

APPENDIX B
Transit Priority Area
Memorandum



Technical Memorandum

Date: October 11, 2021
To: Jay Ziff and Mike Harden, ESA
From: Netai Basu and Dawn Malla, Fehr & Peers
Subject: *Applicability of Transit Priority Area (TPA) to the 670 Mesquit Project* ref: 2847

The proposed mixed-use development project at 670 Mesquit Street (Project) is located on approximately 5.45 acres on both sides of Mesquit Street north of 7th Street (Project Site) in the Arts District of the City of Los Angeles.

As part of the environmental review process for the Project, the City prepared and circulated an Initial Study, together with a Notice of Preparation for an Environmental Impact Report, on April 25, 2017. Based on information available at that time, page A-3 of Attachment A, *Project Description*, of the Initial Study indicated that the Project Site was not (at that time) identified as being in a transit priority area (TPA). The purpose of this memorandum is to assess based on current information whether the Project is located within a TPA.

Senate Bill (SB) 743 (Public Resources Code Section 21099(d)) established new rules for evaluating certain types of projects' aesthetic and parking impacts under the California Environmental Quality Act (CEQA). PRC Section 21099(d) states: "Aesthetic and parking impacts of a residential, mixed-use residential, or employment center project on an infill site within a transit priority area (TPA) shall not be considered significant impacts on the environment."

PRC Section 21099(a) defines a "transit priority area" as "an area within one-half mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations." PRC Section 21064.3 defines "major transit stop" as "a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods." PRC Section 21099(a) defines an "employment center project" as "a project located on property zoned for commercial uses with a floor area ratio of no less than 0.75 and that is located within a transit priority area." PRC Section 21099(a) defines an "infill site" as "a lot located within an urban area that has been previously developed, or on a vacant site where at least 75 percent of the perimeter of the site adjoins, or is separated only by an improved public right-of-way from, parcels that are developed with qualified urban uses." PRC Section 21555 states that "[a] project shall be considered to be within one-half mile of a major transit stop or high-quality transit corridor if all parcels within the project have no



more than 25 percent of their area farther than one-half mile from the stop or corridor and if not more than 10 percent of the residential units or 100 units, whichever is less, in the project are farther than one-half mile from the stop or corridor.”

This state law supersedes the aesthetic impact thresholds in the 2006 L.A. CEQA Thresholds Guide, including those established for aesthetics, obstruction of views, shading, and nighttime illumination. The related City of Los Angeles Department of City Planning (DCP) Zoning Information (ZI) File No. 2452 provides further instruction concerning the definition of transit priority projects and states “[v]isual resources, aesthetic character, shade and shadow, light and glare, and scenic vistas or any other aesthetic impact as defined in the [L.A. CEQA Thresholds Guide] shall not be considered an impact for infill projects within TPAs pursuant to CEQA.”

METHODOLOGY FOR DETERMINING MAJOR TRANSIT STOPS

The minimum requirement for falling within a TPA is that a project site be located near the intersection of two bus lines, defined as the midpoint of the intersection where the bus routes meet or cross and where passengers can transfer between them on foot. In particular, all parcels within the project must have no more than 25 percent of their area farther than one-half mile from the stop or corridor and not more than 10 percent of the residential units or 100 units, whichever is less, in the project farther than one-half mile from the stop or corridor.

Eligible bus routes must have headways of 15 minutes or less during morning and afternoon peak periods in both directions. To determine if a bus route is eligible, the total peak hour time is divided by the total number of trips within peak hours. The resulting value must be less than 15 for the bus route to be considered eligible. A bus trip is included in the total number of trips if the median time of the bus’s trip falls within the morning or afternoon peak periods.

Metro Local bus routes 18, 60, and 62 run close to the Project Site. Eastbound/southbound buses stop on the corner of 7th Street & Santa Fe Avenue and westbound/northbound buses stop on the corner of 7th Street & Imperial Street. **Figure 1** uses the City’s ZIMAS web-mapping feature and demonstrates that the Project Site is within 750 feet of the intersection midpoint. A description of each bus route follows.

- Metro Line 18 – Line 18 is an east/west line that runs from Wilshire Center to Montebello. In the vicinity of the proposed Project, the line runs on 7th Street. Using the methodology in the TOC Guidelines for determining Major Transit Stops, the line has 6.4-minute headways in the morning peak period and 6.0-minute headways in the afternoon peak period in the eastbound direction. The line has 6.0-minute headways in the morning peak period and 6.5-minute headways in the afternoon peak period in the westbound direction.
- Metro Line 60 – Line 60 is a north/south line that runs from Compton to Downtown Los Angeles. Near the Project Site, the line runs on Santa Fe Avenue south of 7th Street and on 7th Street west of Santa Fe Avenue. Applying the methodology in the TOC Guidelines, the line has 6.7-minute headways in the morning peak period and 5.6-minute headways in the afternoon peak period in the northbound direction. The line has 6.2-minute headways in the morning peak period and 6-minute headways in the afternoon peak period in the southbound direction.



- Metro Line 62 – Line 62 is a northwest/southeast line that runs from Hawaiian Gardens to Downtown Los Angeles. Applying the methodology in the TOC Guidelines, the line has 60-minute headways in the morning peak period and 24-minute headways in the afternoon peak period in the northbound/westbound direction. The line has 30-minute headways in the morning peak period and 40-minute headways in the afternoon peak period in the southbound/eastbound direction.

Attachment A provides the annotated schedules, routes, and details on transfer opportunities for Metro Lines 18, 60, and 62 effective June 27, 2021. As shown on **Figure A1**, which illustrates bus transfer opportunities, Metro Lines 18, 60, and 62 share the same bus stop for the eastbound/southbound direction and westbound/northbound direction. The two bus stops are in close proximity (450 feet apart) and located near a signal to facilitate convenient transfers. According to PRC Section 21064.3, Metro Line 62 is not an eligible bus route because one or more of its headways are longer than 15 minutes in peak periods. Metro Lines 18 and 60 are eligible bus lines because all headways are less than 15 minutes in each direction during the morning and the afternoon peak periods. Therefore, the intersection of 7th Street & Santa Fe Avenue meets the definition of a Major Transit Stop. As the intersection of 7th Street & Santa Fe Avenue is within one-half mile of the Project Site, the Project is in a TPA.

