

August 22, 2022

Mr. Kristofer Golder  
DJM Capital  
6801 Hollywood Blvd., Suite 170  
Los Angeles, CA 90028

**LLG Reference No. 2.21.4435.1**

Subject: **Parking Demand Analysis for the Proposed Bella Terra Residential Project - Huntington Beach, California**

Dear Mr. Golder:

As requested, Linscott, Law, & Greenspan, Engineers (LLG) is pleased to submit this Parking Demand Analysis for the proposed Bella Terra Residential Project, which consists of demolishing the existing 149,001 square-foot (SF) building occupied by Burlington Coat Factory and adjacent 33,331 SF retail commercial portion of Bella Terra and replacing it with a mixed-use development consisting of approximately 300 multi-family residential units and 25,029 SF of new retail and restaurant uses. Pursuant to our discussions and understanding of the City of Huntington Beach requirements, the preparation of a parking study is required as part of the review and approval process for the proposed Project.

This parking analysis evaluates the existing and proposed development parking requirements based on the City of Huntington Beach Municipal Code, as well as the current shared parking methodology outlined in Urban Land Institute's (ULI) *Shared Parking, 3<sup>rd</sup> Edition*.

The study focused on the following:

- Calculates the Code-based parking requirements for the Bella Terra Residential development based on the application of City Code parking ratios.
- Includes existing parking demand surveys of a portion of Bella Terra to establish current shared parking peak parking requirements of the current tenants and forecasts the aggregate parking demand of the proposed Project with the application of shared parking methodology to the proposed Project based on anticipated mix of uses.

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- Compares survey plus shared parking demand against the existing/future parking supply, in order to identify any potential, operational surplus or deficiency in parking supply.

Our method of analysis, findings, and conclusions are described in detail in the following sections of this report.

## PROJECT LOCATION AND DESCRIPTION

The Project site is located within the existing Bella Terra mixed-use development, which is bound by Beach Boulevard, Edinger Avenue and Central Avenue, in the City of Huntington Beach, California. **Figure 1**, located at the rear of this letter report presents a Vicinity Map, which illustrates the general location of the subject property in the context of the surrounding street system.

### Existing Development

The Project site portion of Bella Terra that will be redeveloped consists of the existing 149,001 SF occupied by Burlington Coat Factory and adjacent 33,331 SF retail commercial portion of Bella Terra. **Figure 2** presents an existing aerial photograph of the site and illustrates the redevelopment area.

### Proposed Project

The Project is proposing to demolish the existing development area described above and replacing it with a mixed-use development consisting of approximately 300 multi-family residential units and 25,029 SF of new retail and restaurant uses detailed as follows:

- 300 DU Apartments
  - 47 Studio Units
  - 151 one bedroom units
  - 102 two bedroom units
- 9,803 SF Retail
- 15,226 SF Restaurant

In addition, the Project proposes to construct a new internal roadway through the Project site as an extension of Bella Terra Drive, which will provide access to both the residential reserved parking garage, existing retail parking structure, and existing crescent roadway between Costco and the retail/restaurant portion of the Project site. **Figure 3** presents the site plan for the proposed Project, which shows the new development area, new internal roadway, and ground floor resident parking area.

## Parking Supply

The parking supply assumed for the proposed redevelopment Project includes a combination of residential reserved parking spaces within a new parking structure, the existing retail parking structure, and the existing parking area south of the Project site and does not include any other existing parking areas within the Bella Terra development. The residential reserved parking will be located in a new three-level podium garage with approximately 404 parking spaces. The new residential parking garage will have a direct ground floor connection to the existing retail parking structure for shared retail/restaurant and residential guest parking use with parking supply for a demand of 150 residential guest parking spaces and 203 retail/restaurant parking spaces in the existing parking structure. With an existing parking supply of 1,526 parking spaces within the retail parking structure, the total reserved and shared parking supply at project completion will be 1,930 parking spaces. It should be noted that Costco is entitled to 207 parking spaces within the retail parking structure on a non-exclusive basis. Lastly, the parking supply for the survey shared parking consists of 1,813 parking spaces, which consists of 1,526 parking spaces within the retail parking structure and 287 parking spaces south of the Project site.

## PARKING SUPPLY-DEMAND ANALYSIS

This parking analysis for the mixed-used development involves determining the expected parking needs, based on the size and type of proposed development components, versus the parking supply. In general, there are three methods that can be used to estimate the site's peak parking needs. These methods have been used in this analysis and include:

- Application of City code requirements (which typically treats each tenancy type as a “stand alone” use at maximum demand).
- Existing parking demand surveys to determine the aggregate parking demand of current tenants, combined with application of shared parking evaluation methodologies for all existing development to be removed and as well as the proposed development.

For this assessment, current shared parking methodology outlined in Urban Land Institute's (ULI) *Shared Parking*, 3<sup>rd</sup> Edition was utilized.

The survey plus shared parking approach is concluded to be applicable to an existing development such as Bella Terra since the center is currently 98% occupied and the individual land use types (i.e., eating establishments, retail shops, residents guests, etc.) experience peak demands at different times of the day, day of the week and month of the year.

## CODE PARKING REQUIREMENTS

The code parking calculation for Bella Terra Residential is based on the City's requirements as outlined in *Title 23 Zoning Code - Chapter 231: Off-Street Parking and Loading Provisions, Section 231.04: Off-Street Parking and Loading Spaces Required – Schedule A* of the Huntington Beach Municipal Code. The City's Municipal Code specifies the following parking requirements that are applicable to the proposed Project:

- Retail sales: 1 per 200 sq. ft.
- Eating and drinking establishments (with more than 12 seats): 1 per 100 sq. ft. when on a site with 3 or more uses
- Multifamily dwellings:
  - Studio/1 bedroom: 1 enclosed space per unit
  - 2 bedrooms: 2 spaces (1 enclosed) per unit
  - Guests: 0.5 spaces per unit

**Table 1** presents the code parking requirement for the existing development area to be removed as well as the parking code requirement for the proposed redevelopment Project. As shown, application of City parking ratios to the existing development area results in a parking requirement of 912 parking spaces. In addition as shown in *Table 1*, application of City parking ratios to the proposed redevelopment Project results in a parking requirement of 755 parking spaces, which is a reduction in the City code parking demand of 157 parking spaces.

However, the specific tenancy mix of the Bella Terra development as a whole as well as the proposed Project provides an opportunity to share parking spaces based on the utilization profile of each included land use component. The following section calculates the parking requirements for the Project based on the shared parking methodology approach.

## SURVEY SHARED PARKING METHODOLOGY

### Parking Surveys

In order to determine the parking demand of the existing uses at Bella Terra within the parking field that will serve the proposed Project, parking surveys were conducted on three consecutive days by Transportation Studies, Inc (TSI). The parking surveys were performed at hourly intervals between 8:00 AM and 12:00 AM (midnight), Thursday June 23, 2022 through Saturday June 25, 2022 and consisted of counting

the number of parked vehicles within two (2) zones of the Bella Terra site that will provide parking supply for the proposed Project. **Figure 4** presents the parking survey zone map, which shows the two (2) parking zones that consisted of 1,813 parking spaces within the retail parking structure and parking area south of the redevelopment Project site. It should be noted that 4,316 SF (three suites) was vacant within the existing 33,331 SF existing Bella Terra shops to be removed during the parking utilization counts.

**Table 2** through **Table 4** present the parking utilization within each of the two (2) parking zones for the three (3) survey count days, respectively. As shown in **Tables 2** through **4**, the retail parking structure (Zone I) was the most utilized of the two zones (i.e. Saturday at 6:00 PM), whereas Zone II had the greatest percentage of parking utilization at 83.3% (i.e. Thursday at 6:00 PM). Specifically, as shown in **Table 2**, the Project study survey area experienced a peak weekday (Thursday) parking demand of **683 vehicles (37.7% utilization)** at 6:00 PM. Next, as shown in **Table 3**, the Project study survey area experienced a peak weekday (Friday) parking demand of **782 vehicles (43.2% utilization)** at 7:00 PM. Lastly, as shown in **Table 4**, the Project study survey area experienced a peak weekend (Saturday) parking demand of **846 vehicles (46.7% utilization)** at 3:00 PM. It should be noted that while Costco is entitled to 207 parking spaces (non-exclusive) within the retail parking structure (Zone I) in perpetuity, those parking spaces were likely occupied with Costco customers during the parking surveys and therefore are reflected in the parking analysis.

### ***Survey Shared Parking Analysis***

In order to provide a realistic “forecast” of future peak parking demands at Bella Terra, utilization of the actual field study data for the existing tenancies that was collected in June 2022 has been combined with ULI shared parking techniques applied to the proposed Project and vacant floor area/proposed tenant mix. **Table 5** through **Table 7** present the Thursday through Saturday survey shared parking demand analysis, respectively, for the proposed Bella Terra Residential Project, which includes the existing retail area parking demand to be removed (negative demand), the proposed new retail and restaurant area parking demand, and proposed residential guest parking demand, which are expected to primarily park within the retail parking structure. It should be noted that since the Burlington Coat Factory store is currently only half occupied, the parking analysis reflects an existing parking demand of only 74,501 SF of the total 149,001 SF store.

The base parking demand in the survey shared parking analysis is based on the City of Huntington Beach Zoning Code and the time of day profiles are based on the

*Urban Land Institute (ULI) Shared Parking methodology. Appendix A*, attached, contains the weekday and weekend ULI shared parking calculation worksheets.

