



September 20, 2013

Alex Hakim
SKA Group
1541 Ocean Ave, Ste 200
Santa Monica, CA 90401

**Re: Shared Parking Study – Malibu Inn and Surfrider Plaza
22969 and 22959 Pacific Coast Highway, Malibu**

Dear Alex,

Per your request, we have conducted a shared parking study for Malibu Inn Restaurant and Surfrider Plaza at 22959 Pacific Coast Highway in the City of Malibu. This letter presents our methodology, findings, and recommendations in regards to on-site parking.

EXISTING CONDITIONS

Malibu Inn is an existing restaurant at 22969 Pacific Coast Highway in Malibu with a service area that totals 2,474 sq. ft. (comprised of 1,184 sq. ft. indoor service area, 751 sq. ft. service area on the outdoor patio, and 539 sq. ft. in the banquet room). According to its Conditional Use Permit, a total of 53 parking spaces were required for the restaurant use, including 22 parking spaces onsite and a joint use agreement to provide for the remaining 31 parking spaces on the adjacent property of the same owner. The restaurant serves breakfast, lunch, dinner, and live entertainments in the afternoon and evening.

A portion of the Malibu Inn Restaurant building is permitted as real estate offices (565 sq. ft.). The real estate office has been vacant since August 1, 2013.

PROPOSED DEVELOPMENT

The real estate office in Malibu Inn will be converted and expanded into a retail store of 1,586 sq. ft. Such conversion will decrease the restaurant's service area to

1,935 sq. ft. Three additional parking spaces will be added on the lot of Malibu Inn to provide for a total of 25 parking spaces.

On the adjacent vacant lot of 22959 Pacific Coast Highway, the proposed Surfrider Plaza will construct retail/office buildings (6,849 sq. ft.) with 43 standard parking spaces and 15 tandem spaces. As shown in **Exhibit 1**, both adjacent lots will share 83 parking spaces, including four accessible spaces.

PARKING REQUIREMENT

Based on Municipal Codes of the City of Malibu, calculation of parking demand can be found in **Table 1**. According to Municipal Codes, 76.2 parking spaces should be provided for the proposed developments at Malibu Inn and Surfrider Plaza.

Table 1. Parking Requirements

Business Name	Land Use	Parking Requirement per Municipal Codes	Sq. Ft.	Parking Per Municipal Codes
<i>Existing</i>				
Malibu Inn	Restaurant	1 space per 50 sq.ft. Service Area	2,474	49.5
Real Estate Office	Office	1 space per 250 sq.ft. GFA	565	2.3
			TOTAL	51.7
<i>Proposed</i>				
Malibu Inn	Restaurant	1 space per 50 sq.ft. Service Area	1,935	38.7
Retail at Malibu Inn	Retail	1 space per 225 sq.ft. GFA	1,586	7.0
Retail at Surfrider Plaza	Retail	1 space per 225 sq.ft. GFA	6,849	30.4
			TOTAL	76.2

PARKING SURVEY

The study has conducted field surveys to observe actual parking demand of the existing operations at Malibu Inn. Parked vehicles were counted hourly between noon and 11 pm on Friday, July 19, 2013 and Saturday, July 20, 2013. During the time of survey, live entertainments were scheduled and performed at 10:00 pm Friday, and at 2:00 pm and 10:00 pm Saturday.

Our observations found that peak parking occurred when 63 spaces were occupied at 10:00 pm Friday and 68 spaces at 11:00 pm Saturday. Complete survey data can be found in **Appendix A**.

SHARED PARKING ANALYSIS

The concept of shared parking considers the variations in the accumulation of vehicle by time-of-day, and the relationships among land uses that result in visiting multiple land uses on the same auto trip. Based on "Shared Parking" published by the Urban Land Institute, various time-of-day factors for proposed uses for Friday and Saturday are shown in **Exhibit 2 and 3**, respectively.

The time-of-day factors are multiplied by the number of parking spaces required by the municipal codes to obtain the parking demand of each hour. Parking demands of all proposed uses are illustrated in **Exhibit 4 and 5** on a time-of-day basis for Friday and Saturday, respectively.