CONCLUSION

The 670 Mesquit Project is located within one-half mile of a Major Transit Stop. Therefore, the Project Site is within a TPA.

Attachment A

Annotated Metro Bus Line Schedules for Lines 18, 60 and 62

Monday through Friday

18

Effective Jun 27 2021

Eastbound Al Este (Approximate Times / Tiempos Aproximados)

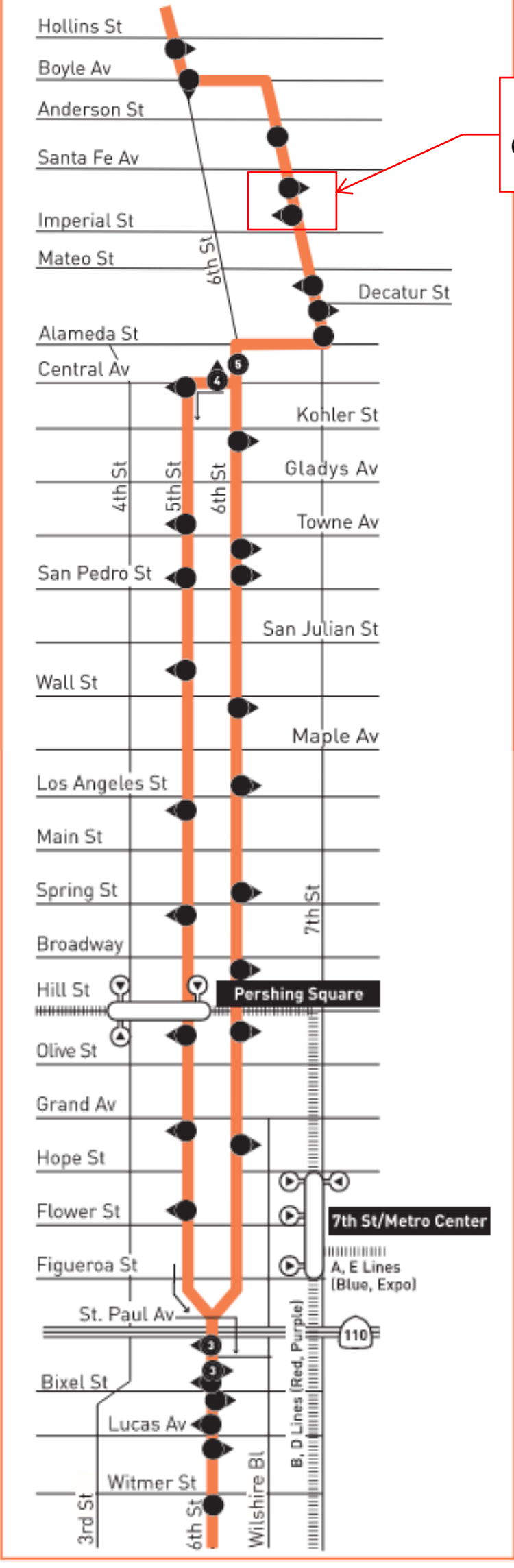
Westbound Al Oeste (Approximate Times / Tiempos Aproximados)

WILSHIRE CENTER	DOWNTOWN LOS ANGELES	BOYLE HEIGHTS	EAST LOS ANGELES	COMMERCE	MONTEBELLO	MONTEBELLO	COMMERCE	EAST LOS ANGELES	BOYLE HEIGHTS	DOWNTOWN LOS ANGELES	WILSHIRE CENTER					
1	2	3	5	6	7	8	10	10	9	8	7					
Wilshire & Western	6th & Vermont	6th & St. Paul	6th & Alameda	Whittier & Soto	Whittier & Atlantic	Commerce Center	Montebello Metrolink Station	Montebello Metrolink Station	Whittier & Garfield	Commerce Center	Whittier & Atlantic					
4:25A	4:31A	4:42A	4:52A	4:23A	4:33A	—	4:42A	4:24A	4:28	—	4:38A	3:50A	3:57A	4:16A	4:24A	4:31A
4:37	4:43	4:54	5:05	5:13	5:26	—	5:19	4:43	4:47	—	4:52	4:45	5:04	5:11	5:22	5:31
4:49	4:55	5:06	5:18	5:26	5:39	—	5:48	4:56	5:00	—	5:06	5:20	5:27	5:38	5:47	5:54
4:59	5:05	5:16	5:28	5:36	5:49	—	5:58	5:08	5:12	—	5:18	5:32	5:39	5:50	5:59	6:06
5:09	5:15	5:26	5:38	5:46	5:59	—	6:08	5:16	5:20	—	5:26	5:40	5:47	5:58	6:06	—
5:19	5:25	5:36	5:48	5:56	6:10	—	6:19	5:22	5:26	—	5:32	5:46	5:53	6:04	6:15	6:22
5:29	5:35	5:46	5:58	6:06	6:20	—	6:29	5:27	5:31	—	5:37	5:51	5:58	6:10	6:21	6:28
5:45	5:51	6:02	6:14	6:22	6:36	6:48A	—	5:38	5:42	5:39A	5:43	6:04	6:16	6:27	6:34	—
5:47	5:53	6:04	6:16	6:24	6:38	—	—	5:38	5:42	—	5:48	6:02	6:10	6:22	6:30	—
5:58	6:04	6:16	6:28	6:36	6:50	7:00	—	5:49	5:53	5:49	5:53	6:08	6:16	6:28	6:39	6:46
6:10	6:16	6:28	6:40	6:48	7:02	7:12	—	6:01	6:05	6:01	6:05	6:20	6:28	6:40	6:51	6:58
6:22	6:28	6:40	6:52	7:00	7:14	7:24	—	6:13	6:17	6:13	6:17	6:32	6:40	6:52	7:03	7:10
6:34	6:40	6:52	7:04	7:12	7:26	7:36	—	6:23	6:27	6:25	6:29	6:44	6:52	7:04	7:16	7:23
6:46	6:52	7:04	7:16	7:24	7:38	7:48	—	6:23	6:27	6:36	6:40	6:55	7:03	7:16	7:28	7:35
6:57	7:03	7:16	7:28	7:36	7:51	8:01	—	6:32	6:37	6:47	6:51	7:06	7:15	7:28	7:40	7:47
7:09	7:15	7:28	7:42	7:50	8:07	8:17	—	6:44	6:49	6:58	6:57	7:12	7:21	7:34	7:43	—
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7:56	8:03	8:16	8:30	8:38	8:56	9:06	—	7:29	7:34	7:32	7:36	7:52	8:01	8:16	8:29	8:36
8:08	8:15	8:28	8:42	8:50	9:09	9:19	—	7:40	7:45	7:44	7:48	8:04	8:13	8:28	8:41	8:48
8:20	8:27	8:40	8:54	9:02	9:23	9:33	—	7:51	7:56	7:54	7:58	8:14	8:23	8:38	8:51	9:00
8:32	8:39	8:52	9:07	9:16	9:37	9:47	—	8:02	8:07	8:05	8:09	8:25	8:34	8:49	9:02	9:11
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4:05	4:13	4:28	4:46	4:55	5:16	5:26	—	3:35	3:41	3:53	3:51	4:07	4:16	4:29	4:42	4:51
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6:32	6:40	6:54	7:12	7:21	7:42	7:52	—	6:19	6:24	6:39	6:37	6:53	7:02	7:15	7:28	7:37
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8:40	8:48	9:01	9:19	9:28	9:49	9:59	—	8:58	9:03	—	9:10	9:19	9:32	9:45	9:58	10:07
9:11	9:18	9:31	9:49	9:58	10:19	10:29	—	9:25	9:30	—	9:37					