As presented in *Tables 5 through 7*, the forecast peak parking demand on a typical Thursday consists of **628 spaces (35% utilization)** at 8:00 PM, on a typical Friday consists of **722 spaces (40% utilization)** at 8:00 PM, and on a typical Saturday consists of **681 spaces (38% utilization)** at 7:00 PM, respectively. Therefore, with an effective parking supply of 1,813 parking spaces, the Bella Terra Residential Project will experience a minimum parking surplus of 1,091 parking spaces at 8:00 PM on a typical Friday.

## SUMMARY OF FINDINGS AND CONCLUSIONS

- The proposed Bella Terra Residential Project will consist of demolishing the existing 149,001 square-foot (SF) Burlington Coat factory building and adjacent 33,331 SF retail commercial portion of Bella Terra and replace it with a mixed-use development consisting of approximately 300 multi-family residential units and 25,029 SF of new retail and restaurant uses (9,803 SF retail and 15,226 SF restaurant).
- Parking supply for the apartment residents will be located in a new three-level podium garage with approximately 404 reserved parking spaces, while the parking supply for the residential guests and new retail/restaurant uses will be provided within in the existing retail parking structure, which includes 1,526 parking spaces. The total reserved and shared parking supply at project completion will be 1,930 parking spaces.
- Direct application of City parking ratios to the existing development area results in a parking requirement of 912 parking spaces while direct application of City parking ratios to the proposed redevelopment Project results in a parking requirement of 755 parking spaces (includes 402 resident reserved parking spaces required), which is a reduction in parking demand of 157 parking spaces.
- Based on the results of the survey shared parking analysis, which assumes a parking supply of 1,813 parking spaces, excluding the 404 reserved resident parking spaces, adequate parking will be provided for the proposed Bella Terra Residential Project forecast. Specifically, the Bella Terra Residential Project will experience a minimum parking surplus of 1,091 parking spaces at 8:00 PM on a typical Friday without any impact on the existing Costco parking conditions.

\* \* \* \* \*

We appreciate the opportunity to provide this parking demand analysis. Should you have any questions or need additional assistance, please do not hesitate to call me at (949) 825-6175.

