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Traffic Control . Signal . Synchronization . Parking . Study

RECEIVED

OCT 31 2019

Dept. of Community Development

October 31, 2019

Jess Bingaman
Perry Pizza
c/o. Fredrick Crooks
940 Cedar Place
Costa Mesa, CA 92627

**Re: Shared Parking Study - Perry Pizza at Ayres Brookhurst Plaza
21411 Brookhurst Street, Huntington Beach**

Dear Jess,

Per your request, we have conducted a shared parking study for the proposed expansion of Perry Pizza. This letter presents our methodology, finding, and recommendation in regards to the sufficiency of on-site parking.

PROJECT INFORMATION

Perry Pizza is an existing restaurant of 1,500 sq. ft. located at 21411 Brookhurst Street in the City of Huntington Beach. It plans to expand to the adjacent unit, currently operated by TKO Records, for additional 1,440 sq. ft. The business hours of the restaurant are 11 AM to 11 PM daily. The restaurant is situated within Ayres Brookhurst Plaza that provides 240 shared parking spaces for all tenants and patrons. Site plan is shown in **Exhibit 1**.

EXISTING CONDITIONS

Ayres Brookhurst Plaza is situated at the northwest corner of Brookhurst Street and Hamilton Avenue. Existing tenants in the plaza include Trader Joe's Market, Pet Supply, and other general retail stores. A complete list of tenant and vacancy information can be found in **Exhibit 2**. Without consideration of shared parking, the Plaza has a parking deficiency of 32 spaces based on the parking requirement of Huntington Beach Municipal Code.

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At the time of this study, there are two vacant units of total 8,380 sq. ft. in the plaza. Anytime Fitness is a pending tenant for the vacant unit of 6,000 sq. ft. at 21421 Brookhurst Street. The former Avalon Liquor has been closed and the unit of 2,380 sq. ft. at 21441 Brookhurst Street is currently vacant.

PARKING SURVEY

The study has conducted a field survey to observe parking usage in Ayres Brookhurst Plaza. There are 240 shared parking spaces including six (6) accessible spaces. Parked vehicles were counted every 30 minutes for two weekdays and two weekend days between 11 AM and 9 PM. Our observations found that peak parking in this commercial plaza occurred at 12:00 PM on Sunday when 190 parking spaces were occupied. **Exhibit 3** illustrates the existing parking usage during the survey. Complete survey data can be found in **Appendix A**.

PARKING REQUIREMENT

Huntington Beach Municipal Code requires one parking space per 100 sq. ft. gross floor area (GFA) for restaurant use. The proposed expansion of 1,440 sq. ft. for restaurant use replacing retail use requires 7 parking spaces, as shown in **Table 1**.

Table 1. Project Parking Demand

Business Name	Type of Business	Sq. Ft.	Huntington Beach Municipal Code	
			Requirement (Sq. Ft./Space)	Req'd Parking Spaces
Proposed Expansion Perry Pizza	Restaurant	1,440	100	15
Replacing TKO Records	Retail	1,440	200	-8
NET Parking Demand				7

TIME-OF-DAY FACTOR

The study applied time-of-day factors derived from the published data of “*Shared Parking, Second Edition*” by Urban Land Institute (ULI) to project future parking

demand for the proposed uses, as shown in **Exhibit 4**. The overall parking demand for Sunday with consideration of shared parking is illustrated in **Exhibit 5**.

SUMMARY

The overall parking demand reaches its peak of 234 spaces at 12 PM on Sunday, including 190 spaces of existing tenant usages, 34 spaces for the proposed expansion of Perry Pizza, Anytime Fitness and the vacant unit. The parking capacity of 240 spaces in Ayres Brookhurst Plaza should sufficiently accommodate the parking demand of all existing and proposed uses.

Although Del Taco is not part of the subject parcel, it appears that some of its patrons have chosen to park in Ayers Brookhurst Plaza due to close proximity. Nonetheless, the study results have shown that Ayers Brookhurst Plaza has provided sufficient parking capacity.

Regards,

K2 Traffic Engineering, Inc.



