



K2 TRAFFIC ENGINEERING, Inc.
Traffic Control, Signal, Synchronization, Parking, Study

October 8, 2019

Fadil Djokovic
22311 Brookhurst Street
Huntington Beach, CA 92646

RECEIVED
OCT 16 2019
Dept. of Community Development

**Re: Shared Parking Study - Proposed Expansion of Massimo's Pizza
22311 Brookhurst Street, Huntington Beach**

Dear Fadil,

Per your request, we have conducted a parking study for the proposed expansion by Massimo's Pizza. This letter presents our methodology, finding, and recommendation in regards to the sufficiency of parking.

PROJECT INFORMATION

Massimo's Pizza is an existing restaurant of 1,322 square feet in a commercial plaza situated at 22311 Brookhurst Street in the City of Huntington Beach. The plaza consists of a two-story commercial building with multiple tenants. Massimo's Pizza is applying for expansion of 881 square feet to the vacant Suite 102. The subject restaurant is open daily from 11 am to 9 pm and the proposed expansion does not change its business hours. Site Plan is shown in **Exhibit 1**.

There are 56 shared parking spaces provided for all tenants in the plaza, including three (3) accessible stalls and six (6) stalls designated for "customer". The "customer" stalls are intended to reserve the most convenient spaces for customers while employees are instructed not to use them. The list of existing tenants and parking demand based on City code are shown in **Exhibit 2**. There is no other vacant unit than the subject Suite 102 at the time of this study.

PARKING CALCULATION

According to the Municipal Code of the City of Huntington Beach, parking requirements for eating and drinking establishments are shown in **Table 1**. For the

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addition of 881 square feet of restaurant use, the proposed expansion by Massimo's Pizza requires nine (9) parking spaces.

Table 1. Parking Calculation

Land Use	Municipal Code Parking Ratio	Quantity	Required Parking
Eating and drinking establishments	1 per 100 sq. ft.	881 sq. ft.	9

PARKING SURVEY

This study conducted field observations of actual parking conditions at the plaza on a Tuesday, Friday, and Saturday. Parked vehicles were counted every 30 minutes. A total of 56 parking spaces were observed from 11 am to 9 pm. Complete survey data can be found in **Appendix A**.

The peak parking occurred at 1 pm on Tuesday when 40 spaces were occupied, equivalent to 71% of the parking capacity. Fewer cars parked on the weekends as the largest tenant, Forkert Engineering & Surveying, is closed on weekends.

TIME-OF-DAY FACTOR

The study applied time-of-day factors for casual restaurant derived from the published data of "*Shared Parking, Second Edition*" by Urban Land Institute (ULI) to project future parking demand for the proposed expansion of Massimo's Pizza, as shown in **Exhibit 3**. With consideration of shared parking, the overall parking demand on weekday and weekend are illustrated in **Exhibits 4 and 5**, respectively.

SUMMARY

The peak parking occurs on a typical weekday with a maximum parking demand of 47 spaces, including 7 spaces by the proposed restaurant expansion and 40 spaces by existing tenants. With a capacity of 56 parking spaces, the parking surplus is 9 parking spaces. Based on the above shared parking analysis, this study concludes

that the parking demand of the proposed business expansion by Massimo's Pizza can be sufficiently accommodated in the plaza's shared parking lot.

Regards,

K2 Traffic Engineering, Inc.



