

Source: Crain & Associates, June 8, 2006.



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Figure II-6
Related Projects Location Map

**Table II-1
List of Related Projects**

No.	Location	Description	Size
1	1515 Ocean Avenue	Hotel	172 rooms
2	1539 4 th Street	Apartment	75 du
3	1548 5 th Street	Apartment	46 du
4	1652 12 th Street	Apartment	16 du
5	1829 11 th Street	Apartment	7 du
6	1814 12 th Street	Apartment	4 du
7	1837 12 th Street	Apartment	10 du
8	1112 Pico Boulevard	Apartment	18 du
9	1803 16 th Street	Condominium	11 du
10	125 Pacific Street	Condominium	9 du
11	217 Bicknell Avenue	Condominium	7 du
12	2448 4 th Street	Apartment	4 du
13	2510 7 th Street	Condominium	8 du
14	709 Ocean Park Boulevard	Apartment	3 du
15	1944 Pico Boulevard	Mini Market	1,600 sq. ft.
16	2128 21 st Street	Day Care	14 students
17	1711 Ocean Park Boulevard	Office	3,180 sq. ft.
18	1622 Bryn Mawr Avenue	Single Family Residential	1 du
19	245 South Main Street	Fast Food Restaurant	2,790 sq. ft.
20	100 East Sunset Avenue	Condominium	225 du
		Specialty Retail	13,500 sq. ft.
21	806-812 Main Street	Condominium	2 du
		Specialty Retail	2,295 sq. ft.
22	115 Lincoln Boulevard	Shopping Center Addition	8,800 sq. ft.
23	1430 Lincoln Boulevard	Retail	197,000 sq. ft.
		Apartment	280 du
24	2005 Lincoln Boulevard	Gas Station	6 vfp
25	2100 Abbot Kinney Boulevard	Office	15,180 sq. ft.
26	4333 Admiralty Way	Condominium	600 du
27	East of Palawan Way, between Washington Boulevard/Admiralty Way	Retirement Facility	114 rooms
		Retail	5,000 sq. ft.
28	NW corner Admiralty Way/Palawan Way	Apartment	179 du
		<i>Apartment (removed)</i>	<i>- 64 du</i>
29	514-586 Washington Boulevard	Retail	6,236 sq. ft.
		<i>Retail (removed)</i>	<i>- 5,750 sq. ft.</i>
30	South Side of Washington Boulevard between Via Marina/Via Dolce	Retail	15,250 sq. ft.
		Restaurant	405 seats
		Drive-In Bank	4,250 sq. ft.
		Office	7,888 sq. ft.
		<i>Office (removed)</i>	<i>- 9,180 sq. ft.</i>
		<i>Restaurant (removed)</i>	<i>- 165 seats</i>
		<i>Drive-In Bank (removed)</i>	<i>- 7,500 sq. ft.</i>
31	4175 Admiralty Way	Motel (expansion)	133 rooms
32	North Side Panay Way, East of Via Marina	Marine Commercial Offices	6,000 sq. ft.
		Health Club	6,000 sq. ft.
33	West side Via Marina	Apartment	544 du