Jende Kay Hsu, T.E.
California Licensed TR2285



[illegible]

Exhibit 1. Site Plan

Exhibit 2. Tenant Information and Joint Use Parking Matrix

Prepared: 10/31/2019

Existing Tenant (Including Vacancy)

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Address	Business Name	Type of Business	Days and Hours of Operation	Sq. Ft.	Huntington Beach Zoning Code	
					Parking Requirement (Sq.Ft./Space)	Req'd Parking Spaces
21405 Brookhurst	TKO Records ¹	Record store	M-F, 11am -8pm; Sat 12pm-9pm; Sun 12pm-7pm	1,440	200	8
21411 Brookhurst	Perry Pizza	Restaurant	Sun-Thu 10am-10pm, Fri-Sat 9am-11pm	1,500	100	15
21421 Brookhurst	Anytime Fitness ²	Fitness	N/A	6,000	200	30
21425 Brookhurst	Pet Supply	Pet Supply	M-Th 9am-8pm; Fri 9am-7pm; Sat 9am -6pm	11,057	200	56
21431 Brookhurst	Trader Joe's	Supermarket	M-Sun 8am - 9pm	12,010	200	61
21441 Brookhurst	Vacant	Retail	N/A	2,380	200	12
21451 Brookhurst	Pacific Crust Sandwich	Restaurant	M-Sat 7am - 3pm	1,080	100	11
21461 Brookhurst	The Donut Stoppe	Retail	M-Sun 4:30am - 3pm	1,200	200	6
9887 Hamilton	Gracie Jiu-Jitsu	Martial Art Studio	M-Thu 3:30a-9p; F 9a,-7pm, Sat 9p-1pm, Sun. by Appt.	1,610	200	9
9891 Hamilton	Bo's Bagels & Coffee	Bagel Shop	M-Sat 5:30am-3:30pm; Sun 6am-3:30pm	1,610	200	9
9901 Hamilton	The Skin Spot	Day Spa	By appointment	600	200	3
9907 Hamilton	Cosmo Nail Bar	Nail Salon	M-F 9:30am-7pm; Sat 9:30am-6pm; Sun 10am-5pm	1,200	200	6
9911 Hamilton	Del Sol Salon	Hair Salon	M-F 10am-7pm; Sat 9am-5pm; Sun by appt.	825	200	5
9917 Hamilton	Christopher Chen Dentistry	Dentist	Tue-Sat 9am - 5pm	1,200	175	7
9921 Hamilton	Basil Thai Cuisine	Restaurant	M-Su 11am - 9pm	1,200	100	12
9927 Hamilton	Royale Cleaner	Dry Cleaner	M-F 7am-7pm; Sat 9am-5pm	1,500	200	8
9931 Hamilton	Maison Optique Optometry	Eye Doctor	M,Tu,Thu 9am-6pm; F 9am-5pm; Sat 9am-2pm	1,200	175	7
Total				46,172		265

Proposed Use

Address	Business Name	Type of Business	Days and Hours of Operation	Sq. Ft.	Huntington Beach Zoning Code	
					Requirement (Sq.Ft./Space)	Req'd Parking Spaces
21405 Brookhurst	Perry Pizza (Proposed expansion)	Restaurant	Sun-Thu 10am-10pm, Fri-Sat 9am-11pm	1,440	100	15
	Replacing TKO Records	Record store	M-F, 11am -8pm; Sat 12pm-9pm; Sun 12pm-7pm	1,440	200	-8
				NET Parking Demand		7

Total Parking Demand (Existing Tenant + Vacancy Reserve + Proposed Use)	47,612	272
Parking Capacity		240
Defficiency (= Parking Demand - Parking Capacity)		32

Tenant Data Source: Property Mangement of Ayres Brookhurst Plaza

¹. CUP Pending. The parking caculation is based on the assigned spaces for retail use.

². TKO Records will be replaced by the expansion of Perry Pizza

Exhibit 3. Existing Parking Usage

K2 Traffic Engineering, Inc.