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



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Exhibit 2. Tenant Information

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22311 Brookhurst Street, Huntington Beach					Municipal Code	
Suite #	Business Name	Sq. Ft.	Use	Business Hours	Parking Ratio (1 space per)	Parking Demand
101	Medusa Salon	2,744	Hair Salon	Tu - F: 10am - 7pm, Sa: 9am - 6pm	200 SF	14
102	Vacant (Proposed Expansion by Massimo's Pizza)	881	Restaurant	Daily: 11am - 9pm	100 SF	9
103	Massimo's Pizza	1,322	Restaurant	Daily: 11am - 9pm	100 SF	13
104	Southside Physical Therapy	2,210	Personal Service	By Appointment	200 SF	11
105	Sage Mountain Education Center Natural Vision Improvement	819	Personal Service	By Appointment	175 SF	5
201-207	Forkert Engineering & Surveying	6,300	Office	M - F: 8am - 5pm	300 SF	21
Total						73

Exhibit 3. Weekday Time-of-Day Factors

Proposed Expansion by Massimo's Pizza (Casual Dining)

Day of Week	Max. Parking Demand	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
Weekday	9	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%
	Hourly Demand	4	7	7	6	4	5	7	9	9	9	9
Weekend	9	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%
	Hourly Demand	1	5	5	4	4	4	5	8	9	9	8

Note: Time-of-Day Factor is derived from the published data of *Shared Parking*, Second Edition by Urban Land Institute (ULI).