Very truly yours,  
**Linscott, Law & Greenspan, Engineers**

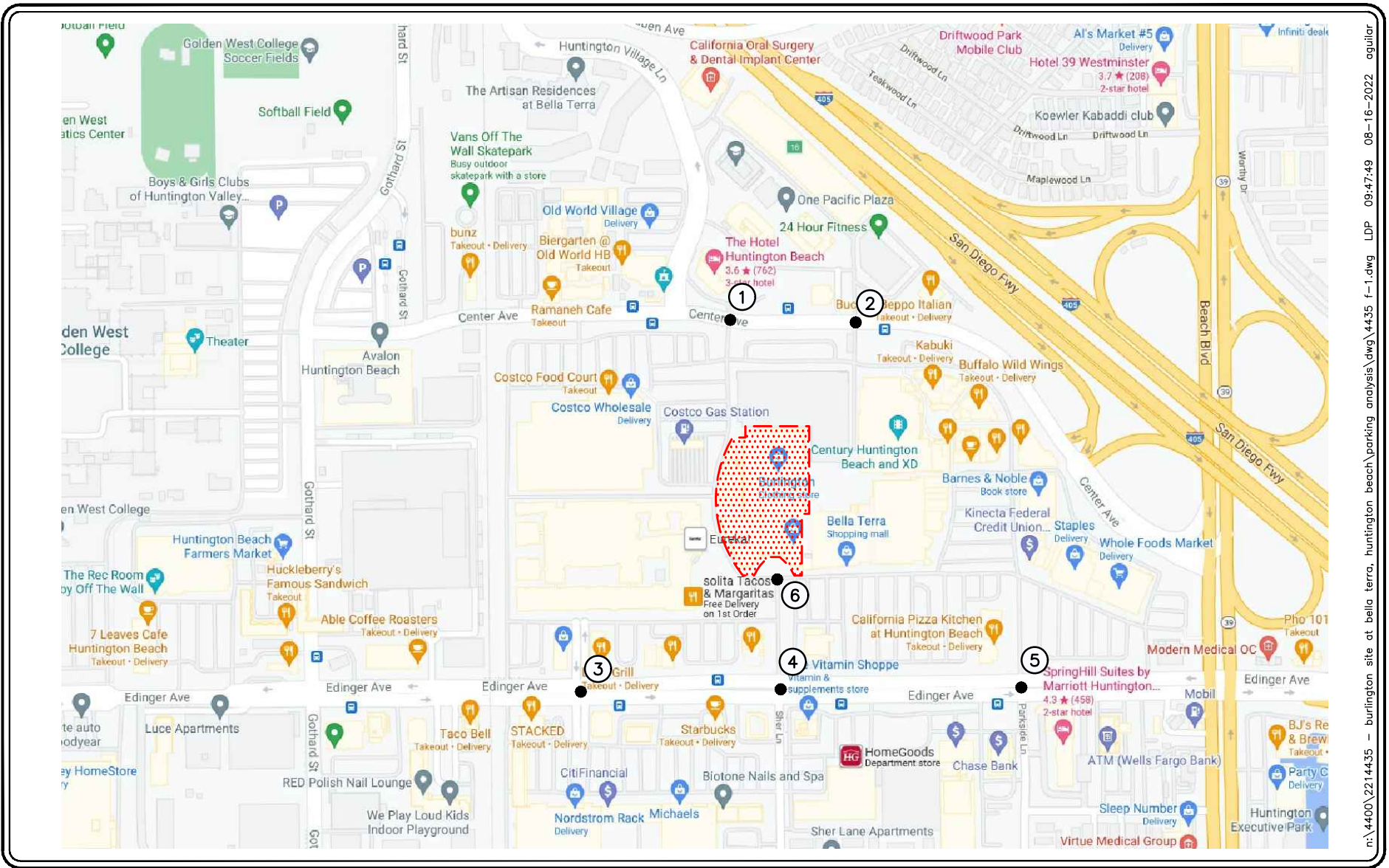


Keil D. Maberry, P.E.  
Principal

Attachments







LINSCOTT  
LAW &  
GREENSPAN  
engineers

NO SCALE

SOURCE: GOOGLE

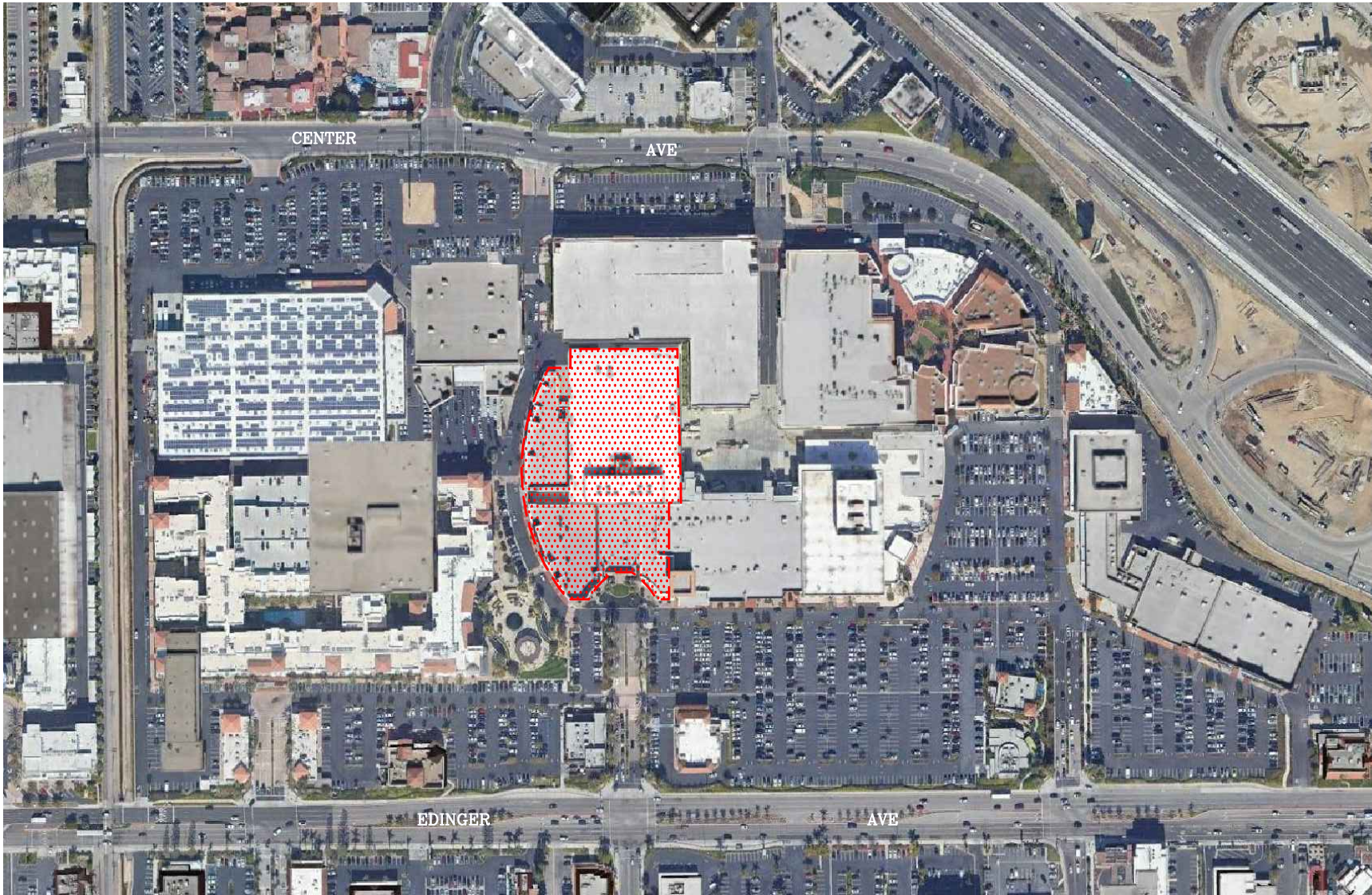
KEY

- # = STUDY INTERSECTION
- [Red dotted rectangle] = PROJECT SITE

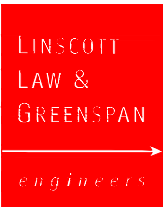
FIGURE 1

VICINITY MAP  
BELLA TERRA RESIDENTIAL PROJECT, HUNTINGTON BEACH





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SOURCE: GOOGLE

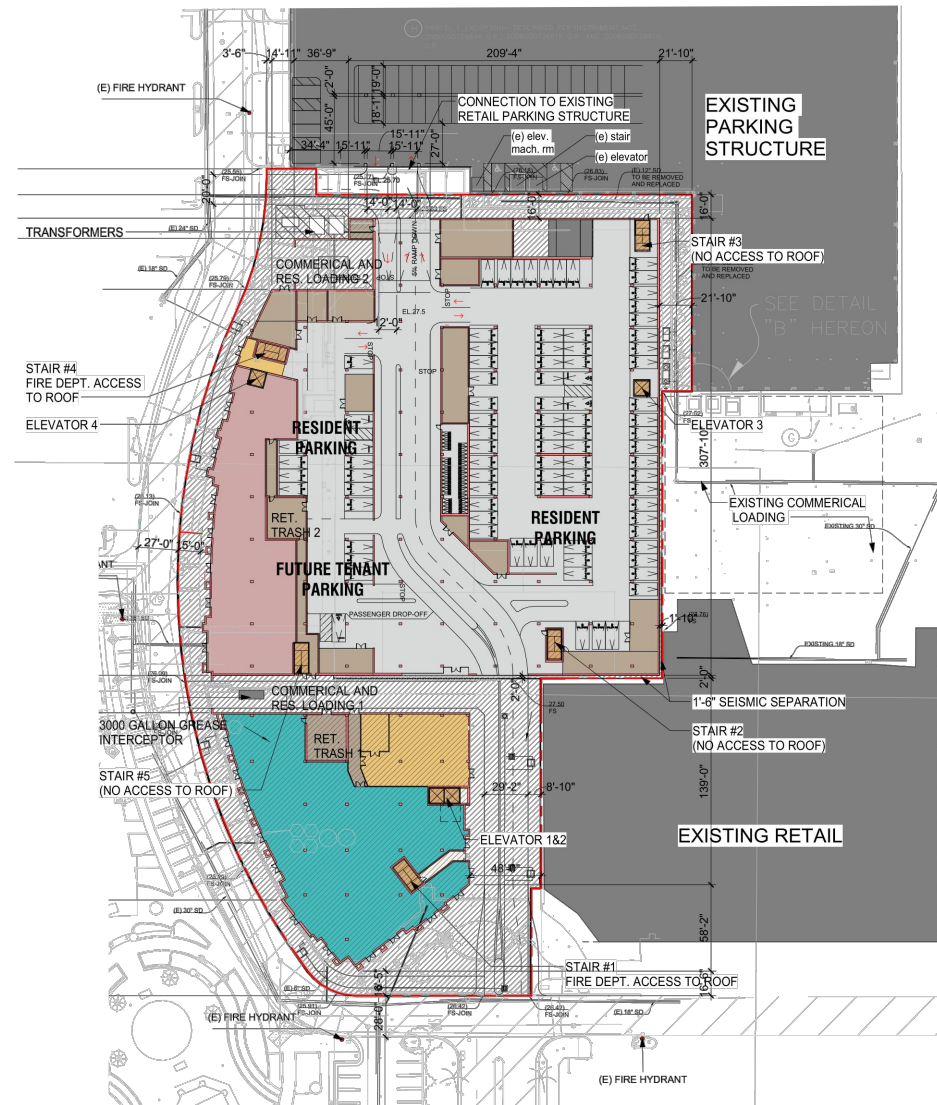
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 = PROJECT SITE

**FIGURE 2**

**EXISTING SITE AERIAL**  
BELLA TERRA RESIDENTIAL PROJECT, HUNTINGTON BEACH





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SOURCE: TCA ARCHITECTS

## FIGURE 3

### PROPOSED SITE PLAN

901 KATELLA AVENUE RESIDENTIAL, ORANGE

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engineers



NO SCALE





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SOURCE: GOOGLE

## FIGURE 4

### PARKING ZONE MAP

901 KATELLA AVENUE RESIDENTIAL, ORANGE

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GREENSPAN

engineers



NO SCALE

**TABLE 1**  
**CITY CODE PARKING REQUIREMENTS<sup>1</sup>**  
**BELLA TERRA RESIDENTIAL, HUNTINGTON BEACH**

Project Description	Size	City of Huntington Beach Code Parking Ratio	Spaces Required
<b><i>Existing Development</i></b>			
▪ Burlington Coat Factory	149,001 SF	1 per 200 sq. ft.	912
▪ Bella Terra Shops	33,331 SF		
<b><i>Proposed Redevelopment</i></b>			
▪ Retail	9,803 SF	1 per 200 sq. ft.	50
▪ Restaurants	15,226 SF	1 per 100 sq. ft.	153
▪ Apartments	300 Dwelling Units <sup>2</sup>	Studios/1 bedroom – 1 enclosed space per unit	198
		2 bedrooms – 2 spaces (1 enclosed) per unit	204
		Guests – 0.5 spaces per unit	150
		Total Existing Development Spaces Required	
Total Proposed Redevelopment Spaces Required		755	
Parking Demand Difference (+/-)			-157

<sup>1</sup> Source: Huntington Beach Municipal Code Title 23 Zoning Code – Chapter 231: Off-Street Parking and Loading Provisions, Section 231.04: Off-Street Parking and Loading Spaces Required – Schedule A.

<sup>2</sup> The 300 dwelling units consist of 47 Studio units, 151 one bedroom units, and 102 two bedroom units

**TABLE 2**  
**PARKING UTILIZATION SUMMARY [1]**  
**Bella Terra Residential, Huntington Beach**  
**Thursday, June 23, 2022**

Time of Day	ZONE I		ZONE II		TOTAL	
	Number of Parked Cars	Percent Utilization [2]	Number of Parked Cars	Percent Utilization [3]	Number of Parked Cars	Percent Utilization [4]
8:00 AM	99	6.5%	53	18.5%	152	8.4%
9:00 AM	126	8.3%	113	39.4%	239	13.2%
10:00 AM	208	13.6%	141	49.1%	349	19.3%
11:00 AM	287	18.8%	152	53.0%	439	24.2%
12:00 PM	363	23.8%	178	62.0%	541	29.9%
1:00 PM	355	23.3%	180	62.7%	535	29.5%
2:00 PM	390	25.6%	159	55.4%	549	30.3%
3:00 PM	369	24.2%	157	54.7%	526	29.0%
4:00 PM	358	23.5%	173	60.3%	531	29.3%
5:00 PM	400	26.2%	190	66.2%	590	32.6%
<b>6:00 PM</b>	<b>444</b>	<b>29.1%</b>	<b>239</b>	<b>83.3%</b>	<b>683</b>	<b>37.7%</b>
7:00 PM	442	29.0%	226	78.7%	668	36.9%
8:00 PM	424	27.8%	224	78.0%	648	35.8%
9:00 PM	352	23.1%	89	31.0%	441	24.4%
10:00 PM	241	15.8%	30	10.5%	271	15.0%
11:00 PM	166	10.9%	10	3.5%	176	9.7%

**Notes:**

[1] On-site parking surveys conducted by TSI.

[2] Parking utilization percentages calculated based on an existing on-site parking availability of 1,526 spaces in Zone I.

[3] Parking utilization percentages calculated based on an existing on-site parking availability of 287 spaces in Zone II.

[4] Parking utilization percentages calculated based on an existing on-site parking availability of 1,813 spaces in Zones I and II.

**Bold**, highlighted cells represent peak observed parking demands.



**TABLE 3**  
**PARKING UTILIZATION SUMMARY [1]**  
**Bella Terra Residential, Huntington Beach**  
**Friday, June 24, 2022**

Time of Day	ZONE I		ZONE II		TOTAL	
	Number of Parked Cars	Percent Utilization [2]	Number of Parked Cars	Percent Utilization [3]	Number of Parked Cars	Percent Utilization [4]
8:00 AM	76	5.0%	102	35.5%	178	9.8%
9:00 AM	114	7.5%	157	54.7%	271	15.0%
10:00 AM	225	14.7%	175	61.0%	400	22.1%
11:00 AM	319	20.9%	194	67.6%	513	28.3%
12:00 PM	397	26.0%	199	69.3%	596	32.9%
1:00 PM	430	28.2%	<b>220</b>	<b>76.7%</b>	650	35.9%
2:00 PM	428	28.0%	198	69.0%	626	34.6%
3:00 PM	426	27.9%	192	66.9%	618	34.1%
4:00 PM	427	28.0%	153	53.3%	580	32.0%
5:00 PM	489	32.0%	155	54.0%	644	35.6%
6:00 PM	546	35.8%	189	65.9%	735	40.6%
<b>7:00 PM</b>	<b>592</b>	<b>38.8%</b>	190	66.2%	<b>782</b>	<b>43.2%</b>
8:00 PM	567	37.2%	175	61.0%	742	41.0%
9:00 PM	502	32.9%	82	28.6%	584	32.2%
10:00 PM	383	25.1%	50	17.4%	433	23.9%
11:00 PM	284	18.6%	28	9.8%	312	17.2%

**Notes:**

[1] On-site parking surveys conducted by TSI.

