



TJW ENGINEERING, INC.
TRAFFIC ENGINEERING &
TRANSPORTATION PLANNING
CONSULTANTS

January 18, 2019

Mr. Howard Rosenthal
Latham Management Group
1600 E. Florida Avenue, Suite 110
Hemet, CA 92544

Subject: KPC Promenade Shared Parking Analysis – City of San Jacinto

Dear Mr. Rosenthal:

TJW ENGINEERING, INC. (TJW) is pleased to present you with this shared parking analysis for the proposed KPC Promenade located on the northwest corner of the intersection of Main Street and Ramona Expressway in the City of San Jacinto.

The proposed project would be located on a 19.37 acre site and would consist of the following land uses:

- 120 room hotel with rooftop event space;
- 7,800 square feet of fast food restaurant space;
- 9,400 square feet of sit down restaurant;
- 6,200 square feet of medical office/urgent care space;
- 3,000 square feet of retail space;
- 16 pump gas station with 3,500 square feet of convenience store; and
- 114 units of senior housing.

Site access on Ramona Expressway is planned via one signalized driveway and one right-in right-out driveway. Site access on Main Street is planned via one full access driveway. The project proposes a parking supply of 422 spaces.

The proposed site plan is shown in ***Exhibit 1***.

VICINITY



ZONING

GENERAL PLAN/LR LOW DENSITY RESIDENTIAL
ZONING EXISTING: R1
ZONING PROPOSED: CG-GEN. COMMERCIAL
SETBACKS: 10' SIDEWALK: 5'
MAIN STREET: 12'
REAR (ADJ. TO RESIDENTIAL ZONE): 19'
MAXIMUM BUILDING HEIGHT: 45'
MAXIMUM BUILDING COVERAGE (F.A.R.): 40

PROJECT SUMMARY

COMMERCIAL/RETAIL
LAND AREA: 12.17 AC (529,804 SF.)
RETAIL: 3,300 SF
CONVENIENCE STORE: 3,300 SF
MED. OFFICE/URGENT CARE: 12,200 SF
HOTEL (120 ROOMS): 125,000 SF
TOTAL BUILDING AREA: 153,200 SF
BUILDING COVERAGE (F.A.R.): 260
REQUIRED PARKING: 422 STALLS
PER SHARED PARKING ANALYSIS: 422 STALLS
TOTAL PARKING PROVIDED: 422 STALLS
CLEAN AIR VEHICLE PARKING
COC TABLE 5.106.5.2

TOTAL NUMBER OF PARKING SPACES	OF WHICH ARE:
132.5	0
25.50	3
51.75	6
101.100	11
151.100	16
201.100	18
251.100	18
301.100	18
351.100	18
401.100	18
451.100	18
501.100	18
551.100	18
601.100	18
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Parking Analysis

For the purpose of this shared parking analysis, the proposed senior housing facility shown on the site plan is considered to be operating as a closed self-park system with gated entries and secluded parking independent from the other uses.

Municipal Code Parking Requirements

Article 3 Chapter 17.330 – Off Street Parking and Loading Standards outlines the City of San Jacinto's minimum parking requirements for various land use classifications. **Table 1** summarizes the minimum parking requirements for the proposed project per Table 3-5 – Parking Requirements by Land Use.

Table 1: Minimum Parking Requirements

Land Use	Municipal Code Parking Requirement			Proposed Land Use	Total Spaces Required
	Spaces	Per	Unit ¹	Qty	
Medical Office	1	200	SF	6,200	31
Fast Food	1	200, 60 ²	SF	4,300	49
	1	200, 60 ²	SF	3,500	35
Restaurant	1	50	SF	9,400	188
Service Station ³	1	1	Emp	4	4
Convenience Store	1	225	SF	3,500	16
Retail	1	250	SF	3,300	13
Hotel	1	1.1	RM	120	132
Total					468

¹SF=Square feet, Emp = Employee, RM = Room;

²1 space per 200 SF for first 2,000 SF and 1 space for each additional 60 SF;

³Service station assumes 4 employees during peak traffic period.

As shown in **Table 1**, the minimum municipal parking requirement is 468 parking spaces. The project proposes a parking supply of 422 spaces.