ROUTE MAP



INSET 1 - DOWNTOWN LOS ANGELES



Stops closest to 670 Mesquit Project Site

LEGEND

- Line 18 Route
- Late Night Loop
- Short Line Turnaround
- Local Timepoint
- Metro Rail
- Metro Rail Station & Timepoint
- Metro Rail Station
- Metrolink
- Metrolink Station
- Big Blue Bus
- Commerce Municipal Bus Lines
- East LA Shuttle
- LADOT DASH
- Montebello Bus Lines

INSET 1 - DOWNTOWN LA

- Line 18 Route
- Local Timepoint
- Local Stop Timepoint - Single Direction Only
- Local Stop - Single Direction Only
- Local Stop
- Metro Rail Station
- Metro Rail Station Entrance

MAP NOTES

- 1 East Los Angeles Doctors Hospital**
- 2 Metro Customer Center**
- 3 Commerce Center**
Metro 18, 66; CO; The Link Whittier Boulevard/Saybrook Park; M10
- 4 Montebello Metrolink Station**

Effective Jun 27 2021

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Metro Local

Eastbound to Downtown LA/Montebello
Westbound to Downtown LA/Wilshire/Western Station
via 6th St and Whittier Bl

metro.net
323.GO.METRO

Wheelchair Hotline
800.621.7828

Travel Info
511

California Relay Service
711

Wilshire/Vermont Station B, D Lines (Red, Purple) 6TH ST

Pershing Square Station B, D Lines (Red, Purple) WHITTIER BL

Montebello Station Metrolink

Subject to change without notice
Sujeto a cambios sin previo aviso

Monday through Friday

Effective Jun 27 2021

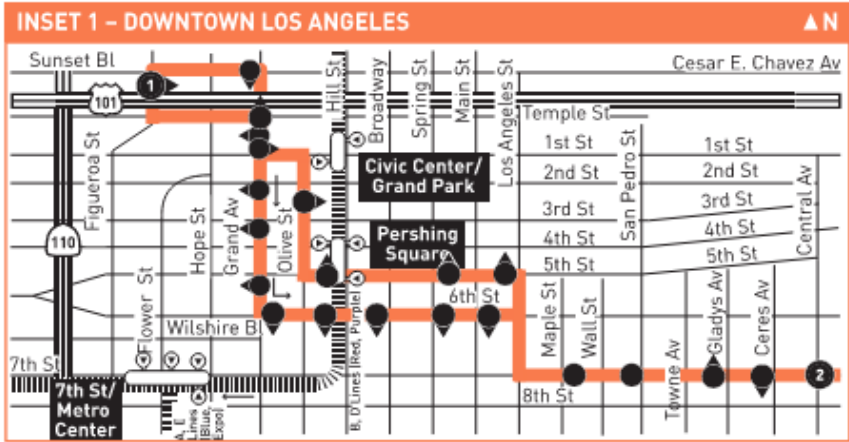
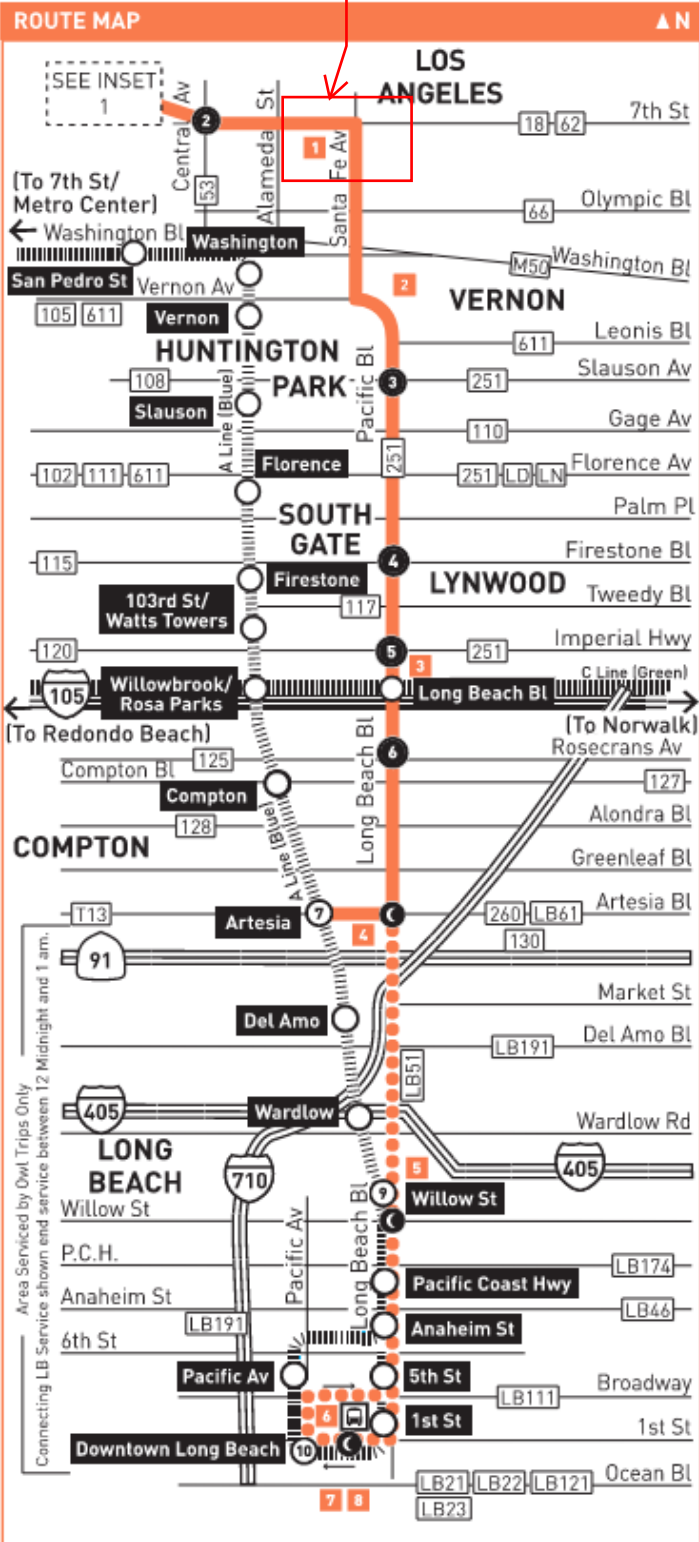
60

Northbound Al Norte (Approximate Times / Tiempos Aproximados)

Southbound Al Sur (Approximate Times / Tiempos Aproximados)

