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June 12, 2025

Bijan Sassounian
SAS Development
21190 Beach Boulevard
Huntington Beach, CA 92648

Subject: Beach Promenade Parking Analysis

Dear Mr. Sassounian:

LSA is pleased to submit this parking analysis that identifies the existing and forecast parking adequacy within the Beach Promenade retail center located on the east side of Beach Boulevard, south of Atlanta Avenue, in Huntington Beach, California.

The Beach Promenade Project (project) proposes to convert a vacant retail tenant (formerly Big Lots), at 21082 Beach Boulevard, into a trampoline park (Urban Air). For purposes of this analysis, the project site is proposed to be 29,105 sf, which includes 26,623 sf on the first floor and 2,482 sf mezzanine area.

This parking analysis identifies the existing parking demand and determines whether adequate parking would be available within the retail center due to the change in land use. This analysis has been prepared based on the City of Huntington Beach (City) Zoning Code (Section 231.04), Edinger Corridor Specific Plan (Specific Plan) and the Urban Land Institute (ULI) Shared Parking Methodology, 3rd Edition (2020).

EXISTING CONDITIONS

The Beach Promenade retail center is on the east side of Beach Boulevard, south of Atlanta Avenue. The retail center currently includes approximately 141,985 sf of a mix of tenants on site, including retail, food, drugstore/market, office/medical/dental, and a bank. A surface parking lot with 512 parking stalls is currently provided on the site. In addition, there are 35 on-street parking spaces along Beach Boulevard adjacent to the project site. All of the existing tenants are leased and occupied (i.e., there are no vacancies on site).

PROPOSED PROJECT

The project proposes to convert a vacant retail tenant at 21082 Beach Boulevard (formerly Big Lots, 29,105 sf) into a trampoline park for children. A description of the project includes:

“Permitted Use” shall include operation of an Urban Air Adventure Park and other family-oriented entertainment and recreational uses, including, but not limited to, trampoline jumping, dodgeball, tumbling, foam pit jumping, aerobics, indoor skydiving, ninja warrior course, battle beam, laser tag, soft play, ropes course,

climbing wall, roller coaster/sky rider, go carts, laser tag, bowling, spin zone, bumper cars, cyber sports, mini golf, arcades, birthday parties, training and exercise classes and other miscellaneous trampoline and adventure related activities, playing music, operation and teaching of STEAM based curriculum, including, but not limited to, the operation of a Snapology franchise, and other active family entertainment activities, the operation of a café/restaurant facility, including the sale of alcohol for on-premises consumption only, and the sale of Urban Air and Snapology branded products and merchandise all as carried on in any of the Urban Air or Snapology locations worldwide. Tenant shall have the right to operate any of the Unleashed Brands concepts in the premises.

Hours of Operation:

During School Year:

Monday to Thursday: 3 pm to 8 pm

Friday & Saturday: 10 am to 11 pm

Sunday: 10 am to 8 pm

While School is out (including holidays during school year):

Sunday to Thursday: 10 am to 8 pm

Friday & Saturday: 10 am to 11 pm

ZONING CODE REQUIREMENTS

LSA prepared an analysis based on the City of Huntington Beach's adopted Beach and Edinger Corridor Specific Plan (Specific Plan) to determine the parking requirements for the retail center.

Table A (all tables are provided in Attachment A) provides a breakdown of parking rates per land use and the total required parking per the parking regulations from the Specific Plan of each existing building. The parking rates by land use classifications that were used were associated with "Eating and Drinking Establishments," "Personal Enrichment Services," "Offices, business and professional," "Health Club," and "Retail Anchors." As shown in Table A, the City recommended the parking rate for "Entertainment & Recreation" for the proposed trampoline park. As described later, this rate is excessive for this land use type.

City Zoning Code Section 231.08 ("Reduced Parking for Certain Uses") states that a parking data survey with a parking analysis may be used to allow for a reduction in required parking. The following shared parking analysis provides the results of the parking survey data.

SHARED PARKING ANALYSIS METHODOLOGY

LSA conducted a shared parking analysis consistent with the methodology presented in the ULI Shared Parking to determine whether the proposed parking at the Beach Promenade retail center can accommodate the conversion of 29,105 sf of vacant retail use to 29,105 sf of trampoline park (Urban Air). Shared parking is the use of a parking space to serve two or more individual land uses

without conflict because of variations in the (parking) accumulation of vehicles by hour, by day (ULI Shared Parking 2020).

The City Zoning Code provides parking rates assuming peak utilization of individual tenants that occur within the same peak hour. However, the peak parking demand for different land uses can occur during different times of the day. As such, there is an opportunity for shared parking at the Beach Promenade retail center.