Shared Parking Analysis

To confirm that adequate parking is available at the proposed project site, including during the peak season, TJW has prepared an *Urban Land Institute (ULI)* Shared Parking Model for the proposed project.

The principal behind shared parking is that when different land uses have different peak periods of parking demand, they may be able to share a single pool of parking containing less parking than if each use had to provide enough parking to satisfy its peak parking demand separately. The shared parking model can also include adjustments for mode splits (using transit, biking, or walking to site)

and internal trip capture (trips between two land uses on a single site – such as a patron visiting a retail space and then picking up food at a restaurant within the same site).

The shared parking model incorporates *ULI* base parking ratios for various land uses, based on years of research into parking demand by *ULI* and its members, as well as seasonal and time of day factors to determine projected parking demand for each hour of the day and month of the year to determine when peak parking demand occurs.

The shared parking model was prepared based on the land uses at the proposed KPC Promenade project. **Figure 1**, **Figure 2**, and **Figure 3** show weekday, weekend and peak month demand. **Appendix A** contains the detailed inputs and results of the shared parking analysis as well as larger versions of the figures previously mentioned. **Table 2** contains the shared parking model results.

Figure 1: Weekday Month-By-Month Parking Demand

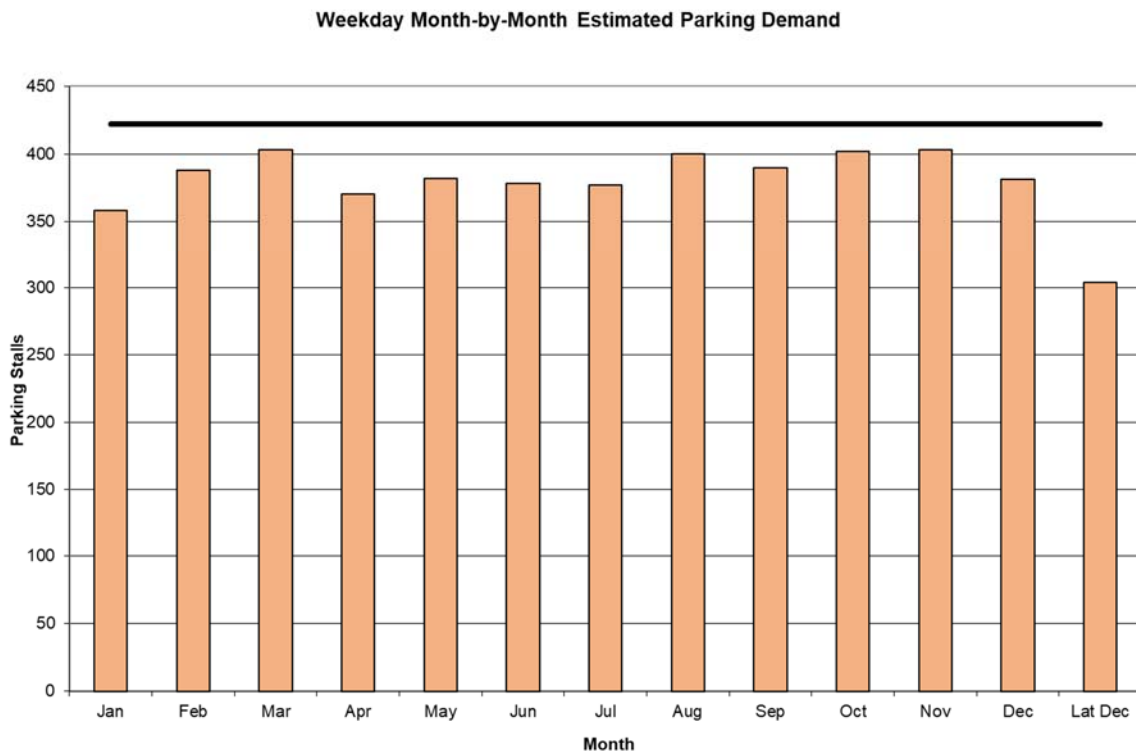


Figure 2: Weekend Month-By-Month Parking Demand

Weekend Month-by-Month Estimated Parking Demand

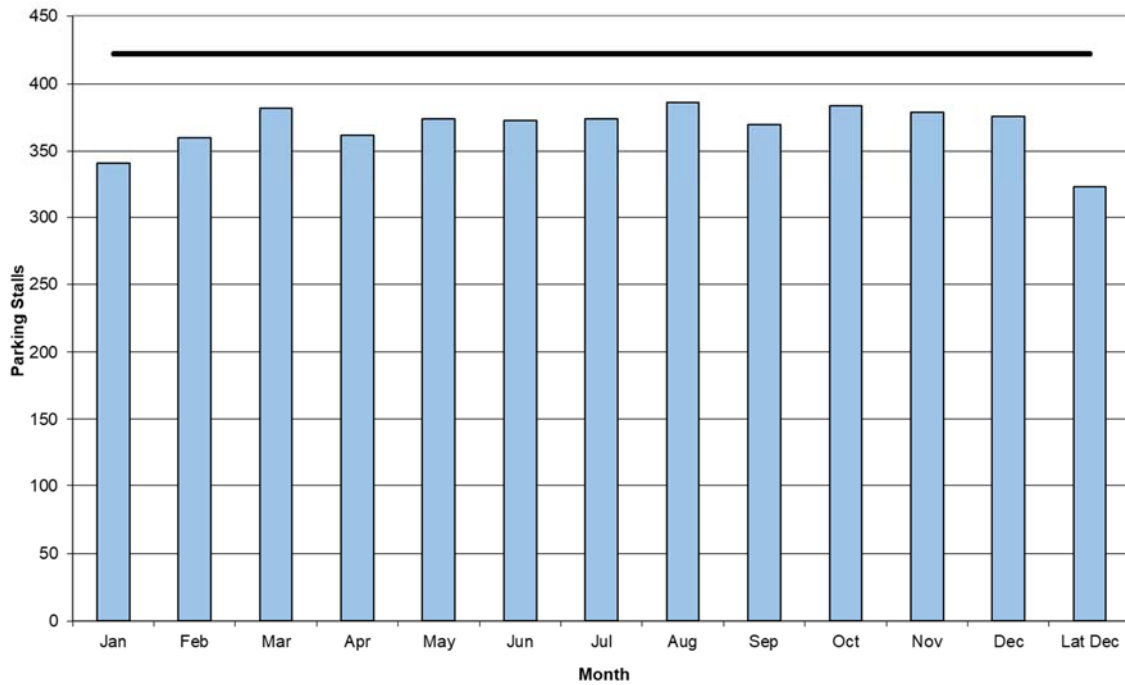


Figure 3: Peak Month Daily Parking Demand By Hour

Peak Month Daily Parking Demand by Hour

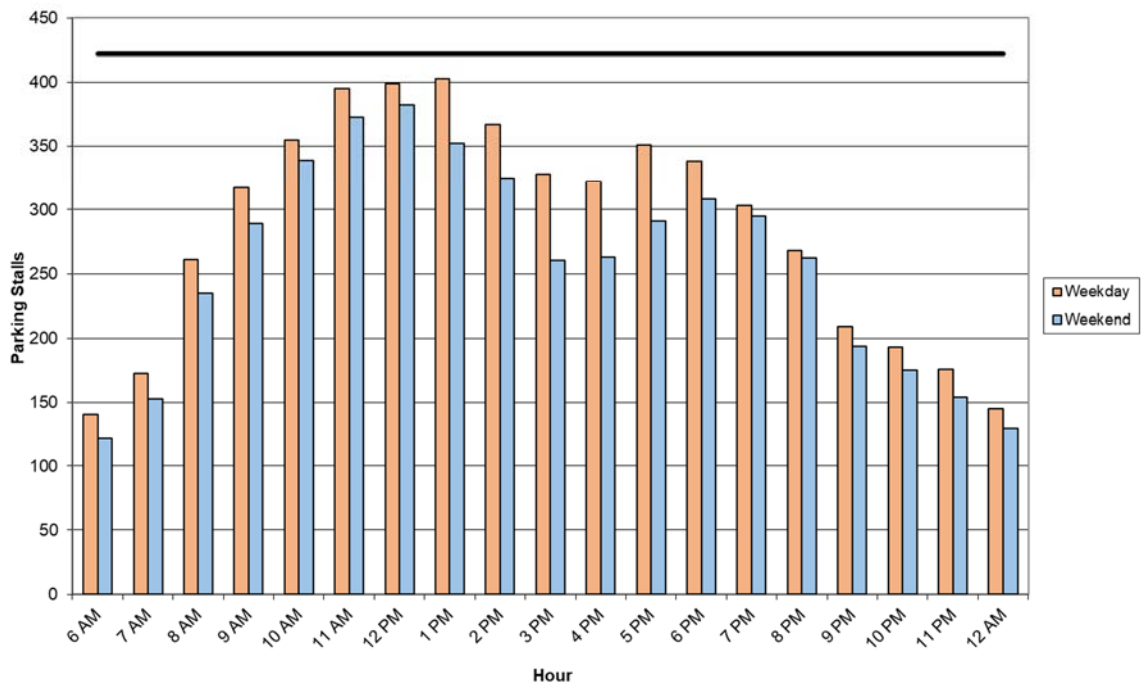


Table 5: Shared Parking Analysis Results

Time of Week	Peak Month	Peak Time	Peak Parking Demand (Spaces)	Municipal Requirement (Spaces)	Proposed (Spaces)
Weekday	March	1:00 PM	403	468	422
Weekend	March	12:00 PM	382		

In summary, based on the proposed uses at the KPC Promenade project, the *ULI* shared parking model projects peak weekday parking demand at the site to occur at 1:00 PM in March at 403 total parking spaces. Peak weekend parking demand at the site is projected to occur at 12:00 PM in March at 382 total parking spaces.

Based on the results of the shared parking analysis, although the minimum municipal parking requirement is 468 parking spaces, the proposed parking supply of 422 parking spaces at the KPC Promenade is projected to adequately accommodate peak March parking demand at the site.

Please feel free to call us at (949) 878-3509 if you have any questions regarding this analysis.

Sincerely,



Thomas Wheat, PE, TE
President



David Chew, PTP
Transportation Planner

Registered Civil Engineer #69467
Registered Traffic Engineer #2565



Jeffrey Chinchilla, PE
Project Engineer

Appendices

Table
Project: KPC Promenade
Description:

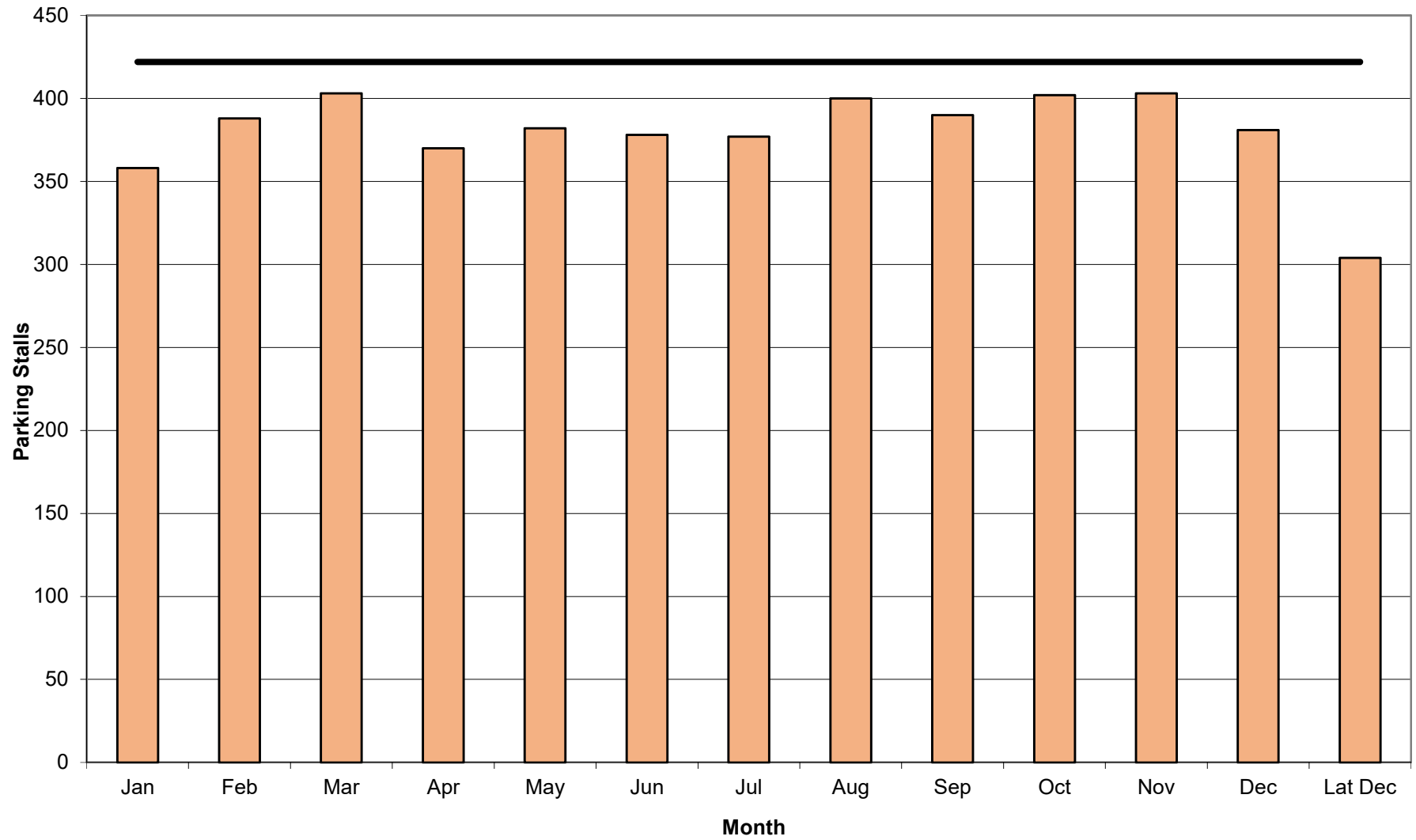
1/16/2019

KPC - SHARED PARKING DEMAND SUMMARY

