CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE 301 E. OCEAN BLVD., SUITE 300 LONG BEACH, CA 90802-4830 (562) 590-5071



W12a

A-5-VEN-15-0003 (LionGate Global#1, LLC) October 13, 2021

EXHIBITS

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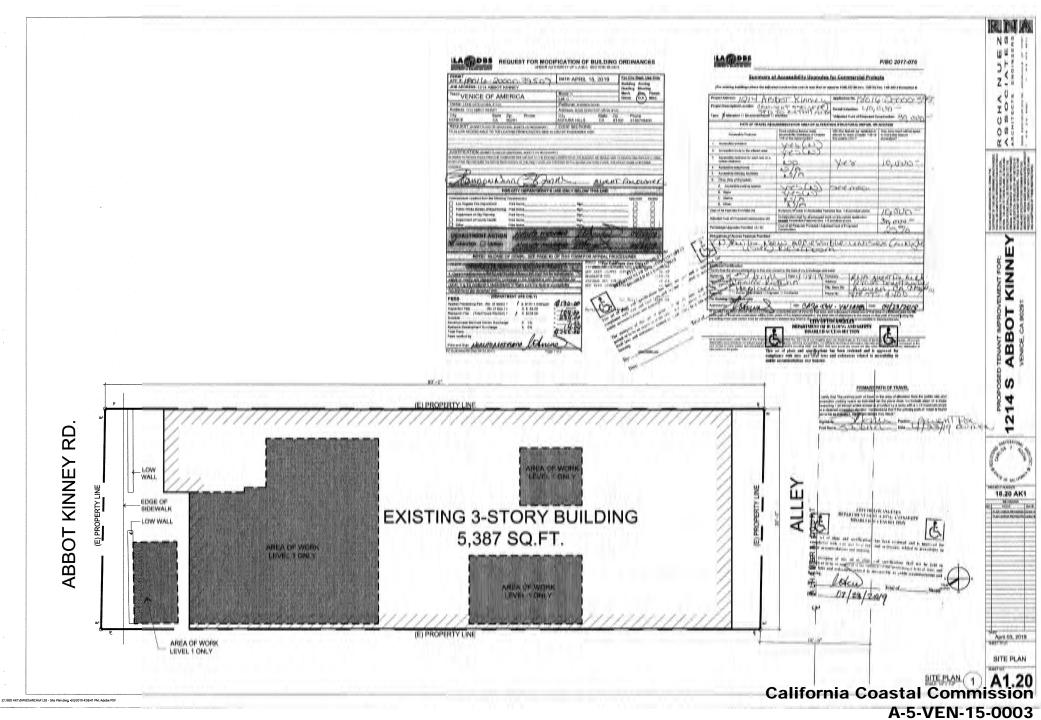
TENANT IMPROVEMENT