- ▣ Project Demand
- ▣ Existing Tenants

Exhibit 4. Overall Parking Demand - Weekday

22311 Brookhurst Street, Huntington Beach

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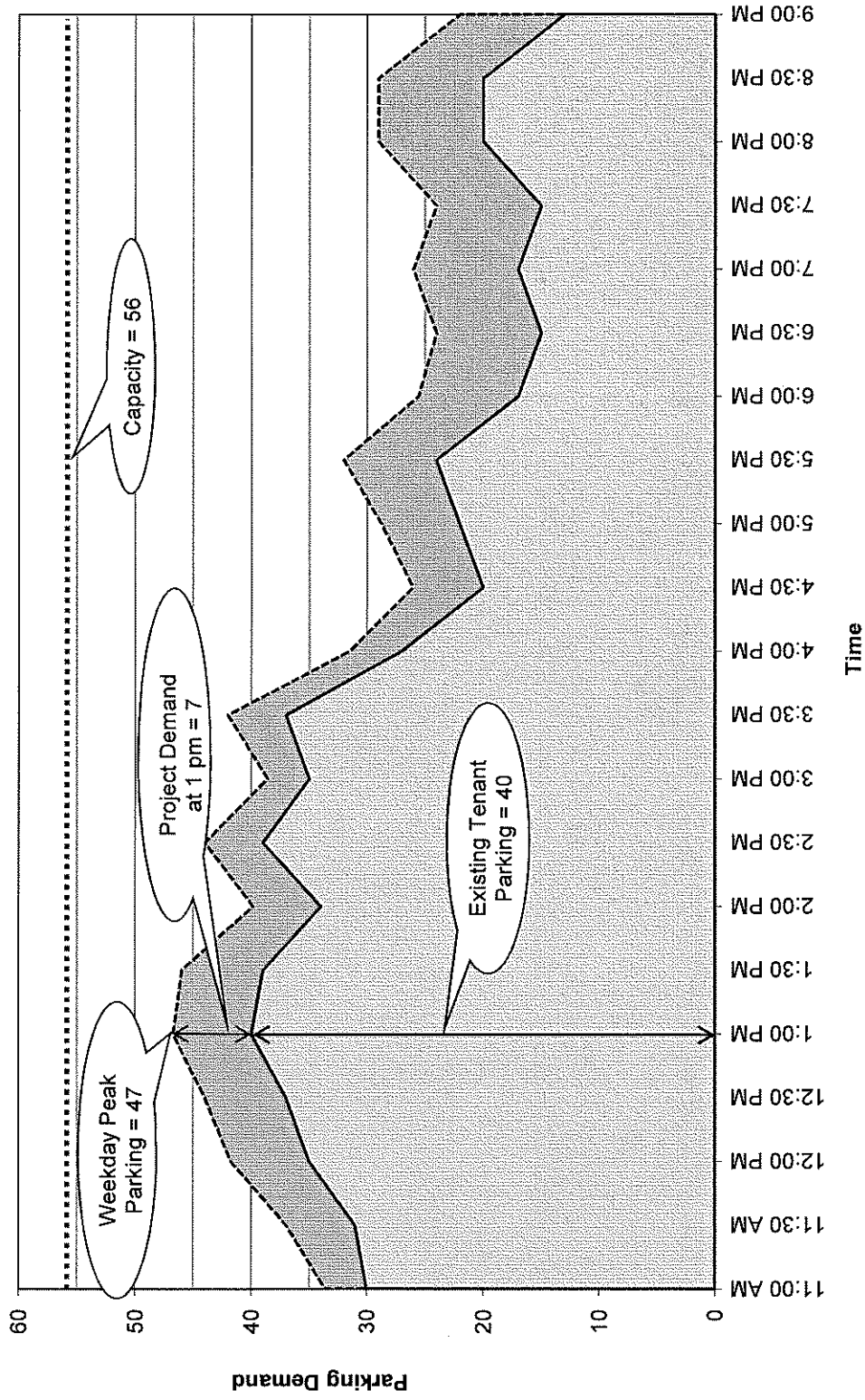
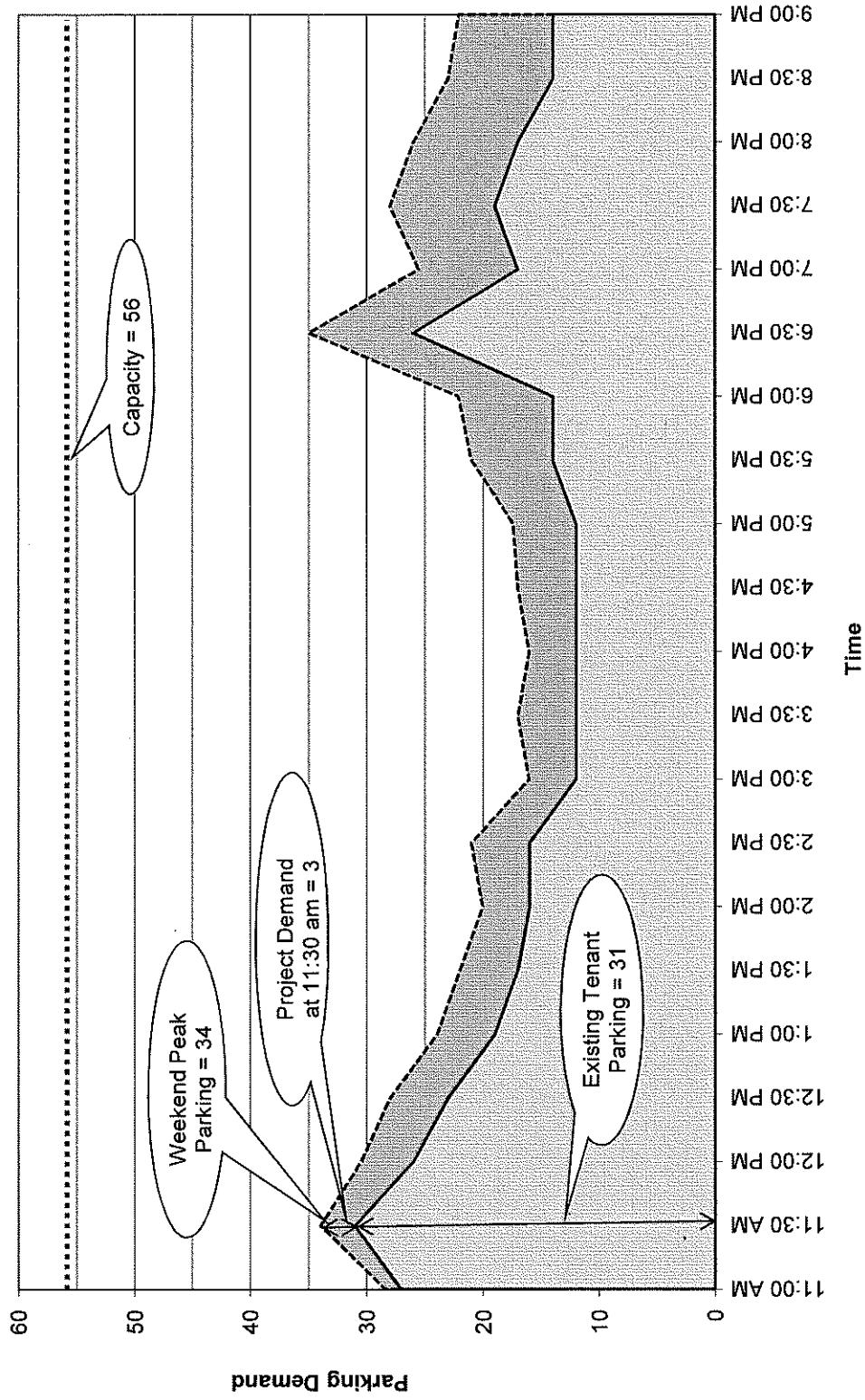


