

APPENDIX 9



May 22, 2020

Mr. A.G. Kading
HOTEL MURRIETA, LLC
35411 Paseo Viento
Capistrano Beach, CA 92624

RE: Hotel Murrieta Shared Parking Analysis
18-0074

Dear Mr. Kading:

INTRODUCTION

Ganddini Group, Inc. is pleased to provide this parking study for the proposed Hotel Murrieta project that is generally located between Monroe Avenue and the I-15/I-215 interchange and between Newton Azrak Street and Fig Street in the City of Murrieta. The purpose of this parking study is to determine if adequate off-street will be provided at the project site for proposed conditions. The project location map is shown on Figure 1.

This report summarizes our methodology, analysis, and findings. Although this is a technical report, effort has been made to write the report clearly and concisely. A glossary is provided within Attachment A to assist the reader with terms related to parking/transportation planning.

PROJECT DESCRIPTION

The proposed project involves developing the site with a 257-room hotel. As a project design feature, Newton Azrak Street will be extended from its current eastern terminus to Monroe Avenue, Monroe Avenue will be constructed from the south project driveway to Guava Street, and Guava Street will be extended from its current eastern terminus to Monroe Avenue. Project site access is proposed via two full access driveways at Monroe Avenue, including one at the eastern leg of the Newton Azrak Street and Monroe Avenue intersection to be newly constructed. The project is proposing 314 paved on-site parking spaces. The proposed project is anticipated to be constructed and fully operational by year 2021. Figure 2 illustrates the project site plan.

CITY OF MURRIETA MUNICIPAL CODE OFF-STREET PARKING REQUIREMENTS

The parking requirements by code for the project site have been determined based on the City of Murrieta Municipal Code (see Appendix B). Parking code requirements generally include an overage factor of the actual parking demand. For example, a parking code may require 5.00 parking spaces per thousand square feet of floor space; however, the actual number of vehicles parked will typically be, for instance, a maximum of 4.50 vehicles parked per thousand square feet of floor space at any one point during the week. Thus, in this example, there is an overage of 0.50 spaces per thousand square feet of floor space during peak parking demand.

Based on the City of Murrieta Municipal Code requirements, 499 parking spaces are needed for the project site (see Table 1). This demand is required if all land uses simultaneously generated their maximum parking code demands.

URBAN LAND INSTITUTE SHARED PARKING ANALYSIS

Because the peak parking demands for the various land uses are non-coincidental, there is substantial opportunity for shared parking to occur. Using the procedures developed by the Urban Land Institute (ULI), Shared Parking (2005), shared parking analysis evaluates the types of uses, parking rates, monthly variations of parking demand by land use, differences between weekday and weekend parking demand for customer/visitor and employees, and the hourly distribution of peak parking demand for each type of land use. The Urban Land Institute procedures were utilized in this study to evaluate peak parking demand that would occur for the project at any point in time when monthly, day of week, and hourly factors are utilized.

A shared parking spreadsheet was used to analyze the shared parking for the proposed development. The parking spreadsheet is consistent with the procedures provided by the ULI. The following inputs were included within the shared parking spreadsheet for each land use:

- Peak parking demand by land use per parking code.
- Weekend vs. weekday adjustment factors.
- Customer/visitor/guest and employee/resident factors.
- Monthly adjustment factors to account for variations in parking demand over the year. The late December month is defined as the period between Christmas and New Year's Day, reflecting high attendance at active entertainment venues, lower demand at office and other employment-centered destinations, and moderate demand for retail.
- Hourly distribution of parking demand based upon the ULI data.

The idea of a shared parking analysis is that if the various land uses have peak parking demands at different points in time or on different days of the week, then the number of parking spaces required is not equal to the sum of the parking requirements for each land use, but rather less. If the peak demands for the various land uses are non-coincidental, then there is an opportunity for sharing of parking. To determine the degree to which shared parking can occur, the cumulative hourly parking demand of the land uses is calculated at all points in time throughout the day for both weekdays and weekends. With the parking demand known by hour and day, then the maximum peak parking demand during a seven-day week can be determined. The maximum expected parking demand during the seven-day week is then used as a basis for determining the number of parking spaces needed.

To determine the degree to which sharing of parking can occur, each month of the year was evaluated and the peak parking demand for both weekdays and weekends were determined utilizing ULI data.

To conduct a shared parking analysis, it is necessary to disaggregate the parking code into weekday and weekend as well as customer/visitor/guest and employee/resident parking space demands. Based on the City of Murrieta Municipal Code for individual land uses and the Urban Land Institute recommended parking ratios for weekdays and weekends (see Appendix C), the disaggregated parking spaces required are shown in Table 1. As shown in Table 1, weekday/weekend disaggregation results in a total of 499 parking spaces required for weekdays and 460 parking spaces required for weekends.

Based on the ULI shared parking methodology calculations in this report when monthly, day of week and hourly parking factors are utilized, the project site will need less than the individual unit parking spaces calculated per code requirements. The peak commercial retail occurs on the weekend and the peak bank and medical office occurs during the weekdays such that the combined peak parking demand of each use does not occur at the same day of week or time of day.

Table 2 shows the forecast hourly peak parking demand of the land uses for both weekdays and weekends. The maximum weekday parking demand of 418 parking spaces is forecast to occur in June from 9:00 PM - 10:00 PM and the maximum weekend parking demand of 411 parking spaces is forecast to occur in June from 9:00 PM - 10:00 PM. The detailed calculations for each month are included in Appendix C. Figure 3 shows the peak parking demand by month. Figure 4 shows the parking demand for the peak month by hour.

Table 3 shows a summary of the peak parking demand by month for the proposed project based on ULI projections. As shown in Table 3, the ULI shared parking methodology results in a peak weekday parking requirement of 484 parking spaces in the month of June. When the monthly, day of week, and time of day parking factors are utilized for the shared parking demand, the resulting shared parking is less than the combined individual requirements specified by parking code.

VALET PARKING

The implementation of valet parking allows for a parking lot to maximize total area to successfully park more vehicles than would otherwise be possible through normal parking lot operations through self-parking. Valet parking allows for additional convenience to patrons as they do not have to traverse across a parking lot, but can drop off their vehicle near the front door of the business. Valet parking allows for more cars to be parked in a parking lot of specified space as “stack parking” is possible. Three vehicles can be parked in a row with the valet service moving vehicles out of the way to free blocked-in vehicles. Valets can also park vehicles closer and straighter than regular patrons can, which allows for increased storage capacity.

Figure 4 shows the site plan with valet parking. Valet parking as shown on Figure 4 allows for the availability of 419 parking spaces on-site. This is an increase of 105 parking spaces (419 parking spaces with valet – 314 parking spaces without valet).

KEY FINDINGS

- Based upon the City of Murrieta Municipal Code off-street parking requirements, the project site requires 499 parking spaces for the hotel and its ancillary uses (restaurant, outdoor dining, and conference center).
- Based on the ULI shared parking analysis, the maximum peak parking demand for the development as proposed is forecast to require a total of 418 parking spaces.
- Based on the on-site parking supply of 314 spaces, the proposed development is deficient by 104 parking spaces.
- Valet parking allows for the availability of 419 parking spaces on-site, which is one more parking space than the maximum peak parking demand of 418 parking spaces, based on the ULI shared parking analysis.
- Sufficient on-site parking is proposed by the project site with the inclusion of valet parking.

Mr. A.G. Kading
HOTEL MURRIETA, LLC
May 22, 2020

We appreciate the opportunity to assist you on this project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 795-3100.

Sincerely,

GANDDINI GROUP, INC.

Bryan Crawford
Senior Associate

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- Appendix A Glossary
- Appendix B City of Murrieta Municipal Code Parking Requirements
- Appendix C Shared Parking Worksheets

Table 1
Parking Code Requirements¹

Land Use	Quantity	Units ²	City Parking Code	Weekday Requirements			Weekend Requirements		
				Customer/ Visitor/Guest	Employee/ Resident	Total	Customer/ Visitor/Guest	Employee/ Resident	Total
<u>Parking Rates:</u>									
Hotel - Business ³	257	RM	1.12	0.90	0.22	1.12	0.81	0.16	0.97
Hotel (Conference Center) ⁴	10,544	TSF	20.00	20.00	0.00	20.00	20.00	0.00	20.00
<u>Parking Required:</u>									
Hotel - Business	257	RM	288	231	57	288	208	41	249
Hotel (Conference Center)	10,544	TSF	211	211	0	211	211	0	211
Total			499	442	57	499	419	41	460

Notes:

(1) Source: City of Murrieta and Urban Land Institute, Shared Parking, 2nd Edition, 2005.

(2) RM = Rooms; TSF = Thousand Square Feet

(3) The City of Murrieta Parking Code requires 1 parking space for every guest room and 1 parking space for each two employees on the largest shift. With 60 employees on the largest shift, 30 parking spaces are needed in addition to the 257 parking spaces for the guest rooms for a total of 288 parking spaces. 288 parking spaces divided by 257 guest rooms equals a rate of 1.12.

(4) The City of Murrieta Parking Code requires 1 parking space for each 50 square feet of gross assembly area. The gross assembly area is 10,544 thousand square feet which requires 211 parking spaces. 211 parking spaces divided by 10,544 thousand square feet equals a rate of 20.0. The Hotel (Conference Center) rates from the Urban Land Institute, Shared Parking, 2nd Edition, 2005, encompass what the project refers to as the "banquet" area of the project site.