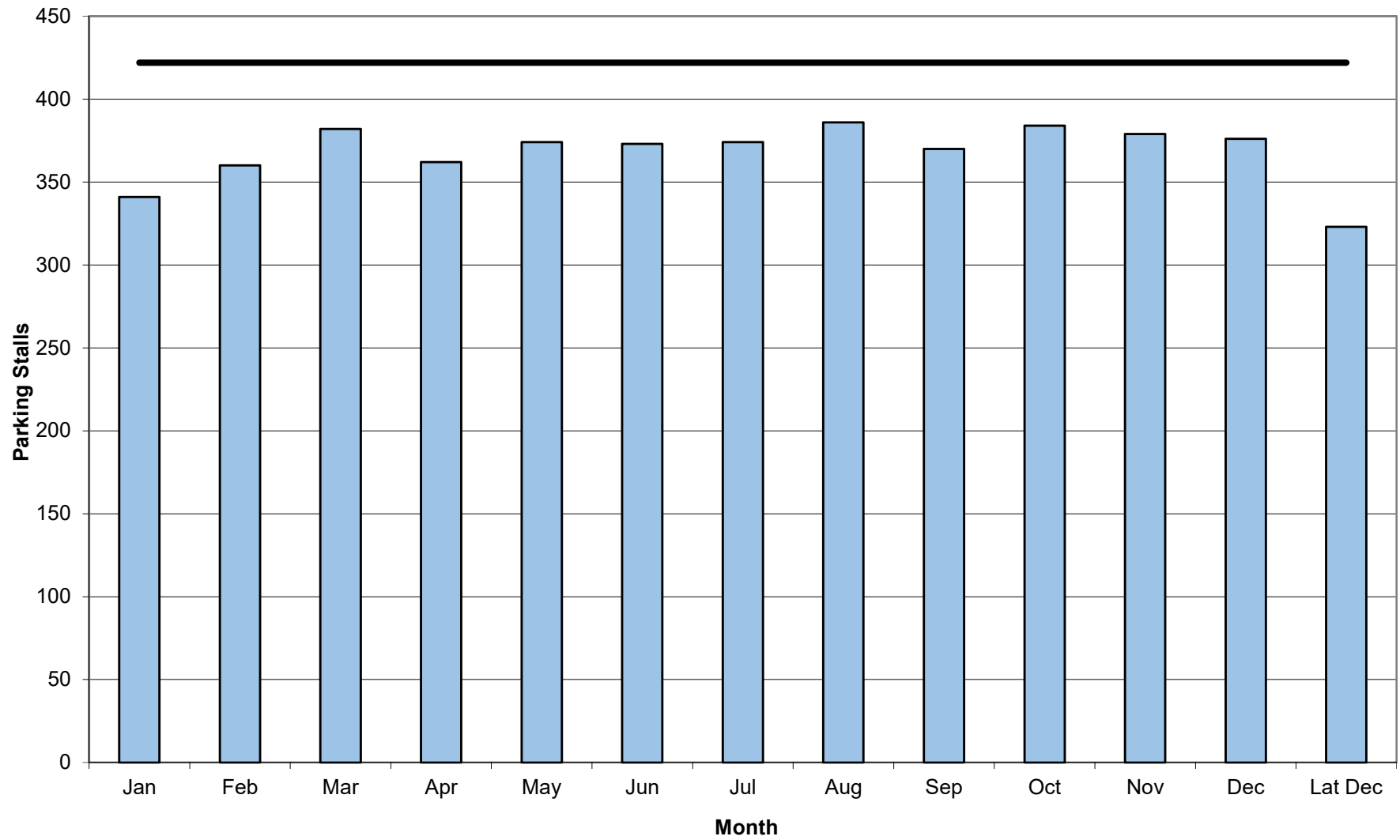
PEAK MONTH: MARCH -- PEAK PERIOD: 1 PM, WEEKDAY