[2] Parking utilization percentages calculated based on an existing on-site parking availability of 1,526 spaces in Zone I.

[3] Parking utilization percentages calculated based on an existing on-site parking availability of 287 spaces in Zone II.

[4] Parking utilization percentages calculated based on an existing on-site parking availability of 1,813 spaces in Zones I and II.

**Bold**, highlighted cells represent peak observed parking demands.

**TABLE 4**  
**PARKING UTILIZATION SUMMARY [1]**  
**Bella Terra Residential, Huntington Beach**  
**Saturday, June 25, 2022**

Time of Day	ZONE I		ZONE II		TOTAL	
	Number of Parked Cars	Percent Utilization [2]	Number of Parked Cars	Percent Utilization [3]	Number of Parked Cars	Percent Utilization [4]
8:00 AM	78	5.1%	78	27.2%	156	8.6%
9:00 AM	114	7.5%	108	37.6%	222	12.3%
10:00 AM	236	15.5%	151	52.6%	387	21.4%
11:00 AM	340	22.3%	187	65.2%	527	29.1%
12:00 PM	428	28.0%	196	68.3%	624	34.5%
1:00 PM	505	33.1%	<b>226</b>	<b>78.7%</b>	731	40.4%
2:00 PM	557	36.5%	222	77.4%	779	43.0%
<b>3:00 PM</b>	621	40.7%	225	78.4%	<b>846</b>	<b>46.7%</b>
4:00 PM	592	38.8%	210	73.2%	802	44.3%
5:00 PM	<b>629</b>	<b>41.2%</b>	165	57.5%	794	43.8%
6:00 PM	573	37.5%	170	59.2%	743	41.0%
7:00 PM	560	36.7%	162	56.4%	722	39.9%
8:00 PM	535	35.1%	117	40.8%	652	36.0%
9:00 PM	496	32.5%	82	28.6%	578	31.9%
10:00 PM	375	24.6%	55	19.2%	430	23.7%
11:00 PM	253	16.6%	22	7.7%	275	15.2%

**Notes:**

[1] On-site parking surveys conducted by TSI.

[2] Parking utilization percentages calculated based on an existing on-site parking availability of 1,526 spaces in Zone I.

[3] Parking utilization percentages calculated based on an existing on-site parking availability of 287 spaces in Zone II.

[4] Parking utilization percentages calculated based on an existing on-site parking availability of 1,813 spaces in Zones I and II.

**Bold**, highlighted cells represent peak observed parking demands.

TABLE 5  
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]  
Bella Terra Residential, Huntington Beach  
Thursday, June 23, 2022

Land Use	Existing Bella Terra	Existing Retail to be Removed	Proposed Retail	Proposed Restaurant	Guest Residential Studio	Guest Residential 1 Bedroom	Guest Residential 2 Bedrooms	Total Spaces = 353 Shared Parking Demand	Comparison w/ Parking Supply 1,813 Spaces  Surplus (Deficiency)
Size Pkg Rate[2]	Parking Zones I & II [3]	103.516 KSF [4] 5 /KSF	9.803 KSF 5 /KSF	15.226 KSF 10 /KSF	47 DU 0.5 /DU	151 DU 0.5 /DU	102 DU 0.5 /DU		
Gross Spaces	Observed Hourly Parking Demand	518 Spc.	50 Spc.	153 Spc.	24 Spc.	75 Spc.	51 Spc.		
Time of Day		Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces		
8:00 AM	152	(81)	8	10	5	14	10	118	1,695
9:00 AM	239	(174)	17	14	5	14	10	125	1,688
10:00 AM	349	(294)	29	34	5	14	10	147	1,666
11:00 AM	439	(371)	36	63	5	14	10	196	1,617
12:00 PM	541	(466)	45	102	5	14	10	251	1,562
1:00 PM	535	(466)	45	102	5	14	10	245	1,568
2:00 PM	549	(450)	43	92	5	14	10	263	1,550
3:00 PM	526	(412)	40	60	5	14	10	243	1,570
4:00 PM	531	(412)	40	72	5	14	10	260	1,553
5:00 PM	590	(412)	40	104	9	29	20	380	1,433
6:00 PM	683	(429)	41	128	14	43	30	510	1,303
7:00 PM	668	(391)	38	133	23	71	49	591	1,222
8:00 PM	648	(328)	32	133	23	71	49	628	1,185
9:00 PM	441	(226)	21	133	23	71	49	512	1,301
10:00 PM	271	(94)	10	128	23	71	49	458	1,355
11:00 PM	176	(39)	4	101	18	57	40	357	1,456

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] 4,316 SF of vacant retail within Building E (to be removed) during parking surveys

[4] Consists of 29,015 SF occupied retail in Building E and 74,501 SF occupied Burlington Coat Factory

TABLE 6  
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]  
Bella Terra Residential, Huntington Beach  
Friday, June 24, 2022

Land Use	Existing Bella Terra	Existing Retail to be Removed	Proposed Retail	Proposed Restaurant	Guest Residential Studio	Guest Residential 1 Bedroom	Guest Residential 2 Bedrooms	Total Spaces = 353 Shared Parking Demand	Comparison w/ Parking Supply 1,813 Spaces  Surplus (Deficiency)
Size Pkg Rate[2]	Parking Zones I & II [3]	103.516 KSF [4] 5 /KSF	9.803 KSF 5 /KSF	15.226 KSF 10 /KSF	47 DU 0.5 /DU	151 DU 0.5 /DU	102 DU 0.5 /DU		
Gross Spaces	Observed Hourly Parking Demand	518 Spc.	50 Spc.	153 Spc.	24 Spc.	75 Spc.	51 Spc.		
Time of Day		Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces		
8:00 AM	178	(81)	8	10	5	14	10	144	1,669
9:00 AM	271	(174)	17	14	5	14	10	157	1,656
10:00 AM	400	(294)	29	34	5	14	10	198	1,615
11:00 AM	513	(371)	36	63	5	14	10	270	1,543
12:00 PM	596	(466)	45	102	5	14	10	306	1,507
1:00 PM	650	(466)	45	102	5	14	10	360	1,453
2:00 PM	626	(450)	43	92	5	14	10	340	1,473
3:00 PM	618	(412)	40	60	5	14	10	335	1,478
4:00 PM	580	(412)	40	72	5	14	10	309	1,504
5:00 PM	644	(412)	40	104	9	29	20	434	1,379
6:00 PM	735	(429)	41	128	14	43	30	562	1,251
7:00 PM	782	(391)	38	133	23	71	49	705	1,108
8:00 PM	742	(328)	32	133	23	71	49	722	1,091
9:00 PM	584	(226)	21	133	23	71	49	655	1,158
10:00 PM	433	(94)	10	128	23	71	49	620	1,193
11:00 PM	312	(39)	4	101	18	57	40	493	1,320

Notes:

- [1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.
- [2] Parking rates for all land uses based on City code.
- [3] 4,316 SF of vacant retail within Building E (to be removed) during parking surveys
- [4] Consists of 29,015 SF occupied retail in Building E and 74,501 SF occupied Burlington Coat Factory

TABLE 7  
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]  
Bella Terra Residential, Huntington Beach  
Saturday, June 25, 2022

Land Use	Existing Bella Terra	Existing Retail to be Removed	Proposed Retail	Proposed Restaurant	Guest Residential Studio	Guest Residential 1 Bedroom	Guest Residential 2 Bedrooms	Total Spaces = 353 Shared Parking Demand	Comparison w/ Parking Supply 1,813 Spaces  Surplus (Deficiency)
Size Pkg Rate[2]	Parking Zones I & II [3]	103.516 KSF [4] 5 /KSF	9.803 KSF 5 /KSF	15.226 KSF 10 /KSF	47 DU 0.5 /DU	151 DU 0.5 /DU	102 DU 0.5 /DU		
Gross Spaces	Observed Hourly Parking Demand	518 Spc.	50 Spc.	153 Spc.	24 Spc.	75 Spc.	51 Spc.		
Time of Day		Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces		
8:00 AM	156	(166)	16	7	5	15	10	43	1,770
9:00 AM	222	(285)	28	13	5	15	10	8	1,805
10:00 AM	387	(378)	37	17	5	15	10	93	1,720
11:00 AM	527	(472)	46	37	5	15	10	168	1,645
12:00 PM	624	(497)	48	83	5	15	10	288	1,525
1:00 PM	731	(518)	50	89	5	15	10	382	1,431
2:00 PM	779	(518)	50	76	5	15	10	417	1,396
3:00 PM	846	(497)	48	76	5	15	10	503	1,310
4:00 PM	802	(477)	46	76	5	15	10	477	1,336
5:00 PM	794	(430)	42	101	10	30	20	567	1,246
6:00 PM	743	(399)	39	140	14	45	31	613	1,200
7:00 PM	722	(373)	36	146	24	75	51	681	1,132
8:00 PM	652	(347)	34	153	24	75	51	642	1,171
9:00 PM	578	(275)	27	140	24	75	51	620	1,193
10:00 PM	430	(171)	17	140	24	75	51	566	1,247
11:00 PM	275	(57)	6	137	19	60	41	481	1,332