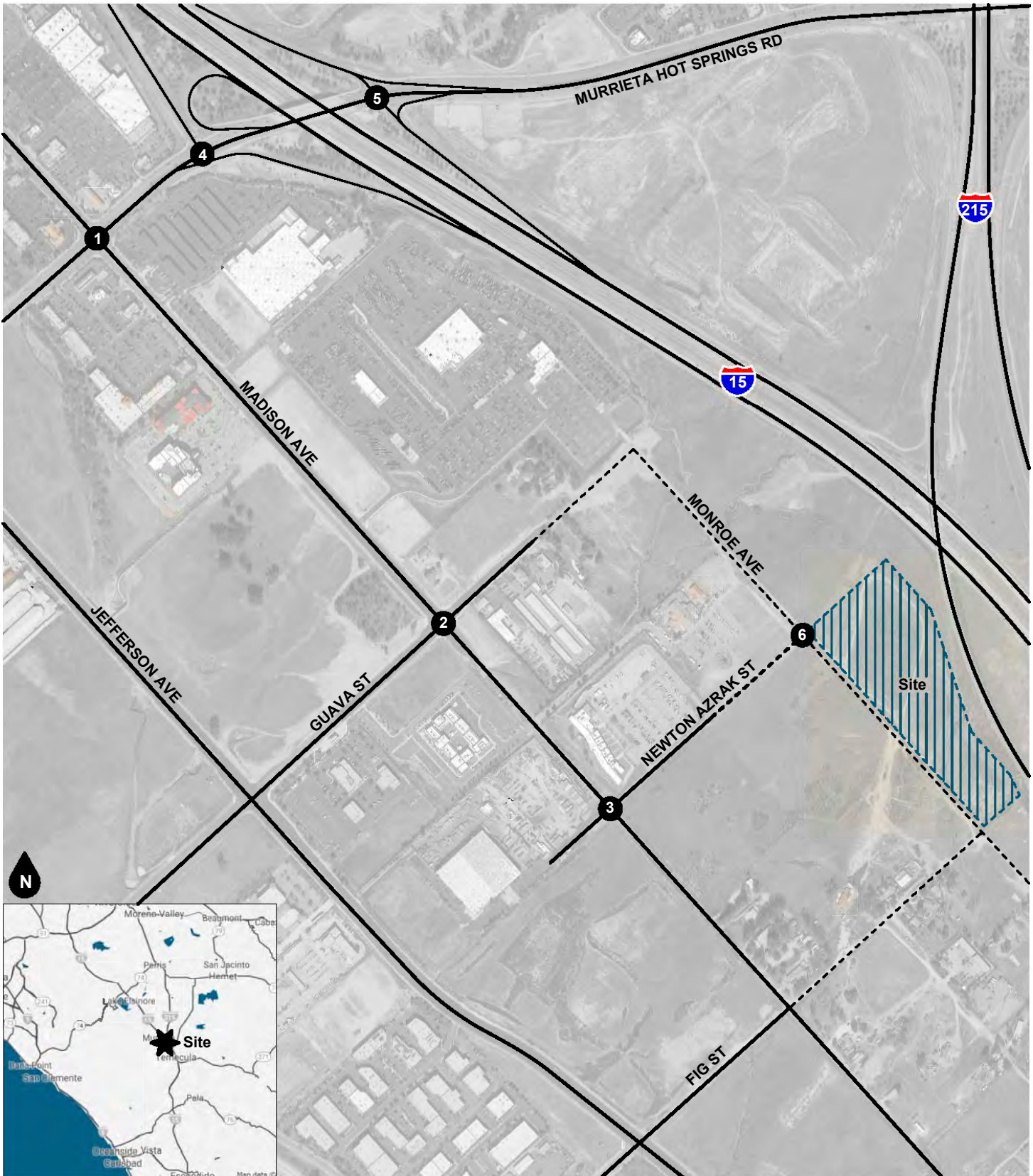
**Table 2
Hourly Peak Parking Demand**

Weekday																																							
Time of Day	January			February			March			April			May			June			July			August			September			October			November			December			Late December		
	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total						
6:00 AM	156	3	159	186	3	189	200	3	203	198	3	201	202	3	205	219	3	222	215	3	218	202	3	205	204	3	207	204	3	207	178	3	181	147	3	150	110	3	113
7:00 AM	148	17	165	176	17	193	189	17	206	187	17	204	192	17	209	208	17	225	203	17	220	192	17	209	194	17	211	194	17	211	168	17	185	140	17	157	104	17	121
8:00 AM	194	51	245	220	51	271	231	51	282	229	51	280	233	51	284	248	51	299	244	51	295	233	51	284	235	51	286	235	51	286	213	51	264	187	51	238	156	51	207
9:00 AM	242	51	293	264	51	315	274	51	325	273	51	324	276	51	327	289	51	340	285	51	336	276	51	327	278	51	329	278	51	329	258	51	309	236	51	287	208	51	259
10:00 AM	225	57	282	245	57	302	253	57	310	252	57	309	255	57	312	266	57	323	263	57	320	255	57	312	256	57	313	256	57	313	239	57	296	220	57	277	197	57	254
11:00 AM	225	57	282	245	57	302	253	57	310	252	57	309	255	57	312	266	57	323	263	57	320	255	57	312	256	57	313	256	57	313	239	57	296	220	57	277	197	57	254
12:00 PM	227	57	284	245	57	302	253	57	310	251	57	308	254	57	311	264	57	321	261	57	318	254	57	311	255	57	312	255	57	312	240	57	297	222	57	279	201	57	258
1:00 PM	227	57	284	245	57	302	253	57	310	251	57	308	254	57	311	264	57	321	261	57	318	254	57	311	255	57	312	255	57	312	240	57	297	222	57	279	201	57	258
2:00 PM	235	57	292	255	57	312	263	57	320	262	57	319	265	57	322	276	57	333	273	57	330	265	57	322	266	57	323	266	57	323	249	57	306	230	57	287	207	57	264
3:00 PM	235	57	292	255	57	312	263	57	320	262	57	319	265	57	322	276	57	333	273	57	330	265	57	322	266	57	323	266	57	323	249	57	306	230	57	287	207	57	264
4:00 PM	244	51	295	264	51	315	274	51	325	272	51	323	275	51	326	287	51	338	284	51	335	275	51	326	277	51	328	277	51	328	259	51	310	238	51	289	212	51	263
5:00 PM	326	40	366	348	40	388	358	40	398	357	40	397	360	40	400	373	40	413	369	40	409	360	40	400	362	40	402	362	40	402	342	40	382	320	40	360	292	40	332
6:00 PM	334	23	357	358	23	381	369	23	392	367	23	390	371	23	394	384	23	407	381	23	404	371	23	394	372	23	395	372	23	395	351	23	374	327	23	350	298	23	321
7:00 PM	334	11	345	358	11	369	369	11	380	367	11	378	371	11	382	384	11	395	381	11	392	371	11	382	372	11	383	372	11	383	351	11	362	327	11	338	298	11	309
8:00 PM	342	11	353	368	11	379	379	11	390	377	11	388	381	11	392	396	11	407	392	11	403	381	11	392	383	11	394	383	11	394	361	11	372	335	11	346	304	11	315
9:00 PM	350	11	361	378	11	389	390	11	401	388	11	399	392	11	403	407	11	418	403	11	414	392	11	403	394	11	405	394	11	405	370	11	381	343	11	354	310	11	321
10:00 PM	262	11	273	292	11	303	306	11	317	304	11	315	308	11	319	325	11	336	321	11	332	308	11	319	310	11	321	310	11	321	284	11	295	253	11	264	216	11	227
11:00 PM	164	6	170	196	6	202	210	6	216	208	6	214	213	6	219	231	6	237	226	6	232	213	6	219	215	6	221	215	6	221	187	6	193	155	6	161	116	6	122
12:00 AM	164	3	167	196	3	199	210	3	213	208	3	211	213	3	216	231	3	234	226	3	229	213	3	216	215	3	218	215	3	218	187	3	190	155	3	158	116	3	119
Maximum			366			389			401			399			403			414			414			403			405			405			382			360			332

Weekend																																							
Time of Day	January			February			March			April			May			June			July			August			September			October			November			December			Late December		
	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total	Cust./Vis.	Emp.	Total			
6:00 AM	141	2	143	168	2	170	180	2	182	178	2	180	181	2	183	198	2	200	194	2	196	181	2	183	183	2	185	183	2	185	160	2	162	132	2	134	99	2	101
7:00 AM	133	12	145	159	12	171	170	12	182	168	12	180	172	12	184	187	12	199	184	12	196	172	12	184	174	12	186	174	12	186	151	12	163	125	12	137	94	12	106
8:00 AM	181	37	218	205	37	242	214	37	251	213	37	250	216	37	253	229	37	266	226	37	263	216	37	253	217	37	254	217	37	254	197	37	234	174	37	211	146	37	183
9:00 AM	231	37	268	251	37	288	259	37	296	258	37	295	261	37	298	273	37	310	270	37	307	261	37	298	262	37	299	262	37	299	245	37	282	224	37	261	200	37	237
10:00 AM	216	41	257	233	41	274	240	41	281	239	41	280	242	41	283	252	41	293	249	41	290	242	41	283	243	41	284	243	41	284	228	41	269	210	41	251	189	41	230
11:00 AM	216	41	257	233	41	274	240	41	281	239	41	280	242	41	283	252	41	293	249	41	290	242	41	283	243	41	284	243	41	284	228	41	269	210	41	251	189	41	230
12:00 PM	218	41	259	234	41	275	241	41	282	240	41	281	242	41	283	251	41	292	249	41	290	242	41	283	243	41	284	243	41	284	229	41	270	213	41	254	194	41	235
1:00 PM	218	41	259	234	41	275	241	41	282	240	41	281	242	41	283	251	41	292	249	41	290	242	41	283	243	41	284	243	41	284	229	41	270	213	41	254	194	41	235
2:00 PM	226	41	267	243	41	284	250	41	291	249	41	290	252	41	293	262	41	303	259	41	300	252	41	293	253	41	294	253	41	294	238	41	279	220	41	261	199	41	240
3:00 PM	226	41	267	243	41	284	250	41	291	249	41	290	252	41	293	262	41	303	259	41	300	252	41	293	253	41	294	253	41	294	238	41	279	220	41	261	199	41	240
4:00 PM	233	37	270	252	37	289	260	37	297	259	37	296	261	37	298	272	37	309	270	37	307	261	37	298	262	37	299	262	37	299	246	37	283	227	37	264	205	37	242
5:00 PM	315	31	346	335	31	366	343	31	374	342	31	373	345	31	376	357	31	388	354	31	385	345	31	378	346	31	377	346	31	377	329	31	360	308	31	339	284	31	315
6:00 PM	322	25	347	344	25	369	353	25	378	351	25	376	354	25	379	367	25	392	364	25	389	354	25	379	356	25	381	356	25	381	337	25	362	315	25	340	289	25	314
7:00 PM	322	23	345	344	23	367	353	23	376	351	23	374	354	23	377	367	23	390	364	23	387	354	23	377	356	23	379	356	23	379	337	23	360	315	23	338	289	23	312
8:00 PM	329	23	352	353	23	376	362	23	385	361	23	384	364	23	387	377	23	400	374	23	397	364	23	387	365	23	388	365	23	388	345	23	368	322	23	345	294	23	317
9:00 PM	337	23	360	361	23	384	372	23	395	370	23	393	373	23	396	388	23	411	384	23	407	373	23	396	375	23	398	375	23	398	354	23	377	329	23	352	299	23	322
10:00 PM	247	18	265	274	18	292	286	18	304	284	18	302	287	18	305	304	18	322	300	18	318	287	18	306	289	18	307	289	18										

Table 3
Monthly Peak Parking Demand

Month	Weekdays	Weekends
January	366	360
February	389	384
March	401	395
April	399	393
May	403	396
June	418	411
July	414	407
August	403	396
September	405	398
October	405	398
November	382	377
December	360	352
Late December	332	322
Maximum	418	411



Legend
 # Study Intersection

Figure 1
Project Location Map



Figure 2
Site Plan

Figure 3

Monthly Peak Parking Demand

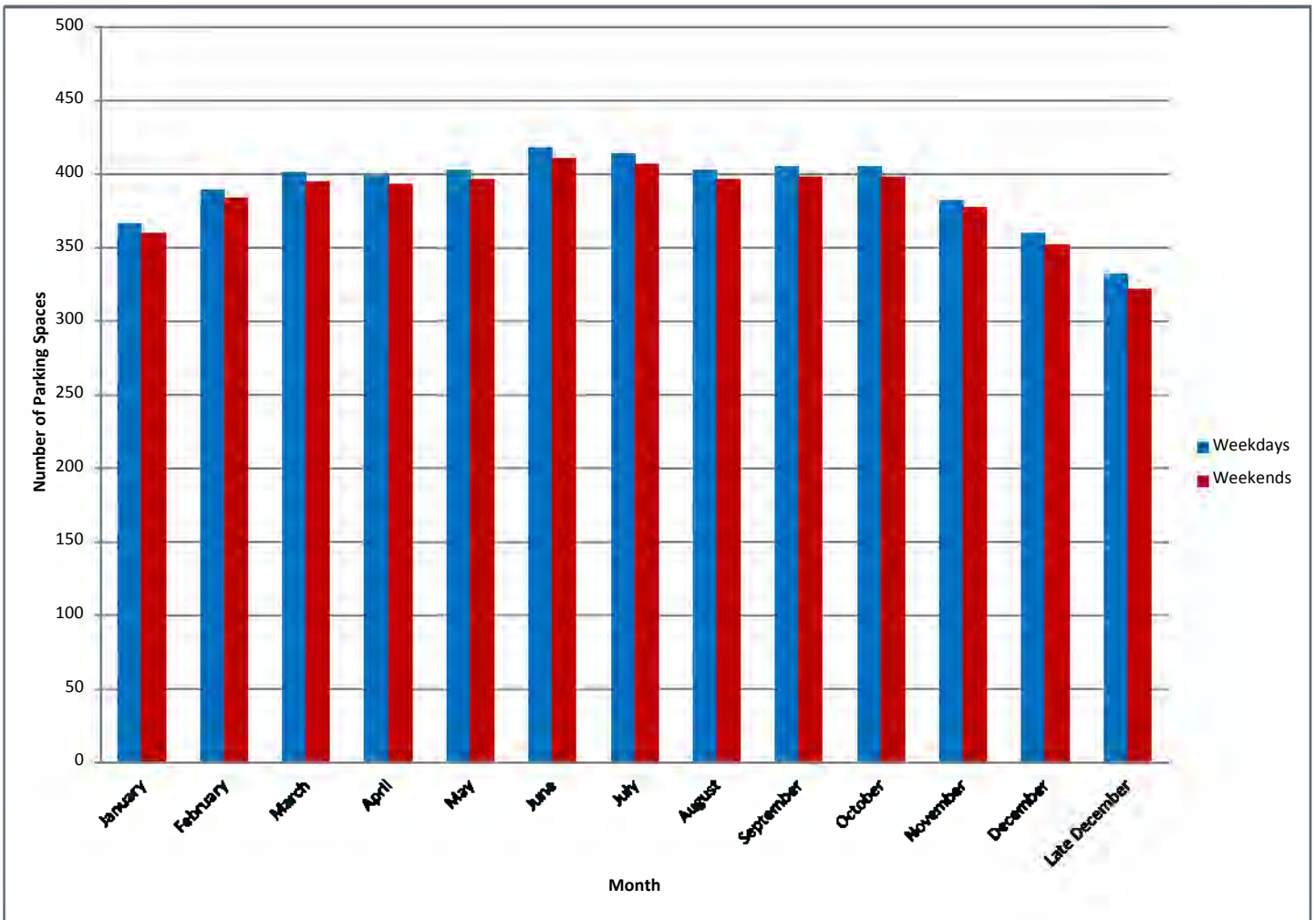
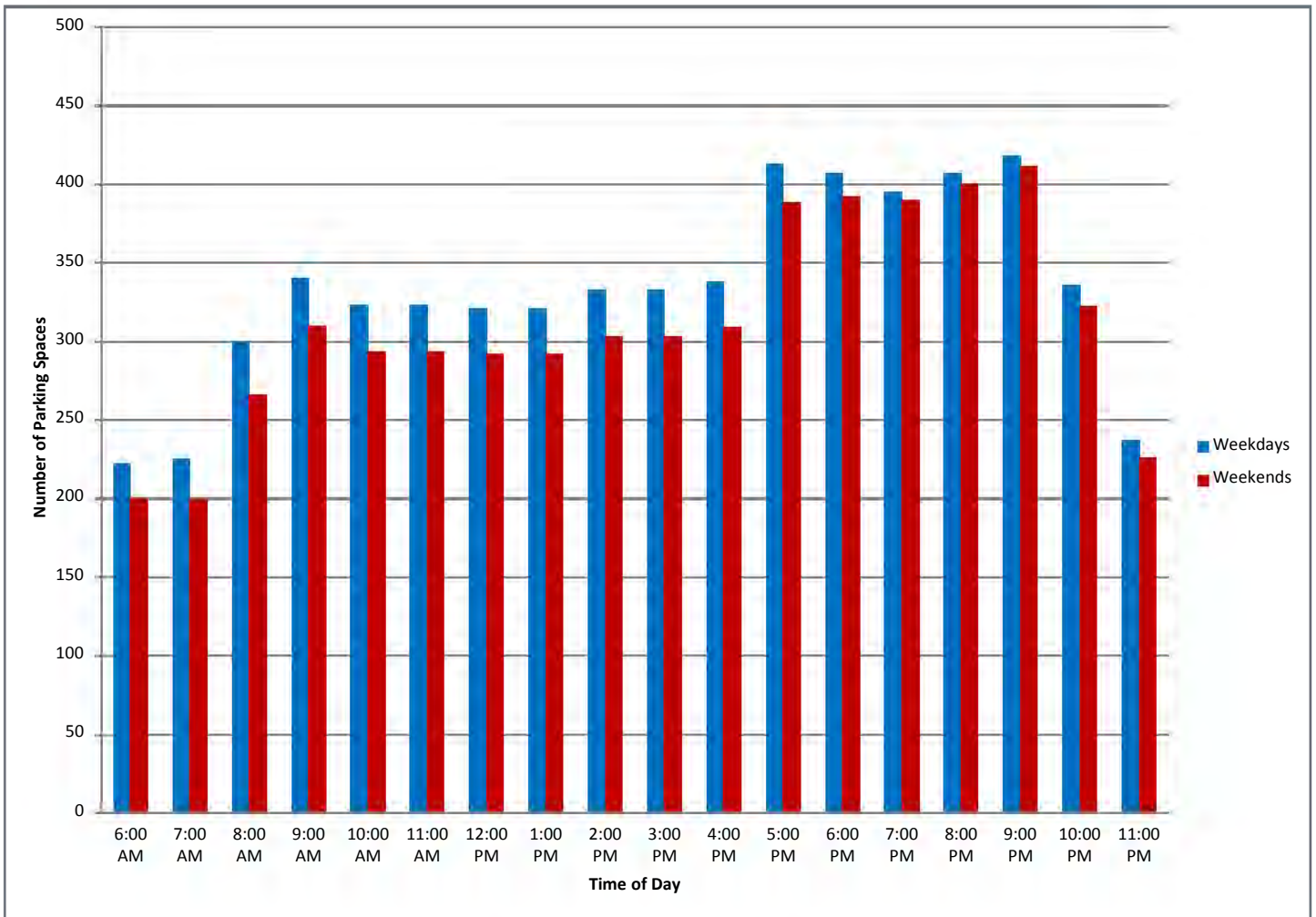