LION GATE GLOBAL #1 LLC 1214 S ABBOT KINNEY, VENICE, CA 90291

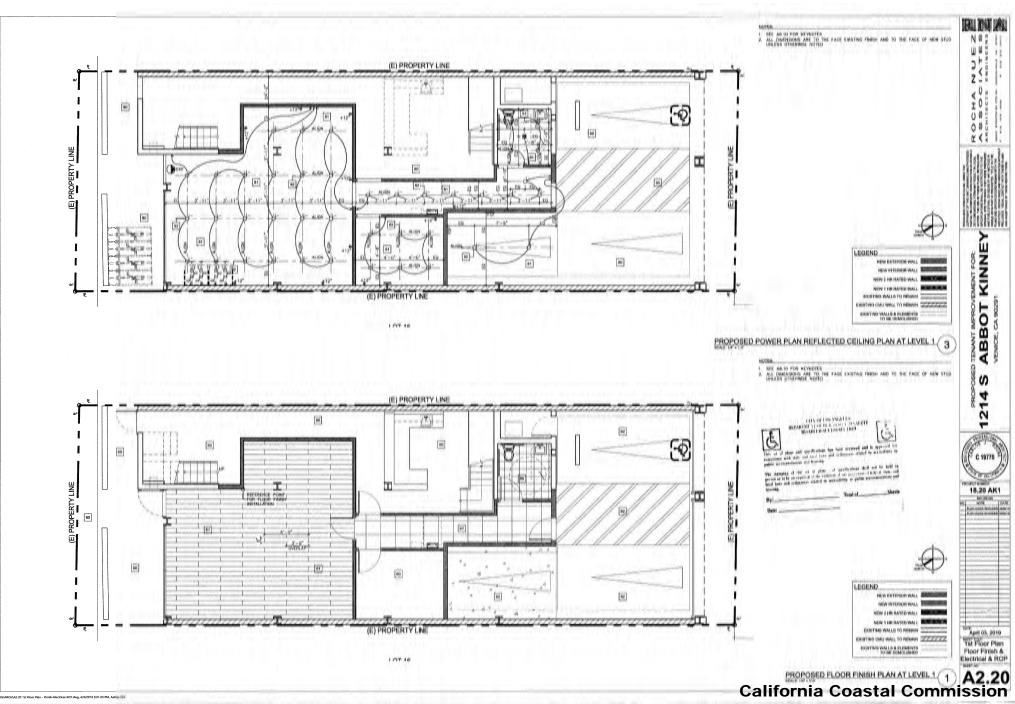
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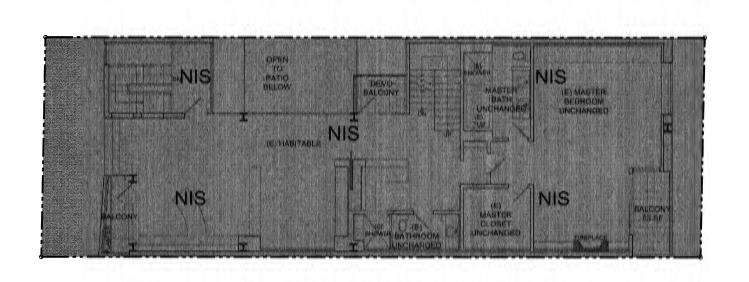
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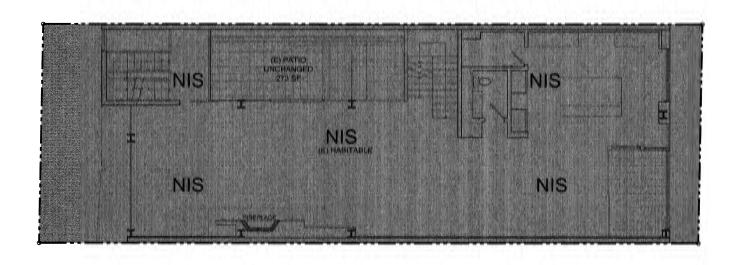


