

ATTACHMENT 5

COUNCIL QUESTIONS & ANSWERS

Emily Gable

From: Ryan Gohlich
Sent: Monday, October 17, 2016 4:44 PM
To: Mahdi Aluzri
Cc: George Chavez; Susan Healy Keene; 6-Laurence Wiener; RWG DavidSnow; Masa Alkire; Emily Gable
Subject: Study Session Tab 4 (250-260 N. Canon)
Attachments: _160921_Canon_Drive-REV2.pdf

Dear Mayor Mirisch and Councilmembers,

Several questions have been raised regarding tab 4 on the study session (250-260 N. Canon call-up request). The questions and answers are provided as follows for your reference:

1. Are there any specific examples of this parking technology providing 100% of over 100 spaces for a combined office/restaurant use, currently in operation within 15 miles of BH (not including the Thompson/60 Hotel's vehicle elevators)?

According to the project contractor, there are examples of each of the technologies working separately (for instance they indicated the Mini Cooper Dealership in North Hollywood has elevators and no ramps; a Fun Zone near Newport Beach has mechanical parking lifts), however they have not identified nearby examples of the technologies being used in this combination nor of the technologies being used for a restaurant. The project contractor will be at the meeting Tuesday and can provide further information if desired. Staff has also inquired with local providers of similar systems for other examples and can provide additional information at the meeting.

2. What was the Planning Commission's vote?

5-0 to approve the CUP/Open Air Dining/Extended Hours. Also 5-0 to recommend the Zone Text Amendment to the City Council.

3. Are copies of the project plans available?

Plans are attached.

4. Is this on the agenda now just to cover the call-up deadline, or is there some other reason?

The PC decision was on 9/26, so the 30-day call-up window for Council would end on 10/26/16, meaning this is the last opportunity to place it on an agenda for discussion. The Council hearing on the recommended Zone Text Amendment is tentatively scheduled for 11/1/16.

5. Is the area for "temporarily staging" waiting vehicles essential for this whole project to function properly and not block the use of the alley by others? Was there discussion if the owner of the 270 N. Canon building doesn't allow it in the future? Then what?

The traffic impact study can be found starting at pg 43 of part 2 of the 9/26/16 PC packet item, available [here](#). The number of trips during the peak hour of the restaurant (Saturday evening) is close to the capacity of the elevators to move cars in and out of the garage. Due to surges in demand during that hour, there may be times when an elevator is not immediately open, and a staging area may be needed to keep the alley clear. The spaces at 270 N Canon are provided as a contingency for those surges. A condition of approval in the CUP requires a lease for 13 spaces at 270 N Canon in the evenings and on weekends. Should those spaces ever become unavailable, a new lease shall be provided for spaces at an alternate location, or the owner may request a modification of the condition from the Planning Commission if it can be demonstrated that the staging spaces are not actually needed.

6. What would be the reasonable prediction of valet car retrieval wait time?

Appendix A of the traffic impact study estimates 4.5-5.0 minutes to get a vehicle from the curb to parked in the garage, and the same to return a car from the garage to a patron on Canon.

7. Was there an assessment of impacts of adding this valet area right next to Mastro's. at that corner of Canon?
Staff recognizes that block is already busy, and recommended a maximum of 2-3 valet spaces be allocated for this restaurant as opposed to the applicant's proposed 5 valet spaces. Based on that recommendation (and Commissioner Licht's extensive experience on the TPC with valet permits and operations), the PC conditioned the project to have no more than 2 valet spaces on Canon. The valet plan and permit will be subject to review and approval by the Director of Public Works, and may be forwarded to the Traffic and Parking Commission.

Please let me know if you have any additional questions.

Ryan

Bcc: City Council

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