Figure 4

Peak Month Hourly Parking Demand





MONROE AVENUE

Maximum of 418 spaces required per Parking Study
 419 total spaces provided with Valet Parking as shown



Figure 5
Site Plan With Valet Parking

APPENDIX A

GLOSSARY

GLOSSARY OF PARKING/TRANSPORTATION TERMS

COMMON ABBREVIATIONS

AC	Acres
ADT	Average Daily Traffic
Caltrans	California Department of Transportation
DU	Dwelling Unit
GFA	Gross Floor Area
ICU	Intersection Capacity Utilization
ITE	Institute of Transportation Engineers
LOS	Level of Service
TDM	Transportation Demand Management
TSF	Thousand Square Feet
ULI	Urban Land Institute
V/C	Volume/Capacity
VMT	Vehicle Miles Traveled

TERMS

CARPORT: A parking space beneath a solid roof covering, but not fully enclosed.

DRIVEWAY: A short road between the public right-of-way and a garage, carport, or other designated parking area.

GROSS FLOOR AREA: The sum of the horizontal areas of each floor of a building, measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, but not including underground parking, uncovered steps or exterior balconies.

GARAGE: A fully enclosed, attached or detached, accessory building for parking of vehicles. Commonly associated with a residential dwelling unit, but may also refer to a parking structure or underground parking.

GATED ACCESS: A vehicular entry/exit point with some form of moveable barrier used for controlling access. Common barriers include automatically or remotely operated gate arms/levers, sliding gates, and swing gates.

OFF-SITE PARKING: A parking area that is not located on the same site as the land use it serves.

PARKING AGREEMENT: An agreement between two or more land owners that specifies the terms of use for shared parking facilities between the involved parties.

PARKING CODE/ORDINANCE: Development standards pertaining to parking provisions as established by the governing jurisdiction. Such parking requirements are typically incorporated in the jurisdiction's municipal/zoning code and specify design standards such as the number of parking spaces required, stall/drive aisle dimensions, and the location of parking facilities. The number of off-street parking spaces required are typically based on a ratio of stalls per land use variable, such as one stall per certain number square feet, students, or seats.

PARKING DEMAND: The number of parked vehicles associated with a land use, or multiple land uses, at a particular point in time.

PARKING LOT: An area containing multiple parking spaces for one or more land uses. In urban and suburban environments, parking lots are typically paved with delineated parking spaces.

PARKING MANAGEMENT PLAN: A specified set of various measures, policies, or programs intended to achieve a more efficient use of parking resources.

PARKING OVERAGE FACTOR: Additional parking supply above the actual or anticipated parking demand. A parking overage factor is typically applied to observed parking demand counts to account for possible day-to-day variations and assure ease of use during peak demand. Jurisdictional codes are generally considered to take such overage factors into account in the established off-street parking requirements.

PARKING SPACE: A paved or unpaved area where a vehicle may be parked, typically located in a parking lot, parking structure, residential garage/driveway, or curbside on a public or private street. A parking space may or may not be delineated by pavement markings.

PARKING STALL: A parking space delineated by pavement markings.

PARKING STRUCTURE: A structure used for parking of vehicles with two or more levels and open sides.

PARKING SUPPLY: The number of parking spaces available for use by a particular land use or multiple land uses.

SHARED PARKING DEMAND: The parking demand at a particular point in time for two or more land uses.

SHARED PARKING (SUPPLY): A parking lot or area where parking spaces may be used by more than one land use. Shopping center parking lots are a common example of shared parking serving various retail, service, and/or restaurant uses.

SUBTERRANEAN PARKING: A parking area located below ground level (i.e., underground parking).

SURFACE PARKING: A parking area at ground level.

TANDEM PARKING: Two end-to-end parking spaces where one vehicle is parked behind the first, such that the second vehicle will have to pull out in order to access the first.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Various measures, policies, or programs intended to achieve a more efficient use of transportation resources. Since vehicular roadway capacity is typically the most constrained transportation resource, most TDM measures are geared towards reducing the number of peak-period vehicle trips and incentivizing the use of alternative transportation modes (i.e., ridesharing, car/vanpools, public transit, bicycling, and walking).

APPENDIX B

CITY OF MURRIETA MUNICIPAL CODE PARKING REQUIREMENTS

16.34 Off-Street Parking and Loading Standards

Sections:

- 16.34.010 Purpose.
- 16.34.020 Applicability.
- 16.34.030 General Parking Regulations.
- 16.34.040 Number of Parking Spaces Required.
- 16.34.050 Adjustments to Off-Street Parking Requirements.
- 16.34.060 Disabled/Handicapped Parking Requirements.
- 16.34.070 Development Standards for Off Street Parking.
- 16.34.080 Driveways and Site Access.
- 16.34.090 Bicycle Parking.
- 16.34.100 Off-Street Loading Space Requirements.

16.34.010 Purpose.

The purpose of this chapter is to provide off-street parking and loading standards to:

- A. Provide for the general welfare and convenience of persons within the city by ensuring sufficient parking facilities to meet the needs generated by specific uses;
- B. Provide accessible, attractive, secure, and well-maintained off-street parking and loading facilities;
- C. Increase public safety by reducing congestion on public streets;
- D. Ensure access and maneuverability for emergency vehicles; and
- E. Provide loading and delivery facilities in proportion to the needs of allowed uses.

(Ord. 182 § 2 (part), 1997)

16.34.020 Applicability.

Every use, including a change or expansion of a use or structure shall have appropriately maintained off-street parking and loading areas in compliance with the provisions of this chapter. A use shall not be commenced and structures shall not be occupied until improvements required by this chapter are satisfactorily completed.

(Ord. 182 § 2 (part), 1997)

16.34.030 General Parking Regulations.

A. Parking and Loading Spaces to be Permanent. Parking and loading spaces shall be permanently available, marked and maintained for parking or loading purposes for the use they are intended to serve. The director may approve the temporary reduction of parking or loading spaces in conjunction with a seasonal or intermittent use with the approval of a temporary use permit (16.70).

B. Parking and Loading to be Unrestricted. Owners, lessees, tenants or persons having control of the operation of a premises for which parking or loading spaces are required by this chapter shall not prevent, prohibit or restrict authorized persons from using these spaces without prior approval of the director.

C. Vehicles for Sale. Vehicles, trailers, or other personal property shall not be parked upon a public or private street, parking lot, or public or private property for the purpose of displaying the vehicle, trailer, or other personal property for sale, hire, or rental, unless the property is appropriately zoned, the vendor is licensed to transact the applicable business at that location, and has obtained appropriate land use entitlements.

D. Nonconforming Status. Existing uses or structures shall not be deemed to be nonconforming solely because of the lack of off-street parking or loading spaces or parking lot improvements; provided that facilities being used for off-street parking or loading as of the date of adoption of this chapter shall not be further reduced in number. Structures with parking or loading space deficiencies shall be allowed to be occupied by new uses allowed in the zoning district provided that:

1. The new use has the same or lesser parking or loading space requirement as the existing or previous use; or
2. The new use has a greater parking or loading requirement than the existing or previous use, and a sufficient number of additional parking or loading spaces have been provided to accommodate the increased amount of spaces required for the new use.

(Ord. 544 §§ 4, 5, 2019; Ord. 182 § 2 (part), 1997)

16.34.040 Number of Parking Spaces Required.

A. Parking Requirements by Land Use. Each land use shall be provided the number of off-street parking spaces required by Table 3-7. Additional spaces may be required/approved through discretionary entitlement approval.

B. Expansion of Structure, Change in Use. When a structure is enlarged or increased in capacity or intensity, or when a change in use requires more off-street parking, additional parking spaces shall be provided in compliance with this chapter. Also see Section 16.34.030(D) (Nonconforming Status) above.

C. Single-family Uses. A single-family use that does not conform to the provisions of this chapter shall be brought into compliance at the time additions or alterations are made that cumulatively increase the existing floor area by more than twenty-five (25) percent, as measured over a five-year period preceding and including the proposed modification.

D. Multi-tenant Sites. A site with multiple tenants shall provide the aggregate number of parking spaces required for each separate use; except where the site was developed comprehensively as a shopping center, the parking ratio shall be that required for the shopping center as a whole as provided in Table 3-7.

E. Parking Required by Entitlements, Development Agreements and Specific Plans. Parking requirements established by conditional use permits, development agreements, specific plans or similar entitlements supersede the provisions of this chapter.

F. Uses Not Listed. Land uses not specifically listed by subsection A (Parking Requirements by Land Use), above, shall provide parking as required by the director. The director shall use the requirements of Table 3-7 as a guide in determining the minimum number of off-street parking spaces to be provided.

G. Rounding of Quantities. When calculating the number of parking spaces required, fractional spaces shall be rounded up to the nearest whole number.

H. Excessive Parking. The parking standards established in this chapter are both minimum and maximum standards. Off-street parking spaces in excess of these standards may be approved in conjunction with a discretionary entitlement, and when commensurate landscaping and pedestrian improvements are also provided.

I. Bench or Bleacher Seating. Where fixed seating is provided in the form of benches or bleachers, a seat shall be construed to be not less than eighteen (18) inches of continuous bench space for the purpose of calculating the number of required parking spaces.

J. Company-owned Vehicles. The number of parking spaces required by this chapter does not include spaces needed for the parking of company-owned vehicles. Parking spaces for company-owned vehicles shall be provided in addition to the requirements for a particular land use.

Click here for a printer-friendly, PDF version of [Table 3-7](#).

TABLE 3-7

PARKING REQUIREMENTS BY LAND USE

Assembly/Quasi-Public Uses	Vehicle Spaces Required
Churches, other places of worship, and mortuaries	One space for each three fixed seats or one space for every 35 square feet (s.f.) of gross assembly area, meeting rooms, classroom, where there are no fixed seats.
Libraries, museums, art galleries	One space for every 500 s.f. of gross floor area, plus one space for each official vehicle.
Large family day care homes	One space per employee, in addition to the required residential spaces, unless adjusted by the director.
Cinemas	Single screen: One space for each three seats, plus six spaces for employees.
	Multi screen: One space for each four seats, plus ten spaces for employees.
Performance theaters, meeting halls, lodges and membership organization	One space for every three fixed seats, or one space per 50 s.f. of gross assembly or viewing area, plus parking for ancillary uses (e.g. bar restaurant).
Day-care centers	One space per child/adult based on 15% of the maximum number of children/adults allowed on site as set forth by the licensing agency, plus one space for each employee.

Assembly/Quasi-Public Uses	Vehicle Spaces Required
Assisted Living/Skilled Nursing (adults, skilled nursing facilities and residential care homes)	One space for every three beds the facility is licensed to accommodate.
Hospital and medical centers	One space for every three patient beds the facility is licensed to accommodate, plus one space for every 400 s.f. of office area, plus required spaces for ancillary uses as determined by the Director.

Indoor/Outdoor Recreation	Vehicle Spaces Required
Bowling alley	Five spaces per lane, plus required spaces for ancillary uses.
Indoor recreation/fitness centers - arcades	One space for each 200 s.f. of gross floor area.
Pool and billiard rooms	Two spaces per table, plus required spaces for ancillary uses.
Skating rink - ice or roller	One space for each 400 s.f. of gross floor area for public use, plus required spaces for ancillary uses.
Tennis, racquetball, handball and other courts	Two spaces for each court, plus one space for each 300 s.f. of floor area for ancillary uses.
Golf courses - golf driving ranges	Ten spaces for each hole, plus clubhouse spaces as required for ancillary uses; two spaces for each driving range tee.
Health/fitness clubs	One space for each 300 s.f. of gross floor area.
Outdoor commercial recreation	Determined by conditional use permit.
Personal instruction (See ² under Private School/Training Uses)	One space for every 200 s.f. of gross floor area

Industrial Uses	Vehicle Spaces Required
Research and development, laboratories	One space for every 250 s.f. of gross floor area, plus one space for each company vehicle.
General manufacturing, industrial and processing uses	Two spaces for every 1,000 s.f. of gross floor area for the first 25,000 s.f., and one space for every 1,000 s.f. thereafter. Gross floor area shall include incidental office space comprising less than 20% of the total gross floor area. The parking requirements for additional office space shall be calculated separately as provided by this table for "offices."
Warehouses and storage facilities (single tenant - see below for multi-tenant)	One space for every 1,000 s.f. of gross floor area for the first 20,000 s.f., and one space for every 2,000 s.f. thereafter. Gross floor area shall include incidental office space comprising less than 20% of the total gross floor area. The parking requirements for additional office space shall be calculated separately as provided by this table for "offices."
Storage, personal storage facilities	Four spaces for the manager's office, plus one additional space if an on-site residential unit is provided.
Wholesale and distribution operations not used exclusively for storage (single tenant only - see below for multi-tenant)	One space for every 1,000 s.f. of gross floor area for the first 10,000 s.f., and one space for every 2,000 s.f. thereafter. Gross floor area shall include incidental office space comprising less than 20% of the total gross floor area. The parking requirements for additional office space shall be calculated separately as provided by this table for "offices."
Recycling facilities	Determined by conditional use permit.