Exhibit 4. Overall Parking Demand - Weekend

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22311 Brookhurst Street, Huntington Beach

- ▣ Project Demand
- ▣ Existing Tenants



APPENDIX A. PARKING SURVEY

P6331 Huntington Beach Massimo's Pizza Parking
22311 Brookhurst Street, Huntington Beach

Date 6/22/2019
Day Saturday
By Wei.L

<i>Time</i>	<i>Parking</i>
CAPACITY	56
Handicap Parking Included	3
11:00 AM	27
11:30 AM	31 *
12:00 PM	26
12:30 PM	23
1:00 PM	19
1:30 PM	17
2:00 PM	16
2:30 PM	16
3:00 PM	12
3:30 PM	12
4:00 PM	12
4:30 PM	12
5:00 PM	12
5:30 PM	14
6:00 PM	14
6:30 PM	26
7:00 PM	17
7:30 PM	19
8:00 PM	17
8:30 PM	14
9:00 PM	14

* Peak parking occurred at 11:30 AM when 31 parking spaces were occupied.

APPENDIX A. PARKING SURVEY

P6331 Huntington Beach Massimo's Pizza Parking
22311 Brookhurst Street, Huntington Beach

Date 8/23/2019
Day Friday
By Danny C.

<i>Time</i>	<i>Parking</i>
CAPACITY	56
Handicap Parking Included	3
11:00 AM	21
11:30 AM	21
12:00 PM	23
12:30 PM	25
1:00 PM	25
1:30 PM	28
2:00 PM	31 *
2:30 PM	29
3:00 PM	27
3:30 PM	28
4:00 PM	29
4:30 PM	22
5:00 PM	17
5:30 PM	26
6:00 PM	29
6:30 PM	25
7:00 PM	21
7:30 PM	23
8:00 PM	19
8:30 PM	16
9:00 PM	11

* Peak parking occurred at 2:00 PM when 31 parking spaces were occupied.

APPENDIX A. PARKING SURVEY

P6331 Huntington Beach Massimo's Pizza Parking
22311 Brookhurst Street, Huntington Beach

Date 6/25/2019
Day Tuesday
By Wei.L

<i>Time</i>	<i>Parking</i>
CAPACITY	56
Handicap Parking Included	3
11:00 AM	30
11:30 AM	31
12:00 PM	35
12:30 PM	37
1:00 PM	40 *
1:30 PM	39
2:00 PM	34
2:30 PM	39
3:00 PM	35
3:30 PM	37
4:00 PM	27
4:30 PM	20
5:00 PM	22
5:30 PM	24
6:00 PM	17
6:30 PM	15
7:00 PM	17
7:30 PM	15
8:00 PM	20
8:30 PM	20
9:00 PM	13

* Peak parking occurred at 1:00 PM when 40 parking spaces were occupied.