Notes:

- [1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.
- [2] Parking rates for all land uses based on City code.
- [3] 4,316 SF of vacant retail within Building E (to be removed) during parking surveys
- [4] Consists of 29,015 SF occupied retail in Building E and 74,501 SF occupied Burlington Coat Factory



# APPENDIX A

## ULI SHARED PARKING WORKSHEETS

Appendix A-1

SHOPPING CENTER (TYPICAL DAYS)  
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Shopping Center (Typical Days)																																												
Size Pkg Rate[2]	103.516 KSF 5 /KSF																																												
Mode Adjust Non-Captive Ratio	Guest Parking Demand															Employee Parking Demand															Shared Parking Demand														
	1.00															1.00																													
	1.00															1.00																													
Gross Spaces	417 Guest Spc.															101 Emp. Spc.															518 Total Spaces														
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	
6:00 AM	1%	4	2	2	3	3	3	3	3	3	3	3	3	4	3	9%	9	6	6	7	7	7	7	7	7	7	7	8	9	9	13	8	8	10	10	10	10	10	10	10	10	10	11	13	12
7:00 AM	5%	21	12	13	15	14	15	15	15	15	14	14	16	21	18	14%	14	10	10	11	11	11	11	11	12	11	11	12	14	13	35	22	23	26	25	26	26	26	27	25	25	28	35	31	
8:00 AM	14%	58	34	35	41	39	42	42	41	42	38	40	44	58	49	23%	23	16	16	18	18	19	19	18	19	17	18	20	23	22	81	50	51	59	57	61	61	59	61	55	58	64	81	71	
9:00 AM	32%	133	78	81	93	89	96	96	93	97	88	92	101	133	113	41%	41	28	29	32	32	34	34	33	34	31	32	35	41	39	174	106	110	125	121	130	130	126	131	119	124	136	174	152	
10:00 AM	54%	225	133	137	158	151	162	162	158	164	149	155	171	225	191	68%	69	48	49	55	53	57	57	55	57	52	54	59	69	66	294	181	186	213	204	219	219	213	221	201	209	230	294	257	
11:00 AM	68%	284	168	173	199	190	204	204	199	207	187	196	216	284	241	86%	87	60	62	69	67	71	71	70	72	66	68	75	87	83	371	228	235	268	257	275	275	269	279	253	264	291	371	324	
12:00 PM	90%	375	221	229	263	251	270	270	263	274	248	259	285	375	319	90%	91	63	65	72	70	75	75	73	76	69	71	78	91	86	466	284	294	335	321	345	345	336	350	317	330	363	466	405	
1:00 PM	90%	375	221	229	263	251	270	270	263	274	248	259	285	375	319	90%	91	63	65	72	70	75	75	73	76	69	71	78	91	86	466	284	294	335	321	345	345	336	350	317	330	363	466	405	
2:00 PM	86%	359	212	219	251	241	258	258	251	262	237	248	273	359	305	90%	91	63	65	72	70	75	75	73	76	69	71	78	91	86	450	275	284	323	311	333	333	324	338	306	319	351	450	391	
3:00 PM	77%	321	189	196	225	215	231	231	225	234	212	221	244	321	273	90%	91	63	65	72	70	75	75	73	76	69	71	78	91	86	412	252	261	297	285	306	306	298	310	281	292	322	412	359	
4:00 PM	77%	321	189	196	225	215	231	231	225	234	212	221	244	321	273	90%	91	63	65	72	70	75	75	73	76	69	71	78	91	86	412	252	261	297	285	306	306	298	310	281	292	322	412	359	
5:00 PM	77%	321	189	196	225	215	231	231	225	234	212	221	244	321	273	90%	91	63	65	72	70	75	75	73	76	69	71	78	91	86	412	252	261	297	285	306	306	298	310	281	292	322	412	359	
6:00 PM	81%	338	199	206	237	226	243	243	237	247	223	233	257	338	287	90%	91	63	65	72	70	75	75	73	76	69	71	78	91	86	429	262	271	309	296	318	318	310	323	292	304	335	429	373	
7:00 PM	72%	300	177	183	210	201	216	216	210	219	198	207	228	300	255	90%	91	63	65	72	70	75	75	73	76	69	71	78	91	86	391	240	248	282	271	291	291	283	295	267	278	306	391	341	
8:00 PM	59%	246	145	150	172	165	177	177	172	180	162	170	187	246	209	81%	82	57	58	65	63	67	67	66	68	62	64	71	82	78	328	202	208	237	228	244	244	238	248	224	234	258	328	287	
9:00 PM	41%	171	101	104	120	115	123	123	120	125	113	118	130	171	145	54%	55	38	39	43	42	45	45	44	46	42	43	47	55	52	226	139	143	163	157	168	168	164	171	155	161	177	226	197	
10:00 PM	14%	58	34	35	41	39	42	42	41	42	38	40	44	58	49	36%	36	25	26	28	28	30	30	29	30	27	28	31	36	34	94	59	61	69	67	72	72	70	72	65	68	75	94	83	
11:00 PM	5%	21	12	13	15	14	15	15	15	15	14	14	16	21	18	18%	18	12	13	14	14	15	15	14	15	14	14	15	18	17	39	24	26	29	28	30	30	29	30	28	28	31	39	35	
12:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Notes:

- [1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.
- [2] Parking rates for all land uses based on City code.
- [3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A-2

SHOPPING CENTER (TYPICAL DAYS)  
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Shopping Center (Typical Days)																																														
Size Pkg Rate[2]	9.803 KSF 5 /KSF																																														
Mode Adjust Non-Captive Ratio	Guest Parking Demand																Employee Parking Demand																Shared Parking Demand														
	1.00																1.00																														
	1.00																1.00																														
Gross Spaces	40 Guest Spc.																10 Emp. Spc.																50 Total Spaces														
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces			
6:00 AM	1%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
7:00 AM	5%	2	1	1	1	1	1	1	1	1	1	1	2	2	2	14%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	3	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3	
8:00 AM	14%	6	4	4	4	4	4	4	4	4	4	4	5	6	5	23%	2	1	1	2	2	2	2	2	2	2	2	2	2	8	5	5	6	6	6	6	6	6	6	6	6	7	8	7	7	7	
9:00 AM	32%	13	8	8	9	9	9	9	9	9	9	9	10	13	11	41%	4	3	3	3	3	3	3	3	3	3	3	3	4	4	17	11	11	12	12	12	12	12	12	12	13	17	15	15	15		
10:00 AM	54%	22	13	13	15	15	16	16	15	16	15	15	17	22	19	68%	7	5	5	6	5	6	6	6	6	5	5	6	7	7	29	18	18	21	20	22	22	22	21	22	20	20	23	29	26	26	
11:00 AM	68%	27	16	16	19	18	19	19	19	20	18	19	21	27	23	86%	9	6	6	7	7	7	7	7	7	7	7	8	9	9	36	22	22	26	25	26	26	26	27	25	26	29	36	32	32		
12:00 PM	90%	36	21	22	25	24	26	26	25	26	24	25	27	36	31	90%	9	6	6	7	7	7	7	7	7	7	7	8	9	9	45	27	28	32	31	33	33	32	33	31	32	35	45	40	40		
1:00 PM	90%	36	21	22	25	24	26	26	25	26	24	25	27	36	31	90%	9	6	6	7	7	7	7	7	7	7	7	8	9	9	45	27	28	32	31	33	33	32	33	31	32	35	45	40	40		
2:00 PM	86%	34	20	21	24	23	24	24	24	25	22	23	26	34	29	90%	9	6	6	7	7	7	7	7	7	7	7	8	9	9	43	26	27	31	30	31	31	31	32	29	30	34	43	38	38		
3:00 PM	77%	31	18	19	22	21	22	22	22	23	20	21	24	31	26	90%	9	6	6	7	7	7	7	7	7	7	7	8	9	9	40	24	25	29	28	29	29	29	30	27	28	32	40	35	35		
4:00 PM	77%	31	18	19	22	21	22	22	22	23	20	21	24	31	26	90%	9	6	6	7	7	7	7	7	7	7	7	8	9	9	40	24	25	29	28	29	29	29	30	27	28	32	40	35	35		
5:00 PM	77%	31	18	19	22	21	22	22	22	23	20	21	24	31	26	90%	9	6	6	7	7	7	7	7	7	7	7	8	9	9	40	24	25	29	28	29	29	29	30	27	28	32	40	35	35		
6:00 PM	81%	32	19	20	22	21	23	23	22	23	21	22	24	32	27	90%	9	6	6	7	7	7	7	7	7	7	7	8	9	9	41	25	26	29	28	30	30	29	30	28	29	32	41	36	36		
7:00 PM	72%	29	17	18	20	19	21	21	20	21	19	20	22	29	25	90%	9	6	6	7	7	7	7	7	7	7	7	8	9	9	38	23	24	27	26	28	28	27	28	26	27	30	38	34	34		
8:00 PM	59%	24	14	15	17	16	17	17	17	18	16	17	18	24	20	81%	8	6	6	6	6	7	7	6	7	6	6	7	8	8	32	20	21	23	22	24	24	23	25	22	23	25	32	28	28		
9:00 PM	41%	16	9	10	11	11	12	12	11	12	11	11	12	16	14	54%	5	3	4	4	4	4	4	4	4	4	4	5	5	21	12	14	15	15	16	16	15	16	15	15	16	21	19	19			
10:00 PM	14%	6	4	4	4	4	4	4	4	4	4	4	5	6	5	36%	4	3	3	3	3	3	3	3	3	3	3	4	4	10	7	7	7	7	7	7	7	7	7	8	10	9	9				
11:00 PM	5%	2	1	1	1	1	1	1	1	1	1	1	2	2	2	18%	2	1	1	2	2	2	2	2	2	2	2	2	2	4	2	2	3	3	3	3	3	3	3	3	4	4	4	4	4		
12:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A-3