COMPTON	LYNWOOD	SOUTH GATE	VERNON	DOWNTOWN LOS ANGELES	DOWNTOWN LOS ANGELES	VERNON	SOUTH GATE	LYNWOOD	COMPTON				
7	6	5	4	3	2	1	1	2	3	4	5	6	7
Artesia Station	Long Beach & Rosecrans	Long Beach & Imperial	Long Beach & Firestone	Pacific & Stauson	7th & Central	Sunset & Figueroa	Sunset & Figueroa	7th & Central	Pacific & Stauson	Long Beach & Firestone	Long Beach & Imperial	Long Beach & Rosecrans	Artesia Station
4:33A	4:53A	5:00A	5:07A	5:18A	5:32A	5:46A	3:57A	4:19A	4:34A	4:45A	4:53A	5:01A	5:20A
—	—	5:13	5:20	5:31	5:46	6:00	4:25	4:39	4:54	5:05	5:13	5:21	5:40
4:59	5:19	5:26	5:33	5:44	5:59	6:14	4:41	4:55	5:10	5:21	5:29	5:36	5:55
—	—	5:38	5:46	5:57	6:13	6:28	4:57	5:11	5:26	5:37	5:44	5:51	6:10
5:22	5:42	5:49	5:57	6:09	6:25	6:40	5:09	5:23	5:38	5:49	5:56	6:03	6:22
—	—	5:59	6:07	6:19	6:35	6:50	5:21	5:35	5:50	6:01	6:08	6:15	6:34
5:41	6:01	6:09	6:17	6:29	6:45	7:00	5:32	5:47	6:02	6:13	6:20	6:27	6:46
—	—	6:19	6:27	6:39	6:55	7:11	5:40	5:55	6:10	6:21	6:28	6:36	6:55
5:59	6:19	6:27	6:35	6:47	7:03	7:19	5:47	6:02	6:18	6:29	6:36	—	—
—	—	6:34	6:42	6:54	7:10	7:26	5:54	6:10	6:26	6:37	6:44	6:52	7:11
6:11	6:31	6:39	6:47	6:59	7:15	7:31	6:02	6:18	6:34	6:46	6:53	—	—
—	—	6:44	6:52	7:04	7:20	7:36	6:10	6:26	6:42	6:54	7:01	7:09	7:28
6:21	6:41	6:49	6:57	7:09	7:25	7:42	6:18	6:34	6:50	7:02	7:09	—	—
—	—	6:54	7:02	7:14	7:30	7:47	6:24	6:41	6:57	7:09	7:16	7:24	7:43
6:41	7:01	7:09	7:17	7:29	7:45	8:02	6:29	6:46	7:02	7:14	7:21	—	—
—	—	7:04	7:12	7:24	7:40	7:57	6:34	6:51	7:07	7:19	7:26	7:34	7:54
6:50	7:11	7:19	7:27	7:39	7:55	8:12	6:39	6:56	7:12	7:24	7:31	—	—
—	—	7:23	7:31	7:44	8:00	8:17	6:44	7:01	7:17	7:29	7:37	7:45	8:05
6:59	7:20	7:28	7:36	7:49	8:05	8:22	6:49	7:06	7:22	7:34	7:42	—	—
—	—	7:33	7:41	7:54	8:10	8:27	6:54	7:11	7:27	7:39	7:47	7:55	8:15
7:09	7:30	7:38	7:46	7:59	8:15	8:32	7:04	7:21	7:37	7:49	7:57	8:06	8:26
—	—	7:43	7:51	8:04	8:20	8:37	7:09	7:26	7:42	7:54	8:02	—	—
7:19	7:40	7:48	7:56	8:09	8:25	8:42	7:14	7:31	7:47	7:59	8:07	8:16	8:36
—	—	7:53	8:01	8:14	8:30	8:47	7:19	7:36	7:52	8:04	8:12	—	—
7:30	7:51	7:59	8:07	8:20	8:36	8:53	7:23	7:41	7:57	8:09	8:17	8:26	8:46
—	—	8:05	8:13	8:26	8:42	8:59	7:28	7:46	8:02	8:14	8:22	—	—
7:41	8:02	8:11	8:19	8:32	8:48	9:05	7:33	7:51	8:07	8:19	8:27	8:36	8:56
—	—	8:18	8:26	8:39	8:55	9:13	7:38	7:56	8:12	8:24	8:32	—	—
7:56	8:17	8:26	8:34	8:47	9:03	9:21	7:43	8:01	8:17	8:29	8:37	8:46	9:06
—	—	8:33	8:41	8:54	9:10	9:28	7:48	8:07	8:23	8:35	8:43	—	—
8:12	8:33	8:42	8:50	9:04	9:21	9:39	7:55	8:14	8:30	8:42	8:50	8:59	9:20
—	—	8:52	9:00	9:14	9:31	9:50	8:01	8:21	8:37	8:49	8:57	—	—
8:31	8:52	9:01	9:10	9:24	9:43	10:02	8:08	8:28	8:44	8:56	9:05	9:14	9:35
—	—	9:11	9:20	9:34	9:53	10:12	8:15	8:35	8:51	9:04	9:13	—	—
8:47	9:09	9:19	9:28	9:44	10:03	10:22	8:22	8:42	8:58	9:12	9:21	9:30	9:51
—	—	9:28	9:38	9:54	10:13	10:32	8:32	8:52	9:08	9:22	9:31	—	—
9:05	9:27	9:38	9:48	10:04	10:23	10:42	8:41	9:01	9:18	9:32	9:42	9:52	10:13
—	—	9:48	9:58	10:14	10:33	10:52	8:51	9:11	9:28	9:43	9:53	—	—
9:25	9:47	9:58	10:08	10:24	10:43	11:02	9:01	9:21	9:38	9:53	10:03	10:14	10:36
—	—	10:08	10:18	10:34	10:53	11:12	9:11	9:31	9:48	10:03	10:13	—	—
9:43	10:05	10:16	10:26	10:44	11:03	11:22	9:20	9:41	9:58	10:14	10:24	10:35	10:57
—	—	10:26	10:36	10:54	11:13	11:32	9:30	9:51	10:08	10:24	10:34	—	—
10:02	10:25	10:36	10:46	11:04	11:23	11:43	9:40	10:01	10:18	10:35	10:45	10:56	11:18