To determine the existing peak parking utilization at the Beach Promenade retail center, LSA coordinated with an independent third-party data collection firm to collect hourly parking accumulation data at the project location on 2 typical weekdays (Thursday and Friday) and 2 typical weekend days (Saturday and Sunday) between 9:00 a.m. and 10:00 p.m. The existing center was divided into parking “zones,” as illustrated in Figure 1 (provided as Attachment B).

Hourly parking surveys were conducted on April 24, 2025 (Thursday), through April 27, 2025 (Sunday). The parking survey data is provided as Attachment C.

Based on the observed weekday parking accumulation for the occupied uses on site, the existing peak parking demand occurred at 6:00 p.m. on Thursday, with 315 spaces, and 1:00 p.m. on Friday, with 301 spaces. Based on observed weekend parking accumulation, the existing peak parking demand occurred at 2:00 p.m. on Saturday, with 339 spaces, and at 12:00 p.m. on Sunday, with 384 spaces. For the purposes of this parking analysis, the highest weekday (Thursday) and highest weekend day (Sunday) will be used to present a conservative analysis.

As stated earlier, the City’s Parking Code and the Beach and Edinger Specific Plan do not have parking rates specifically for a trampoline park. The parking rate of 6 spaces per 1,000 sf for Entertainment & Recreation land use is not applicable to the proposed use given its anticipated operation. For example, many of the patrons of the trampoline park are children that would be dropped off to the facility (and not park a vehicle).

To prove this, LSA conducted weekday and weekend hourly parking surveys at a similar Urban Air facility in Fullerton, California (1515 S. Harbor Boulevard). This facility is approximately 43,660 sf and also within a mixed use retail center with shared parking. Parking surveys were conducted on June 5, 2025 (Thursday) and June 7, 2025 (Saturday) for the Urban Air Fullerton location between the hours of 10:00 a.m. and 11:00 p.m. Because of the shared parking, the count company identified parked vehicles specifically arriving and departing the Urban Air facility only and not adjacent uses. The parking survey data for the Fullerton Urban Air facility is provided as Attachment D.

Using the peak parking demand and the size of the facility for the similar site, a parking rate of one space per 209 sf was identified for the trampoline park use. This confirms that the proposed operation of this specific use does not generate parking consistent with the City’s Entertainment & Recreation parking rate. This rate was applied to the proposed 29,105 sf Urban Air facility within Beach Promenade.

Tables B and C show the peak parking utilization of the existing uses and include the future trampoline park use for a typical weekday and weekend, respectively. The number of residual or deficient parking stalls was also identified per scenario.

PARKING ADEQUACY FINDINGS

Weekday Analysis

The peak weekday utilization of the combined existing (occupied) uses and the proposed trampoline park (Urban Air) occurs at 6:00 p.m., when 434 spaces are occupied in the retail center. Based on the proposed parking supply of 512 stalls, a residual of 78 stalls is expected. During the peak hour of the combined existing and proposed uses, the proposed parking supply meets the expected parking demand of the retail center. As a result, adequate parking supply will be provided during the weekday.

Weekend Analysis

The peak weekend utilization of the combined existing (occupied) uses and the proposed trampoline park (Urban Air) occurs at 12:00 p.m., when 497 spaces are occupied in the retail center. Based on the proposed parking supply of 512 stalls, a residual of 15 stalls is expected. During the peak hour of the combined existing and proposed uses, the proposed parking supply does meet the expected parking demand within the retail center. As a result, adequate parking supply will be provided during the weekend.

CONCLUSIONS

The shared parking analysis demonstrates that the proposed parking supply of 512 spaces adequately accommodates the expected shared peak parking demand during the weekday and weekend of the entire Beach Promenade retail center. There are expected to be 78 vacant spaces on weekdays and 15 vacant spaces on weekends during the peak-hour utilization of the retail center. In addition, there are 35 (1 hour) parking spaces provided along Beach Boulevard adjacent to the project site.

Based on empirical data for a similar Urban Air facility, the proposed trampoline park is expected to generate 60 more parking spaces than the previous retail use within Building C. As the parking surveys indicate, these spaces can be accommodated within the overall retail center. As such, adequate parking is provided at the Beach Promenade retail center with the occupancy of the vacant retail building by a trampoline park.

I trust that you will find this information useful in your planning efforts. If you have any questions, please call me at (949) 553-0666.

Sincerely,
LSA Associates, Inc.