FINE/CASUAL DINING  
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Fine/Casual Dining																																															
Size Pkg Rate[2]	15.226 KSF 10 /KSF																																															
Mode Adjust Non-Captive Ratio	Guest Parking Demand																Employee Parking Demand																Shared Parking Demand															
	1.00																1.00																															
	1.00																1.00																															
Gross Spaces	131 Guest Spc.																22 Emp. Spc.																153 Total Spaces															
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces				
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4
8:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
9:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	65%	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
10:00 AM	13%	17	15	15	17	16	17	16	16	16	15	16	15	17	16	79%	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	34	32	32	34	33	34	33	33	33	32	33	32	34	33	33	33	
11:00 AM	35%	46	40	40	45	43	46	43	44	44	41	43	41	46	44	79%	17	17	17	17	17	17	17	17	17	17	17	17	17	17	63	57	57	62	60	63	60	61	61	58	60	58	63	61	61	61		
12:00 PM	65%	85	75	74	83	80	84	80	82	82	76	79	76	85	81	79%	17	17	17	17	17	17	17	17	17	17	17	17	17	17	102	92	91	100	97	101	97	99	99	93	96	93	102	98	98	98	98	
1:00 PM	65%	85	75	74	83	80	84	80	82	82	76	79	76	85	81	79%	17	17	17	17	17	17	17	17	17	17	17	17	17	17	102	92	91	100	97	101	97	99	99	93	96	93	102	98	98	98	98	
2:00 PM	57%	75	66	65	74	71	74	71	72	72	67	70	67	75	71	79%	17	17	17	17	17	17	17	17	17	17	17	17	17	17	92	83	82	91	88	91	88	89	89	84	87	84	92	88	88	88		
3:00 PM	35%	46	40	40	45	43	46	43	44	44	41	43	41	46	44	65%	14	14	14	14	14	14	14	14	14	14	14	14	14	60	54	54	59	57	60	57	58	58	55	57	55	60	58	58	58			
4:00 PM	44%	58	51	50	57	55	57	55	56	56	52	54	52	58	55	65%	14	14	14	14	14	14	14	14	14	14	14	14	14	72	65	64	71	69	71	69	70	70	66	68	66	72	69	69	69			
5:00 PM	65%	85	75	74	83	80	84	80	82	82	76	79	76	85	81	87%	19	19	19	19	19	19	19	19	19	19	19	19	19	104	94	93	102	99	103	99	101	101	95	98	95	104	100	100	100			
6:00 PM	83%	109	96	95	107	102	108	102	105	105	97	101	97	109	104	87%	19	19	19	19	19	19	19	19	19	19	19	19	19	128	115	114	126	121	127	121	124	124	116	120	116	128	123	123	123			
7:00 PM	87%	114	100	99	112	107	113	107	109	109	101	106	101	114	108	87%	19	19	19	19	19	19	19	19	19	19	19	19	19	133	119	118	131	126	132	126	128	128	120	125	120	133	127	127	127			
8:00 PM	87%	114	100	99	112	107	113	107	109	109	101	106	101	114	108	87%	19	19	19	19	19	19	19	19	19	19	19	19	19	133	119	118	131	126	132	126	128	128	120	125	120	133	127	127	127			
9:00 PM	87%	114	100	99	112	107	113	107	109	109	101	106	101	114	108	87%	19	19	19	19	19	19	19	19	19	19	19	19	19	133	119	118	131	126	132	126	128	128	120	125	120	133	127	127	127			
10:00 PM	83%	109	96	95	107	102	108	102	105	105	97	101	97	109	104	87%	19	19	19	19	19	19	19	19	19	19	19	19	19	128	115	114	126	121	127	121	124	124	116	120	116	128	123	123	123			
11:00 PM	65%	85	75	74	83	80	84	80	82	82	76	79	76	85	81	74%	16	16	16	16	16	16	16	16	16	16	16	16	16	101	91	90	99	96	100	96	98	98	92	95	92	101	97	97	97			
12:00 AM	22%	29	26	25	28	27	29	27	28	28	26	27	26	29	28	31%	7	7	7	7	7	7	7	7	7	7	7	7	36	33	32	35	34	36	34	35	35	33	34	33	36	35	35	35				

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A-4

RESIDENTIAL (Studio)  
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Residential (Studio)															
Size Pkg Rate[2]																
	Guest Parking Demand															
Mode Adjust	1.00															
Non-Captive Ratio	1.00															
Gross Spaces	24 Guest Spc.															
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:00 AM	10%	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
8:00 AM	19%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
9:00 AM	19%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
10:00 AM	19%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
11:00 AM	19%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
12:00 PM	19%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
1:00 PM	19%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
2:00 PM	19%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
3:00 PM	19%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
4:00 PM	19%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
5:00 PM	38%	9	9	9	9	9	9	9	9	9	9	9	9	9	9	
6:00 PM	57%	14	14	14	14	14	14	14	13	13	14	14	14	14	14	
7:00 PM	95%	23	23	23	23	23	23	23	22	22	23	23	23	23	23	
8:00 PM	95%	23	23	23	23	23	23	23	22	22	23	23	23	23	23	
9:00 PM	95%	23	23	23	23	23	23	23	22	22	23	23	23	23	23	
10:00 PM	95%	23	23	23	23	23	23	23	22	22	23	23	23	23	23	
11:00 PM	76%	18	18	18	18	18	18	18	17	17	18	18	18	18	18	
12:00 AM	48%	12	12	12	12	12	12	12	11	11	12	12	12	12	12	

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.



Appendix A-5

RESIDENTIAL (1 Bedroom)  
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Residential (1 Bedroom)															
Size Pkg Rate[2]																
	Guest Parking Demand															
Mode Adjust	1.00															
Non-Captive Ratio	1.00															
Gross Spaces	75 Guest Spc.															
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:00 AM	10%	8	8	8	8	8	8	8	8	8	8	8	8	8	8	
8:00 AM	19%	14	14	14	14	14	14	14	13	13	14	14	14	14	14	
9:00 AM	19%	14	14	14	14	14	14	14	13	13	14	14	14	14	14	
10:00 AM	19%	14	14	14	14	14	14	14	13	13	14	14	14	14	14	
11:00 AM	19%	14	14	14	14	14	14	14	13	13	14	14	14	14	14	
12:00 PM	19%	14	14	14	14	14	14	14	13	13	14	14	14	14	14	
1:00 PM	19%	14	14	14	14	14	14	14	13	13	14	14	14	14	14	
2:00 PM	19%	14	14	14	14	14	14	14	13	13	14	14	14	14	14	
3:00 PM	19%	14	14	14	14	14	14	14	13	13	14	14	14	14	14	
4:00 PM	19%	14	14	14	14	14	14	14	13	13	14	14	14	14	14	
5:00 PM	38%	29	29	29	29	29	29	29	28	28	29	29	29	29	29	
6:00 PM	57%	43	43	43	43	43	43	43	41	41	43	43	43	43	43	
7:00 PM	95%	71	71	71	71	71	71	71	67	67	71	71	71	71	71	
8:00 PM	95%	71	71	71	71	71	71	71	67	67	71	71	71	71	71	
9:00 PM	95%	71	71	71	71	71	71	71	67	67	71	71	71	71	71	
10:00 PM	95%	71	71	71	71	71	71	71	67	67	71	71	71	71	71	
11:00 PM	76%	57	57	57	57	57	57	57	54	54	57	57	57	57	57	
12:00 AM	48%	36	36	36	36	36	36	36	34	34	36	36	36	36	36	

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A-6

RESIDENTIAL (2 Bedroom)  
WEEKDAY SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Residential (2 Bedroom)															
Size Pkg Rate[2]																
	Guest Parking Demand															
Mode Adjust	1.00															
Non-Captive Ratio	1.00															
Gross Spaces	51 Guest Spc.															
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:00 AM	10%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
8:00 AM	19%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
9:00 AM	19%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
10:00 AM	19%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
11:00 AM	19%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
12:00 PM	19%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
1:00 PM	19%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
2:00 PM	19%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
3:00 PM	19%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
4:00 PM	19%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
5:00 PM	39%	20	20	20	20	20	20	20	19	19	20	20	20	20	20	
6:00 PM	58%	30	30	30	30	30	30	30	29	29	30	30	30	30	30	
7:00 PM	97%	49	49	49	49	49	49	49	47	47	49	49	49	49	49	
8:00 PM	97%	49	49	49	49	49	49	49	47	47	49	49	49	49	49	
9:00 PM	97%	49	49	49	49	49	49	49	47	47	49	49	49	49	49	
10:00 PM	97%	49	49	49	49	49	49	49	47	47	49	49	49	49	49	
11:00 PM	78%	40	40	40	40	40	40	40	38	38	40	40	40	40	40	
12:00 AM	49%	25	25	25	25	25	25	25	24	24	25	25	25	25	25	