Industrial Uses	Vehicle Spaces Required
Multi-tenant buildings	New construction shall provide parking at the rate of one space for each 500 s.f. of gross floor area for one-half of the total building area, and one space for every 1,000 s.f. of gross floor area for remaining one-half of the building area.

Office and Medical Services	Vehicle Spaces Required
Offices, administrative, corporate	One space for each 250 s.f. of gross floor area for the first 5,000 s.f. and one space for each 350 s.f. thereafter.
Clinics, medical/dental offices	One space for each 200 s.f. of gross floor area.
Medical/dental labs	One space for each 300 s.f. of gross floor area.
Veterinary clinics and hospitals	One space for each 250 s.f. of gross floor area, plus one space for each 800 s.f. of boarding area.

Private School/Training Uses	Vehicle Spaces Required
Elementary and junior high	Two spaces per classroom, plus one space for every 200 s.f. of assembly area in an auditorium or gym.
High school	Three spaces for each classroom, plus one space for every six students.
College or university	Determined by conditional use permit.
Schools - specialized education and training ¹	One space for every 50 s.f. of gross classroom floor area.
Personal instruction ²	One space for every 200 s.f. of gross floor area.
Studios, professional ³	One space for every 400 s.f. of gross floor area.

(1) **Schools—Specialized Education and Training.** (One space per 50 sq. ft.) An institution with two or more classrooms and/or meeting rooms that is capable of serving 40 or more students in attendance at any time, and which offers specialized trade and commercial courses intended to achieve a degree, certificate or training in a trade, occupation or field of employment. This includes, but is not limited to, the following types of programs: academics, art, bartending, building trades, business, cabinetry, casino trades, computer technician, construction inspection, cooking, cosmetology, dance, drama, driver education, engine mechanics, heating and air conditioning, language, medical and dental, music, paralegal, secretarial, athletics, vocational and web design. Also includes seminars and other facilities/institutions providing training for religious ministries, establishments furnishing educational courses by mail or the internet, and institutions that offer specialized programs in personal growth and development.

Student capacity shall be based upon the current UBC maximum occupancy factor for classrooms (1 per 20 square feet), unless an alternative occupancy factor is approved by the Building Official and the Planning Director based upon such things as: (1) the number of fixed tables and/or desks; (2) the number of permanent computer work stations; or (3) the number of other permanent work-related fixtures such as cosmetology stations, mechanical equipment, engine blocks, cook tops, etc.

(2) **Instruction, Personal.** (One space per 200 sq. ft.) A use with two or less class or meeting rooms that serves fewer than 40 students in attendance at any time, where an individual or individuals provides instruction to an individual or group of individuals primarily for personal interest or self improvement in such activities as: academics, art, athletics, computers, dance, drama, fitness, martial arts, music and similar activities. Student capacity shall be based upon the current UBC maximum occupancy factor for exercise rooms (1 per 50 square feet), unless an alternative occupancy factor is approved by the Building Official and the Planning Director.

Private School/Training Uses	Vehicle Spaces Required
(3) Studios, Professional. (One space per 400 sq. ft.) A facility designed and equipped to assist in the practice of a specialized activity and/or provide the means by which an individual or small group (less than 10) can create a product or improve one's skill in a particular endeavor. Includes, but is not limited to, studios for: (1) the creation of works of art; (2) photography; (3) practicing, composing or recording of music; (4) acting; (5) writing; (6) dance; (7) design; and (8) the production of television, movies and other media.	

Residential Uses	Vehicle Spaces Required
Single family housing	Two spaces in a fully enclosed garage.
Duplex housing units	Two spaces for each unit, with at least one space in a fully enclosed garage.
Multi-family dwellings and other attached dwellings	Studio and one bedroom units: 1.5 spaces for each unit, with one space for each unit in a fully enclosed garage, plus guest parking. Two bedrooms or more: 2 spaces for each unit, plus 0.5 additional spaces for each bedroom over 2, with one space for each unit in a fully enclosed garage, plus guest parking equal to 25% of the total number of units.
Mobile homes (in mobile home parks)	Two spaces for each mobile home (tandem parking allowed in an attached carport), plus one guest parking space for each four units.
Condominiums	Studio, one bedroom and two bedroom units: Two covered spaces for each unit, with one space for each unit in a fully enclosed garage, plus guest parking. Three bedrooms or more: Two spaces for each unit with one space for each unit in a fully enclosed garage; plus 0.5 additional spaces for each bedroom over two; plus guest parking equal to 33% of the total number of units evenly spread throughout the entire project.
Mixed-use developments (residential portion)	Determined by conditional use permit.
Accessory dwelling units	See Section 16.44.160
Senior housing projects	One space for each unit with half the spaces covered, plus one guest parking space for each ten units.
Senior congregate care	0.5 space for each residential unit, plus one space for each four units for guests and employees.

Retail Uses	Vehicle Spaces Required
General merchandise	One space for each 200 s.f. of gross sales area, plus one space for each 600 s.f. of storage area, plus one space for each company vehicle, plus one space for every 1,000 s.f. of outdoor display area.
Appliance, furniture and bulk goods	One space for each 500 s.f. of gross sales area and one space for each company vehicle, plus one space for every 1,000 s.f. of outdoor display area.
Automobile, mobile home, vehicle, machinery and parts	One space for every 400 s.f. of gross floor area, plus one space for every 3,000 s.f. of outdoor display area, plus one space for every 300 s.f. of gross floor area for a parts department, plus one space for each two employees.
Building materials, hardware stores and plant nurseries	One space for each 300 s.f. of indoor display area, plus one space for every 1,000 s.f. of outdoor display area.
Convenience stores	One space for each 200 s.f. of gross floor area.

Retail Uses	Vehicle Spaces Required
Restaurants/delicatessens - take out only, no customer seating	One space for each 250 s.f. of gross floor area.
Restaurants, fast food	One space for each 100 s.f. of gross floor area, plus one space for every 100 s.f. of outdoor dining area.
Restaurants (except fast food), cafes, cafeterias, nightclubs, taverns, lounges, or similar establishments for the consumption of food and beverages on the premises	One space for each 75 s.f. of gross floor area for patrons, plus one space for every 300 s.f. of service area, plus one space for every 100 s.f. of outdoor dining area.
Shopping centers (shall use un-segregated parking areas)	One space for each 250 s.f. of the gross floor area of all centers of more than 20,000 square feet; plus one space for every 1,000 s.f. of outdoor display area. Restaurant uses that exceed the percentage allowed under the definition of a shopping center shall provide parking at the appropriate restaurant requirement.

Service Uses	Vehicle Spaces Required
Copy and reproduction centers	One space for each 400 s.f. of gross floor area.
Consumer products repair and maintenance	One space for each 250 s.f. of gross floor area.
Banks and financial services	One space for each 300 s.f. of gross floor area.
Barber/beauty shops (and other personal services - tattoo studio, nail salon)	One space for each 250 s.f. of gross floor area.
Dry cleaning pick-up facilities	One space for each 400 s.f. of activity area, plus one space for each 1,000 s.f. of storage area.
Laundries and dry cleaning plants	One space for each 1,000 s.f. of gross floor area.
Laundromats	One space for each 250 s.f. of gross floor area.
Kennels and animal boarding	One space for each 500 s.f. of gross floor area, plus one space for each 800 s.f. of boarding area, plus one space for each employee.
Pet grooming	One space for each 400 s.f. of gross floor area.
Equipment rental	One space for each 300 s.f. of gross floor area, plus one space for each 1,000 s.f. of outdoor use area.
Hotels and motels	One space for each guest room, plus one space for each two employees on the largest shift, plus required spaces for ancillary uses.
Bed and breakfast inn	One space for each guest room, plus the required parking for the residential use.

Vehicle Maintenance, Repair and Related Uses	Vehicle Spaces Required
Repair garage	Four spaces for each service bay, plus adequate queuing lanes. Plus one space for each two employees on the largest shift.
Depots for bus, freight or rail	Determined by conditional use permit.

Vehicle Maintenance, Repair and Related Uses	Vehicle Spaces Required
Service stations (including multi-use stations)	One space for each 250 s.f. of gross floor area, plus three spaces per service bay, plus parking required for ancillary uses (stores, restaurants, car washes). 50% of the parking provided at the pump island(s) may be credited towards meeting the parking requirements for ancillary uses.
Full service vehicle washing	Ten spaces, plus ten spaces for each wash lane for drying area, plus queuing area for five vehicles ahead of each lane.
Self-service vehicle washing	2.5 spaces per each washing stall for queuing and drying.

(Ord. 544 §§ 6, 7, 2019; Ord. 538, Exhibit A (part), 2018; Ord. 537, Exhibit A (part), 2018; Ord. 388 § 3, 2007; Ord. 372 §§ 2, 3, 2006; Ord. 367 § 4 (part), 2006; Ord. 269 § 2 (part), 2002; Ord. 182 § 2(part), 1997)

16.34.050 Adjustments to Off-Street Parking Requirements.

A. Shared Parking Reduction. Where two or more adjacent nonresidential uses have distinct and differing peak parking usage periods, (e.g. a theater and a bank), a reduction in the required number of parking spaces may be approved by the director, provided that the most remote space is located within three hundred (300) feet of the use it is intended to serve or as approved by director. The amount of reduction may be up to the amount of spaces required for the least intensive of the uses sharing the parking.

B. Large Family Day-care Homes. The number and location of the parking spaces is subject to the review and approval of the director.

C. Deviation from Parking Requirements. Each use shall provide at least the minimum number of off-street parking spaces required by this chapter, except where a greater number of spaces is required through land use entitlement approval or where an exception has been granted through approval of a discretionary permit.

D. Parking In-Lieu Fee. The onsite parking requirements established by the Downtown Murrieta Specific Plan may be satisfied by payment of a parking in-lieu fee as specified herein.

1. Applicability. This provision shall apply only to non-residential uses in the Mixed Use [MU] and Civic/Institutional [C/I] zones of the Downtown Murrieta Specific Plan Area.

2. Project Eligibility.

a. Changes in use and/or building expansion for which a greater number of off-street parking spaces are required may pay a parking in-lieu fee in order to satisfy any portion up to one hundred percent (100%) of required onsite parking.

b. Development located within 600 feet of a planned public parking structure as determined by the Director may pay a parking in-lieu fee in order to satisfy any portion up to one hundred percent (100%) of required onsite parking.

c. Development located within % mile of a planned public parking structure as determined by the Director may pay a parking in-lieu fee in order to satisfy any portion up to fifty percent (50%) of required onsite parking.

d. Development located greater than % mile of the planned public parking structure as determined by the Director may pay a parking in-lieu fee in order to satisfy any portion up to twenty-five percent (25%) of required onsite parking.

3. Fee Calculation. The parking in-lieu fee shall be calculated per space and paid in a lump sum, due prior to the issuance of a certificate of occupancy, or as determined by the Director.

4. Fee Amount. The in-lieu fees payable under this provision shall be established by resolution of the City Council and may be adjusted annually based on the Cost of Living Index.

5. Rights and Obligations. Payment of a parking in-lieu fee, in combination with any parking spaces provided onsite, shall constitute full satisfaction of the onsite parking requirements set forth in the Downtown Murrieta Specific Plan. No other guarantees, rights, or privileges are conveyed to the payer.

6. Transferability. Onsite parking satisfied by payment of in-lieu fee is not assignable or transferable to any other property.

7. Use of Funds. Funds collected by the City pursuant to this provision shall be deposited into a dedicated Downtown Parking Fund to be used by the City for the acquisition, development, and maintenance of public off-street parking, and in furtherance of general parking improvements, in the Downtown Murrieta Specific Plan Area.

(Ord. 546 § 1, 2019; Ord. 544 § 8, 2019; Ord. 343 § 4 (part), 2005; Ord. 182 § 2 (part), 1997)

16.34.060 Disabled/Handicapped Parking Requirements.

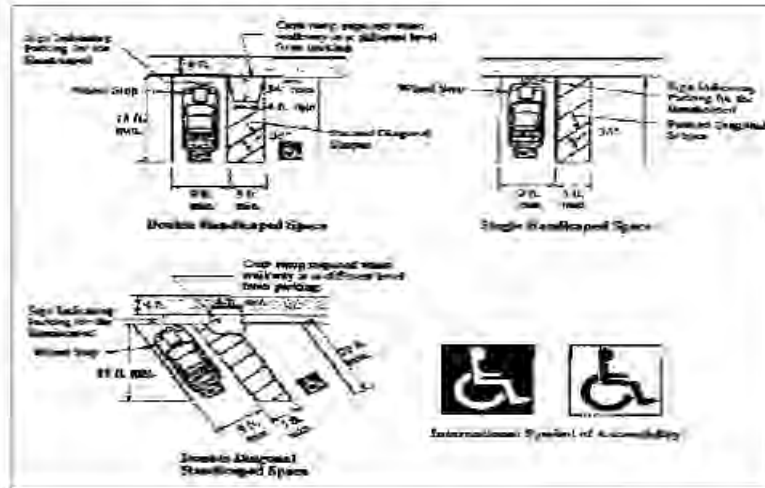
Parking areas shall include parking spaces accessible to the disabled in the following manner:

A. Number of Spaces, Design Standards. Parking spaces for the disabled shall be provided in compliance with Section 1129B of the Uniform Building Code (UBC);

B. Reservation of Spaces Required. Disabled access spaces required by this chapter shall be reserved by the property owner/tenant for use by the disabled throughout the life of the approved land use;

C. Upgrading of Markings Required. If amendments to state law change standards for the marking, striping, and signing of disabled parking spaces, disabled accessible spaces shall be upgraded in compliance with the new state standards. Upgrading shall be completed by affected property owners within sixty (60) days of being notified in writing by the department of new state standards; and

D. Fulfilling of Requirements. Disabled accessible parking spaces required by this chapter shall count toward fulfilling off-street parking requirements.