—	—	10:46	10:56	11:14	11:33	11:53	9:50	10:11	10:28	10:45	10:55	—	—
10:22	10:45	10:56	11:06	11:24	11:44	12:04P	10:00	10:21	10:38	10:55	11:06	11:17	11:39
—	—	11:06	11:16	11:34	11:54	12:14	10:10	10:31	10:48	11:05	11:16	—	—
10:43	11:06	11:17	11:27	11:44	12:04P	12:24	10:20	10:41	10:58	11:16	11:27	11:38	12:00P
—	—	11:27	11:37	11:54	12:14	12:34	10:30	10:51	11:08	11:26	11:38	—	—
11:03	11:26	11:37	11:47	12:04P	12:24	12:44	10:40	11:01	11:18	11:36	11:48	11:59	12:21
—	—	11:47	11:57	12:14	12:34	12:54	10:49	11:11	11:28	11:46	11:58	—	—
11:23	11:46	11:57	12:07P	12:24	12:44	1:04	10:59	11:21	11:38	11:56	12:09P	12:20P	12:42
—	—	12:07P	12:17	12:34	12:54	1:14	11:09	11:31	11:48	12:06P	12:19	—	—
11:43	12:06P	12:17	12:27	12:44	1:04	1:24	11:19	11:41	11:58	12:17	12:30	12:41	1:03
—	—	12:27	12:37	12:54	1:14	1:34	11:29	11:51	12:08P	12:27	12:40	—	—
12:03P	12:26	12:37	12:47	1:04	1:24	1:44	11:39	12:01P	12:18	12:37	12:50	1:01	1:23
—	—	12:47	12:57	1:14	1:34	1:54	11:49	12:11	12:28	12:47	1:00	—	—
12:23	12:46	12:57	1:07	1:24	1:44	2:04	11:59	12:21	12:38	12:57	1:10	1:21	1:43
—	—	1:07	1:17	1:34	1:54	2:14	12:09P	12:31	12:48	1:07	1:20	—	—
12:43	1:06	1:17	1:27	1:44	2:04	2:24	12:19	12:41	12:58	1:17	1:30	1:41	2:03
—	—	1:27	1:37	1:54	2:14	2:34	12:29	12:51	1:08	1:27	1:40	—	—
1:03	1:26	1:37	1:47	2:04	2:24	2:44	12:49	1:11	1:28	1:47	2:00	2:01	2:23
—	—	1:47	1:57	2:14	2:34	2:54	12:59	1:21	1:38	1:57	2:10	2:21	2:43
1:23	1:46	1:57	2:07	2:24	2:43	3:03	1:09	1:31	1:48	2:07	2:20	—	—
—	—	2:08	2:18	2:34	2:53	3:13	1:19	1:41	1:58	2:17	2:30	2:41	3:03
1:45	2:08	2:19	2:29	2:44	3:03	3:23	1:29	1:51	2:08	2:27	2:40	—	—
—	—	2:29	2:39	2:54	3:13	3:33	1:39	2:01	2:18	2:37	2:50	3:01	3:23
2:04	2:27	2:39	2:49	3:04	3:23	3:43	1:49	2:11	2:28	2:47	3:00	—	—
—	—	2:49	2:59	3:14	3:33	3:53	1:59	2:21	2:38	2:57	3:10	3:21	3:43
2:24	2:47	2:59	3:09	3:24	3:43	4:03	2:09	2:31	2:48	3:07	3:20	—	—
—	—	3:08	3:18	3:33	3:52	4:11	2:19	2:41	2:58	3:17	3:30	3:41	4:03
2:39	3:02	3:14	3:24	3:39	3:58	4:17	2:29	2:51	3:08	3:27	3:40	—	—
—	—	3:19	3:29	3:44	4:03	4:22	2:34	2:56	3:13	3:32	3:45	3:56	4:17
2:49	3:12	3:24	3:34	3:49	4:08	4:27	2:39	3:01	3:18	3:37	3:50	—	—
—	—	3:29	3:39	3:54	4:13	4:32	2:44	3:06	3:23	3:42	3:55	4:06	4:27
2:59	3:22	3:34	3:44	3:59	4:18	4:37	2:49	3:11	3:28	3:47	4:00	—	—
—	—	3:40	3:50	4:04	4:23	4:42	2:54	3:16	3:33	3:52	4:05	4:16	4:37
3:10	3:33	3:45	3:55	4:09	4:28	4:47	2:59	3:21	3:38	3:57	4:09	—	—
—	—	3:50	4:00	4:14	4:33	4:52	3:04	3:26	3:43	4:02	4:14	4:25	4:46
3:20	3:43	3:55	4:05	4:19	4:38	4:57	3:09	3:31	3:48	4:07	4:19	—	—
—	—	4:00	4:10	4:24	4:43	5:02	3:14	3:36	3:53	4:12	4:24	4:35	4:56
3:30	3:53	4:05	4:15	4:29	4:48	5:07	3:19	3:41	3:58	4:16	4:28	—	—
—	—	4:10	4:20	4:34	4:53	5:12	3:24	3:46	4:03	4:21	4:33	4:44	5:05
3:40	4:03	4:15	4:25	4:39	4:58	5:17	3:29	3:51	4:08	4:26	4:37	—	—
—	—	4:20	4:30	4:44	5:03	5:22	3:35	3:57	4:13	4:31	4:42	4:53	5:14
3:50	4:13	4:25	4:35	4:49	5:07	5:26	3:40	4:02	4:18	4:36	4:47	—	—
—	—	4:30	4:40	4:54	5:12	5:31	3:45	4:07	4:23	4:41	4:52	5:03	5:24
4:00	4:23	4:35	4:45	4:59	5:16	5:35	3:51	4:12	4:28	4:46	4:57	—	—
—	—	4:40	4:50	5:04	5:21	5:40	3:56	4:17	4:33	4:51	5:02	5:13	5:34
4:10	4:33	4:45	4:55	5:09	5:26	5:45	4:01	4:22	4:38	4:56	5:07	—	—
—	—	4:50	5:00	5:14	5:31	5:50	4:06	4:27	4:43	5:01	5:12	5:23	5:44
4:20	4:43	4:55	5:05	5:19	5:36	5:55	4:11	4:32	4:48	5:05	5:16	—	—
—	—	5:00	5:10	5:24	5:41	6:00	4:16						

