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March 29, 2016

Mr. Solomon Alter
Director of Development
Seaview Investors
3334 East Coast Hwy, Ste 410
Corona Del Mar Ca 92625

RE: Technical Traffic Evaluation for the Dog Hotel Project at 6344 Arizona Circle

Dear Mr. Alter,

Overland Traffic Consultants has conducted a technical traffic evaluation for the proposed dog hotel, a dog and cat boarding service for up to 150 dogs and 20 cats in a building located at 6344 Arizona Circle in the City of Los Angeles.

A determination of the new traffic generated by the proposed project has been conducted based on operating characteristics provided by the applicant. Based on the following net traffic estimate, the proposed use will not have an adverse effect on the transportation network with the immediate local area.

Project Description - The proposed dog hotel business will operate in an existing building of approximately 9,500 square feet. The building is currently occupied by LNA Clothing which consists of creative office space (1,500 sq. ft.) and warehouse/storage space (8,155 sq. ft.) with 9 parking spaces. The project location and site is shown in Figures 1 and 2, respectively.

Traffic Generation - Based on our analysis of the proposed operations, summarized below, we estimate that a conservative maximum of 196 daily trips could be generated by the dog hotel with 20 trips during either the am or pm peak hour. After adjusting for the pickup and delivery service and the existing traffic generated by LNA Clothing, the net traffic generated by the dog hotel is estimated to be 9 additional am and pm peak hour trips.

Given this low level of peak hour trips, the proposed dog hotel project is not expected to create a significant traffic impact with respect of traffic operations.