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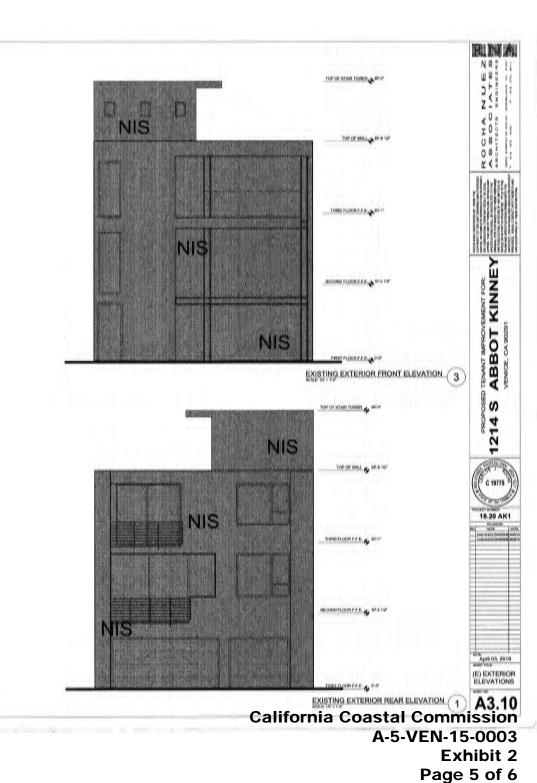
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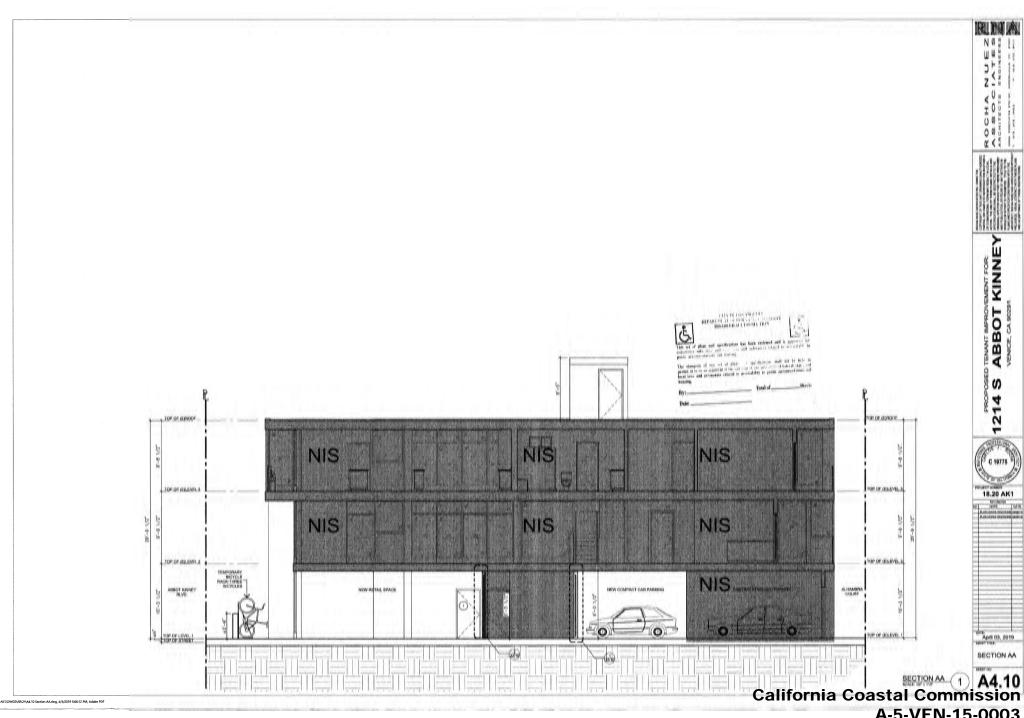






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TRANSPORTATION AND PARKING MANAGEMENT PLAN

1214 S. ABBOT KINNEY BLVD VENICE, CA 90291

Prepared By:

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Section II: Parking

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Proposed Conditions:

<u>Proposed Condition #1:</u> Applicant shall maintain on-site bicycle parking for a minimum of eight (8) bicycles.

<u>Proposed Condition #2:</u> Applicant shall offer as many monthly bus passes per month as required by employees who will be using transit to commute to the building.

<u>Proposed Condition #3:</u> Applicant shall maintain on-site parking for a minimum of three (3) vehicles.

SECTION I: PROJECT BACKGROUND

The property is located at 1214 S. Abbot Kinney Boulevard in the City of Los Angeles within the Venice Coastal Zone Community Plan Area. The project was re-developed in 2005 (per building permit #04010-30000-01168 dated 6/27/2005) with a three-story 77' x 30' approximately 6,812 square foot single family dwelling, including approximately 795 square feet enclosed three-car garage.