Ayres Brookhurst Plaza

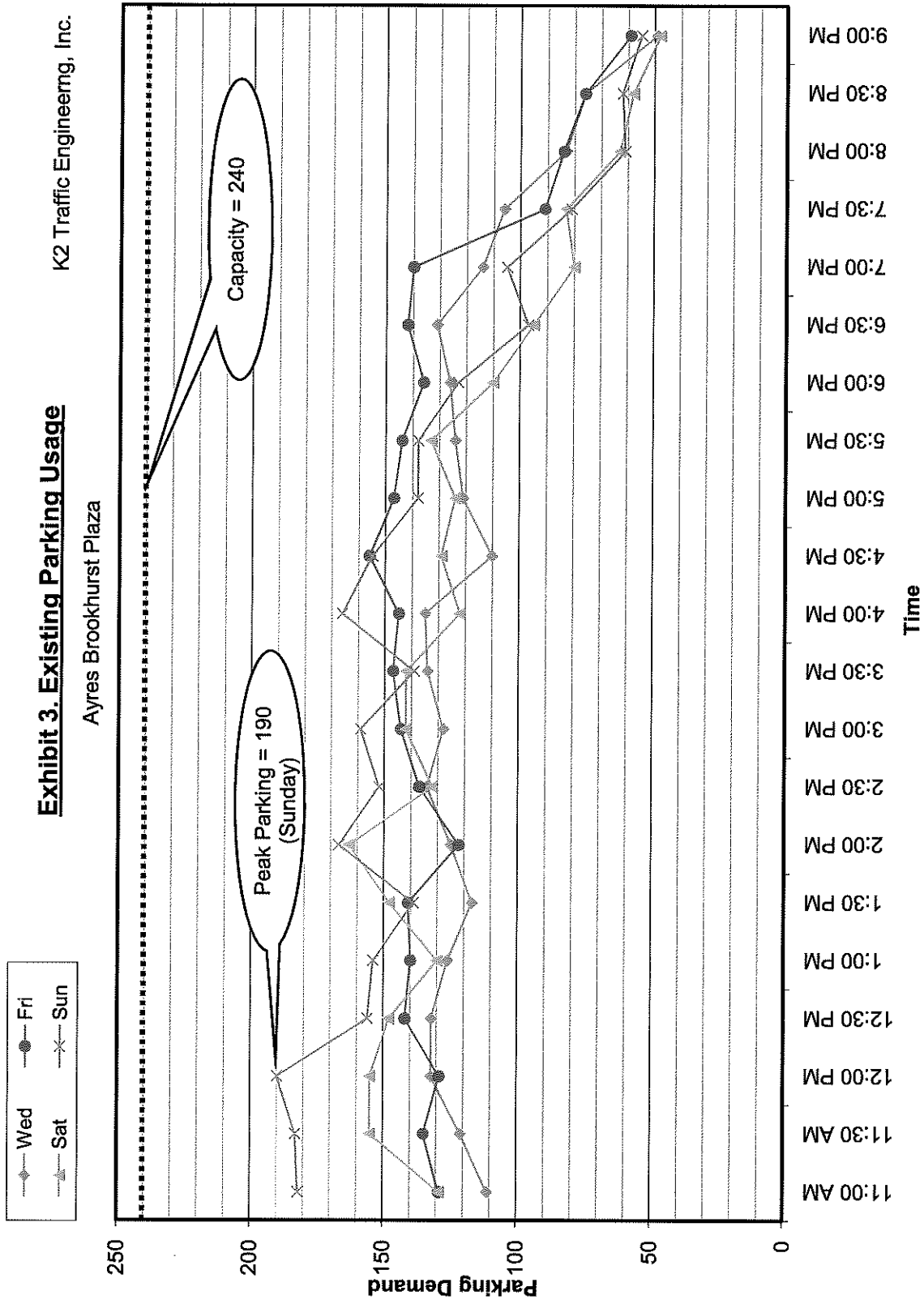