(Ord. 182 § 2 (part), 1997)

16.34.070 Development Standards for Off-Street Parking.

Off-street parking areas shall be provided in the following manner:

A. Access. Access to off-street parking areas shall be provided in the following manner:

1. Parking areas shall provide suitable maneuvering room so that vehicles enter an abutting street in a forward direction. Parking lots shall be designed so as to prevent access at any point other than at designated access drives. The director or city engineer may approve exceptions for single-family homes and duplexes;
2. Parking spaces shall not be located within twenty (20) feet of an access driveway, measured from the property line, except for single-family homes and duplexes; and
3. A minimum unobstructed clearance height of fourteen (14) feet shall be maintained above areas accessible to vehicles.

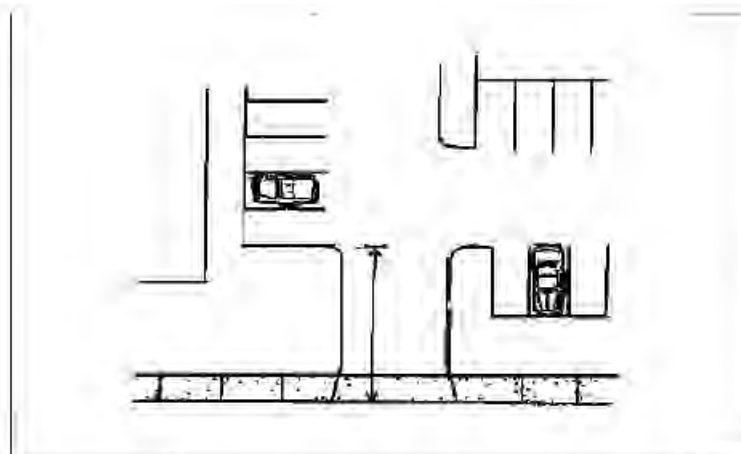


FIGURE 3-11

SETBACK OF PARKING SPACES AT ACCESS DRIVES

B. Access to Adjacent Sites. Applicants for nonresidential developments are encouraged to provide shared vehicle and pedestrian access to adjacent nonresidential properties for convenience, safety and efficient circulation. A joint access agreement guaranteeing the continued availability of the shared access between the properties and running with the land shall be recorded by the owners of the abutting properties, as approved by the director or city engineer.

C. Location. Off-street parking areas shall be located in the following manner:

1. Parking spaces shall be accessible by drives and aisles in compliance with Section 16.34.080.
2. Required parking shall be located on the same parcel as the uses served, except that parking may be located on a parcel adjacent to the parcel served subject to a recorded covenant running with the land re-corded by the owner of the parking lot guaranteeing that the required parking will be maintained exclusively for the use or activity served.
3. Car pool and bicycle spaces shall be located as close as is practical to the entrance(s) to the use they are intended to serve. Spaces shall be situated so that they do not obstruct the flow of pedestrians at entrances or sidewalks.

D. Parking Space Dimensions.

1. **Residential Uses.** Minimum enclosed parking dimensions shall be ten feet in width by twenty (20) feet in length. Multi-family minimum unenclosed parking space dimensions shall be nine feet in width by eighteen (18) feet in length.
2. **Nonresidential Uses.** Minimum parking dimensions shall be as follows:
 - a. The minimum standard parking space dimensions shall be nine feet by eighteen (18) feet.
 - b. Parallel parking spaces shall be eight feet by twenty-two (22) feet.
 - c. The minimum width of parking spaces adjacent to walls, columns, or other vertical obstructions shall be the minimum parking space width plus one foot.
 - d. Every parking space shall maintain a vertical height clearance of seven feet.

Standard Size Parking Space Dimensions				
Dimension Indicator	Description	Parking Angle		
		45°	60°	90°
A1	Overall module dimension - one way	56.0'	59.0'	60.0'
A2	Overall module dimension - two way	60.0'	63.0'	60.0'
B	Width of parking stall	9.0'	9.0'	9.0'
C	Width of parking stall parallel to island or curb	12.7'	10.4'	9.0'
D	Length of parking stall	18.0'	18.0'	18.0'
E	Depth of parking stall to wall or curb	20.0'	20.5'	18.0'
F1	Drive aisle width - one way ¹	16.0'	18.0'	24.0'
F2	Drive aisle width - two way ¹	20.0'	22.0'	24.0'

¹ Drive aisles are subject to the requirements set forth in Section 16.34.080 and to fire access requirements.

E. Drainage.

1. Surface water from parking lots shall not drain over sidewalks or adjacent parcels.
2. Parking lots shall be designed in compliance with the storm water quality and quantity standards of the city's best management practices.

F. Directional Arrows and Signs.

1. In parking facilities, parking spaces, aisles, approach lanes and maneuvering areas shall be clearly marked with directional arrows and lines to ensure the safe and efficient flow of vehicles.
2. The director may require the installation of the traffic signs in addition to directional arrows to ensure the safe and efficient flow of vehicles in a parking facility.
3. The exit from a parking area which provides parking for forty (40) or more vehicles shall be clearly marked with a vehicle "STOP" sign in conformance with the state Highway Manual for uniform traffic control devices.

G. Grades of Entrances, Spaces and Driveways.

1. Entrance Driveways. Driveways shall not exceed a maximum grade of plus fifteen (15) percent or minus six percent measured along the driveway centerline. Where there is a change in the slope of the driveway, it shall be demonstrated that vehicles will be able to pass over the change in slope without interference with the vehicle's undercarriage.

2. Interior Driveways. Ramps or driveways within the interior of a parking area (beyond twenty (20) feet from ultimate right-of-way line) shall have a maximum grade of twenty (20) percent. If a ramp or driveway exceeds ten percent, the design shall include transitions (at each end of the ramp) not less than eight feet in length, having a slope equal to one-half the ramp or driveway slope.

3. Parking Spaces. Parking spaces and abutting access aisles shall have a maximum grade of seven per-cent, measured in any direction.

H. Landscaping. Landscaping shall be provided in compliance with the following requirements.

1. Landscape Plan Required. A comprehensive landscape and irrigation plan shall be submitted for re-view and approval by the review authority in compliance with Chapter 16.28 (Landscaping Standards).

2. Landscape Materials. Landscaping materials shall be provided throughout the parking lot area using a combination of trees, shrubs and ground cover. Drought-tolerant landscape materials shall be emphasized in compliance with Chapter 16.28 (Landscaping Standards).

3. Curbing, Irrigation. Areas containing plant materials shall be bordered by a concrete curb at least six inches high and six inches wide, and provided with an automatic irrigation system. Alternative barrier designs may be approved by the director. End stalls adjacent to parking spaces or other obstructions shall incorporate an additional curbing width of six inches.

4. Location of Landscaping. Parking lot landscaping shall be located so that pedestrians are not required to cross landscaped areas to reach building entrances from parked cars. This should be achieved through proper orientation of the landscaped fingers and islands.

5. Bumper Overhang Areas. To increase the parking lot landscaped area, a maximum of three feet of the parking stall depth may be landscaped with low-growth, hearty materials in lieu of paving, allowing a three-foot bumper overhang while maintaining the required parking dimensions. The additional landscaped area is considered part of the parking space and shall not be counted towards satisfying parking lot landscaping requirements.

6. Perimeter Parking Lot Landscaping.

a. Adjacent to Streets. Parking areas adjoining a public street shall be designed to provide a landscaped planting strip between the street right-of-way and parking area of fifteen (15) feet. The landscaping shall be designed and maintained to screen cars from view from the street to a height of between thirty (30) inches and forty-two (42) inches. Screening materials may include a combination of plant materials, earth berms, solid masonry walls, raised planters, or other screening devices that meet the intent of this requirement. Trees shall be provided at a rate of one for every twenty (20) lineal feet of landscaped area. Plant materials, signs, or structures within a traffic safety sight area of a driveway shall not exceed thirty (30) inches in height.

b. Adjacent to Side or Rear Property Lines. Parking areas shall provide a perimeter landscaped strip at least five feet wide (inside dimension) where the facility adjoins a side or rear property line. The perimeter landscaped strip may be located within a required setback area. Trees shall be provided at the rate of one for each twenty (20) lineal feet of landscaped area.

c. Adjacent to Residential Use. Parking areas for nonresidential uses adjoining residential uses shall provide a landscaped buffer yard with a minimum fifteen (15) foot width between the parking area and the common property line bordering the residential use. A solid masonry wall and landscaping shall be provided along the property line. For each one hundred (100) lineal feet of landscaped area, a minimum of twelve (12) trees and ten shrubs shall be provided.

7. Interior Parking Lot Landscaping.

a. Amount of Landscaping. Multi-family, commercial, and office uses shall provide landscaping within the parking area at the following ratios:

TABLE 3-8

PARKING LOT LANDSCAPING

Parking Spaces Required	% of Total Parking Area to be Landscaped
5-24 spaces	5.0% minimum
25-49 spaces	7.5% minimum
50+ spaces	10.0% minimum

b. Area of Shading Required. Parking lot landscaping shall include shade trees from an approved list provided by the

department. Trees shall be provided so that required shade canopies will be achieved within a minimum of fifteen (15) years. The percentage of parking area required to be shaded shall be as follows:

TABLE 3-9

PERCENT OF PARKING AREA TO BE SHADED

Parking Spaces Required	Parking Spaces Required to be Shaded
5-24 spaces	30% minimum
25-49 spaces	40% minimum
50+ spaces	50% minimum

All trees within the parking area shall be a minimum of fifteen- (15-) gallon size at planting. Larger trees may be required subject to the review by the director.

c. Planters Required. Trees shall be in planters located throughout the parking area. In order to be considered within the parking area, trees shall be located in planters that are bounded on at least three sides by parking area paving. Planters shall have a minimum interior dimension of five feet and be of sufficient size to accommodate tree growth. All ends of parking lanes shall have landscaped islands.

d. Larger Projects. Parking lots with more than one hundred (100) spaces shall provide a concentration of landscape elements at primary entrances, including specimen trees, flowering plants, enhanced paving, and project identification.

I. Lighting. Parking areas shall have lighting capable of providing adequate illumination for security and safety. Lighting standards shall be energy-efficient and in scale with the height and use of the on-site structure(s). All illumination, including security lighting, shall be directed downward, away from adjacent properties and public rights-of-way in compliance with Section 16.18.100 (Lighting).

J. Residential Carports and Garages.

1. Carports, Minimum Size. Carports/covered parking, shall consist of a solid roof structure overhang, or combination of both, that completely covers a parking stall with a minimum vertical clearance of eight feet.

2. Carports, Screening Required. Carports shall be screened from public view by structural components or masonry walls at least four feet in height subject to visual clearance requirements at driveways. Car-ports adjacent to common property lines shall have solid walls as specified in the uniform building code.

3. Carports, Storage Space Required. Lockable storage space of at least ninety (90) cubic feet shall be provided for each parking stall in a carport and shall be designed and maintained so as to not obstruct vehicle access to the required parking space.

4. Garages, Minimum Size. Garages shall be completely enclosed on four sides and have a solid roof. The minimum interior dimensions shall be twenty (20) feet in width by twenty (20) feet in length for a two-car garage.

K. Shopping Cart Storage. Parking facilities shall contain shopping cart storage areas for appropriate uses (e.g., supermarkets, drugstores, etc.). The number, dimensions and locations of storage areas shall be determined by the director.

L. Striping and Identification.

1. Vehicular. Parking spaces shall be clearly outlined with four-inch wide lines painted on the surface of the parking facility. Compact and car pool spaces shall be clearly identified for compact vehicle and car pool usage respectively.

2. Disabled. Parking spaces for the disabled shall be striped and marked according to the applicable state standards.

M. Surfacing.

1. Vehicular. Parking spaces and maneuvering areas shall be paved and permanently maintained with asphalt, concrete or other all-weather surfacing approved by the director or city engineer.

2. Motorcycle. Motorcycle parking areas shall be paved with concrete or equivalent all-weather surfacing approved by the director or city engineer.

3. Bicycle. Bicycle parking areas shall be surfaced so as to keep the area in a dust-free condition, subject to the approval of the director.

N. Wheel Stops/Curbing. Continuous concrete curbing at least six inches high and six inches wide shall be provided for parking spaces located adjacent to fences, walls, property lines, landscaped areas, and structures. Individual wheel stops may be provided in lieu of continuous curbing when the parking is adjacent to a landscaped area, and the drainage is directed to the landscaped area subject to the approval of the director. Wheel stops shall be placed to allow for two feet of vehicle overhang area within the dimension of the parking space.

(Ord. 544 § 9, 2019; Ord. 388 § 7, 2007; Ord. 343 § 4 (part), 2005; Ord. 293 § 1 (part), 2004; Ord. 182 § 2 (part), 1997)

16.34.080 Driveways and Site Access.

Driveways providing site access shall be from an improved street, alley, or other public and/or private right-of-way, and shall be designed, constructed, and maintained as follows.