The overall peak demand of the shared parking lots is 79 parking spaces at 8:00 pm Friday, as shown in **Exhibit 4**. These charts have shown that retail stores fits in well with the restaurant in terms of parking demand since retail stores use more parking during the day and the restaurant uses more parking in the evening hours.

SUMMARY

Based on field observations, the study concludes that the combined parking demand (79 parking spaces) of the proposed retail spaces at Surfrider Plaza and Malibu Inn has can be sufficiently accommodated by the shared parking capacity within the two adjacent lot (83 spaces). Parking guidance/assistance should be provided by the owner to ensure proper and efficient usage of 15 tandem parking spaces.

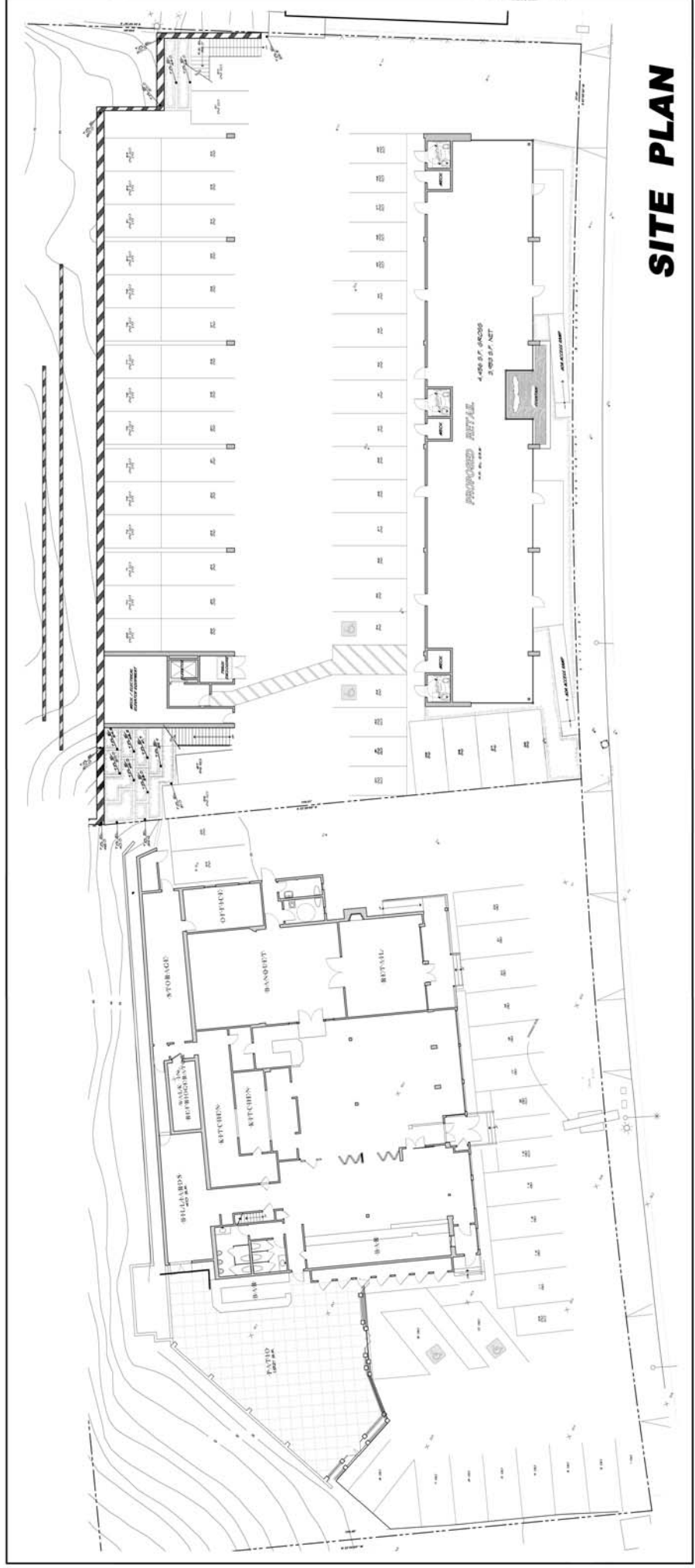
Regards,

K2 Traffic Engineering, Inc.