Stops closest to 670 Mesquit Project Site



- LEGEND**
- Line 60 Route
 - Line 60 Extended Owl Route
 - Metro Rail
 - Local Stop Timepoint
 - Local Stop Timepoint - Single Direction Only
 - Local Stop
 - Local Stop - Single Direction Only
 - Owl Timepoint
 - Metro Rail Station & Timepoint
 - Metro Rail Station
 - Transit Center
 - Map Notes
 - Connecting Line
 - Rapid Connecting Line
 - COM Compton Renaissance Transit System
 - GA GTrans (Gardena)
 - LB Long Beach Transit
 - LD LADOT DASH
 - LN County of LA - The Link
 - M Montebello Bus Lines
 - T Torrance Transit

- MAP NOTES**
- 1 Greyhound Bus Station**
Metro 18, 60, 62
 - 2 Pacific/Railroad Crossing**
Metro 60, 105, 611
 - 3 Long Beach Bl C Line (Green) Station**
Metro 60, 251; Lynwood Breeze Route A
 - 4 Artesia A Line (Blue) Station**
Metro 60, 130, 202, 205, 260; LB51, LB52, LB61; T6, T13; COM 5
 - 5 Long Beach Memorial Hospital**
Metro 60 Owl; LB51, LB52
 - 6 Downtown Long Beach Station**
Connecting services end between 12 Midnight and 1 am.
Metro 60 Owl, 232; LB21, 22, 23, LB46, LB61, LB94, LB111, LB121, LB151, LB191, Passport
 - 7 Long Beach Arena**
 - 8 Long Beach Convention Center**

- INSET 1 - DOWNTOWN LOS ANGELES**
- Metro Rail Station
 - Metro Rail Station Entrance

Monday through Friday

62

Effective Jun 27 2021

Northbound Al Norte - Westbound Al Oeste (Approximate Times / Tiempos Aproximados)