Ken Wilhelm
Principal

Attachments: A: Tables A–C
B: Figure 1
C: Beach Promenade Parking Survey Data (2025)
D: Fullerton Urban Air Parking Survey Data (2025)

ATTACHMENT A

TABLES

Table A: Beach Promenade Parking Summary – Existing & Proposed

Table B: Beach Promenade Parking Analysis – Weekday (2025)

Table C: Beach Promenade Parking Analysis – Weekend (2025)

Table A: Beach Promenade Parking Summary - Existing & Proposed

BEACH PROMENADE PARKING MATRIX		EXISTING				PROPOSED			
April 30, 2025	ADDRESS	BUILDING AREA	USE	PARKING RATIO ¹	SPACES	BUILDING AREA	USE	PARKING RATIO ¹	SPACES
PARKING REQUIRED FOR EXISTING AND NEW USES									
BUILDING A									
Mama's on 39	21022, Suite 101	5,100	EATING/DRINKING	6 / 1000	30.60	5,100	EATING/DRINKING	6 / 1000	30.60
Matter of Craft	21022, Suite 107	3,218	EATING/DRINKING	6 / 1000	19.31	3,218	EATING/DRINKING	6 / 1000	19.31
Bikram Yoga	21022, Suite 201	3,600	PERSONAL ENRICHMENT	5 / 1000	18.00	3,600	PERSONAL ENRICHMENT	5 / 1000	18.00
Bank of America Drive Thru ATM	21022								
BUILDING B									
Las Barcas	21032	2,550	EATING/DRINKING	6 / 1000	15.30	2,550	EATING/DRINKING	6 / 1000	15.30
The Wave Hair Salon	21042	765	RETAIL	3 / 1000	2.30	765	RETAIL	3 / 1000	2.30
Sullivan Chinese Restaurant	21064	1,530	EATING/DRINKING	6 / 1000	9.18	1,530	EATING/DRINKING	6 / 1000	9.18
9Round	21068	1,500	PERSONAL ENRICHMENT	5 / 1000	7.50	1,500	PERSONAL ENRICHMENT	5 / 1000	7.50
Orange Thai	21070	765	RETAIL	3 / 1000	2.30	765	RETAIL	3 / 1000	2.30
Magical Nails	21076	1,020	RETAIL	3 / 1000	3.06	1,020	RETAIL	3 / 1000	3.06
BUILDING C³									
Vacant	21082	29,105	VACANT RETAIL	3 / 1000	87.32	29,105	Trampoline Park	6 / 1000 ²	174.63
BUILDING D									
Tumbleweed's	21094	5,700	EATING/DRINKING	6/1000	34.20	5,700	EATING/DRINKING	6/1000	34.20
Beach Cleaners	21128	1,350	RETAIL	3/1000	4.05	1,350	RETAIL	3/1000	4.05
BUILDING E									
Walmart Neighborhood Market		30,870	RETAIL	3 / 1000	92.61	30,870	RETAIL	3 / 1000	92.61
BUILDING F									
Seaside Tropical Fish	21162	3,000	RETAIL	3 / 1000	9.00	3,000	RETAIL	3 / 1000	9.00
CIF Insurance	21168	834	OFFICE - PROFESSIONAL	3 / 1000	2.50	834	OFFICE - PROFESSIONAL	3 / 1000	2.50
Passion Salon	21170	856	RETAIL	3 / 1000	2.57	856	RETAIL	3 / 1000	2.57
Domino's Pizza	21172	1,466	RETAIL	3 / 1000	4.40	1,466	RETAIL	3 / 1000	4.40
Coastal Fitness	21182	880	PERSONAL ENRICHMENT	5 / 1000	4.40	880	PERSONAL ENRICHMENT	5 / 1000	4.40
Dance Studio of Orange County	21184	1,187	PERSONAL ENRICHMENT	5 / 1000	5.94	1,187	PERSONAL ENRICHMENT	5 / 1000	5.94
Jake's Barber Shop	21186	827	RETAIL	3 / 1000	2.48	827	RETAIL	3 / 1000	2.48
Massage on the Beach	21188	1,895	RETAIL	3 / 1000	5.69	1,895	RETAIL	3 / 1000	5.69
SAS Development	21190	2,131	OFFICE - PROFESSIONAL	3 / 1000	6.39	2,131	OFFICE - PROFESSIONAL	3 / 1000	6.39
Dance Studio of Orange County	21194	978	PERSONAL ENRICHMENT	5 / 1000	4.89	978	PERSONAL ENRICHMENT	5 / 1000	4.89
Dance Studio of Orange County	21196	1,270	PERSONAL ENRICHMENT	5 / 1000	6.35	1,270	PERSONAL ENRICHMENT	5 / 1000	6.35
Sweat HB	21198	1,313	PERSONAL ENRICHMENT	5 / 1000	6.57	1,313	PERSONAL ENRICHMENT	5 / 1000	6.57
BUILDING G									
Starbucks Coffee	21000	1,400	EATING/DRINKING	6 / 1000	8.40	1,400	EATING/DRINKING	6 / 1000	8.40
Jersey Mike's Subs	21004	1,200	EATING/DRINKING	6 / 1000	7.20	1,200	EATING/DRINKING	6 / 1000	7.20
Dvine Mediterranean	21006	1,400	EATING/DRINKING	6 / 1000	8.40	1,400	EATING/DRINKING	6 / 1000	8.40
TRU Bowl	21008	950	EATING/DRINKING	6 / 1000	5.70	950	EATING/DRINKING	6 / 1000	5.70
Verizon	21014	1,000	RETAIL	3 / 1000	3.00	1,000	RETAIL	3 / 1000	3.00
Nori Poke & Sushi	21016	1,275	EATING/DRINKING	6 / 1000	7.65	1,275	EATING/DRINKING	6 / 1000	7.65
Charcol Indian Restaurant	21020	2,000	EATING/DRINKING	6 / 1000	12.00	2,000	EATING/DRINKING	6 / 1000	12.00
BUILDING H									
CHASE BANK	21092	4,200		3 / 1000	12.60	4,200		3 / 1000	12.60
BUILDING I									
Peninsula Optometry	21200	1,390	OFFICE - MEDICAL	4.5 / 1000	6.26	1,390	OFFICE - MEDICAL	4.5 / 1000	6.26
Fresh Gourmet Bagel & Café	21202	1,402	EATING/DRINKING	6 / 1000	8.41	1,402	RETAIL	6 / 1000	8.41
Angelo's Beauty Supply	21204	1,128	RETAIL	3 / 1000	3.38	1,128	RETAIL	3 / 1000	3.38
Fresh Electric Bikes	21206	1,063	RETAIL	3 / 1000	3.19	1,063	RETAIL	3 / 1000	3.19
CORE Nutrition	21208	1,040	EATING/DRINKING	6 / 1000	6.24	1,040	RETAIL	6 / 1000	6.24
Pho Lux	21210	1,700	RETAIL	3 / 1000	5.10	1,700	RETAIL	3 / 1000	5.10
WaBa Grill	21212	1,400	RETAIL	3 / 1000	4.20	1,400	RETAIL	3 / 1000	4.20
Agave Seasons	21214	4,400	EATING/DRINKING	6 / 1000	26.40	4,400	EATING/DRINKING	6 / 1000	26.40
Lucy's Lashes	21220	1,880	RETAIL	3 / 1000	5.64	1,880	RETAIL	3 / 1000	5.64
Seaside Dental Care	21222	1,900	OFFICE - MEDICAL	4.5 / 1000	8.55	1,900	OFFICE - MEDICAL	4.5 / 1000	8.55
Makin International	21224	4,347	OFFICE - PROFESSIONAL	3 / 1000	13.04	4,347	OFFICE - PROFESSIONAL	3 / 1000	13.04
Remax	21230	3,200	OFFICE - PROFESSIONAL	3 / 1000	9.60	3,200	OFFICE - PROFESSIONAL	3 / 1000	9.60
TOTAL PROJECT PARKING REQUIRED		141,985			552	141,985			639
TOTAL PARKING PROVIDED					512				512
PROJECT PARKING SURPLUS/(DEFICIT)					(40)				(127)