The project scope of work will consist of the following:

- 1. Convert existing single-family dwelling to artisan residence.
- 2. Convert 555 sq. ft. of existing residence on level 1 to retail.
- 3. Convert 160sq. ft. of existing residence on level 1 to a compact parking space to provide one (1) additional parking space.

SECTION II: PARKING

The parking for the building consists of providing two (2) parking stalls for the artist-inresidence. This is provided by one (1) standard parking space and one (1) compact parking space in tandem on site.

The retail space requires two (2) parking spaces. This is provided by one (1) ADA parking space and four (4) in lieu bicycle parking stalls.

The additional beach parking requires one (1) space for every 640 square feet. The new retail space is 550 square feet. Therefore, 550 square feet divided by 640 square feet equals .85 (this is less than 1 space) required. Regardless, the minimum required to be provided is two (2) spaces. Since we do not have physical on-site space, we are providing two (2) in lieu bicycle parking stalls. Four (4) per each parking (which is two) results in a total of eight (8) bicycle parking stalls.

Please refer to our parking analysis below.

	REQUIRED	PROVIDED						
		ON SITE PARKING	IN LIEU OF BICYCLE PARKING	TOTAL PROVIDED				
EXISTING SINGLE FAMILY DWELLING	2	2 0		2				
550 SF CONVERTED TO RETAIL SPACE AT 1 PER 225 SF 550 SF + 225 = 2.4 = 2	2	4 BICYCLES 1 = 1 STALL		2				
BEACH PARKING AT 1 PER 640 SF 550 SF + 640 = 0.85 FARKING (MIN REQUIRED = 2)	2	D	4 BICYCLES = 1 STALL	1				
TOTAL SPACES REQUIRED	6	TOTAL SI	5					
TOTAL REQUIRED PARKING = 1 TOTAL PROVIDED PARKING = 1 REQUESTING PARKING CREDITS = NOTE: MINIMUM 3 BUS STOPS AVAILABLE W 30% OF TOTAL REQUIRED PARKING S 6 X 30% = 1.8 = 2 = NUMBER OF PARK	TITHIN 1,500 F	E USED AS	BICYCLE PARKING					

Also, in recognition of public transportation, we are providing our retail employees free monthly bus passes to mitigate the onsite parking situation.

Proposed Condition #3: Applicant shall maintain on-site parking for a minimum of three (3) vehicles.

SECTION III: ALTERNATIVE TRANSPORTATION

It is anticipated that many of the tenants, employees, and visitors to the building will utilize alternative transportation as the site is ideally located approximately 100 yards from the intersection of Abbot Kinney Boulevard and California Ave. This intersection contains stops for Big Blue Bus (BBB) Route 18 along California Ave, BBB Route 1 and Metro Bus Route 33 along Abbot Kinney Boulevard which travels on a dedicated bus lane during commute hours. Bicycle commuting is supported by bike lanes in both directions along Abbot Kinney Boulevard. There is also a Metro bike share hub located on the North East corner of Abbot Kinney Boulevard and Cadiz St intersection.





To further encourage alternative transportation and help mitigate vehicle traffic to the building the applicant proposes the following:

Proposed Condition #1: Applicant shall maintain on-site bicycle parking for a minimum of eight (8) bicycles.

<u>Proposed Condition #2:</u> Applicant shall offer as many monthly bus passes per month as required by employees who will be using transit to commute to the building.

SECTION IV: CONCLUSION

The 1214 S. Abbot Kinney Boulevard project is located in a mostly commercial-retail pedestrian area. We feel the community will benefit from having a commercial-retail space on the first floor level to compliment the pedestrian flow while providing an artist-in-residence on the second and third floor level.

Although, the additional two (2) beach parking are not required by the City of Los Angeles and recognizing that ride sharing and bicycle use is a common means of transportation, we will add additional bicycle stalls and provide our employees free monthly bus passes. This will provide a great benefit to the building occupants as well as the community.