


FIGURE A-5D
WEEKEND MONTH-BY-MONTH ESTIMATED PARKING DEMAND
WILSHIRE BOULEVARD

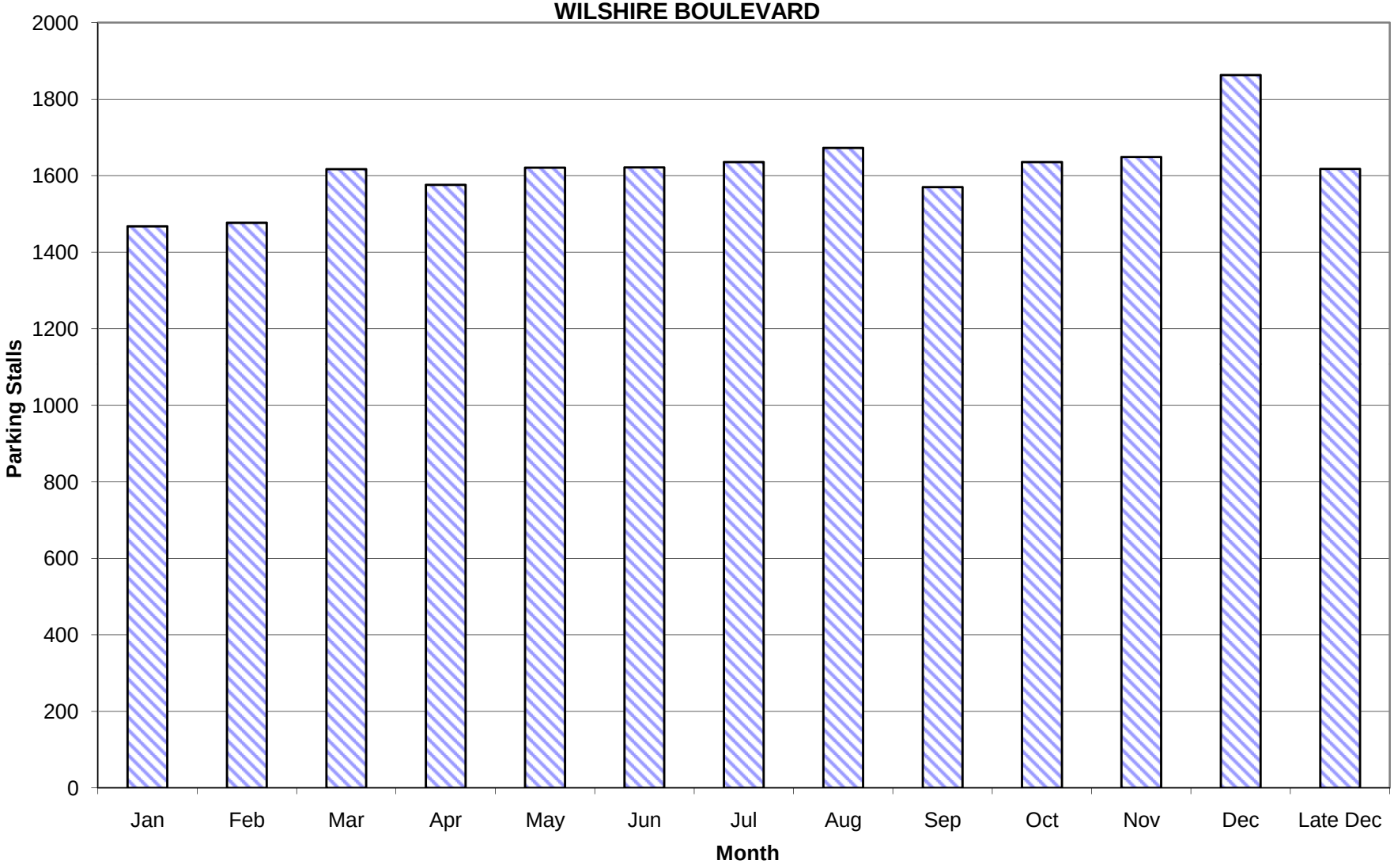


FIGURE A-5E
PEAK MONTH DAILY PARKING DEMAND BY HOUR
WILSHIRE BOULEVARD