Notes:

¹ The parking rates are from City of Huntington Beach's Beach and Edinger Corridor Specific Plan, adopted March 2010.² The proposed trampoline park is a unique land use that is not identified in the City's Parking Code or the Beach and Edinger Specific Plan. For purposes of this table, the proposed trampoline park uses the rate of 6 spaces per 1000 square feet (Entertainment & Recreation Land Use)³ The project site (Building C) is 29,105 sf, which includes 26,623 sf on the first floor and 2,482 sf mezzanine area.

Table B: Beach Promenade Parking Analysis - Weekday (2025)

Time	Existing Occupied Center ¹		Proposed Trampoline Park size = 29,105 SF 1 space per 209 SF ⁴				
	supply = 512 spaces		supply = 140 spaces		Spaces		
	% utilization ²	spaces	% utilization ³	spaces	Utilized	Provided ⁵	Residual/ (Deficit)
9:00 AM	28%	141	16%	22	163	512	349
10:00 AM	39%	200	16%	22	222	512	290
11:00 AM	45%	228	55%	77	305	512	207
12:00 PM	49%	249	78%	109	358	512	154
1:00 PM	55%	281	85%	119	400	512	112
2:00 PM	48%	244	91%	127	371	512	141
3:00 PM	50%	258	100%	140	398	512	114
4:00 PM	53%	271	91%	127	398	512	114
5:00 PM	59%	303	79%	111	414	512	98
6:00 PM	62%	315	85%	119	434	512	78
7:00 PM	54%	278	92%	129	407	512	105
8:00 PM	42%	216	41%	57	273	512	239
9:00 PM	23%	117	0%	0	117	512	395
10:00 PM	11%	55	0%	0	55	512	457
Peak Shared Parking Demand							434
Proposed Parking Supply							512
Residual / (Deficit)							78

¹ Existing center surveyed on Thursday, 4/24/25. Parking demand includes vehicles parked along Beach Boulevard adjacent to project site.