HAWAIIAN GARDENS	CERRITOS	NORWALK	PICO RIVERA	COMMERCE	BOYLE HEIGHTS	DOWNTOWN LOS ANGELES			
11	10	9	8	7	6	5			
226th & Norwalk	Civic Center & Ibox	Los Cerritos Center (Gridley Rd & 187th St)	San Antonio & Rosecrans	Norwalk & Imperial	Telegraph & Rosemead	Telegraph & Atlantic	Olympic & Soto	Central & 6th	Beaudry & 4th
—	—	4:15A	4:28A	4:34A	4:47A	5:02A	5:14A	5:22A	5:32A
—	4:59A	5:11	5:24	5:30	5:44	6:00	6:12	6:20	6:30
—	5:54	6:06	6:20	6:26	6:40	6:57	7:10	7:19	7:32
6:45A	6:47	6:59	7:14	7:21	7:36	7:53	8:06	8:15	8:29
7:38	7:40	7:52	8:07	8:14	8:30	8:48	9:01	9:10	9:25
8:19	8:22	8:35	8:51	8:58	9:15	9:35	9:48	9:57	10:12
8:56	8:59	9:14	9:31	9:39	9:56	10:16	10:29	10:39	10:54
9:40	9:43	9:58	10:16	10:24	10:42	11:02	11:15	11:25	11:40
10:25	10:28	10:44	11:02	11:10	11:28	11:48	12:01P	12:11P	12:26P
11:10	11:13	11:29	11:47	11:55	12:13P	12:33P	12:47	12:59	1:14
11:47	11:50	12:06P	12:24P	12:32P	12:50	1:10	1:24	1:36	1:51
12:18P	12:21P	12:37	12:55	1:03	1:21	1:41	1:55	2:06	2:21
12:47	12:50	1:07	1:25	1:33	1:51	2:12	2:26	2:37	2:52
1:19	1:22	1:39	1:57	2:05	2:22	2:43	2:57	3:08	3:23
1:44	1:47	2:04	2:22	2:30	2:47	3:08	3:22	3:33	3:50
2:08	2:11	2:28	2:46	2:54	3:11	3:32	3:46	3:57	4:14
2:32	2:35	2:52	3:10	3:18	3:35	3:56	4:10	4:21	4:36
—	—	3:16	3:34	3:42	3:59	4:20	4:34	4:45	5:02
3:21	3:24	3:41	3:59	4:07	4:24	4:45	4:59	5:09	5:23
3:44	3:47	4:04	4:22	4:30	4:47	5:08	5:22	5:32	5:48
4:08	4:11	4:28	4:46	4:54	5:11	5:31	5:45	5:55	6:11
4:31	4:34	4:51	5:09	5:17	5:34	5:54	6:08	6:17	6:31
4:56	4:59	5:16	5:34	5:42	5:59	6:18	6:32	6:41	6:55
5:27	5:30	5:47	6:05	6:12	6:28	6:46	7:00	7:08	7:20
6:18	6:21	6:37	6:54	7:01	7:15	7:33	7:45	7:53	8:07
7:09	7:12	7:27	7:44	7:51	8:05	8:23	8:35	8:43	—
8:08	8:10	8:22	8:37	8:44	8:57	9:15	9:26	9:34	—
—	9:02	9:14	9:29	9:35	9:48	10:06	10:17	10:25	—
—	9:58	10:10	10:25	10:31	10:44	11:01	11:12	11:20	—
—	10:57	11:09	11:23	11:29	11:41	11:57	12:09A	12:17A	—

3 trips with an average of 60 min headways

10 trips with an average of 24 min headways

Monday through Friday

62

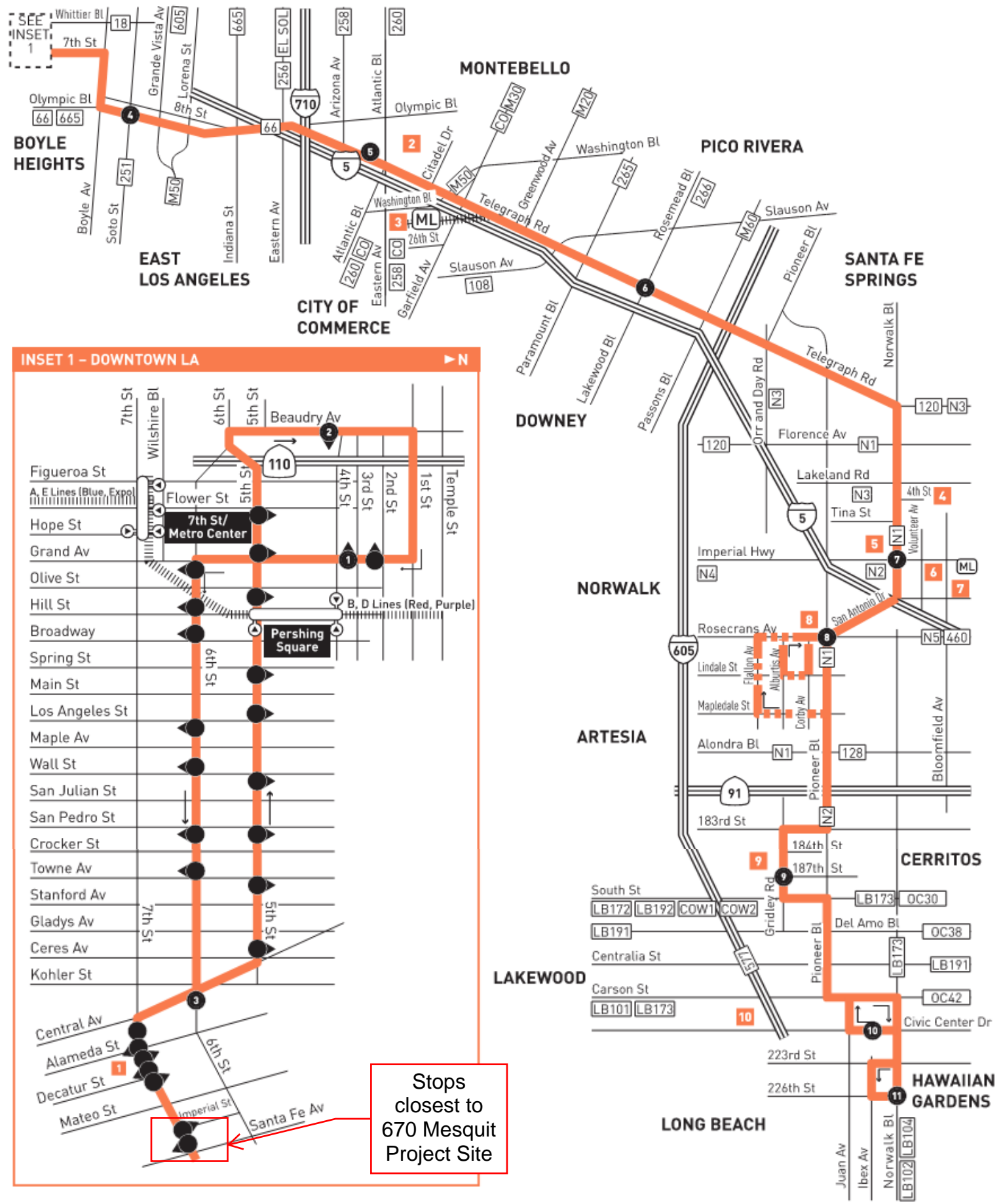
Southbound Al Sur - Eastbound Al Este (Approximate Times / Tiempos Aproximados)

