MEMORANDUM

To: Leon Schneider, Broxton Two, LLC
        Rachel Finfer, Elizabeth Peterson Group, Inc.

From: Civic Enterprise Associates LLC

Date: February 26, 2015

Re: **Palazzo Westwood Village, 1000-1067 South Glendon Avenue, Los Angeles, CA**
        Parking Analysis

I.   SUMMARY

This memorandum has been prepared by Civic Enterprise Associates LLC (CE) to analyze parking at the Palazzo Westwood Village, 1000-1067 South Glendon Avenue, Los Angeles, California (the "Site") to determine whether the Site has "excess" off-street parking such that the owner of the Site, Gateway Westwood, LLC, can lease ten (10) parking spaces to Broxton Two, LLC, the owner of a property at 1073 South Broxton Avenue, Los Angeles, CA, to satisfy off-street parking requirements in connection with a proposed restaurant at 1073 South Broxton.

The Site has at least **102 parking spaces** more than required by the Planning and Zoning Code, Westwood Village Specific Plan and conditions of land use approvals. If the parking analysis is limited to commercial and public parking, the Site has at least **73 parking spaces** more than required. Thus, there is excess parking at the Site sufficient to permit Gateway Westwood, LLC to lease ten (10) spaces to Broxton Two, LLC in connection with the proposed restaurant at 1073 South Broxton.

II.   REQUIRED PARKING

The Palazzo Westwood Village is a mixed-used commercial and residential project located along both sides of South Glendon Avenue south of Weyburn Avenue in Westwood Village. There is a structure on the east side of the street that generally consists of apartments above ground-floor commercial and parking; there is a similar structure on the west side of the street, with apartments above ground-floor commercial uses and parking.

Based on the uses at the Site as of February 26, 2015, as many as **1,128 off-street parking spaces** are required. There are four categories of parking required at the Site:

1. Parking for commercial uses required by Planning and Zoning Code §12.21.A.4, or Section 9 of the Westwood Village Specific Plan;
2.
3. "Replacement parking" required by Condition 9a of the City's approval of the Palazzo Westwood Village, Case No. CPC-2002-2860 GPA-SP-SPE-CUB-ZAA-SPR;
4. Residential parking pursuant to Planning and Zoning Code section 12.21.A.4; and
5. Residential guest parking spaces at a rate of ¼ parking space per dwelling unit, as required by Condition 10a of the City's approval of the Palazzo Westwood Village, Case No. CPC-2002-2860 GPA-SP-SPE-CUB-ZAA-SPR.

In the parking structure on the Site, parking for on-site commercial uses and replacement parking are provided in two portions of the structure, but are not segregated. Residential and residential guest parking is provided in a portion of the parking structure that is physically separated with fencing and gates, and with separate ingress and egress. For this reason, the required parking is separated into two categories: commercial/replacement parking; and residential/guest parking.

Commercial Uses

As summarized in Table 2 on the following page, for the commercial uses that existed on the Site as of February 26, 2015, **219 parking spaces** are required.

Replacement Parking

For replacement parking, Condition 9a of originally required 226 replacement parking spaces. However, that number was later reduced to **194 parking spaces**, because the initial document (1) overstated the actual number of on-street spaces along Glendon Avenue; and (2) overestimated the number of on-street parking spaces that would be eliminated by the project and required traffic mitigation. Table 1 summarizes the replacement parking that has been required by the Departments of City Planning and Building and Safety.

Table 1. Required Replacement Parking Spaces		
	Initial Determination	As Modified
Replacement Parking per WVSP 9.E	118	118
Replace covenanted parking	57	57
Traffic mitigation loss	6	4
Replace on-street parking on Glendon	40	15[1]
Replace other on-street parking	5	0[2]
Subtotal		**194 spaces**

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[1] The initial determination erroneously stated that there were 40 on-street spaces along Glendon Avenue, when in fact there had only been 34 spaces. The project included 19 angled on street replacement space along Glendon, leaving 15 spaces to be replaced in the parking structure. See Exhibit A.

[2] There was a net loss of 2 spaces along Tiverton, but a net gain of 2 spaces along Weyburn, leaving no net loss of spaces.

Table 2. Required Parking for Commercial Uses at Palazzo Westwood Village as of February 26, 2015

Current Business Name	Address	Required Parking	Use Type	Size (SF)	Parking Ratio (spaces per 1,000 SF)	Source for Size of Use	Source for Parking Ratio
Trader Joe's	1000 Glendon	50.25	Retail	12,563	4.00	Determination Letter CPC 2002-2860(CUB)(PA1)	12.21.A.4; WVSP
Garlo's Aussie Pie Shop	1010 Glendon	14.85	Restaurant	1,485	10.00	Certificate of Occupancy 68452 (12/24//2009)	12.21.A.4
Jersey Mike's	1020 Glendon	14.87	Restaurant	1,487	10.00	Certificate of Occupancy 67320 (7/20/2009)	12.21.A.4
Barbacoa	1030 Glendon	14.86	Restaurant	1,486	10.00	Certificate of Occupancy 67665 (7/20/2009)	12.21.A.4
Vacant Retail	1040 Glendon	6.80	Retail	1,700	4.00	Property Listing 2/26/2015	12.21.A.4; WVSP
Rite-Aid	1001 Glendon	47.61	Retail	11,902	4.00	Determination Letter CPC 2002-2860(CUB)(PA2)	12.21.A.4; WVSP
Comerica Bank	1021 Glendon	16.04	Retail	4,009	4.00	Certificate of Occupancy 94907 (11/09/2011)	12.21.A.4; WVSP
Phenix Salon Suites	1041-1051 Glendon	21.96	Retail	5,490	4.00	Certificate of Occupancy 113785 (9/11/2013)	12.21.A.4; WVSP
Extreme Pizza	1067 Glendon	13.54	Restaurant	1,354	10.00	Certificate of Occupancy 92834 (11/09/2011)	12.21.A.4
Vacant Retail		18.10	Retail	4,526	4.00	Property Listing 2/26/2015	12.21.A.4; WVSP
Subtotal		**219 spaces**					

Residential Parking

As Table 3 summarizes, there are as many **627 parking spaces** required for the residential uses at the Site.