A. Distance from Street Corners. Driveways to parking areas, except single family residential drives, shall be located a minimum of one hundred fifty (150) feet from the nearest intersection, as measured from the centerline of the nearest travel lane of the intersecting street to the edge of driveway or as approved by the city engineer. For parcels with frontages less than one hundred fifty (150) feet, the minimum distance shall be one hundred (100) feet unless a lesser distance is approved by the city engineer.

B. Driveway Spacing. Driveways shall be separated along the street frontage as follows:

1. Single-family and Duplex Residential Development. Driveways shall be separated by at least six feet, unless a shared, single driveway is approved by the director or city engineer. The six-foot separation does not include the transition or wing sections on each side of the driveway; and

2. Multi-family and Nonresidential Development. Where two or more driveways serve the same or adjacent multi-family or nonresidential development, the centerline of the driveways shall be separated by a minimum of one hundred and fifty (150) feet, or as approved by the city engineer.

C. Drive Aisles and Driveway Width and Length.

1. Single-family Uses.

a. When a garage is perpendicular ninety (90) degrees to the driveway, a minimum twenty-four- (24) foot deep unobstructed back-out area shall be provided.

2. Multi-family Uses.

- a. Drive aisles and driveways for multi-family uses with six or less units shall have a minimum width of twelve (12) feet.
- b. Drive aisles and driveways for multi-family uses with more than six units shall have a minimum paved width of twenty-four (24) feet.

3. Nonresidential Uses.

a. Two-way drive aisles within parking areas shall be a minimum of twenty-eight (28) feet in width for general circulation. Aisles that provide access primarily to parking stalls may be twenty-four (24) feet in width. One-way aisles shall be a minimum of sixteen (16) feet in width. The required driveway width shall be exclusive of the area provided for a median divider.

D. Clearance from Obstruction. The nearest edge of a driveway apron or curb return shall be at least five feet from the nearest property line, centerline of a fire hydrant, utility pole, traffic signal, light standards, or other similar facilities, or as approved by the city engineer. Driveways shall have an overhead clearance of ten feet in height except within a parking structure which may be reduced to seven feet, six inches.

E. Traffic Safety Sight Area. Structures or landscaping over thirty (30) inches in height shall not be allowed within a traffic safety sight area formed by the intersection of public rights-of-way, driveways, or alleys as determined by the city engineer.

(Ord. 544 § 10, 2019; Ord. 536-18 § 2 (part), 2018; Ord. 377 § 5, 2006; Ord. 293 § 1 (part), 2004; Ord. 182 § 2 (part), 1997)

16.34.090 Bicycle Parking.

Bicycle parking facilities shall be provided for nonresidential uses as follows.

A. Number of Spaces Required. Bicycle parking spaces shall be provided at a rate of five percent of the number of required vehicle parking spaces. The director may modify this requirement where it can be demonstrated that a lesser number of bicycle spaces can adequately serve the intended use.

B. Bicycle Parking Design and Devices. Bicycle parking areas shall be designed and provided as follows.

1. Parking Equipment. Each bicycle parking space shall include a stationary parking device to adequately support the bicycle.

2. Parking Layout.

- a. Aisles.** Access to bicycle parking spaces shall be at least five feet in width.
- b. Spaces.** Each bicycle space shall be a minimum of two feet in width and six feet in length and have a minimum of seven feet of overhead clearance.
- c. Relationship to Structure Entrances.** Bicycle spaces shall be conveniently located and generally within proximity to the main entrance of a structure and shall not conflict with pedestrian access.
- d. Relationship to Motor Vehicle Parking.** Bicycle spaces shall be separated from motor vehicle parking spaces or aisles by a fence, wall, curb, or by at least five feet of open area, marked to prohibit motor vehicle parking.

16.34.100 Off-Street Loading Space Requirements.

A. Number of Loading Spaces Required. Nonresidential uses with less than five thousand (5,000) square feet of gross floor area shall provide one off-street loading space, which may be combined with an off-street parking space. Nonresidential uses with five thousand (5,000) square feet of floor area or more shall provide off-street loading space(s) in compliance with Table 3-10. Requirements for uses not specifically listed shall be determined by the director based upon the requirements for comparable uses and upon the particular characteristics of the proposed use.

TABLE 3-10

REQUIRED LOADING SPACES

Type of Land Use	Total Gross Floor Area	Loading Spaces Required
Manufacturing, research and development, institutional, and service uses	5,000 to 20,000 sq. ft.	One
	20,001 + sq. ft.	One for each additional twenty thousand (20,000) sq. ft., plus additional as required by director.
Office uses	5,000 to 35,000 sq. ft.	One
	35,001 + sq. ft.	One for each additional thirty-five thousand (35,000) sq. ft., plus additional as required by director.
Commercial and other allowed uses	5,000 to 10,000 sq. ft.	One
	10,001 + sq. ft.	One for each additional ten thousand (10,000) sq. ft., plus additional as required by director.

B. Standards for Off-Street Loading Areas. Off-street loading areas shall be provided in the following manner:

1. Dimensions. Loading spaces shall be not less than fifteen (15) feet in width, twenty-five (25) feet in length, with fourteen (14) feet of vertical clearance;

2. Lighting. Loading areas shall have lighting capable of providing adequate illumination for security and safety. Lighting standards shall be energy-efficient and in scale with the height and use of adjacent structure(s) in compliance with Section 16.18.100 (Lighting);

3. Loading Doors and Gates. Loading bays and roll-up doors shall be painted to blend with the exterior structure wall(s) and be located on the rear of the structure only. Bays and doors may be located on the side of a structure, away from a street frontage, where the director determines that the bays, doors, and related trucks will be adequately screened from view from adjacent streets;

4. Loading Ramps. Plans for loading ramps or truck wells shall be accompanied by a profile drawing showing the ramp, ramp transitions and overhead clearances;

5. Location. Loading spaces shall be located and designed as follows:

- a. As near as possible to the main structure and limited to the rear two-thirds of the parcel, if feasible;
- b. Loading facilities shall be fully screened from view from adjacent public streets and freeways with architectural elements, landscaping or a combination of both.
- c. Situated to ensure that loading and unloading takes place on-site and in no case within adjacent public rights-of-way or other traffic areas on-site;
- d. Situated to ensure that vehicular maneuvers occur on-site; and
- e. Situated to avoid adverse impacts upon neighboring residential properties.

6. Screening. Loading areas abutting residentially zoned parcels shall be screened in compliance with Section 16.18.120 (Screening and Buffering); and

7. Striping. Loading areas shall be striped indicating the loading spaces and identifying the spaces for "loading only." The striping shall be permanently maintained by the property owner/tenant in a clear and visible manner at all times. (Ord. 343 § 3, 2005; Ord. 182 § 2 (part), 1997)

APPENDIX C
SHARED PARKING WORKSHEETS

Shared Parking Worksheets

Monthly Weekday Demand

Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: January
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	231	-	211	442
Monthly Adjustment Factor	71%	85%	100%	
Adjusted Peak Parking	164	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	156	0	0	156
7:00 AM	148	0	0	148
8:00 AM	131	0	63	194
9:00 AM	115	0	127	242
10:00 AM	98	0	127	225
11:00 AM	98	0	127	225
12:00 NOON	90	0	137	227
1:00 PM	90	0	137	227
2:00 PM	98	0	137	235
3:00 PM	98	0	137	235
4:00 PM	107	0	137	244
5:00 PM	115	0	211	326
6:00 PM	123	0	211	334
7:00 PM	123	0	211	334
8:00 PM	131	0	211	342
9:00 PM	139	0	211	350
10:00 PM	156	0	106	262
11:00 PM	164	0	0	164
12:00 MID	164	0	0	164
Maximum				350



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: January
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	57	-	-	57
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	57	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	70%	70%	70%	
6:00 PM	40%	40%	40%	
7:00 PM	20%	20%	20%	
8:00 PM	20%	20%	20%	
9:00 PM	20%	20%	20%	
10:00 PM	20%	20%	20%	
11:00 PM	10%	10%	10%	
12:00 MID	5%	5%	5%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	3	0	0	3
7:00 AM	17	0	0	17
8:00 AM	51	0	0	51
9:00 AM	51	0	0	51
10:00 AM	57	0	0	57
11:00 AM	57	0	0	57
12:00 NOON	57	0	0	57
1:00 PM	57	0	0	57
2:00 PM	57	0	0	57
3:00 PM	57	0	0	57
4:00 PM	51	0	0	51
5:00 PM	40	0	0	40
6:00 PM	23	0	0	23
7:00 PM	11	0	0	11
8:00 PM	11	0	0	11
9:00 PM	11	0	0	11
10:00 PM	11	0	0	11
11:00 PM	6	0	0	6
12:00 MID	3	0	0	3
Maximum				57



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: February
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	231	-	211	442
Monthly Adjustment Factor	85%	86%	100%	
Adjusted Peak Parking	196	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	186	0	0	186
7:00 AM	176	0	0	176
8:00 AM	157	0	63	220
9:00 AM	137	0	127	264
10:00 AM	118	0	127	245
11:00 AM	118	0	127	245
12:00 NOON	108	0	137	245
1:00 PM	108	0	137	245
2:00 PM	118	0	137	255
3:00 PM	118	0	137	255
4:00 PM	127	0	137	264
5:00 PM	137	0	211	348
6:00 PM	147	0	211	358
7:00 PM	147	0	211	358
8:00 PM	157	0	211	368
9:00 PM	167	0	211	378
10:00 PM	186	0	106	292
11:00 PM	196	0	0	196
12:00 MID	196	0	0	196
Maximum				378



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: February
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	57	-	-	57
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	57	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	70%	70%	70%	
6:00 PM	40%	40%	40%	
7:00 PM	20%	20%	20%	
8:00 PM	20%	20%	20%	
9:00 PM	20%	20%	20%	
10:00 PM	20%	20%	20%	
11:00 PM	10%	10%	10%	
12:00 MID	5%	5%	5%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	3	0	0	3
7:00 AM	17	0	0	17
8:00 AM	51	0	0	51
9:00 AM	51	0	0	51
10:00 AM	57	0	0	57
11:00 AM	57	0	0	57
12:00 NOON	57	0	0	57
1:00 PM	57	0	0	57
2:00 PM	57	0	0	57
3:00 PM	57	0	0	57
4:00 PM	51	0	0	51
5:00 PM	40	0	0	40
6:00 PM	23	0	0	23
7:00 PM	11	0	0	11
8:00 PM	11	0	0	11
9:00 PM	11	0	0	11
10:00 PM	11	0	0	11
11:00 PM	6	0	0	6
12:00 MID	3	0	0	3
Maximum				57



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: March
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	231	-	211	442
Monthly Adjustment Factor	91%	95%	100%	
Adjusted Peak Parking	210	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	200	0	0	200
7:00 AM	189	0	0	189
8:00 AM	168	0	63	231
9:00 AM	147	0	127	274
10:00 AM	126	0	127	253
11:00 AM	126	0	127	253
12:00 NOON	116	0	137	253
1:00 PM	116	0	137	253
2:00 PM	126	0	137	263
3:00 PM	126	0	137	263
4:00 PM	137	0	137	274
5:00 PM	147	0	211	358
6:00 PM	158	0	211	369
7:00 PM	158	0	211	369
8:00 PM	168	0	211	379
9:00 PM	179	0	211	390
10:00 PM	200	0	106	306
11:00 PM	210	0	0	210
12:00 MID	210	0	0	210
Maximum				390



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: March
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	57	-	-	57
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	57	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	70%	70%	70%	
6:00 PM	40%	40%	40%	
7:00 PM	20%	20%	20%	
8:00 PM	20%	20%	20%	
9:00 PM	20%	20%	20%	
10:00 PM	20%	20%	20%	
11:00 PM	10%	10%	10%	
12:00 MID	5%	5%	5%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	3	0	0	3
7:00 AM	17	0	0	17
8:00 AM	51	0	0	51
9:00 AM	51	0	0	51
10:00 AM	57	0	0	57
11:00 AM	57	0	0	57
12:00 NOON	57	0	0	57
1:00 PM	57	0	0	57
2:00 PM	57	0	0	57
3:00 PM	57	0	0	57
4:00 PM	51	0	0	51
5:00 PM	40	0	0	40
6:00 PM	23	0	0	23
7:00 PM	11	0	0	11
8:00 PM	11	0	0	11
9:00 PM	11	0	0	11
10:00 PM	11	0	0	11
11:00 PM	6	0	0	6
12:00 MID	3	0	0	3
Maximum				57



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: April
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	231	-	211	442
Monthly Adjustment Factor	90%	92%	100%	
Adjusted Peak Parking	208	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	198	0	0	198
7:00 AM	187	0	0	187
8:00 AM	166	0	63	229
9:00 AM	146	0	127	273
10:00 AM	125	0	127	252
11:00 AM	125	0	127	252
12:00 NOON	114	0	137	251
1:00 PM	114	0	137	251
2:00 PM	125	0	137	262
3:00 PM	125	0	137	262
4:00 PM	135	0	137	272
5:00 PM	146	0	211	357
6:00 PM	156	0	211	367
7:00 PM	156	0	211	367
8:00 PM	166	0	211	377
9:00 PM	177	0	211	388
10:00 PM	198	0	106	304
11:00 PM	208	0	0	208
12:00 MID	208	0	0	208
Maximum				388