Jende "Kay" Hsu, T.E.
California Licensed TR2285





SITE PLAN

Exhibit 2. Time-of-Day Parking Demand (Friday)

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22969 Pacific Coast Highway, Malibu

9/20/2013
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FRIDAY		Parking Demand by the Time of Day											
Land Use	Peak Demand	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
RETAIL		95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%
at Surfrider Plaza	30.4	28.9	30.4	28.9	27.4	27.4	28.9	28.9	28.9	24.3	15.2	9.1	3.0
at Malibu Inn	7	6.7	7.0	6.7	6.3	6.3	6.7	6.7	6.7	5.6	3.5	2.1	0.7
	Sub-total	35.5	37.4	35.5	33.7	33.7	35.5	35.5	35.5	29.9	18.7	11.2	3.7
	Rounded	36	37	36	34	34	36	36	36	30	19	11	4
RESTAURANT		16%	24%	25%	35%	29%	40%	68%	67%	83%	94%	100%	87%
Malibu Inn	63	10	15	16	22	18	25	43	42	52	59	63	55
	TOTAL	46	52	52	56	52	61	79	78	82	78	74	59

Exhibit 3. Time-of-Day Parking Demand (Saturday)

P6113 - Malibu Inn Parking Study
 22969 Pacific Coast Highway, Malibu

9/20/2013
 K2 Traffic Engineering, Inc.

SATURDAY		Parking Demand by the Time of Day											
Land Use	Peak Demand	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM
RETAIL		80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%
at Surfrider Plaza	30.4	24.3	27.4	30.4	30.4	28.9	27.4	24.3	22.8	19.8	15.2	10.6	4.6
at Malibu Inn	7	5.6	6.3	7.0	7.0	6.7	6.3	5.6	5.3	4.6	3.5	2.5	1.1
	Sub-total	29.9	33.7	37.4	37.4	35.5	33.7	29.9	28.1	24.3	18.7	13.1	5.6
	Rounded	30	34	37	37	36	34	30	28	24	19	13	6
RESTAURANT		41%	62%	56%	62%	49%	49%	29%	31%	57%	82%	96%	100%
Malibu Inn	68	28	42	38	42	33	33	20	21	39	56	65	68
	TOTAL	58	76	75	79	69	67	50	49	63	75	78	74

