SCOPING FOR TRAFFIC STUDY

This Memorandum of Understanding (MOU) acknowledges Los Angeles Department of Transportation (LADOT) requirements of traffic impact analysis for the following project:

DOT Case No: CTC 12-100457
EAF No: __________________________

Project Name: La Tijera Boulevard / 74th Street Mixed-Use Residential and Retail Project

Project Address: 7407 – 7411 La Tijera Boulevard (SWC La Tijera Boulevard and 74th Street)

Project Description: Remove existing liquor store and two other on-site uses to construct a new mixed-use residential and retail development containing up to approximately 143 apartment units and 2,600 sq. ft. of ground floor retail, plus 252 on-site parking spaces

Geographic Distribution: North 35%  South 25%  East 22%  West 18%

[See attached project trip distribution percentages graphic]

Trip Generation Rate(s): ITE 8th Edition  Other  CTCSP (PM Peak Hour Only where applicable)

Trip Generation Calculations:
Daily Trips: 799 Net Trips (400 inbound/399 outbound)
AM Peak Hour Trips: 67 Net Trips (11 inbound/56 outbound)
PM Peak Hour Trips: 85 Net Trips (58 inbound/27 outbound)

[See attached trip generation rates and calculations tables for details]

Project Buildout Year: 2015
Ambient or CMP Growth Rate: 1.0% Per Yr.

Related Projects: (To be researched by the consultant under approval of LADOT) – [See attached list]

Study Intersections
(Subject to revision after CMP requirement, related projects, trip generation and distribution are determined. Additional intersections may be required should significant impacts be identified at the proposed locations.)

1. La Tijera Boulevard and Airport Boulevard
2. La Tijera Boulevard and 78th Street/79th Street
3. La Tijera Boulevard and 74th Street
4. La Tijera Boulevard and I-405 SB On/Off-Ramps
5. La Tijera Boulevard and I-405 NB On/Off-Ramps
6. La Tijera Boulevard and Thornburn Street

[See Attached Map]

Study Residential Streets: 74th Street, 75th Street, and 76th Street (2 locations each), Flight Avenue

Trip Credits: (Exact amount of credit subject to approval by LADOT) yes no
Transportation Demand Management (TDM).................................................................
Existing Active Land Use....................................................................................................
Previous Land Use..............................................................................................................
Internal Trip.........................................................................................................................
Pass-By Trip.........................................................................................................................

This analysis must follow latest LADOT Traffic Study guidelines.

Consultant
Name: Hirsch/Green Transportation Consulting, Inc.
Address: 13333 Ventura Boulevard, Suite 204
          Sherman Oaks, California  91423
Phone No. (818) 325-0530

Developer
Name: TriCal Construction Inc.
Address: 4100 Del Rey Avenue
          Marina del Rey, California  90292
Phone No. (310) 306-1100

Approved by: __________________________  8/16/2012
Consultant’s Representative Date

LADOT Representative Date

[Signature]
9/4/2012
### Project Description

**Proposed Uses**
- 143 -unit Apartment
- 2,600 sq. ft. Specialty Retail

**Existing Uses (Removed)**
- 2,850 sq. ft. Liquor Store
- 785 sq. ft. Hair/Nail Salon (vacated Feb. 29, 2012)
- 4,315 sq. ft. Marie Callenders (vacant)

### Project and Existing Uses Trip Generation Rates and Assumptions:

#### Apartment - per dwelling unit (ITE Land Use 220)
- **Daily Trips:** \( T = 6.65 \) (A)
- **AM Peak Hour:** \( T = 0.51 \) (A); \( I/B = 20\% \), \( O/B = 80\% \)
- **PM Peak Hour:** \( * \ T = 0.70 \) (A); \( I/B = 65\% \), \( O/B = 35\% \)

#### Specialty Retail - per 1,000 gross square feet of floor area (ITE Land Use 814)
- **Daily Trips:** \( T = 44.32 \) (A)
- **AM Peak Hour:** \( T = 1.33 \) (A); \( I/B = 60\% \), \( O/B = 40\% \) (3% of daily per SanDAG; \( I/B \), \( O/B \) % per SanDAG)
- **PM Peak Hour:** \( * \ T = 5.00 \) (A); \( I/B = 44\% \), \( O/B = 56\% \)

Where:
- \( T = \text{Trip Ends} \)
- \( I/B = \text{Inbound Trip Percentage} \)
- \( U = \text{Number of Residential Units} \)
- \( O/B = \text{Outbound Trip Percentage} \)
- \( A = \text{Gross Floor Area in 1,000 sq. ft.} \)

*Note:
PM peak hour trip generation rates per Coastal Transportation Corridor Specific Plan. All other rates and information per 8th Ed. ITE Trip Generation, unless noted.

### Trip Generation Adjustments (per LADOT Traffic Study Policies and Procedures, May 2012):
- Proposed Specialty Retail: 10% reduction in trips due to pass-by activity.
- Existing Liquor Store: 50% reduction in trips due to pass-by activity.

### Project Trip Generation Estimates:

<table>
<thead>
<tr>
<th>Size/Use</th>
<th>Daily</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>In</td>
<td>Out</td>
<td>Total</td>
</tr>
<tr>
<td><strong>Proposed Project</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>143 -unit Apartment</td>
<td>951</td>
<td>15</td>
<td>58</td>
</tr>
<tr>
<td>2,600 sq. ft. Specialty Retail</td>
<td>115</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>(Less 10% Pass-by Trips)</td>
<td>(12)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Subtotal Specialty Retail Trips</td>
<td>103</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Total Net Project Trips</td>
<td>1,054</td>
<td>17</td>
<td>59</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Less Existing Uses (Removed)</th>
<th>Daily</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>In</td>
<td>Out</td>
<td>Total</td>
</tr>
<tr>
<td>2,850 sq. ft. Liquor Store (empirical)</td>
<td>441</td>
<td>9</td>
<td>7</td>
</tr>
<tr>
<td>(Less 50% Pass-by Trips)</td>
<td>(221)</td>
<td>(4)</td>
<td>(4)</td>
</tr>
<tr>
<td>Subtotal Existing Liquor Store Trips</td>
<td>220</td>
<td>5</td>
<td>3</td>
</tr>
<tr>
<td>785 sq. ft. Hair/Nail Salon (recently vacated)</td>
<td>35</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>4,315 sq. ft. Marie Callenders (vacant)</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Total Existing Uses Trips (Removed)</td>
<td>255</td>
<td>6</td>
<td>3</td>
</tr>
<tr>
<td><strong>Net New Project Trips</strong></td>
<td>799</td>
<td>11</td>
<td>56</td>
</tr>
</tbody>
</table>

*Note:
AM and PM trips derived from empirical data (volumes reflect peak hour of adjacent intersection, not peak of generator); daily trips estimated based on ITE and CTCSP "specialty retail" ratio of \( \text{daily/(AM + PM)} = 44.32/(1.33 + 5.00) = 7.00.\)