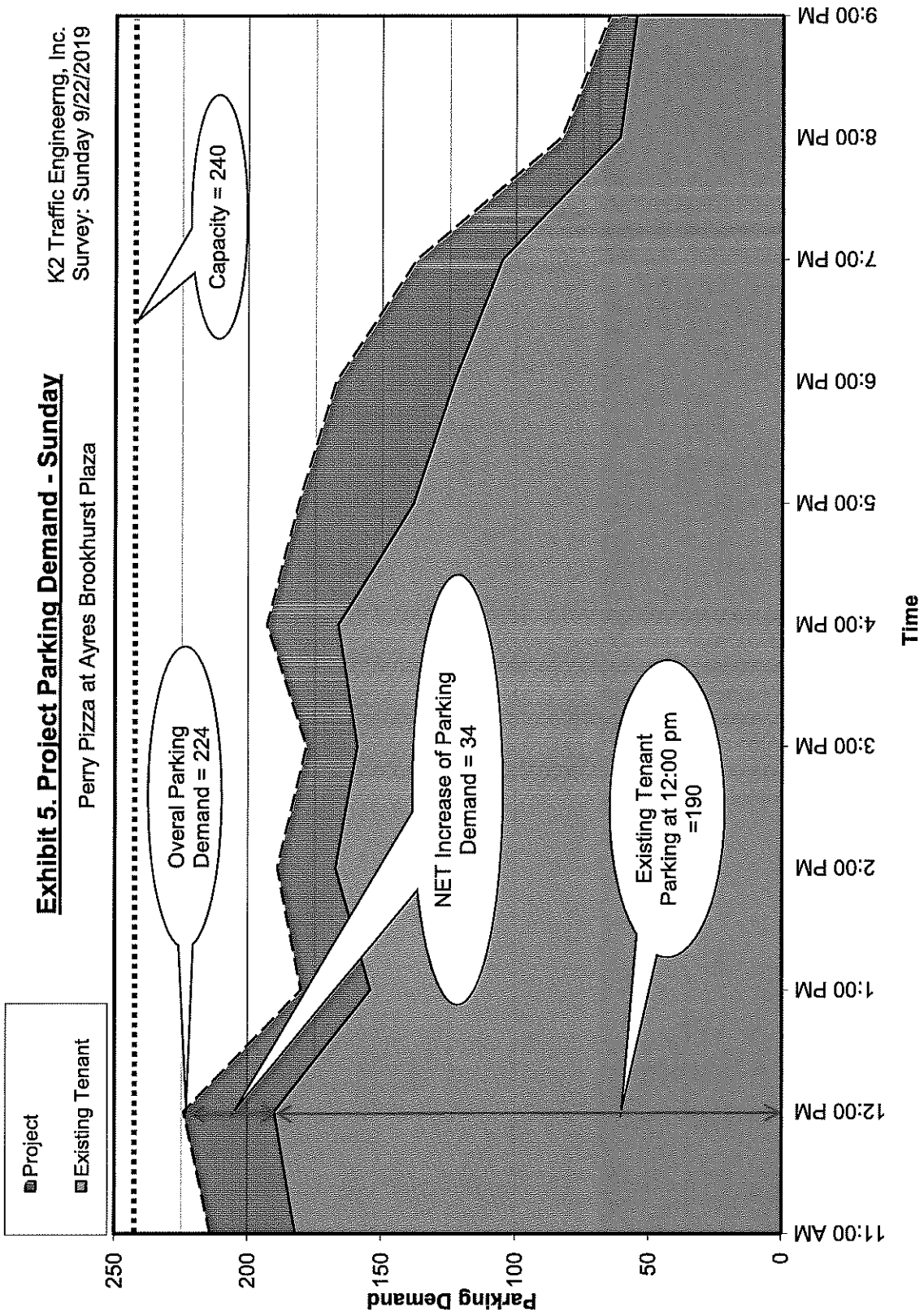