Land Use	Project Data Quantity Unit		Weekday					Weekend					Weekday			Weekend		
			Base	Mode	Non-	Project	Unit	Base	Mode	Non-	Project	Unit	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
			Rate	Adj	Captive Ratio	Rate		Rate	Adj	Captive Ratio	Rate		1 PM	March		12 PM	March	
Community Shopping Center (<400 ksf) Employee	6,800	sf GLA	2.90 0.70	1.00 1.00	1.00 1.00	2.90 0.70	/ksf GLA /ksf GLA	3.20 0.80	1.00 1.00	1.00 1.00	3.20 0.80	/ksf GLA /ksf GLA	1.00 1.00	0.64 0.80	13 4	0.80 1.00	0.64 0.80	11 4
Family Restaurant Employee	9,400	sf GLA	9.00 1.50	1.00 1.00	1.00 1.00	9.00 1.50	/ksf GLA /ksf GLA	12.75 2.25	1.00 1.00	1.00 1.00	12.75 2.25	/ksf GLA /ksf GLA	0.90 1.00	0.95 1.00	72 14	1.00 1.00	0.95 1.00	114 21
Fast Food Restaurant Employee	7,800	sf GLA	12.75 2.25	1.00 1.00	1.00 1.00	12.75 2.25	/ksf GLA /ksf GLA	12.00 2.00	1.00 1.00	1.00 1.00	12.00 2.00	/ksf GLA /ksf GLA	1.00 1.00	0.95 1.00	94 18	1.00 1.00	0.95 1.00	89 16
Hotel-Business	120	rooms	1.00	1.00	1.00	1.00	/rooms	0.90	1.00	1.00	0.90	/rooms	0.55	0.91	60	0.55	0.91	54
Convention Space (>50 sq ft/guest room) Employee	10,650	sf GLA	20.00 0.25	0.75 1.00	0.50 1.00	7.50 0.25	/ksf GLA /rooms	10.00 0.18	0.75 1.00	0.50 1.00	3.75 0.18	/ksf GLA /rooms	1.00 1.00	0.90 1.00	72 30	1.00 1.00	0.90 1.00	36 22
Medical/Dental Office Employee	6,200	sf GLA	3.00 1.50	1.00 1.00	1.00 1.00	3.00 1.50	/ksf GLA /ksf GLA	3.00 1.50	1.00 1.00	1.00 1.00	3.00 1.50	/ksf GLA /ksf GLA	0.90 1.00	1.00 1.00	17 9	0.30 1.00	1.00 1.00	6 9
													Customer Employee Reserved Total		328 75 0 403	Customer Employee Reserved Total		310 72 0 382

Weekday Month-by-Month Estimated Parking Demand



Weekend Month-by-Month Estimated Parking Demand



Peak Month Daily Parking Demand by Hour