**Table II-1
List of Related Projects (Cont.)**

No.	Location	Description	Size
33 Cont.		<i>Apartment (removed)</i>	- 202 du
34	East side Via Marina between Panay Way/Marquesas Way	Apartment	940 du
		Senior Apartment	82 du
		Retail	4,000 sq. ft.
		Commercial	6,000 sq. ft.
		Boat	439 slips
35	East Side Via Marina between Marquesas Way/Tahiti Way	Apartment	400 du
		Boat	174 slips
		Apartment	126 du
		Hotel	288 rooms
		Public Park	1.1 acres
		<i>Apartment (removed)</i>	- 136 du
		<i>Boat (removed)</i>	- 184 slips
36	4500 Via Marina	Apartment (expansion)	120 du
37	4363 Lincoln Boulevard	Condominium	158 du
		Specialty Retail	3,500 sq. ft.
38	East of Lincoln Boulevard between SR 90/Maxella Avenue	Condominium	244 du
		Shopping Center	9,000 sq. ft.
		<i>Shopping Center (removed)</i>	- 21,028 sq. ft.
39	Northwest corner Princeton Drive and Carter Avenue	Apartment	298 du
		<i>Light Manufacturing (removed)</i>	- 24,000 sq. ft.
		<i>Office (removed)</i>	- 21,600 sq. ft.
		<i>Auto Service/Repair (removed)</i>	- 40,000 sq. ft.
40	4004 South Lincoln Boulevard	Condominium	98 du
		Retail	6,020 sq. ft.
41	13340 Washington Boulevard	Condominium	41 du
42	4055, 4063, 4071 Redwood Avenue	Condominium	140 du
<i>Source:</i> <i>Crain & Associates, September 2006.</i>			