Exhibit 4. Time-of-Day Factors and Hourly Parking Demand for Weekends

Address	Business		Land Use	Maximum 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
21405 Brookhurst	Proposed	Perry Pizza Expansion	Family Restaurant	Customer*	90%	100%	85%	65%	40%	45%	60%	70%	70%	65%	30%
	Existing to be replaced	TKO Record	Shopping Center	15	14	15	13	10	6	7	9	11	11	10	5
				-8	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%
21421 Brookhurst	Pending	Anytime Fitness	Health Club	30	50%	50%	30%	25%	30%	55%	100%	95%	60%	30%	10%
					15	15	9	8	9	17	30	29	18	9	3
21441 Brookhurst	Vacant	Former Retail	Shopping Center	12	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%
					8	10	11	12	12	11	11	10	9	8	6
NET Increase of Parking Demand by Hour				49	32	34	26	22	19	27	43	44	32	22	10

Time-of-Day Factors are derived from published data of *Shared Parking, Second Edition* by Urban Land Institute

* The expansion of Perry Pizza does not affect or increase the number of employees. All new parking demand is for customers.



APPENDIX A. PARKING SURVEY

P6138 - Perry Pizza Parking Study
21411 Brookhurst Street, Huntington Beach

Date 9/18/2019
Day Wednesday
By GRL

Area	A	B	C	D	E	F	G	H	I	J	Total
CAPACITY	19	8	22	34	40	40	19	15	23	20	240
11:00 AM	6	5	11	15	14	21	15	2	13	9	111
11:30 AM	6	5	8	17	16	25	16	6	13	9	121
12:00 PM	6	5	11	19	22	27	14	4	13	11	132
12:30 PM	4	5	11	21	21	26	14	6	13	11	132
1:00 PM	3	5	8	19	17	27	16	6	12	13	126
1:30 PM	4	5	9	18	16	25	12	7	10	11	117
2:00 PM	4	5	8	14	14	28	15	6	15	16	125
2:30 PM	5	4	9	21	19	26	15	5	14	16	134
3:00 PM	4	5	12	19	18	25	13	4	14	14	128
3:30 PM	5	4	8	23	20	27	13	6	15	13	134
4:00 PM	5	4	10	24	19	28	12	5	15	13	135 *
4:30 PM	5	1	8	18	15	20	13	4	13	13	110
5:00 PM	5	0	9	18	18	28	15	3	13	12	121
5:30 PM	15	0	12	20	14	22	13	4	12	12	124
6:00 PM	12	2	8	22	21	23	10	4	12	12	126
6:30 PM	7	5	9	22	18	29	16	5	9	11	131
7:00 PM	8	0	8	20	15	25	13	5	9	11	114
7:30 PM	9	0	7	20	16	15	13	6	9	11	106
8:00 PM	7	1	8	11	12	14	9	3	8	10	83
8:30 PM	7	0	4	12	8	15	9	4	7	10	76
9:00 PM	1	0	4	4	3	12	6	3	7	9	49
Peak Usage Available at	15	5	12	24	22	29	16	7	15	16	135
Peak Usage	4	3	10	10	18	11	3	8	8	4	105

* Peak parking occurred at 4:00 pm when 135 spaces were occupied.

APPENDIX A. PARKING SURVEY

P6138 - Perry Pizza Parking Study
21411 Brookhurst Street, Huntington Beach

Date 9/20/2019
Day Friday
By GRL

Area	A	B	C	D	E	F	G	H	I	J	Total
CAPACITY	19	8	22	34	40	40	19	15	23	20	240
11:00 AM	3	8	11	16	21	25	13	4	16	12	129
11:30 AM	1	7	8	19	20	29	15	6	17	13	135
12:00 PM	4	7	8	12	19	31	13	5	16	14	129
12:30 PM	3	7	12	17	24	24	15	9	16	15	142
1:00 PM	3	8	7	14	27	32	13	6	16	14	140
1:30 PM	1	7	9	19	27	33	9	8	14	14	141
2:00 PM	1	6	6	12	19	26	11	7	16	18	122
2:30 PM	8	5	9	16	25	27	9	6	14	18	137
3:00 PM	8	7	8	18	23	33	11	6	14	16	144
3:30 PM	7	6	7	14	28	35	11	8	16	15	147
4:00 PM	6	6	5	19	28	32	12	7	16	14	145
4:30 PM	5	4	12	25	27	33	14	6	14	16	156 *
5:00 PM	7	4	10	20	25	31	17	7	14	12	147
5:30 PM	6	6	8	22	23	32	14	8	14	11	144
6:00 PM	4	4	9	19	21	30	18	5	15	11	136
6:30 PM	7	4	9	22	18	35	14	8	14	11	142
7:00 PM	7	5	9	15	24	32	16	7	15	10	140
7:30 PM	9	3	7	10	11	17	8	4	14	8	91
8:00 PM	6	2	4	11	10	14	9	6	14	8	84
8:30 PM	3	2	5	14	10	15	3	4	13	7	76
9:00 PM	1	2	4	3	7	14	6	2	13	7	59
Peak Usage Available at	9	8	12	25	28	35	18	9	17	18	156
Peak Usage	10	0	10	9	12	5	1	6	6	2	84

* Peak parking occurred at 4:30 pm when 156 spaces were occupied.