Exhibit 4. Parking Demand Chart - Friday

Malibu Inn & Proposed Surfrider Plaza

K2 Traffic Engineering, Inc.
Prepared: 8/23/2013

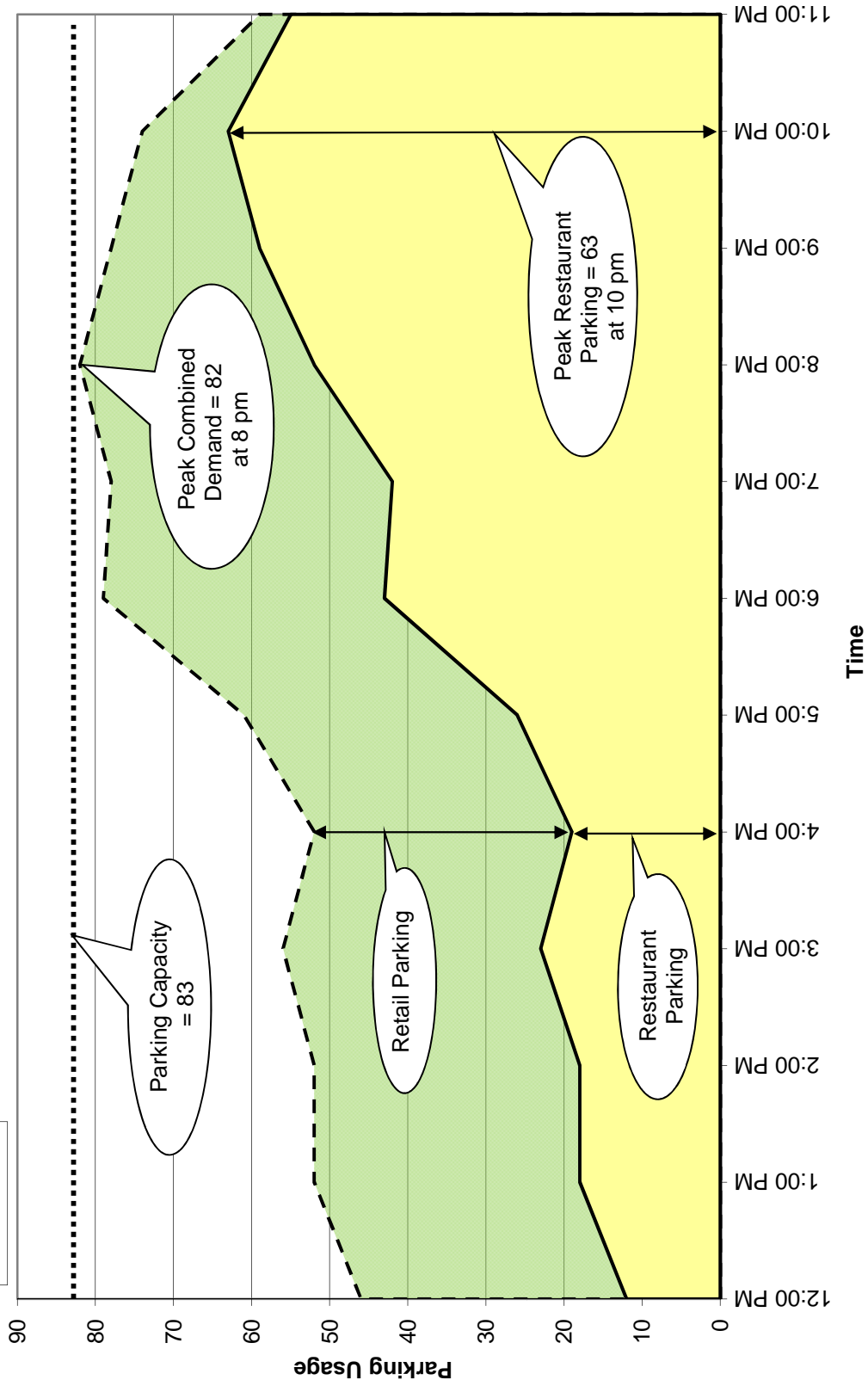
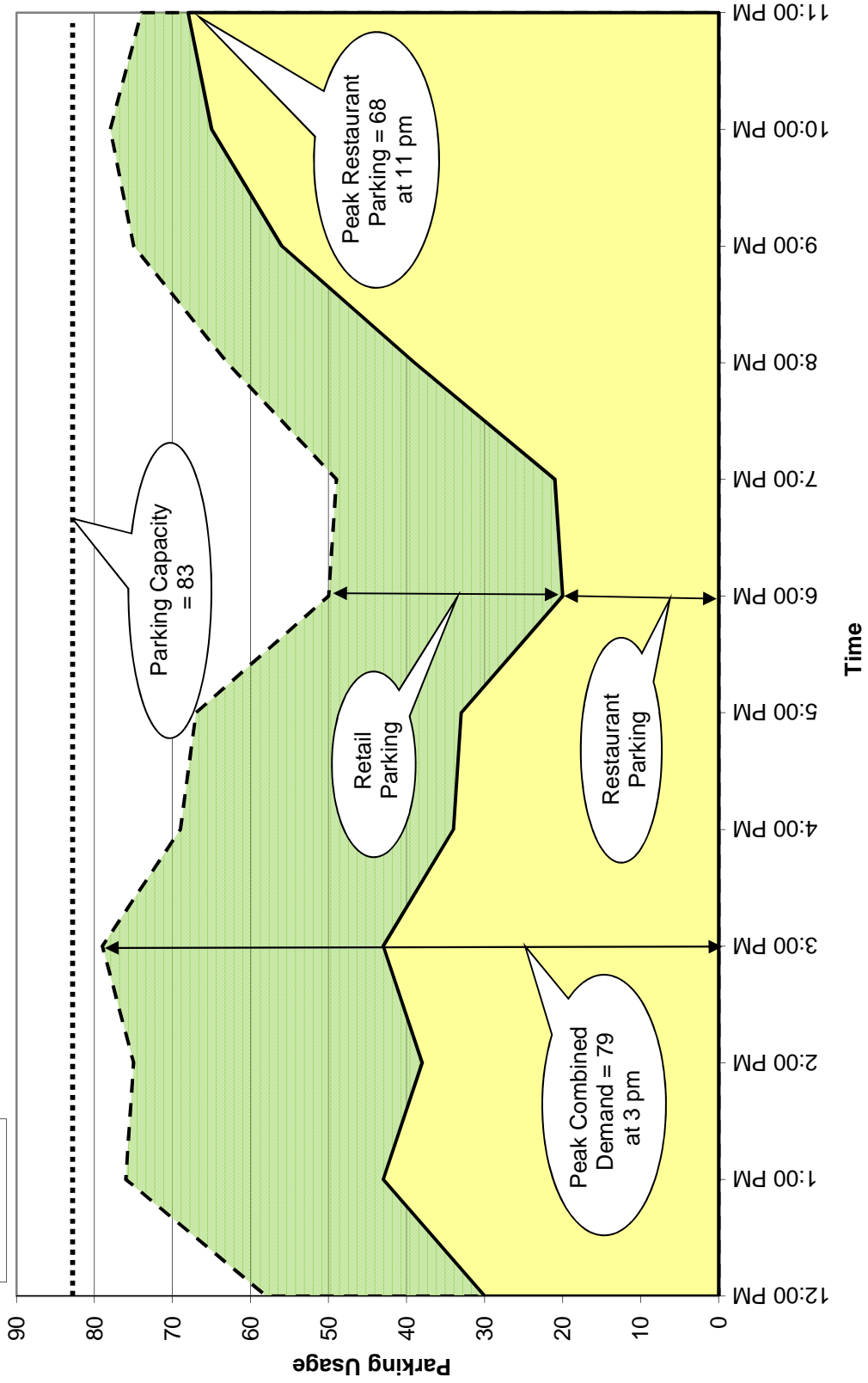