² Utilization rates are based on survey on Thursday, 4/24/25.

³ Utilization rates are based on parking survey of Urban Air located at 1515 South Harbor Boulevard, Fullerton CA on Thursday (6/5/25).

⁴ Parking rate was developed based on 43,660 sf Urban Air facility parking surveys conducted on 6/05/25 (Thursday) and 6/07/25 (Saturday). Using the peak demand from the data collected, the parking rate is approximately 1 space per 209 sf.

⁵ Parking supply does not include 35 on-street spaces along Beach Boulevard.

Table C: Beach Promenade Parking Analysis - Weekend (2025)

Time	Existing Occupied Center ¹		Proposed Trampoline Park size = 29,105 SF 1 space per 209 SF ⁴				
	supply = 512 spaces		supply = 140 spaces		Spaces		
	% utilization ²	spaces	% utilization ³	spaces	Utilized	Provided ⁵	Residual/ (Deficit)
9:00 AM	30%	152	24%	34	186	512	326
10:00 AM	48%	245	24%	34	279	512	233
11:00 AM	63%	324	47%	66	390	512	122
12:00 PM	75%	384	81%	113	497	512	15
1:00 PM	69%	355	91%	127	482	512	30
2:00 PM	60%	309	96%	134	443	512	69
3:00 PM	56%	288	88%	123	411	512	101
4:00 PM	45%	231	100%	140	371	512	141
5:00 PM	45%	232	95%	133	365	512	147
6:00 PM	41%	208	78%	109	317	512	195
7:00 PM	37%	187	62%	87	274	512	238
8:00 PM	31%	161	50%	70	231	512	281
9:00 PM	24%	125	33%	46	171	512	341
10:00 PM	16%	81	15%	21	102	512	410
					Peak Shared Parking Demand		497
					Proposed Parking Supply		512
					Residual / (Deficit)		15

¹ Existing center surveyed on Sunday, 4/27/25. Parking demand includes vehicles parked along Beach Boulevard adjacent to project site.

² Utilization rates are based on survey on Sunday, 4/27/25.

³ Utilization rates are based on parking survey of Urban Air located at 1515 South Harbor Boulevard, Fullerton CA on Saturday (6/7/25).

⁴ Parking rate was developed based on 43,660 sf Urban Air facility parking surveys conducted on 6/05/25 (Thursday) and 6/07/25 (Saturday). Using the peak demand from the data collected, the parking rate is approximately 1 space per 209 sf.

⁵ Parking supply does not include 35 on-street spaces along Beach Boulevard.

ATTACHMENT B

FIGURE 1: PROJECT LOCATION AND PARKING ZONES



LSA

LEGEND

Zone 6: On-Street Parking Along Beach Blvd



0 50 100
FEET

SOURCE: Google Earth, 2024

I:\2024\20242085\G\Location_Parking_Zones.ai (4/15/2025)

FIGURE 1

*Beach Promenade
Parking Zones*

ATTACHMENT C

BEACH PROMENADE PARKING SURVEY DATA

Huntington Beach
Beach Promenade
21190 Beach Boulevard, Huntington Beach, CA 92648

Thursday, April 24th, 2025

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 1	Regular	39	9	8	11	17	15	15	18	15	21	19	14	10	7	5
	Handicap	6	0	0	0	0	0	0	0	0	1	0	0	0	0	0
	10 Minute	9	2	5	3	5	2	3	4	5	2	2	1	1	0	0
	Subtotal	54	11	13	14	22	17	18	22	20	24	21	15	11	7	5

Total Occupancy	54	11	13	14	22	17	18	22	20	24	21	15	11	7	5
Total Percent		20%	24%	26%	41%	31%	33%	41%	37%	44%	39%	28%	20%	13%	9%

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 2	Regular	135	19	21	19	34	39	39	34	37	36	69	56	41	18	11
	Handicap	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	20 Minute	5	0	0	0	0	1	0	0	1	1	1	0	0	0	1
	Subtotal	142	19	21	19	34	40	39	34	38	37	70	56	41	18	12

Total Occupancy	142	19	21	19	34	40	39	34	38	37	70	56	41	18	12
Total Percent		13%	15%	13%	24%	28%	27%	24%	27%	26%	49%	39%	29%	13%	8%

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 3	Regular	76	26	39	53	62	69	52	55	53	68	71	69	69	36	9
	Handicap	4	0	1	0	2	2	1	0	0	1	3	2	4	0	0
	20 Minute	24	7	9	9	12	19	9	14	13	18	17	15	16	9	4
	Subtotal	104	33	49	62	76	90	62	69	66	87	91	86	89	45	13