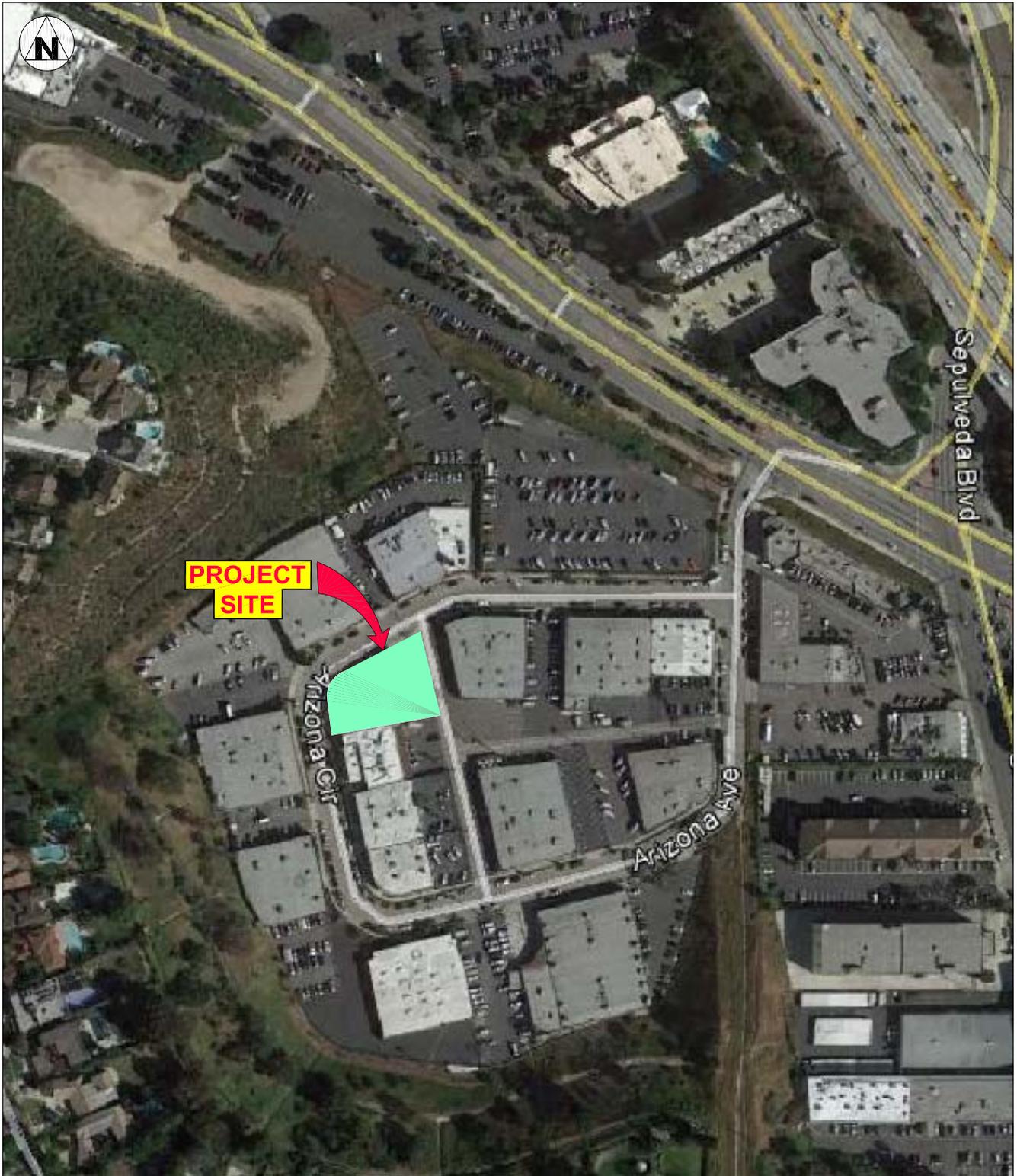


FIGURE 1

3/2016

PROJECT LOCATION

 **Overland Traffic Consultants, Inc.**
24325 Main Street #202, Santa Clarita, CA 91321
(661)799-8423, OTC@overlandtraffic.com



FIGURE 2

3/2016

PROJECT SITE

 **Overland Traffic Consultants, Inc.**
24325 Main Street #202, Santa Clarita, CA 91321
(661)799-8423, OTC@overlandtraffic.com

Proposed Operations for the trip generation estimate:

- The dog hotel will operate 24-hours 7 days a week with animal pick up and drop off occurring within the project's adjacent parking lot. It is anticipated the project will employ 10 people working multiple shifts. All employees will arrive and depart off peak hour to lessen the traffic impact.
- The facility would be permitted to care for up to 150 dogs and 20 cats with overnight lodging. The overnight lodging is for clientele that need extended care for animals while their owners are on hospital stays, trips or have other reasons for expected durations between 3 – 4 nights and up to one month.
- It is estimated that the duration for the animals staying at the dog hotel to be 5 % for day care and the remaining 95 % for overnight care. It should be noted that overnight care creates fewer daily trips per overnight unit than does the day care usage.
- In terms of day care trips, the number of daily trips per dog would be 4 per day, i.e., one round trip to deliver the dog and one round trip to pick up the dog. Assuming 5 % day care stays would equate to 9 animals per day (at 100% capacity, $9 = 170 \text{ animals} \times 5\%$) or 36 daily trips.
- For the extended care, assuming 95 % overnight stays consisting of only 4 night durations, those same 4 trips per dog would be spread over 4 days and generate an average of one trip per day per dog. At 100% capacity, a 95% stay ratio would equate to 162 animals or 40 animals per day (160 daily trips).
- The vast majority of the daily trips associated with the dog hotel are expected to occur outside the typical commute hours which are 7-9 am and 4-6 pm. It is estimated that a maximum of 10 % of the daily trips would occur during either the morning or afternoon peak hours which is typical of a retail service business.
- It is important to note that the dog hotel project will provide a daily pick up and drop off service upon request for this local serving use. A company vehicle will be available to

pick up and drop off animals to lessen the peak hour traffic demands and provide a quality service for their customers. In general, dogs will be picked up between 7:00 am and 10:00 pm and dropped off between 4:00 pm and 7:00 pm (i.e., an over a period of 3 hours in the morning and afternoon).

- The dog hotel is a local serving use which is defined as a use which serves the local community, generates trip lengths of 3 miles or less and which does not substantially affect the regional or sub regional transportation infrastructure.
- Prior use peak hour trips have been calculated per the Coastal Transportation Corridor Specific Plan trip rates in Appendix A for office (2.8 per 1,000 sq. ft.) and storage (0.3 per 1,000 sq. ft.). Using these rates for an office and storage use, it has been determine that the existing LNA Clothing use generates 6 peak hour trips (4 for the office and 2 for the storage).

The table below summarizes the estimate peak hour traffic described above.

	Day Care	Overnight*	Daily Trips	Peak Hour	AM and PM Peak Hour Trips		Net
Animals	5%	95%	4 day trips/dog	10%	Pick up Service	Credit	
170	9	40	196	20	-25%	-6	9

* Assume overnight duraton 4 days

Summary

Since the proposed dog hotel use is estimated to generate fewer peak hour trips than the City of Los Angeles Department of Transportation’s threshold that requires traffic analysis (25 peak hour trips for a technical letter and 43 trips for a traffic study), the subject use does not need any additional traffic analysis.

No significant traffic operational impacts are anticipated with this dog hotel project.

Please contact me if you have any questions.

Sincerely,

 Jerry T. Overland