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: April
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	57	-	-	57
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	57	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	70%	70%	70%	
6:00 PM	40%	40%	40%	
7:00 PM	20%	20%	20%	
8:00 PM	20%	20%	20%	
9:00 PM	20%	20%	20%	
10:00 PM	20%	20%	20%	
11:00 PM	10%	10%	10%	
12:00 MID	5%	5%	5%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	3	0	0	3
7:00 AM	17	0	0	17
8:00 AM	51	0	0	51
9:00 AM	51	0	0	51
10:00 AM	57	0	0	57
11:00 AM	57	0	0	57
12:00 NOON	57	0	0	57
1:00 PM	57	0	0	57
2:00 PM	57	0	0	57
3:00 PM	57	0	0	57
4:00 PM	51	0	0	51
5:00 PM	40	0	0	40
6:00 PM	23	0	0	23
7:00 PM	11	0	0	11
8:00 PM	11	0	0	11
9:00 PM	11	0	0	11
10:00 PM	11	0	0	11
11:00 PM	6	0	0	6
12:00 MID	3	0	0	3
Maximum				57



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: May
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	231	-	211	442
Monthly Adjustment Factor	92%	96%	100%	
Adjusted Peak Parking	213	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	202	0	0	202
7:00 AM	192	0	0	192
8:00 AM	170	0	63	233
9:00 AM	149	0	127	276
10:00 AM	128	0	127	255
11:00 AM	128	0	127	255
12:00 NOON	117	0	137	254
1:00 PM	117	0	137	254
2:00 PM	128	0	137	265
3:00 PM	128	0	137	265
4:00 PM	138	0	137	275
5:00 PM	149	0	211	360
6:00 PM	160	0	211	371
7:00 PM	160	0	211	371
8:00 PM	170	0	211	381
9:00 PM	181	0	211	392
10:00 PM	202	0	106	308
11:00 PM	213	0	0	213
12:00 MID	213	0	0	213
Maximum				392



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: May
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	57	-	-	57
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	57	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	70%	70%	70%	
6:00 PM	40%	40%	40%	
7:00 PM	20%	20%	20%	
8:00 PM	20%	20%	20%	
9:00 PM	20%	20%	20%	
10:00 PM	20%	20%	20%	
11:00 PM	10%	10%	10%	
12:00 MID	5%	5%	5%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	3	0	0	3
7:00 AM	17	0	0	17
8:00 AM	51	0	0	51
9:00 AM	51	0	0	51
10:00 AM	57	0	0	57
11:00 AM	57	0	0	57
12:00 NOON	57	0	0	57
1:00 PM	57	0	0	57
2:00 PM	57	0	0	57
3:00 PM	57	0	0	57
4:00 PM	51	0	0	51
5:00 PM	40	0	0	40
6:00 PM	23	0	0	23
7:00 PM	11	0	0	11
8:00 PM	11	0	0	11
9:00 PM	11	0	0	11
10:00 PM	11	0	0	11
11:00 PM	6	0	0	6
12:00 MID	3	0	0	3
Maximum				57



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: June
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	231	-	211	442
Monthly Adjustment Factor	100%	95%	100%	
Adjusted Peak Parking	231	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	219	0	0	219
7:00 AM	208	0	0	208
8:00 AM	185	0	63	248
9:00 AM	162	0	127	289
10:00 AM	139	0	127	266
11:00 AM	139	0	127	266
12:00 NOON	127	0	137	264
1:00 PM	127	0	137	264
2:00 PM	139	0	137	276
3:00 PM	139	0	137	276
4:00 PM	150	0	137	287
5:00 PM	162	0	211	373
6:00 PM	173	0	211	384
7:00 PM	173	0	211	384
8:00 PM	185	0	211	396
9:00 PM	196	0	211	407
10:00 PM	219	0	106	325
11:00 PM	231	0	0	231
12:00 MID	231	0	0	231
Maximum				407



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: June
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	57	-	-	57
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	57	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	70%	70%	70%	
6:00 PM	40%	40%	40%	
7:00 PM	20%	20%	20%	
8:00 PM	20%	20%	20%	
9:00 PM	20%	20%	20%	
10:00 PM	20%	20%	20%	
11:00 PM	10%	10%	10%	
12:00 MID	5%	5%	5%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	3	0	0	3
7:00 AM	17	0	0	17
8:00 AM	51	0	0	51
9:00 AM	51	0	0	51
10:00 AM	57	0	0	57
11:00 AM	57	0	0	57
12:00 NOON	57	0	0	57
1:00 PM	57	0	0	57
2:00 PM	57	0	0	57
3:00 PM	57	0	0	57
4:00 PM	51	0	0	51
5:00 PM	40	0	0	40
6:00 PM	23	0	0	23
7:00 PM	11	0	0	11
8:00 PM	11	0	0	11
9:00 PM	11	0	0	11
10:00 PM	11	0	0	11
11:00 PM	6	0	0	6
12:00 MID	3	0	0	3
Maximum				57



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: July
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	231	-	211	442
Monthly Adjustment Factor	98%	98%	100%	
Adjusted Peak Parking	226	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	215	0	0	215
7:00 AM	203	0	0	203
8:00 AM	181	0	63	244
9:00 AM	158	0	127	285
10:00 AM	136	0	127	263
11:00 AM	136	0	127	263
12:00 NOON	124	0	137	261
1:00 PM	124	0	137	261
2:00 PM	136	0	137	273
3:00 PM	136	0	137	273
4:00 PM	147	0	137	284
5:00 PM	158	0	211	369
6:00 PM	170	0	211	381
7:00 PM	170	0	211	381
8:00 PM	181	0	211	392
9:00 PM	192	0	211	403
10:00 PM	215	0	106	321
11:00 PM	226	0	0	226
12:00 MID	226	0	0	226
Maximum				403



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: July
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	57	-	-	57
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	57	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	70%	70%	70%	
6:00 PM	40%	40%	40%	
7:00 PM	20%	20%	20%	
8:00 PM	20%	20%	20%	
9:00 PM	20%	20%	20%	
10:00 PM	20%	20%	20%	
11:00 PM	10%	10%	10%	
12:00 MID	5%	5%	5%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	3	0	0	3
7:00 AM	17	0	0	17
8:00 AM	51	0	0	51
9:00 AM	51	0	0	51
10:00 AM	57	0	0	57
11:00 AM	57	0	0	57
12:00 NOON	57	0	0	57
1:00 PM	57	0	0	57
2:00 PM	57	0	0	57
3:00 PM	57	0	0	57
4:00 PM	51	0	0	51
5:00 PM	40	0	0	40
6:00 PM	23	0	0	23
7:00 PM	11	0	0	11
8:00 PM	11	0	0	11
9:00 PM	11	0	0	11
10:00 PM	11	0	0	11
11:00 PM	6	0	0	6
12:00 MID	3	0	0	3
Maximum				57

Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: August
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	231	-	211	442
Monthly Adjustment Factor	92%	99%	100%	
Adjusted Peak Parking	213	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	202	0	0	202
7:00 AM	192	0	0	192
8:00 AM	170	0	63	233
9:00 AM	149	0	127	276
10:00 AM	128	0	127	255
11:00 AM	128	0	127	255
12:00 NOON	117	0	137	254
1:00 PM	117	0	137	254
2:00 PM	128	0	137	265
3:00 PM	128	0	137	265
4:00 PM	138	0	137	275
5:00 PM	149	0	211	360
6:00 PM	160	0	211	371
7:00 PM	160	0	211	371
8:00 PM	170	0	211	381
9:00 PM	181	0	211	392
10:00 PM	202	0	106	308
11:00 PM	213	0	0	213
12:00 MID	213	0	0	213
Maximum				392



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: August
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	57	-	-	57
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	57	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	70%	70%	70%	
6:00 PM	40%	40%	40%	
7:00 PM	20%	20%	20%	
8:00 PM	20%	20%	20%	
9:00 PM	20%	20%	20%	
10:00 PM	20%	20%	20%	
11:00 PM	10%	10%	10%	
12:00 MID	5%	5%	5%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	3	0	0	3
7:00 AM	17	0	0	17
8:00 AM	51	0	0	51
9:00 AM	51	0	0	51
10:00 AM	57	0	0	57
11:00 AM	57	0	0	57
12:00 NOON	57	0	0	57
1:00 PM	57	0	0	57
2:00 PM	57	0	0	57
3:00 PM	57	0	0	57
4:00 PM	51	0	0	51
5:00 PM	40	0	0	40
6:00 PM	23	0	0	23
7:00 PM	11	0	0	11
8:00 PM	11	0	0	11
9:00 PM	11	0	0	11
10:00 PM	11	0	0	11
11:00 PM	6	0	0	6
12:00 MID	3	0	0	3
Maximum				57



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: September
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	231	-	211	442
Monthly Adjustment Factor	93%	91%	100%	
Adjusted Peak Parking	215	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	204	0	0	204
7:00 AM	194	0	0	194
8:00 AM	172	0	63	235
9:00 AM	151	0	127	278
10:00 AM	129	0	127	256
11:00 AM	129	0	127	256
12:00 NOON	118	0	137	255
1:00 PM	118	0	137	255
2:00 PM	129	0	137	266
3:00 PM	129	0	137	266
4:00 PM	140	0	137	277
5:00 PM	151	0	211	362
6:00 PM	161	0	211	372
7:00 PM	161	0	211	372
8:00 PM	172	0	211	383
9:00 PM	183	0	211	394
10:00 PM	204	0	106	310
11:00 PM	215	0	0	215
12:00 MID	215	0	0	215
Maximum				394

Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: September
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	57	-	-	57
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	57	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	70%	70%	70%	
6:00 PM	40%	40%	40%	
7:00 PM	20%	20%	20%	
8:00 PM	20%	20%	20%	
9:00 PM	20%	20%	20%	
10:00 PM	20%	20%	20%	
11:00 PM	10%	10%	10%	
12:00 MID	5%	5%	5%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	3	0	0	3
7:00 AM	17	0	0	17
8:00 AM	51	0	0	51
9:00 AM	51	0	0	51
10:00 AM	57	0	0	57
11:00 AM	57	0	0	57
12:00 NOON	57	0	0	57
1:00 PM	57	0	0	57
2:00 PM	57	0	0	57
3:00 PM	57	0	0	57
4:00 PM	51	0	0	51
5:00 PM	40	0	0	40
6:00 PM	23	0	0	23
7:00 PM	11	0	0	11
8:00 PM	11	0	0	11
9:00 PM	11	0	0	11
10:00 PM	11	0	0	11
11:00 PM	6	0	0	6
12:00 MID	3	0	0	3
Maximum				57

Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: October
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	231	-	211	442
Monthly Adjustment Factor	93%	96%	100%	
Adjusted Peak Parking	215	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	204	0	0	204
7:00 AM	194	0	0	194
8:00 AM	172	0	63	235
9:00 AM	151	0	127	278
10:00 AM	129	0	127	256
11:00 AM	129	0	127	256
12:00 NOON	118	0	137	255
1:00 PM	118	0	137	255
2:00 PM	129	0	137	266
3:00 PM	129	0	137	266
4:00 PM	140	0	137	277
5:00 PM	151	0	211	362
6:00 PM	161	0	211	372
7:00 PM	161	0	211	372
8:00 PM	172	0	211	383
9:00 PM	183	0	211	394
10:00 PM	204	0	106	310
11:00 PM	215	0	0	215
12:00 MID	215	0	0	215
Maximum				394



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: October
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	57	-	-	57
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	57	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	70%	70%	70%	
6:00 PM	40%	40%	40%	
7:00 PM	20%	20%	20%	
8:00 PM	20%	20%	20%	
9:00 PM	20%	20%	20%	
10:00 PM	20%	20%	20%	
11:00 PM	10%	10%	10%	
12:00 MID	5%	5%	5%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	3	0	0	3
7:00 AM	17	0	0	17
8:00 AM	51	0	0	51
9:00 AM	51	0	0	51
10:00 AM	57	0	0	57
11:00 AM	57	0	0	57
12:00 NOON	57	0	0	57
1:00 PM	57	0	0	57
2:00 PM	57	0	0	57
3:00 PM	57	0	0	57
4:00 PM	51	0	0	51
5:00 PM	40	0	0	40
6:00 PM	23	0	0	23
7:00 PM	11	0	0	11
8:00 PM	11	0	0	11
9:00 PM	11	0	0	11
10:00 PM	11	0	0	11
11:00 PM	6	0	0	6
12:00 MID	3	0	0	3
Maximum				57



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: November
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	231	-	211	442
Monthly Adjustment Factor	81%	93%	100%	
Adjusted Peak Parking	187	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	178	0	0	178
7:00 AM	168	0	0	168
8:00 AM	150	0	63	213
9:00 AM	131	0	127	258
10:00 AM	112	0	127	239
11:00 AM	112	0	127	239
12:00 NOON	103	0	137	240
1:00 PM	103	0	137	240
2:00 PM	112	0	137	249
3:00 PM	112	0	137	249
4:00 PM	122	0	137	259
5:00 PM	131	0	211	342
6:00 PM	140	0	211	351
7:00 PM	140	0	211	351
8:00 PM	150	0	211	361
9:00 PM	159	0	211	370
10:00 PM	178	0	106	284
11:00 PM	187	0	0	187
12:00 MID	187	0	0	187
Maximum				370



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: November
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	57	-	-	57
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	57	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	70%	70%	70%	
6:00 PM	40%	40%	40%	
7:00 PM	20%	20%	20%	
8:00 PM	20%	20%	20%	
9:00 PM	20%	20%	20%	
10:00 PM	20%	20%	20%	
11:00 PM	10%	10%	10%	
12:00 MID	5%	5%	5%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	3	0	0	3
7:00 AM	17	0	0	17
8:00 AM	51	0	0	51
9:00 AM	51	0	0	51
10:00 AM	57	0	0	57
11:00 AM	57	0	0	57
12:00 NOON	57	0	0	57
1:00 PM	57	0	0	57
2:00 PM	57	0	0	57
3:00 PM	57	0	0	57
4:00 PM	51	0	0	51
5:00 PM	40	0	0	40
6:00 PM	23	0	0	23
7:00 PM	11	0	0	11
8:00 PM	11	0	0	11
9:00 PM	11	0	0	11
10:00 PM	11	0	0	11
11:00 PM	6	0	0	6
12:00 MID	3	0	0	3
Maximum				57