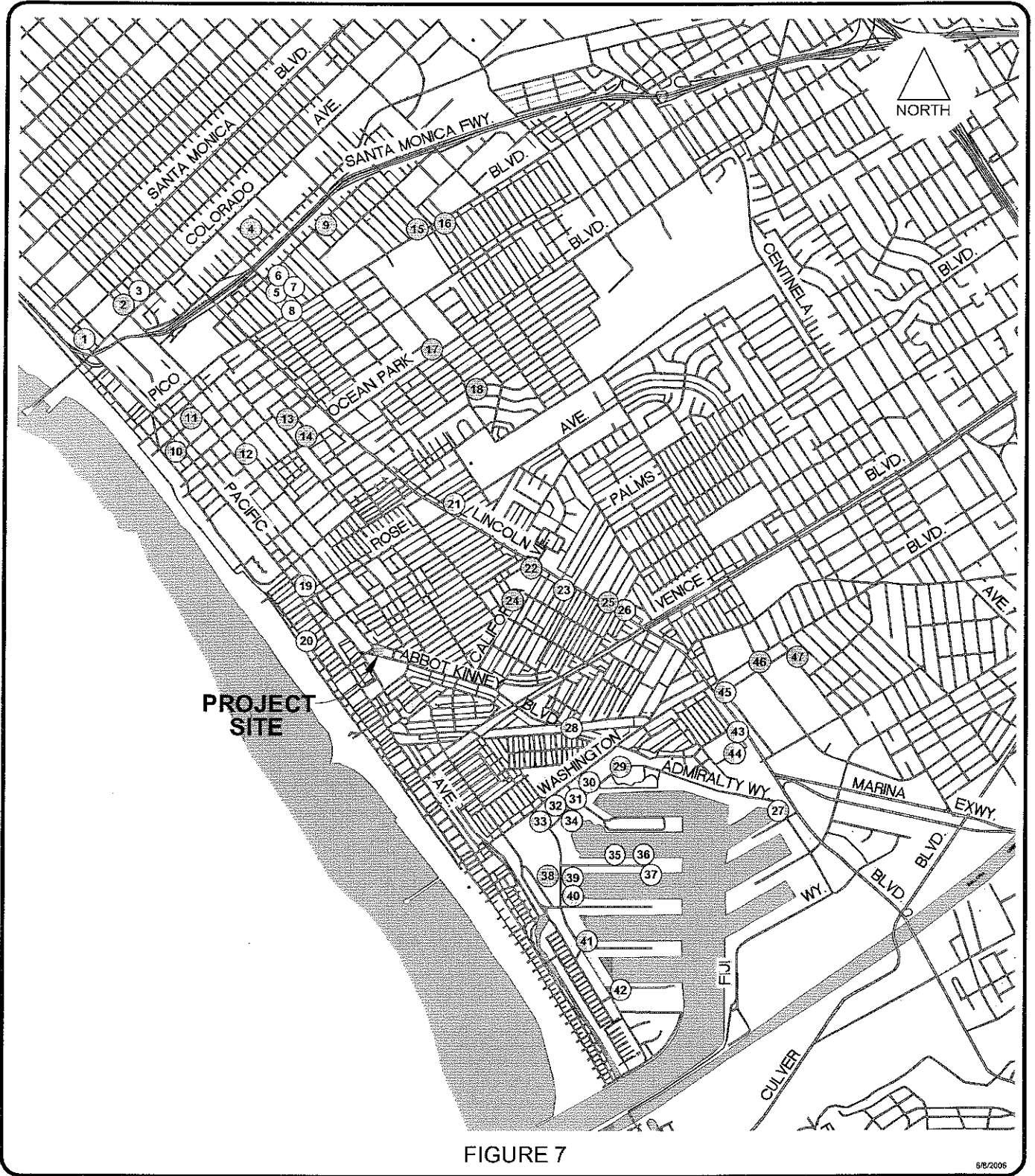


FIGURE 7

5/8/2006

IN AMBROSE HOTEL/REL/PROJ/S

RELATED PROJECTS LOCATION MAP



CRAIN & ASSOCIATES

2007 Sawtelle Boulevard
 Los Angeles, California 90025
 (310) 473-6508

Transportation Planning · Traffic Engineering

**Table 7
Related Projects Location, Description, and Trip Generation**

Map No.	Location (Address)	Size Unit	Description	Daily			AM Peak Hour			PM Peak Hour		
				In.	Out	Total	In.	Out	Total	In.	Out	Total
1.	1515 Ocean Avenue	172 rm	Hotel	1,405	37	96	59	37	96	54	47	101
2.	1539 4th Street	75 du	Apartment	504	30	38	8	30	38	31	16	47
3.	1548 5th Street	46 du	Apartment	309	18	23	5	18	23	19	10	29
4.	1652 12th Street	15 du	Apartment	108	6	8	2	6	8	7	3	10
5.	1829 11th Street	7 du	Apartment	47	3	4	1	3	4	3	1	4
6.	1814 12th Street	4 du	Apartment	27	2	2	0	2	2	1	1	2
7.	1837 12th Street	10 du	Apartment	67	4	5	1	4	5	4	2	6
8.	1112 Pico Boulevard	18 du	Apartment	121	7	9	2	7	9	7	4	11
9.	1803 16th Street	11 du	Condominium	64	4	5	1	4	5	4	2	6
10.	125 Pacific Street	9 du	Condominium	53	3	4	1	3	4	3	2	5
11.	217 Bicknell Avenue	7 du	Condominium	41	2	3	1	2	3	3	1	4
12.	2448 4th Street	4 du	Apartment	27	2	2	0	2	2	1	1	2
13.	2510 7th Street	8 du	Condominium	47	3	4	1	3	4	3	1	4
14.	709 Ocean Park Boulevard	3 du	Apartment	20	2	2	0	2	2	1	1	2
15.	1944 Pico Boulevard	1,600 sf	Mini Market	71	1	2	1	1	2	2	2	4
16.	2128 21st Street	14 st	Day Care	63	5	11	6	5	11	5	6	11
17.	1711 Ocean Park Boulevard	3,180 sf	Office	35	1	5	4	1	5	1	4	5
18.	1622 Bryn Mawr Avenue	1 du	Single Family	10	1	1	0	1	1	1	0	1
19.	245 S Main Street	2,790 sf	Fast-Food Restaurant	1,998	49	122	73	49	122	45	43	88
20.	100 E Sunset Avenue	225 du	Condominium	1,319	82	99	17	82	99	106	52	158
21.	115 Lincoln Boulevard	8,800 sf	Shopping Center Addition	378	4	9	5	4	9	61	67	128
22.	1400 Lincoln Boulevard	280 du	Apartment	1,882	114	143	29	114	143	127	69	196
23.	1430 Lincoln Boulevard	197,000 sf	Retail	8,459	79	203	124	79	203	501	543	1,044
		260 du	Apartment	<u>1,882</u>	<u>114</u>	<u>143</u>	<u>29</u>	<u>114</u>	<u>143</u>	<u>127</u>	<u>69</u>	<u>196</u>
				10,341	193	346	153	193	346	628	612	1,240
24.	841 California Avenue	420 st	Charter High School	718	53	172	119	53	172	28	31	59
25.	2005 Lincoln Boulevard	6 fuel	Gas Station	977	30	60	30	30	60	11	11	22
26.	4350 Lincoln Boulevard	230 du	Condominium	1,348	84	101	17	84	101	108	53	161

