

Crain & Associates Of Southern California

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FAX TRANSMITTAL

December 10, 2001

TO: Dan Niemann/Kevin Lindquist **FAX #:** (310) 407-1656
George Muhlsten/Francis Park/Michael Nytzen (213) 891-8763
Joe Johns/Primo Tapia/Travis Cullen (818) 879-4711
David Grannis (626) 440-1707
Joan Kradin/Rich Lichtenstein (323) 655-6478
Rob Jernigan/John Adams (310) 449-5850

FROM: Roy Nakamura

Number of Pages (including this one): 4

As requested, attached is the LADOT "approval letter" for 2000 Avenue of the Stars project. It is actually the LADOT "sign off" for the Transportation Analysis under the Site Plan Review process.

MENLO PARK

LOS ANGELES

SEATTLE

18188794711 P.01/04

TO

DEC-10-2001 11:11 FROM CRAIN & ASSOC.

SITE PLAN REVIEW TRANSPORTATION ANALYSIS

(Los Angeles Municipal Code Section 16.05)

Submit this form to the Department of Transportation (D.O.T.) For their review and analysis of traffic, access, circulation of the proposed project. Submittal of this form prior to the actual application of Site Plan Review will reduce the overall approval time. This form can also determine whether a "Change of Use" project will need Site Plan R

DEPARTMENT OF TRANSPORTATION CONTACTS		
Wes Pringle	221 N. Figueroa Street, Suite 800	(213) 580-5208
Mike Bagheri	221 N. Figueroa Street, Suite 800.	(213) 580-5202
Sergio Valdez	14851 Oxnard Street, Van Nuys	(818) 756-8829
Esther Tam	7106 W. Manchester Avenue	(213) 485-1082

PROJECT NAME/ADDRESS: 2000 Avenue of the Stars

NEAREST MAJOR CROSS STREETS: Ave of the Stars and Constellation Blvd

PROJECT OWNER/LESSEE: Entertainment Center, LLC & One Hundred Towers, LLC PHONE: 310 407-1600

APPLICANT'S REPRESENTATIVE: Ray Nakamura / Crain & Associates PHONE: 310 473-6508

ENVIRONMENTAL NO. _____ CASE NO. _____

INCLUDE THE FOLLOWING MATERIALS TO D.O.T. (UNLESS FOR PURPOSE OF SCREENING CHANGE OF USE PROJECTS):

- Copy of completed Master Land Use Application.
- Copy of completed Site Plan Review Supplemental Application.
- One set of fully dimensioned site plan showing all existing and proposed structures, parking and load areas, driveways and on/off site circulation.

Post-It™ brand fax transmittal memo 7571		# of pages: <u>3</u>
To: <u>David Weintraub</u>	From: <u>Esther Tam</u>	
Co.:	Co.:	
Dept. <u>City Planning</u>	Phone # <u>213 485-1062</u>	
Fax #	Fax #	

LC = Ray Nakamura

(OVER →)

TRIP GENERATION CALCULATION

	USES (List each use)	PROJECT (Square Feet or Parking Spots)	LAND USE ADJ. (Type of Land Use)	SUBTOTAL ADJ. (Number of Trips)	TOTAL (Number of Trips)
Existing	Please see attachment (Table A)	757,996			
Proposed	Please see attachment (Table A)	815,201			
Net Increase / Decrease (+ or -)					

Century City North
Specific plan
administered by
Dept. of City Planning

Peak Hour Trips: A.M.: -667 P.M.: -2,022

DOT Comments: This review does not include driveway access and circulation.

IMPACT OF TRIP GENERATION
Not Significant
May Be Significant
May Be Cumulative
TRAFFIC STUDY NEEDED

Prepared By: Esther Tam Phone: 213 485-1062
(DOT Staff - Print Name)

Signature: [Signature] Date: 8/23/01

Table A
2800 Avenue of the Stars
Trip Generation Analysis Scenarios

Proposed Uses	Gross Floor Area	Per WLA TMAP Specific Plan			Per ITE 6th Edition	
		PM Pk. Hr. Trip Rates/1,000 gsf	Trips	PM	AM Pk. Hr. Trip Rates/1,000 gsf	Trips
Office	753,289 gsf	1.10	829		1.24	934
Restaurant, High-Turnover	18,012 gsf	12.92	207		9.27	148
Restaurant, Low-Turnover	18,011 gsf	7.39	118		0.81	13
Retail	18,214 gsf	9.60	184		1.03	20
Cultural Use (1)	10,675 gsf	7.09	76		1.06	11
(A) Totals	815,201 gsf		1,414			1,126
Existing Uses						
Office	110,385 gsf	1.83	202		1.83	202
Office	222,471 gsf	1.52	338		1.59	354
Cinema	43,056 gsf					
Shubert	1,751 st	0.15 /seat	263		0.01 /seat	18
	119,554 gsf					
Restaurant, High-Turnover	2,250 st	0.02 /seat	45		0.01 /seat	23
Restaurant, Low-Turnover	117,212 gsf	12.92	1,514		9.27	1,087
Retail	39,071 gsf	7.39	289		0.81	32
Health Club	61,970 gsf	9.60	585		1.03	64
	44,277 gsf	4.30	190		0.30	13
(B) Totals	757,956 gsf		3,436			1,793
Net Totals, (A) minus (B)	57,205 gsf		-2,022			-667

(1) Assume Library use (500)