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A-7

SHOPPING CENTER (TYPICAL DAYS)  
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Shopping Center (Typical Days)																																												
Size Pkg Rate[2]	103.516 KSF 5 /KSF																																												
Mode Adjust Non-Captive Ratio	Guest Parking Demand															Employee Parking Demand															Shared Parking Demand														
	1.00															1.00																													
	1.00															1.00																													
Gross Spaces	414 Guest Spc.															104 Emp. Spc.															518 Total Spaces														
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	
6:00 AM	1%	4	2	2	3	3	3	3	3	3	3	3	3	4	3	10%	10	7	7	8	8	8	8	8	8	8	8	9	10	10	14	9	9	11	11	11	11	11	11	11	11	11	12	14	13
7:00 AM	5%	21	12	13	15	14	15	15	15	15	14	14	16	21	18	15%	16	11	11	13	12	13	13	13	13	12	12	14	16	15	37	23	24	28	26	28	28	28	28	26	26	30	37	33	
8:00 AM	30%	124	73	76	87	83	89	89	87	91	82	86	94	124	105	40%	42	29	30	33	32	34	34	34	35	32	33	36	42	40	166	102	106	120	115	123	123	121	126	114	119	130	166	145	
9:00 AM	50%	207	122	126	145	139	149	149	145	151	137	143	157	207	176	75%	78	54	55	62	60	64	64	62	65	59	61	67	78	74	285	176	181	207	199	213	213	207	216	196	204	224	285	250	
10:00 AM	70%	290	171	177	203	194	209	209	203	212	191	200	220	290	247	85%	88	61	62	70	68	72	72	70	73	67	69	76	88	84	378	232	239	273	262	281	281	273	285	258	269	296	378	331	
11:00 AM	90%	373	220	228	261	250	269	269	261	272	246	257	283	373	317	95%	99	68	70	78	76	81	81	79	82	75	77	85	99	94	472	288	298	339	326	350	350	340	354	321	334	368	472	411	
12:00 PM	95%	393	232	240	275	263	283	283	275	287	259	271	299	393	334	100%	104	72	74	82	80	85	85	83	86	79	81	89	104	99	497	304	314	357	343	368	368	358	373	338	352	388	497	433	
1:00 PM	100%	414	244	253	290	277	298	298	290	302	273	286	315	414	352	100%	104	72	74	82	80	85	85	83	86	79	81	89	104	99	518	316	327	372	357	383	383	373	388	352	367	404	518	451	
2:00 PM	100%	414	244	253	290	277	298	298	290	302	273	286	315	414	352	100%	104	72	74	82	80	85	85	83	86	79	81	89	104	99	518	316	327	372	357	383	383	373	388	352	367	404	518	451	
3:00 PM	95%	393	232	240	275	263	283	283	275	287	259	271	299	393	334	100%	104	72	74	82	80	85	85	83	86	79	81	89	104	99	497	304	314	357	343	368	368	358	373	338	352	388	497	433	
4:00 PM	90%	373	220	228	261	250	269	269	261	272	246	257	283	373	317	100%	104	72	74	82	80	85	85	83	86	79	81	89	104	99	477	292	302	343	330	354	354	344	358	325	338	372	477	416	
5:00 PM	80%	331	195	202	232	222	238	238	232	242	218	228	252	331	281	95%	99	68	70	78	76	81	81	79	82	75	77	85	99	94	430	263	272	310	298	319	319	311	324	293	305	337	430	375	
6:00 PM	75%	311	183	190	218	208	224	224	218	227	205	215	236	311	264	85%	88	61	62	70	68	72	72	70	73	67	69	76	88	84	399	244	252	288	276	296	296	288	300	272	284	312	399	348	
7:00 PM	70%	290	171	177	203	194	209	209	203	212	191	200	220	290	247	80%	83	57	59	66	64	68	68	66	69	63	65	71	83	79	373	228	236	269	258	277	277	269	281	254	265	291	373	326	
8:00 PM	65%	269	159	164	188	180	194	194	188	196	178	186	204	269	229	75%	78	54	55	62	60	64	64	62	65	59	61	67	78	74	347	213	219	250	240	258	258	250	261	237	247	271	347	303	
9:00 PM	50%	207	122	126	145	139	149	149	145	151	137	143	157	207	176	65%	68	47	48	54	52	56	56	54	56	52	53	58	68	65	275	169	174	199	191	205	205	199	207	189	196	215	275	241	
10:00 PM	30%	124	73	76	87	83	89	89	87	91	82	86	94	124	105	45%	47	32	33	37	36	39	39	38	39	36	37	40	47	45	171	105	109	124	119	128	128	125	130	118	123	134	171	150	
11:00 PM	10%	41	24	25	29	27	30	30	29	30	27	28	31	41	35	15%	16	11	11	13	12	13	13	13	13	12	12	14	16	15	57	35	36	42	39	43	43	42	43	39	40	45	57	50	
12:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A-8

SHOPPING CENTER (TYPICAL DAYS)  
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Shopping Center (Typical Days)																																														
Size Pkg Rate[2]	9.803 KSF 5 /KSF																																														
Mode Adjust Non-Captive Ratio	Guest Parking Demand																Employee Parking Demand																Shared Parking Demand														
	1.00																1.00																														
	1.00																1.00																														
Gross Spaces	40 Guest Spc.																10 Emp. Spc.																50 Total Spaces														
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces			
6:00 AM	1%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10%	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
7:00 AM	5%	2	1	1	1	1	1	1	1	1	1	1	2	2	2	15%	2	1	1	2	2	2	2	2	2	2	2	2	2	2	2	4	2	2	3	3	3	3	3	3	3	3	3	4	4	4	4
8:00 AM	30%	12	7	7	8	8	9	9	8	9	8	8	9	12	10	40%	4	3	3	3	3	3	3	3	3	3	3	4	4	16	10	10	11	11	12	12	11	12	11	11	12	16	14	14	14		
9:00 AM	50%	20	12	12	14	13	14	14	14	15	13	14	15	20	17	75%	8	6	6	6	6	7	7	6	7	6	6	7	8	8	28	18	18	20	19	21	21	20	22	19	20	22	28	25	25	25	
10:00 AM	70%	28	17	17	20	19	20	20	20	20	18	19	21	28	24	85%	9	6	6	6	7	7	7	7	7	7	7	8	9	9	37	23	23	27	26	27	27	27	27	25	26	29	37	33	33	33	
11:00 AM	90%	36	21	22	25	24	26	26	25	26	24	25	27	36	31	95%	10	7	7	8	8	8	8	8	8	8	9	10	10	46	28	29	33	32	34	34	33	34	32	33	36	46	41	41	41	41	
12:00 PM	95%	38	22	23	27	25	27	27	27	28	25	26	29	38	32	100%	10	7	7	8	8	8	8	8	8	8	8	9	10	10	48	29	30	35	33	35	35	35	35	36	33	34	38	48	42	42	42
1:00 PM	100%	40	24	24	28	27	29	29	28	29	26	28	30	40	34	100%	10	7	7	8	8	8	8	8	8	8	8	9	10	10	50	31	31	36	35	37	37	36	37	34	36	39	50	44	44	44	
2:00 PM	100%	40	24	24	28	27	29	29	28	29	26	28	30	40	34	100%	10	7	7	8	8	8	8	8	8	8	8	9	10	10	50	31	31	36	35	37	37	36	37	34	36	39	50	44	44	44	
3:00 PM	95%	38	22	23	27	25	27	27	27	28	25	26	29	38	32	100%	10	7	7	8	8	8	8	8	8	8	8	9	10	10	48	29	30	35	33	35	35	35	36	33	34	38	48	42	42	42	
4:00 PM	90%	36	21	22	25	24	26	26	25	26	24	25	27	36	31	100%	10	7	7	8	8	8	8	8	8	8	8	9	10	10	46	28	29	33	32	34	34	33	34	32	33	36	46	41	41	41	41
5:00 PM	80%	32	19	20	22	21	23	23	22	23	21	22	24	32	27	95%	10	7	7	8	8	8	8	8	8	8	8	9	10	10	42	26	27	30	29	31	31	30	31	29	30	33	42	37	37	37	
6:00 PM	75%	30	18	18	21	20	22	22	21	22	20	21	23	30	26	85%	9	6	6	7	7	7	7	7	7	7	7	8	9	9	39	24	24	28	27	29	29	28	29	27	28	31	39	35	35	35	
7:00 PM	70%	28	17	17	20	19	20	20	20	20	18	19	21	28	24	80%	8	6	6	6	6	7	7	6	7	6	6	7	8	8	36	23	23	26	25	27	27	26	27	24	25	28	36	32	32	32	
8:00 PM	65%	26	15	16	18	17	19	19	18	19	17	18	20	26	22	75%	8	6	6	6	6	7	7	6	7	6	6	7	8	8	34	21	22	24	23	26	26	24	26	23	24	27	34	30	30	30	
9:00 PM	50%	20	12	12	14	13	14	14	14	15	13	14	15	20	17	65%	7	5	5	6	5	6	6	6	6	5	5	6	7	7	27	17	17	20	18	20	20	20	21	18	19	21	27	24	24	24	
10:00 PM	30%	12	7	7	8	8	9	9	8	9	8	8	9	12	10	45%	5	3	4	4	4	4	4	4	4	4	4	5	5	17	10	11	12	12	13	13	12	13	12	12	13	17	15	15	15		
11:00 PM	10%	4	2	2	3	3	3	3	3	3	3	3	3	4	3	15%	2	1	1	2	2	2	2	2	2	2	2	2	2	6	3	3	5	5	5	5	5	5	5	5	5	5	6	5	5	5	
12:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Notes:

- [1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.
- [2] Parking rates for all land uses based on City code.
- [3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A-9

FINE/CASUAL DINING  
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Fine/Casual Dining																																															
Size Pkg Rate[2]	15.226 KSF 10 /KSF																																															
Mode Adjust Non-Captive Ratio	Guest Parking Demand																Employee Parking Demand																Shared Parking Demand															
	1.00																1.00																															
	1.00																1.00																															
Gross Spaces	131 Guest Spc.																22 Emp. Spc.																153 Total Spaces															
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces				
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
7:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20%	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
8:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30%	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
9:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60%	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13
10:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75%	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17
11:00 AM	15%	20	18	17	20	19	20	19	19	19	18	19	18	20	19	75%	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	37	35	34	37	36	37	36	36	36	35	36	35	37	36			
12:00 PM	50%	66	58	57	65	62	65	62	63	63	59	61	59	66	63	75%	17	17	17	17	17	17	17	17	17	17	17	17	17	17	83	75	74	82	79	82	79	80	80	76	78	76	83	80				
1:00 PM	55%	72	63	63	71	68	71	68	69	69	64	67	64	72	68	75%	17	17	17	17	17	17	17	17	17	17	17	17	17	89	80	80	88	85	88	85	86	86	81	84	81	89	85					
2:00 PM	45%	59	52	51	58	55	58	55	57	57	53	55	53	59	56	75%	17	17	17	17	17	17	17	17	17	17	17	17	17	76	69	68	75	72	75	72	74	74	70	72	70	76	73					
3:00 PM	45%	59	52	51	58	55	58	55	57	57	53	55	53	59	56	75%	17	17	17	17	17	17	17	17	17	17	17	17	17	76	69	68	75	72	75	72	74	74	70	72	70	76	73					
4:00 PM	45%	59	52	51	58	55	58	55	57	57	53	55	53	59	56	75%	17	17	17	17	17	17	17	17	17	17	17	17	17	76	69	68	75	72	75	72	74	74	70	72	70	76	73					
5:00 PM	60%	79	70	69	77	74	78	74	76	76	70	73	70	79	75	100%	22	22	22	22	22	22	22	22	22	22	22	22	22	101	92	91	99	96	100	96	98	98	92	95	92	101	97					
6:00 PM	90%	118	104	103	116	111	117	111	113	113	105	110	105	118	112	100%	22	22	22	22	22	22	22	22	22	22	22	22	22	140	126	125	138	133	139	133	135	135	127	132	127	140	134					
7:00 PM	95%	124	109	108	122	117	123	117	119	119	110	115	110	124	118	100%	22	22	22	22	22	22	22	22	22	22	22	22	22	146	131	130	144	139	145	139	141	141	132	137	132	146	140					
8:00 PM	100%	131	115	114	128	123	130	123	126	126	117	122	117	131	124	100%	22	22	22	22	22	22	22	22	22	22	22	22	22	153	137	136	150	145	152	145	148	148	139	144	139	153	146					
9:00 PM	90%	118	104	103	116	111	117	111	113	113	105	110	105	118	112	100%	22	22	22	22	22	22	22	22	22	22	22	22	22	140	126	125	138	133	139	133	135	135	127	132	127	140	134					
10:00 PM	90%	118	104	103	116	111	117	111	113	113	105	110	105	118	112	100%	22	22	22	22	22	22	22	22	22	22	22	22	22	140	126	125	138	133	139	133	135	135	127	132	127	140	134					
11:00 PM	90%	118	104	103	116	111	117	111	113	113	105	110	105	118	112	85%	19	19	19	19	19	19	19	19	19	19	19	19	137	123	122	135	130	136	130	132	132	124	129	124	137	131						
12:00 AM	50%	66	58	57	65	62	65	62	63	63	59	61	59	66	63	50%	11	11	11	11	11	11	11	11	11	11	11	11	77	69	68	76	73	76	73	74	74	70	72	70	77	74						

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.



Appendix A-10

RESIDENTIAL (Studio)  
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Residential (Studio)															
Size Pkg Rate[2]																
	Guest Parking Demand															
Mode Adjust	1.00															
Non-Captive Ratio	1.00															
Gross Spaces	24 Guest Spc.															
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:00 AM	20%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
8:00 AM	20%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
9:00 AM	20%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
10:00 AM	20%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
11:00 AM	20%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
12:00 PM	20%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
1:00 PM	20%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
2:00 PM	20%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
3:00 PM	20%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
4:00 PM	20%	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
5:00 PM	40%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
6:00 PM	60%	14	14	14	14	14	14	14	13	13	14	14	14	14	14	
7:00 PM	100%	24	24	24	24	24	24	24	23	23	24	24	24	24	24	
8:00 PM	100%	24	24	24	24	24	24	24	23	23	24	24	24	24	24	
9:00 PM	100%	24	24	24	24	24	24	24	23	23	24	24	24	24	24	
10:00 PM	100%	24	24	24	24	24	24	24	23	23	24	24	24	24	24	
11:00 PM	80%	19	19	19	19	19	19	19	18	18	19	19	19	19	19	
12:00 AM	50%	12	12	12	12	12	12	12	11	11	12	12	12	12	12	

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A-11

RESIDENTIAL (1 Bedroom)  
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Residential (1 Bedroom)															
Size Pkg Rate[2]																
	Guest Parking Demand															
Mode Adjust	1.00															
Non-Captive Ratio	1.00															
Gross Spaces	75 Guest Spc.															
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:00 AM	20%	15	15	15	15	15	15	15	14	14	15	15	15	15	15	
8:00 AM	20%	15	15	15	15	15	15	15	14	14	15	15	15	15	15	
9:00 AM	20%	15	15	15	15	15	15	15	14	14	15	15	15	15	15	
10:00 AM	20%	15	15	15	15	15	15	15	14	14	15	15	15	15	15	
11:00 AM	20%	15	15	15	15	15	15	15	14	14	15	15	15	15	15	
12:00 PM	20%	15	15	15	15	15	15	15	14	14	15	15	15	15	15	
1:00 PM	20%	15	15	15	15	15	15	15	14	14	15	15	15	15	15	
2:00 PM	20%	15	15	15	15	15	15	15	14	14	15	15	15	15	15	
3:00 PM	20%	15	15	15	15	15	15	15	14	14	15	15	15	15	15	
4:00 PM	20%	15	15	15	15	15	15	15	14	14	15	15	15	15	15	
5:00 PM	40%	30	30	30	30	30	30	30	29	29	30	30	30	30	30	
6:00 PM	60%	45	45	45	45	45	45	45	43	43	45	45	45	45	45	
7:00 PM	100%	75	75	75	75	75	75	75	71	71	75	75	75	75	75	
8:00 PM	100%	75	75	75	75	75	75	75	71	71	75	75	75	75	75	
9:00 PM	100%	75	75	75	75	75	75	75	71	71	75	75	75	75	75	
10:00 PM	100%	75	75	75	75	75	75	75	71	71	75	75	75	75	75	
11:00 PM	80%	60	60	60	60	60	60	60	57	57	60	60	60	60	60	
12:00 AM	50%	38	38	38	38	38	38	38	36	36	38	38	38	38	38	

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.

Appendix A-12

RESIDENTIAL (2 Bedroom)  
WEEKEND SHARED PARKING DEMAND ANALYSIS [1]

Land Use	Residential (2 Bedroom)															
Size Pkg Rate[2]																
	Guest Parking Demand															
Mode Adjust	1.00															
Non-Captive Ratio	1.00															
Gross Spaces	51 Guest Spc.															
Time of Day	% Of Peak [3]	Peak Spaces	Jan Spaces	Feb Spaces	Mar Spaces	Apr Spaces	May Spaces	Jun Spaces	Jul Spaces	Aug Spaces	Sep Spaces	Oct Spaces	Nov Spaces	Dec Spaces	L. Dec Spaces	
6:00 AM	0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
7:00 AM	20%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
8:00 AM	20%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
9:00 AM	20%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
10:00 AM	20%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
11:00 AM	20%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
12:00 PM	20%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
1:00 PM	20%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
2:00 PM	20%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
3:00 PM	20%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
4:00 PM	20%	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
5:00 PM	40%	20	20	20	20	20	20	20	19	19	20	20	20	20	20	
6:00 PM	60%	31	31	31	31	31	31	31	29	29	31	31	31	31	31	
7:00 PM	100%	51	51	51	51	51	51	51	48	48	51	51	51	51	51	
8:00 PM	100%	51	51	51	51	51	51	51	48	48	51	51	51	51	51	
9:00 PM	100%	51	51	51	51	51	51	51	48	48	51	51	51	51	51	
10:00 PM	100%	51	51	51	51	51	51	51	48	48	51	51	51	51	51	
11:00 PM	80%	41	41	41	41	41	41	41	39	39	41	41	41	41	41	
12:00 AM	50%	26	26	26	26	26	26	26	25	25	26	26	26	26	26	

Notes:

[1] Source: ULI - Urban Land Institute "Shared Parking," Third Edition, 2020.

[2] Parking rates for all land uses based on City code.

[3] Percentage of peak parking demand factors reflect relationships between weekday parking demand ratios and peak parking demand ratios, as summarized in Table 2-2 of the "Shared Parking" manual.