Total Occupancy	104	33	49	62	76	90	62	69	66	87	91	86	89	45	13
Total Percent		32%	47%	60%	73%	87%	60%	66%	63%	84%	88%	83%	86%	43%	13%

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 4	Regular	117	47	68	82	70	84	71	77	91	96	78	77	49	31	21
	Handicap	12	2	6	4	2	4	5	5	5	5	2	2	3	0	0
	20 Minute	33	14	21	23	21	22	29	27	26	29	25	19	9	6	1
	1 Hour	14	6	11	12	13	12	9	13	13	14	13	13	5	7	2
	Pick Up	12	5	4	4	5	7	4	3	3	2	4	1	2	1	1
	Electric Vehicle	2	2	1	2	1	0	2	0	0	2	2	1	0	1	0
	Subtotal	190	76	111	127	112	129	120	125	138	148	124	113	68	46	25

Total Occupancy	190	76	111	127	112	129	120	125	138	148	124	113	68	46	25
Total Percent		40%	58%	67%	59%	68%	63%	66%	73%	78%	65%	59%	36%	24%	13%

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 5	Regular	19	0	4	4	2	3	3	6	7	6	8	7	6	1	0
	Handicap	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Manager	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Clean Air	1	1	1	1	1	1	1	1	1	1	1	1	1	0	0
	Subtotal	22	1	5	5	3	4	4	7	8	7	9	8	7	1	0

Total Occupancy	22	1	5	5	3	4	4	7	8	7	9	8	7	1	0
Total Percent		5%	23%	23%	14%	18%	18%	32%	36%	32%	41%	36%	32%	5%	0%

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 6	1 Hour	35	1	1	1	2	1	1	1	1	0	0	0	0	0	0
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	35	1	1	1	2	1	1	1	1	0	0	0	0	0	0

Total Occupancy	35	1	1	1	2	1	1	1	1	1	0	0	0	0	0	0
Total Percent		3%	3%	3%	6%	3%	3%	3%	3%	3%	0%	0%	0%	0%	0%	0%

TOTAL	512	141	200	228	249	281	244	258	271	303	315	278	216	117	55
		28%	39%	45%	49%	55%	48%	50%	53%	59%	62%	54%	42%	23%	11%

Huntington Beach
Beach Promenade
21190 Beach Boulevard, Huntington Beach, CA 92648

Friday, April 25th, 2025

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 1	Regular	39	10	8	16	17	20	19	21	17	19	14	13	17	25	27
	Handicap	6	0	0	0	0	0	0	1	1	1	1	1	1	1	1
	10 Minute	9	0	3	3	4	6	5	6	5	4	0	2	2	0	1
	Subtotal	54	10	11	19	21	26	24	28	23	24	15	16	20	26	29

Total Occupancy	54	10	11	19	21	26	24	28	23	24	15	16	20	26	29
Total Percent		19%	20%	35%	39%	48%	44%	52%	43%	44%	28%	30%	37%	48%	54%

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 2	Regular	135	11	20	35	42	43	31	30	39	43	70	58	40	28	17
	Handicap	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	20 Minute	5	0	0	0	2	1	1	0	0	0	0	0	0	0	0
	Subtotal	142	11	20	35	44	44	32	30	39	43	70	58	40	28	17

Total Occupancy	142	11	20	35	44	44	32	30	39	43	70	58	40	28	17
Total Percent		8%	14%	25%	31%	31%	23%	21%	27%	30%	49%	41%	28%	20%	12%

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 3	Regular	76	40	57	65	67	66	57	51	54	67	75	70	65	50	11
	Handicap	4	0	2	1	2	2	1	1	2	1	1	2	3	1	0
	20 Minute	24	6	6	2	19	12	13	14	9	11	14	11	17	5	3
	Subtotal	104	46	65	68	88	80	71	66	65	79	90	83	85	56	14

Total Occupancy	104	46	65	68	88	80	71	66	65	79	90	83	85	56	14
Total Percent		44%	63%	65%	85%	77%	68%	63%	63%	76%	87%	80%	82%	54%	13%

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 4	Regular	117	62	72	91	78	91	71	86	90	88	64	71	65	40	25
	Handicap	12	3	6	2	2	3	5	7	3	4	5	3	1	2	1
	20 Minute	33	17	20	26	21	25	24	22	27	21	13	14	11	6	2
	1 Hour	14	9	12	13	14	12	7	12	13	10	12	7	8	7	4
	Pick Up	12	4	5	4	5	8	8	5	5	4	4	5	4	4	3
	Electric Vehicle	2	1	2	2	0	2	2	2	2	0	1	2	0	2	1
	Subtotal	190	96	117	138	120	141	117	134	140	127	99	102	89	61	36