Table 3. Required Residential Parking Spaces				
	Required Parking	Type of Dwelling Unit (DU)	Number of DU	Req'd Parking per DU
East Building	153	1 BR Apartments(3 rooms)	102	1.50
	244	2 BR Apartments(3+ rooms)	122	2.00
West Building	66	1 BR Apartments(3 rooms)	44	1.50
	142	2 BR Apartments(3+ rooms)	71	2.00
Glendon Manor	22		11	2.00
Subtotal	627 spaces			

The Palazzo Westwood Village includes 11 units in the former Glendon Manor, a pre-existing residential building that did not have off-street parking. It is not clear from a review of planning documents and certificates of occupancy that the City required parking for this units. This parking analysis conservatively assumes that 2 parking spaces are required for each of the 11 Glendon Manor units.

Residential Guest Parking

Although the Planning and Zoning Code does not require guest parking for apartments, the City imposed as Condition 10a a requirement to provide ¼ guest parking spaces per unit. It is not clear whether this requirement applies only to the 339 newly-constructed units, or also to the 11 Glendon Manor units. For purposes of this parking analysis, it is conservatively assumed that guest parking must be provided for all 350 units, for a total of **88 parking spaces**.

Summary of Required Parking

As summarized in Table 4, the existing uses on the Site as of February 26, 2015 require as many as **1,112 parking spaces**. This is a conservative estimate, to ensure that this analysis does not understate required parking. As noted, it is not clear that parking is required for the 11 Glendon Manor residential units. In addition, this analysis does not utilize a shared parking analysis to reduce parking requirements, although such an approach would be justified for this mixed-use project.

4. Summary of Table Required Parking for Palazzo Westwood Village	
Commercial	219
Replacement Public	194
Residential	627
Residential Guest	88
TOTAL PARKING REQUIRED	**1,128 spaces**

III. PARKING SUPPLY

The parking structure on the Site includes ground-level parking and three levels of subterranean parking, containing **at least 1,230 parking spaces**. The subterranean parking structure is beneath both mixed-use structures and extends beneath Glendon Avenue. Although constructed as a single parking structure, it is functionally and operationally divided into three sections: (1) ground-level commercial/public parking at 1001-1067 South Glendon (west side of street); (2) multi-level commercial/public parking at 1000-1060 South Glendon (east side of street); and (3) multi-level parking for residents and residential guests, with ingress/egress on Tiverton Avenue.

Table 5 summarizes the parking that is actually provided at the Site, by type and by parking level. There are 1,230 total parking spaces at the Site: 486 spaces for commercial/public parking; and 790 spaces for residential/guest parking.

Table 5. Parking Provided at Palazzo Westwood Village		
	Number of Spaces	
Commercial/Public		
1001 S Glendon P1 (ground level) (west)	31	
1000 S Glendon P1 (ground level) (east)	91	
1000 S Glendon- P2	285	
1000 S Glendon- P3	79	
Subtotal		**486**
Residential/Guest		
P1	39	
P2	121	
P3	193	
P4	291	
Subtotal		**744**
TOTAL PARKING PROVIDED		**1,230 spaces**

The number of commercial/public parking spaces was confirmed by physical observation and count on February 26, 2015. The number of residential/guest parking spaces is based on a review of building permits, certificates of occupancy and drawings submitted for building permits and Planning Department approvals.

The number of commercial/public spaces in Table 1 does **not** include 50 additional triple-tandem spaces on parking level P2 that were authorized by the City Planning Department per DIR-2004-3322-DRB-SPP. *See also* LADBS Building Permit No. 04010-10012-05386. Various certificates of occupancy for uses at the Site include this parking. Thus, by not including this parking, this parking analysis uses a conservative estimate of parking supply.

IV.   AMOUNT OF SURPLUS PARKING

As shown in Table 6, the parking structure at the Palazzo Westwood Village includes at least **102 parking spaces** above the number required by the Planning and Zoning Code, Westwood Village Specific Plan and/or requirements imposed as conditions of approval for this project. Focusing only on the commercial/public parking, which is where patrons of the proposed restaurant at 1073 Broxton would be directed, there are at least **73 parking spaces** above the number of spaces that are required to be provided at the Site. If the 50 triple tandem spaces on parking level P2 are included, there are 123 surplus parking spaces.

Table 6. Excess Parking Space at Palazzo Westwood Village			
	Spaces Provided	**Spaces Required**	**Surplus Parking Spaces**
Commercial		219	
Replacement Public		194	
Subtotal	486	413	**73 spaces**
Residential		627	
Residential Guest		88	
Subtotal	744	705	29
TOTAL	1230	1128	**102 spaces**