**Table 7 (continued)
Related Project Location, Description, and Trip Generation**

Map No.	Location (Address)	Size Unit	Description	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
27.	4363 Lincoln Boulevard ⁽¹⁾	158 du 3,500 sf	Condominium Specialty Retail	360	(14)	36	53	11	64
28.	2100 Abbot Kinney Boulevard	15,180 sf	Office	167	21	3	24	7	36
29.	4333 Admiralty Way	600 du	Condominium	3,516	45	219	264	134	62
30.	E/o Palawan Way ⁽²⁾ bet. Washington Boulevard/Admiralty Way (Parcel OT)	114 rm 5,000 sf	Retirement Hotel Retail	387	5	5	10	20	21
31.	NWC Admiralty Way/Palawan Way ⁽³⁾ (Parcels 140)	179 du (64) du	Apartment <i>Apartment (to be removed)</i>	650 (233)	11 (4)	51 (18)	62 (22)	34 (12)	24 (9)
32.	514-566 Washington Boulevard ⁽⁴⁾ bet. Via Marina/Palawan Way (Parcel 97)	6,236 sf (5,750) sf*	Retail <i>Retail (to be removed)</i>	417 18	7 1	33 0	40 1	22 1	15 1
33.	S/s Washington Boulevard ⁽⁵⁾ bet. Via Marina/Via Dolce (Parcel 95)	15,250 sf 405 st 4,250 sf 7,888 sf	Retail Restaurant Drive-in Bank Office	367	(4)	3	(1)	(19)	(34)
34.	4175 Admiralty Way	133 rm	Motel (expansion)	749	22	38	60	21	26
35.	N/s Panay Way ⁽⁶⁾ (Parcel 20)	100 du 6,885 sf	Apartment Commercial	614	14	37	51	35	27
36.	N/s Panay Way, e/o Via Marina ⁽⁷⁾ (Parcel 21)	10,000 sf 2,916 sf 11,432 sf 64 slip (10,000) sf (2,916) sf (5,432) sf (64) slip	Health Club Retail Marine Commercial Offices Yacht Club (5,000 sf) <i>Health Club (to be removed)</i> <i>Retail (to be removed)</i> <i>Marine Commercial Office (to be removed)</i> <i>Yacht Club (5,000 sf) (to be removed)</i>	(103)	4	(2)	2	(10)	(1)

**Table 7 (continued)
Related Project Location, Description, and Trip Generation**

Map No.	Location (Address)	Size Unit	Description	Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
37.	13900 Panay Way ⁽⁸⁾ (Parcel 18)	65 du 75 du	Apartment Congregate Care Facility	425	7	22	29	22	13	35
38.	W/s Via Marina (Parcel 100 and 101) ⁽⁸⁾ (Parcels 140)	544 du (202) du	Apartment Apartment (to be removed)	2,154 (1,354)	34 (13)	156 (57)	190 (70)	120 (45)	57 (21)	177 (66)
39.	E/s Via Marina bet. Panay Way/Marquesas Way ⁽¹⁰⁾ (Parcels 12, 15)	940 du 82 du 4,000 sf 6,000 sf 439 sl	Apartment Senior Apartment Retail Commercial Boat	1,785	31	140	171	106	46	152
40.	E/s Via Marina (Parcels FF and 10R) ⁽¹¹⁾	526 du 174 slip (136) du (184) slip	Apartment Boat Dock Apartment (to be removed) Boat Dock (to be removed)	1,516	24	112	136	87	40	127
41.	NEC Tahiti Way/Via Marina ⁽¹²⁾	288 rm 1.1 acre	Hotel Public Park	1,588	63	54	117	46	56	102
42.	4500 Via Marina	120 du	Apartment (expansion)	806	12	49	61	27	12	39
43.	4141 Lincoln Boulevard ⁽¹³⁾	42,270 sf 1,000 sf 8,200 sf	Retail/motorcycle/office Café Restaurant	975	0	0	0	49	33	82
44.	NWC Princeton Drive/Carter Avenue ⁽¹⁴⁾	298 du (24,000) sf (21,600) sf (40,000) sf	Apartment Light Manufacturing (to be removed) Office (to be removed) Auto Service/Repair (to be removed)	860	(70)	103	33	47	(79)	(32)
45.	4004 S Lincoln Boulevard	98 du 6,020 sf	Condominium Retail	574 267	7 4	36 3	43 7	22 13	10 17	32 30
46.	13340 Washington Boulevard	41 du	Condominium	841	11	39	50	35	27	62
				240	3	15	18	14	7	21