Total Occupancy	190	96	117	138	120	141	117	134	140	127	99	102	89	61	36
Total Percent		51%	62%	73%	63%	74%	62%	71%	74%	67%	52%	54%	47%	32%	19%

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 5	Regular	19	3	5	5	3	9	5	5	4	4	4	2	2	2	1
	Handicap	1	0	0	0	0	0	0	1	0	0	0	0	0	0	0
	Manager	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Clean Air	1	0	1	1	1	1	1	1	1	0	0	0	0	0	0
	Subtotal	22	3	6	6	4	10	6	7	5	5	4	2	2	2	1

Total Occupancy	22	3	6	6	4	10	6	7	5	5	4	2	2	2	1
Total Percent		14%	27%	27%	18%	45%	27%	32%	23%	23%	18%	9%	9%	9%	5%

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 6	1 Hour	35	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	35	0	0	0	0	0	0	0	0	0	0	0	0	0	1

Total Occupancy	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total Percent		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	3%

TOTAL	512	166	219	266	277	301	250	265	272	278	278	261	236	173	98
		32%	43%	52%	54%	59%	49%	52%	53%	54%	54%	51%	46%	34%	19%

Huntington Beach
Beach Promenade
21190 Beach Boulevard, Huntington Beach, CA 92648

Saturday, April 26th, 2025

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 1	Regular	39	12	16	18	21	19	24	28	30	28	20	14	19	21	25
	Handicap	6	0	1	0	1	1	1	2	2	1	4	1	0	0	0
	10 Minute	9	1	2	0	1	0	0	0	0	0	0	0	0	0	0
	Subtotal	54	13	19	18	23	20	25	30	32	29	24	15	19	21	25

Total Occupancy	54	13	19	18	23	20	25	30	32	29	24	15	19	21	25
Total Percent		24%	35%	33%	43%	37%	46%	56%	59%	54%	44%	28%	35%	39%	46%

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 2	Regular	135	22	50	66	81	61	79	70	52	44	39	47	34	23	17
	Handicap	2	0	0	0	0	1	1	1	0	0	0	0	0	0	0
	20 Minute	5	0	0	1	0	3	2	2	1	0	0	0	0	0	0
	Subtotal	142	22	50	67	81	65	82	73	53	44	39	47	34	23	17

Total Occupancy	142	22	50	67	81	65	82	73	53	44	39	47	34	23	17
Total Percent		15%	35%	47%	57%	46%	58%	51%	37%	31%	27%	33%	24%	16%	12%

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 3	Regular	76	70	71	76	70	72	74	72	69	71	71	66	59	50	20
	Handicap	4	1	0	2	3	2	3	2	2	2	1	3	2	1	0
	20 Minute	24	6	12	14	18	16	18	17	12	13	17	12	15	11	5
	Subtotal	104	77	83	92	91	90	95	91	83	86	89	81	76	62	25

Total Occupancy	104	77	83	92	91	90	95	91	83	86	89	81	76	62	25
Total Percent		74%	80%	88%	88%	87%	91%	88%	80%	83%	86%	78%	73%	60%	24%

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 4	Regular	117	52	67	83	74	75	82	71	68	72	61	52	51	39	25
	Handicap	12	4	4	4	2	5	6	2	4	6	2	1	2	1	1
	20 Minute	33	16	22	24	17	23	29	11	20	17	14	16	14	4	1
	1 Hour	14	7	11	12	14	11	7	12	12	11	10	9	7	7	3
	Pick Up	12	5	5	5	7	8	5	3	3	4	4	2	2	3	2
	Electric Vehicle	2	2	2	1	1	1	1	1	1	1	2	1	0	1	0
	Subtotal	190	86	111	129	115	123	130	100	108	111	93	81	76	55	32

Total Occupancy	190	86	111	129	115	123	130	100	108	111	93	81	76	55	32
Total Percent		45%	58%	68%	61%	65%	68%	53%	57%	58%	49%	43%	40%	29%	17%

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 5	Regular	19	5	8	6	5	7	7	5	4	5	6	5	5	4	2
	Handicap	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Manager	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Clean Air	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	22	5	8	6	5	7	7	5	4	5	6	5	5	4	2

Total Occupancy	22	5	8	6	5	7	7	5	4	5	6	5	5	4	2
Total Percent		23%	36%	27%	23%	32%	32%	23%	18%	23%	27%	23%	23%	18%	9%

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 6	1 Hour	35	0	0	0	0	0	0	0	1	3	1	0	1	0	0
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	35	0	0	0	0	0	0	0	1	3	1	0	1	0	0

Total Occupancy	35	0	0	0	0	0	0	0	0	1	3	1	0	1	0	0
Total Percent		0%	0%	0%	0%	0%	0%	0%	0%	3%	9%	3%	0%	3%	0%	0%