DOWNTOWN LOS ANGELES	BOYLE HEIGHTS	COMMERCE	DOWNEY	NORWALK	CERRITOS	HAWAIIAN GARDENS			
1	3	4	5	6	7	8			
Grand & 3rd	6th & Central	Olympic & Soto	Telegraph & Atlantic	Telegraph & Lakewood	Norwalk & Imperial	Pioneer & Rosecrans	Los Cerritos Center (Gridley Rd & 187th St)	Norwalk & Civic Center	226th & Norwalk
4:42A	4:51A	5:00A	5:11A	5:26A	5:40A	5:46A	5:57A	—	6:11A
5:19	5:28	5:37	5:50	6:06	6:20	6:26	6:38	—	6:51
5:41	5:51	6:00	6:15	6:32	6:46	6:52	7:04	—	7:17
6:01	6:12	6:22	6:37	6:54	7:08	7:14	7:26	—	7:39
6:23	6:34	6:44	6:59	7:16	7:31	7:39	7:51	—	8:04
6:55	7:06	7:16	7:31	7:48	8:03	8:11	8:25	—	8:40
7:25	7:38	7:48	8:03	8:20	8:35	8:43	8:58	—	9:13
7:56	8:09	8:20	8:35	8:52	9:07	9:15	9:32	—	9:47
8:28	8:41	8:52	9:08	9:25	9:40	9:48	10:05	—	10:21
9:00	9:13	9:24	9:39	9:56	10:11	10:19	10:37	—	10:53
9:33	9:46	9:57	10:12	10:29	10:45	10:53	11:10	—	11:26
10:08	10:21	10:32	10:48	11:06	11:22	11:30	11:47	—	12:03P
10:45	11:00	11:11	11:27	11:45	12:01P	12:09P	12:26P	—	12:42
11:24	11:39	11:50	12:06P	12:24P	12:40	12:48	1:05	—	1:21
12:06P	12:21P	12:32P	12:48	1:06	1:22	1:31	1:48	—	2:04
12:54	1:09	1:20	1:36	1:54	2:10	2:19	2:36	—	2:52
1:20	1:35	1:46	2:02	2:20	2:36	2:45	3:02	—	3:18
1:46	2:01	2:12	2:28	2:46	3:02	3:11	3:28	—	3:44
2:17	2:30	2:41	2:57	3:15	3:31	3:40	3:57	—	4:13
2:46	2:59	3:10	3:26	3:44	4:00	4:09	4:26	—	4:42
3:17	3:30	3:41	3:57	4:15	4:31	4:40	4:57	—	5:13
4:02	4:15	4:26	4:42	5:00	5:16	5:25	5:41	—	5:57
5:02	5:15	5:26	5:42	6:00	6:16	6:25	6:41	—	6:56
6:03	6:15	6:26	6:41	6:58	7:14	7:22	7:38	—	7:52
7:04	7:16	7:26	7:41	7:58	8:13	8:21	8:36	8:48P	—
8:05	8:16	8:26	8:40	8:57	9:11	9:18	9:31	9:43	—
—	9:17	9:26	9:40	9:56	10:10	10:16	10:28	10:40	—
—	10:17	10:26	10:37	10:52	11:05	11:11	11:21	—	—

6 trips with an average of 30 min headways

6 trips with an average of 40 min headways

ROUTE MAP



Stops closest to 670 Mesquit Project Site

MAP NOTES

- 1 Greyhound Bus Station**
Metro 18, 60, 62
- 2 The Citadel**
Metro 62, 258, 260; CO; M50
- 3 Commerce Metrolink Station**
Metro 62; CO 200, 700; M30
- 4 Metropolitan State Hospital**
Metro 62; N1, 3
- 5 Paddison Square**
Metro 62; N1, 3
- 6 LA County Hall of Records**
N2, 4, 7
- 7 Norwalk/Santa Fe Springs Metrolink Station**
N4, 7
- 8 Norwalk Town Square**
Metro 62; N1, 2, 3, 7
- 9 Los Cerritos Center**
Metro 62, 130; COW1, 2; LB172, 173, 192; N2; OC 30
- 10 Long Beach Towne Center**

LEGEND

- Route of Line 62
- Route of Line 62 Shortline
- Local Stop Timepoint
- Metrolink
- Commerce Municipal Bus Lines
- East LA Shuttle
- Long Beach Transit
- Norwalk Transit
- Montebello Bus Lines
- Orange County Bus
- Cerritos on Wheels

INSET 1 - DOWNTOWN LA

- Local Stop Timepoint - Single Direction Only
- Local Stop - Single Direction Only
- Metro Rail Station & Entrance





- Project Site
- Metro Route
- Transit Stop closest to Project site with street view
- Distance (feet) between transfer opportunities

*As shown on the westbound and eastbound street view images, passengers can transfer at the same bus stop

Figure A1

670 Mesquit:
Bus Transfer Opportunities*