APPENDIX A. PARKING SURVEY

P6138 - Perry Pizza Parking Study
21411 Brookhurst Street, Huntington Beach

Date 9/21/2019
Day Saturday
By GRL

Area	A	B	C	D	E	F	G	H	I	J	Total
CAPACITY	19	8	22	34	40	40	19	15	23	20	240
11:00 AM	9	7	10	16	22	24	9	5	12	15	129
11:30 AM	11	6	13	19	26	36	12	7	13	12	155
12:00 PM	11	8	17	23	18	29	13	7	15	14	155
12:30 PM	9	6	13	20	20	31	14	7	14	14	148
1:00 PM	10	6	10	11	12	28	16	7	14	16	130
1:30 PM	9	7	12	20	18	33	16	8	12	13	148
2:00 PM	9	5	14	18	29	34	15	10	14	15	163 *
2:30 PM	9	8	16	16	3	31	13	8	14	14	132
3:00 PM	9	5	11	19	22	26	15	8	13	14	142
3:30 PM	5	4	9	18	25	34	14	10	11	12	142
4:00 PM	3	3	8	12	22	34	10	9	11	10	122
4:30 PM	4	1	11	20	27	26	10	6	12	12	129
5:00 PM	3	1	7	15	27	35	8	6	10	12	124
5:30 PM	5	1	10	20	21	32	14	7	12	11	133
6:00 PM	5	2	8	19	13	23	15	4	11	10	110
6:30 PM	5	2	8	14	15	21	7	3	11	9	95
7:00 PM	3	2	3	12	14	17	7	3	11	8	80
7:30 PM	1	1	5	10	14	20	10	3	11	8	83
8:00 PM	1	1	1	4	7	17	10	3	11	8	63
8:30 PM	1	1	0	4	6	15	8	5	11	7	58
9:00 PM	1	1	1	4	1	13	8	4	10	5	48
Peak Usage	11	8	17	23	29	36	16	10	15	16	163
Available at											
Peak Usage	8	0	5	11	11	4	3	5	8	4	77

* Peak parking occurred at 2:00 pm when 163 spaces were occupied.

APPENDIX A. PARKING SURVEY

P6138 - Perry Pizza Parking Study
21411 Brookhurst Street, Huntington Beach

Date 9/22/2019
Day Sunday
By GRL

Area	A	B	C	D	E	F	G	H	I	J	Total
CAPACITY	19	8	22	34	40	40	19	15	23	20	240
11:00 AM	16	6	13	26	27	35	14	14	15	16	182
11:30 AM	16	7	16	28	24	33	16	10	16	17	183
12:00 PM	13	5	15	26	33	37	14	12	16	19	190 *
12:30 PM	3	4	13	25	22	33	11	9	16	20	156
1:00 PM	8	5	11	24	25	27	9	6	19	20	154
1:30 PM	4	2	9	23	24	26	10	7	18	16	139
2:00 PM	4	2	12	22	27	36	14	8	22	20	167
2:30 PM	3	2	11	16	26	29	13	10	22	20	152
3:00 PM	3	0	12	24	30	29	13	7	22	19	159
3:30 PM	2	0	9	18	24	30	9	7	20	20	139
4:00 PM	3	1	13	22	32	33	11	9	22	20	166
4:30 PM	3	2	9	24	28	30	10	8	21	20	155
5:00 PM	2	2	9	15	25	30	10	9	18	18	138
5:30 PM	2	1	12	19	26	25	8	8	19	18	138
6:00 PM	1	1	11	15	26	21	7	7	18	16	123
6:30 PM	2	2	1	17	15	20	5	7	16	12	97
7:00 PM	1	1	8	16	18	15	12	6	16	12	105
7:30 PM	1	0	2	10	12	15	10	6	13	12	81
8:00 PM	1	1	3	6	4	11	7	5	11	12	61
8:30 PM	1	0	0	9	13	7	6	6	10	10	62
9:00 PM	1	0	2	6	4	8	7	7	10	10	55
Peak Usage Available at	16	7	16	28	33	37	16	14	22	20	190
Peak Usage	3	1	6	6	7	3	3	1	1	0	50

* Peak parking occurred at 12:00 am when 190 spaces were occupied.