**Table 7 (continued)
Related Project Location, Description, and Trip Generation**

Map No.	Location (Address)	Size	Unit	Description	AM Peak Hour			PM Peak Hour			
					Daily	In	Out	Total	In	Out	Total
47.	4055 Redwood Avenue	22,000	sf	Office	242	30	4	34	6	27	33
		20,000	sf	Mini-warehouse	50	2	1	3	3	2	5
		(42,000)	sf	Mini-warehouse (to be removed)	(105)	(4)	(2)	(6)	(6)	(5)	(11)
					187	28	3	31	3	24	27

Sources:

- [1] Los Angeles Department of Transportation Traffic Study Memorandum of Understanding (MOU), Marina del Rey Mixed- Use - MDR Tower, Crain & Associates, April 20, 2006.
 - [2] Los Angeles County Public Works Scoping for Traffic Study for Marina del Rey Parcel OT, Crain & Associates, March 23, 2006.
 - [3] Traffic Analysis for a Proposed 179-unit Residential Development at 4160 Admiralty Way (Parcels 140) in Marina del Rey, Crain & Associates, September 2003.
 - [4] Traffic Analysis for 6,236 sf Retail Development at 514-586 Washington Boulevard, between Via Marina and Palawan Way, in Marina del Rey, Crain & Associates, November 2002.
 - [5] Traffic Study for Proposed Retail/Commercial expansion on Washington Boulevard (Parcel 95), between Via Marina and Via Dolce in Marina del Rey, Crain & Associates, December 2002.
 - [6] Traffic Analysis for 100-unit Residential Development and Associated Commercial Uses on Parcel 20 on Panay Way in Marina del Rey, Crain & Associates, August 1999.
 - [7] Los Angeles County Department of Public Works Scoping for Traffic Study Memorandum of Understanding, Panay Way Project, Crain & Associates, May 18, 2006.
 - [8] Traffic Analysis for Dolphin Marina Project, Crain & Associates, March 1996.
 - [9] Traffic Analysis for a Proposed 544-unit Residential Development on Parcels 100 and 101 in Marina del Rey, Crain & Associates, August 2005.
 - [10]
 - [11] Traffic Analysis for 1,201-unit Residential Development on Panay Way, Via Marina, and Marquesas Way in Marina del Rey, Crain & Associates, Revised March 2000, revised per approved development.
 - [12] Traffic Study for Proposed 526-unit Residential Development on Parcels FF and 10R in Marina del Rey, Crain & Associates, September 2005.
 - [13] Analysis for Proposed 288-room Hotel and 1.1-Acre Park on Parcel 9U in Marina del Rey, Crain & Associates, April 2006.
 - [14] Bartels Harley Davidson Expansion Traffic Study, Kaku Associates, August 2001.
- Traffic Analysis for a Proposed 298-unit Residential Development on Princeton Drive in the Oxford Triangle Neighborhood of the City of Los Angeles, Crain & Associates, Revised January 2004.