TOTAL	512	203	271	312	315	305	339	299	281	278	252	229	211	165	101
		40%	53%	61%	62%	60%	66%	58%	55%	54%	49%	45%	41%	32%	20%

Huntington Beach
Beach Promenade
21190 Beach Boulevard, Huntington Beach, CA 92648

Sunday, April 27th, 2025

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 1	Regular	39	8	10	13	24	23	20	15	13	11	10	10	11	11	22
	Handicap	6	0	0	0	2	1	1	2	2	1	0	0	0	0	0
	10 Minute	9	1	2	1	3	3	2	2	0	1	1	1	1	1	1
	Subtotal	54	9	12	14	29	27	23	19	15	12	11	11	12	12	23

Total Occupancy	54	9	12	14	29	27	23	19	15	12	11	11	12	12	23
Total Percent		17%	22%	26%	54%	50%	43%	35%	28%	22%	20%	20%	22%	22%	43%

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 2	Regular	135	18	45	90	112	91	84	56	40	35	32	20	20	16	9
	Handicap	2	0	0	0	1	1	1	1	0	0	0	0	0	0	0
	20 Minute	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	142	18	45	90	113	92	85	57	40	35	32	20	20	16	9

Total Occupancy	142	18	45	90	113	92	85	57	40	35	32	20	20	16	9
Total Percent		13%	32%	63%	80%	65%	60%	40%	28%	25%	23%	14%	14%	11%	6%

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 3	Regular	76	46	69	74	74	72	67	71	44	42	64	54	38	20	15
	Handicap	4	1	1	2	2	3	1	4	1	1	1	0	0	0	0
	20 Minute	24	7	10	21	24	22	9	19	9	21	12	17	9	7	2
	Subtotal	104	54	80	97	100	97	77	94	54	64	77	71	47	27	17

Total Occupancy	104	54	80	97	100	97	77	94	54	64	77	71	47	27	17
Total Percent		52%	77%	93%	96%	93%	74%	90%	52%	62%	74%	68%	45%	26%	16%

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 4	Regular	117	43	66	72	89	89	82	76	83	84	62	58	60	50	27
	Handicap	12	1	6	8	2	6	6	4	5	2	5	5	0	1	1
	20 Minute	33	13	14	21	20	21	24	22	17	17	7	12	11	6	0
	1 Hour	14	6	11	11	14	10	6	10	9	8	6	7	9	7	1
	Pick Up	12	5	6	7	10	9	3	0	2	6	4	1	1	4	1
	Electric Vehicle	2	2	2	0	2	0	0	2	2	0	2	1	0	1	1
	Subtotal	190	70	105	119	137	135	121	114	118	117	86	84	81	69	31

Total Occupancy	190	70	105	119	137	135	121	114	118	117	86	84	81	69	31
Total Percent		37%	55%	63%	72%	71%	64%	60%	62%	62%	45%	44%	43%	36%	16%

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 5	Regular	19	0	3	4	5	4	3	4	4	4	2	1	1	1	1
	Handicap	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Manager	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Clean Air	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	22	0	3	4	5	4	3	4	4	4	2	1	1	1	1

Total Occupancy	22	0	3	4	5	4	3	4	4	4	4	2	1	1	1	1
Total Percent		0%	14%	18%	23%	18%	14%	18%	18%	18%	18%	9%	5%	5%	5%	5%

		Inventory	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM
Zone 6	1 Hour	35	1	0	0	0	0	0	0	0	0	0	0	0	0	0
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	35	1	0	0	0	0	0	0	0	0	0	0	0	0	0

Total Occupancy	35	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Percent		3%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

TOTAL	512	152	245	324	384	355	309	288	231	232	208	187	161	125	81
		30%	48%	63%	75%	69%	60%	56%	45%	45%	41%	37%	31%	24%	16%

ATTACHMENT D

FULLERTON URBAN AIR PARKING SURVEY DATA (2025)

Fullerton
Urban Air
1515 South Harbor Blvd. Suite 10, Fullerton, CA 92832

Thursday, June 5th, 2025

		10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Parking Survey	Regular	14	47	66	72	77	85	77	67	72	78	35	0	0	0
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	14	47	66	72	77	85	77	67	72	78	35	0	0	0
		16%	55%	78%	85%	91%	100%	91%	79%	85%	92%	41%	0%	0%	0%

Fullerton
Urban Air
1515 South Harbor Blvd. Suite 10, Fullerton, CA 92832

Saturday, June 7th, 2025

		10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM
Parking Survey	Regular	53	103	176	199	209	192	218	208	171	135	109	73	32	0
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	53	103	176	199	209	192	218	208	171	135	109	73	32	0
		24%	47%	81%	91%	96%	88%	100%	95%	78%	62%	50%	33%	15%	0%