Exhibit 5. Parking Demand Chart - Saturday

Malibu Inn & Proposed Surfrider Plaza

K2 Traffic Engineering, Inc.
Prepared: 8/23/2013



APPENDIX A. PARKING SURVEY

P6113 - Malibu Inn Parking Study
22969 Pacific Coast Highway, Malibu

Date 7/19/2013
Day Friday
By William T.

<i>Area</i>	<i>Malibu Inn Restaurant</i>	<i>Real Estate Office</i>	<i>Total</i>
CAPACITY	62	3	65
12:00 PM	10	2	12
1:00 PM	15	3	18
2:00 PM	16	2	18
3:00 PM	22	1	23
4:00 PM	18	1	19
5:00 PM	25	1	26
6:00 PM	43	0	43
7:00 PM	42	0	42
8:00 PM	52	0	52
9:00 PM	59	0	59
10:00 PM	63	0	63 *
11:00 PM	55	0	55
Peak Usage			63

* Peak usage occurred at 10:00 pm when 63 parking spaces used.

APPENDIX A. PARKING SURVEY

P6113 - Malibu Inn Parking Study
22969 Pacific Coast Highway, Malibu

Date 7/20/2013
Day Saturday
By William T.

<i>Area</i>	<i>Malibu Inn Restaurant</i>	<i>Real Estate Office</i>	<i>Total</i>
CAPACITY	62	3	65
12:00 PM	28	2	30
1:00 PM	42	1	43
2:00 PM	38	0	38
3:00 PM	42	1	43
4:00 PM	33	1	34
5:00 PM	33	0	33
6:00 PM	20	0	20
7:00 PM	21	0	21
8:00 PM	39	0	39
9:00 PM	56	0	56
10:00 PM	65	0	65
11:00 PM	68	0	68 *
Peak Usage			68

* Peak usage occurred at 11:00 pm when 68 parking spaces used.