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: December
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	231	-	211	442
Monthly Adjustment Factor	67%	100%	100%	
Adjusted Peak Parking	155	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	147	0	0	147
7:00 AM	140	0	0	140
8:00 AM	124	0	63	187
9:00 AM	109	0	127	236
10:00 AM	93	0	127	220
11:00 AM	93	0	127	220
12:00 NOON	85	0	137	222
1:00 PM	85	0	137	222
2:00 PM	93	0	137	230
3:00 PM	93	0	137	230
4:00 PM	101	0	137	238
5:00 PM	109	0	211	320
6:00 PM	116	0	211	327
7:00 PM	116	0	211	327
8:00 PM	124	0	211	335
9:00 PM	132	0	211	343
10:00 PM	147	0	106	253
11:00 PM	155	0	0	155
12:00 MID	155	0	0	155
Maximum				343



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: December
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	57	-	-	57
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	57	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	70%	70%	70%	
6:00 PM	40%	40%	40%	
7:00 PM	20%	20%	20%	
8:00 PM	20%	20%	20%	
9:00 PM	20%	20%	20%	
10:00 PM	20%	20%	20%	
11:00 PM	10%	10%	10%	
12:00 MID	5%	5%	5%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	3	0	0	3
7:00 AM	17	0	0	17
8:00 AM	51	0	0	51
9:00 AM	51	0	0	51
10:00 AM	57	0	0	57
11:00 AM	57	0	0	57
12:00 NOON	57	0	0	57
1:00 PM	57	0	0	57
2:00 PM	57	0	0	57
3:00 PM	57	0	0	57
4:00 PM	51	0	0	51
5:00 PM	40	0	0	40
6:00 PM	23	0	0	23
7:00 PM	11	0	0	11
8:00 PM	11	0	0	11
9:00 PM	11	0	0	11
10:00 PM	11	0	0	11
11:00 PM	6	0	0	6
12:00 MID	3	0	0	3
Maximum				57



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: Late December
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	231	-	211	442
Monthly Adjustment Factor	50%	95%	100%	
Adjusted Peak Parking	116	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	110	0	0	110
7:00 AM	104	0	0	104
8:00 AM	93	0	63	156
9:00 AM	81	0	127	208
10:00 AM	70	0	127	197
11:00 AM	70	0	127	197
12:00 NOON	64	0	137	201
1:00 PM	64	0	137	201
2:00 PM	70	0	137	207
3:00 PM	70	0	137	207
4:00 PM	75	0	137	212
5:00 PM	81	0	211	292
6:00 PM	87	0	211	298
7:00 PM	87	0	211	298
8:00 PM	93	0	211	304
9:00 PM	99	0	211	310
10:00 PM	110	0	106	216
11:00 PM	116	0	0	116
12:00 MID	116	0	0	116
Maximum				310

Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: Late December
 Day of the Week: Weekday
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	57	-	-	57
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	57	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	70%	70%	70%	
6:00 PM	40%	40%	40%	
7:00 PM	20%	20%	20%	
8:00 PM	20%	20%	20%	
9:00 PM	20%	20%	20%	
10:00 PM	20%	20%	20%	
11:00 PM	10%	10%	10%	
12:00 MID	5%	5%	5%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	3	0	0	3
7:00 AM	17	0	0	17
8:00 AM	51	0	0	51
9:00 AM	51	0	0	51
10:00 AM	57	0	0	57
11:00 AM	57	0	0	57
12:00 NOON	57	0	0	57
1:00 PM	57	0	0	57
2:00 PM	57	0	0	57
3:00 PM	57	0	0	57
4:00 PM	51	0	0	51
5:00 PM	40	0	0	40
6:00 PM	23	0	0	23
7:00 PM	11	0	0	11
8:00 PM	11	0	0	11
9:00 PM	11	0	0	11
10:00 PM	11	0	0	11
11:00 PM	6	0	0	6
12:00 MID	3	0	0	3
Maximum				57



Shared Parking Worksheets

Monthly Weekend Demand

Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: January
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	208	-	211	419
Monthly Adjustment Factor	71%	85%	100%	
Adjusted Peak Parking	148	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	141	0	0	141
7:00 AM	133	0	0	133
8:00 AM	118	0	63	181
9:00 AM	104	0	127	231
10:00 AM	89	0	127	216
11:00 AM	89	0	127	216
12:00 NOON	81	0	137	218
1:00 PM	81	0	137	218
2:00 PM	89	0	137	226
3:00 PM	89	0	137	226
4:00 PM	96	0	137	233
5:00 PM	104	0	211	315
6:00 PM	111	0	211	322
7:00 PM	111	0	211	322
8:00 PM	118	0	211	329
9:00 PM	126	0	211	337
10:00 PM	141	0	106	247
11:00 PM	148	0	0	148
12:00 MID	148	0	0	148
Maximum				337



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: January
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	41	-	-	41
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	41	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	75%	75%	75%	
6:00 PM	60%	60%	60%	
7:00 PM	55%	55%	55%	
8:00 PM	55%	55%	55%	
9:00 PM	55%	55%	55%	
10:00 PM	45%	45%	45%	
11:00 PM	45%	45%	45%	
12:00 MID	30%	35%	35%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	2	0	0	2
7:00 AM	12	0	0	12
8:00 AM	37	0	0	37
9:00 AM	37	0	0	37
10:00 AM	41	0	0	41
11:00 AM	41	0	0	41
12:00 NOON	41	0	0	41
1:00 PM	41	0	0	41
2:00 PM	41	0	0	41
3:00 PM	41	0	0	41
4:00 PM	37	0	0	37
5:00 PM	31	0	0	31
6:00 PM	25	0	0	25
7:00 PM	23	0	0	23
8:00 PM	23	0	0	23
9:00 PM	23	0	0	23
10:00 PM	18	0	0	18
11:00 PM	18	0	0	18
12:00 MID	12	0	0	12
Maximum				41



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: February
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	208	-	211	419
Monthly Adjustment Factor	85%	86%	100%	
Adjusted Peak Parking	177	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	168	0	0	168
7:00 AM	159	0	0	159
8:00 AM	142	0	63	205
9:00 AM	124	0	127	251
10:00 AM	106	0	127	233
11:00 AM	106	0	127	233
12:00 NOON	97	0	137	234
1:00 PM	97	0	137	234
2:00 PM	106	0	137	243
3:00 PM	106	0	137	243
4:00 PM	115	0	137	252
5:00 PM	124	0	211	335
6:00 PM	133	0	211	344
7:00 PM	133	0	211	344
8:00 PM	142	0	211	353
9:00 PM	150	0	211	361
10:00 PM	168	0	106	274
11:00 PM	177	0	0	177
12:00 MID	177	0	0	177
Maximum				361



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: February
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	41	-	-	41
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	41	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	75%	75%	75%	
6:00 PM	60%	60%	60%	
7:00 PM	55%	55%	55%	
8:00 PM	55%	55%	55%	
9:00 PM	55%	55%	55%	
10:00 PM	45%	45%	45%	
11:00 PM	45%	45%	45%	
12:00 MID	30%	35%	35%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	2	0	0	2
7:00 AM	12	0	0	12
8:00 AM	37	0	0	37
9:00 AM	37	0	0	37
10:00 AM	41	0	0	41
11:00 AM	41	0	0	41
12:00 NOON	41	0	0	41
1:00 PM	41	0	0	41
2:00 PM	41	0	0	41
3:00 PM	41	0	0	41
4:00 PM	37	0	0	37
5:00 PM	31	0	0	31
6:00 PM	25	0	0	25
7:00 PM	23	0	0	23
8:00 PM	23	0	0	23
9:00 PM	23	0	0	23
10:00 PM	18	0	0	18
11:00 PM	18	0	0	18
12:00 MID	12	0	0	12
Maximum				41

Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: March
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	208	-	211	419
Monthly Adjustment Factor	91%	95%	100%	
Adjusted Peak Parking	189	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	180	0	0	180
7:00 AM	170	0	0	170
8:00 AM	151	0	63	214
9:00 AM	132	0	127	259
10:00 AM	113	0	127	240
11:00 AM	113	0	127	240
12:00 NOON	104	0	137	241
1:00 PM	104	0	137	241
2:00 PM	113	0	137	250
3:00 PM	113	0	137	250
4:00 PM	123	0	137	260
5:00 PM	132	0	211	343
6:00 PM	142	0	211	353
7:00 PM	142	0	211	353
8:00 PM	151	0	211	362
9:00 PM	161	0	211	372
10:00 PM	180	0	106	286
11:00 PM	189	0	0	189
12:00 MID	189	0	0	189
Maximum				372



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: March
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	41	-	-	41
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	41	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	75%	75%	75%	
6:00 PM	60%	60%	60%	
7:00 PM	55%	55%	55%	
8:00 PM	55%	55%	55%	
9:00 PM	55%	55%	55%	
10:00 PM	45%	45%	45%	
11:00 PM	45%	45%	45%	
12:00 MID	30%	35%	35%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	2	0	0	2
7:00 AM	12	0	0	12
8:00 AM	37	0	0	37
9:00 AM	37	0	0	37
10:00 AM	41	0	0	41
11:00 AM	41	0	0	41
12:00 NOON	41	0	0	41
1:00 PM	41	0	0	41
2:00 PM	41	0	0	41
3:00 PM	41	0	0	41
4:00 PM	37	0	0	37
5:00 PM	31	0	0	31
6:00 PM	25	0	0	25
7:00 PM	23	0	0	23
8:00 PM	23	0	0	23
9:00 PM	23	0	0	23
10:00 PM	18	0	0	18
11:00 PM	18	0	0	18
12:00 MID	12	0	0	12
Maximum				41



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: April
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	208	-	211	419
Monthly Adjustment Factor	90%	92%	100%	
Adjusted Peak Parking	187	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	178	0	0	178
7:00 AM	168	0	0	168
8:00 AM	150	0	63	213
9:00 AM	131	0	127	258
10:00 AM	112	0	127	239
11:00 AM	112	0	127	239
12:00 NOON	103	0	137	240
1:00 PM	103	0	137	240
2:00 PM	112	0	137	249
3:00 PM	112	0	137	249
4:00 PM	122	0	137	259
5:00 PM	131	0	211	342
6:00 PM	140	0	211	351
7:00 PM	140	0	211	351
8:00 PM	150	0	211	361
9:00 PM	159	0	211	370
10:00 PM	178	0	106	284
11:00 PM	187	0	0	187
12:00 MID	187	0	0	187
Maximum				370

Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: April
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	41	-	-	41
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	41	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	75%	75%	75%	
6:00 PM	60%	60%	60%	
7:00 PM	55%	55%	55%	
8:00 PM	55%	55%	55%	
9:00 PM	55%	55%	55%	
10:00 PM	45%	45%	45%	
11:00 PM	45%	45%	45%	
12:00 MID	30%	35%	35%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	2	0	0	2
7:00 AM	12	0	0	12
8:00 AM	37	0	0	37
9:00 AM	37	0	0	37
10:00 AM	41	0	0	41
11:00 AM	41	0	0	41
12:00 NOON	41	0	0	41
1:00 PM	41	0	0	41
2:00 PM	41	0	0	41
3:00 PM	41	0	0	41
4:00 PM	37	0	0	37
5:00 PM	31	0	0	31
6:00 PM	25	0	0	25
7:00 PM	23	0	0	23
8:00 PM	23	0	0	23
9:00 PM	23	0	0	23
10:00 PM	18	0	0	18
11:00 PM	18	0	0	18
12:00 MID	12	0	0	12
Maximum				41

Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: May
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	208	-	211	419
Monthly Adjustment Factor	92%	96%	100%	
Adjusted Peak Parking	191	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	181	0	0	181
7:00 AM	172	0	0	172
8:00 AM	153	0	63	216
9:00 AM	134	0	127	261
10:00 AM	115	0	127	242
11:00 AM	115	0	127	242
12:00 NOON	105	0	137	242
1:00 PM	105	0	137	242
2:00 PM	115	0	137	252
3:00 PM	115	0	137	252
4:00 PM	124	0	137	261
5:00 PM	134	0	211	345
6:00 PM	143	0	211	354
7:00 PM	143	0	211	354
8:00 PM	153	0	211	364
9:00 PM	162	0	211	373
10:00 PM	181	0	106	287
11:00 PM	191	0	0	191
12:00 MID	191	0	0	191
Maximum				373



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: May
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	41	-	-	41
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	41	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	75%	75%	75%	
6:00 PM	60%	60%	60%	
7:00 PM	55%	55%	55%	
8:00 PM	55%	55%	55%	
9:00 PM	55%	55%	55%	
10:00 PM	45%	45%	45%	
11:00 PM	45%	45%	45%	
12:00 MID	30%	35%	35%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	2	0	0	2
7:00 AM	12	0	0	12
8:00 AM	37	0	0	37
9:00 AM	37	0	0	37
10:00 AM	41	0	0	41
11:00 AM	41	0	0	41
12:00 NOON	41	0	0	41
1:00 PM	41	0	0	41
2:00 PM	41	0	0	41
3:00 PM	41	0	0	41
4:00 PM	37	0	0	37
5:00 PM	31	0	0	31
6:00 PM	25	0	0	25
7:00 PM	23	0	0	23
8:00 PM	23	0	0	23
9:00 PM	23	0	0	23
10:00 PM	18	0	0	18
11:00 PM	18	0	0	18
12:00 MID	12	0	0	12
Maximum				41



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: June
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	208	-	211	419
Monthly Adjustment Factor	100%	95%	100%	
Adjusted Peak Parking	208	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	198	0	0	198
7:00 AM	187	0	0	187
8:00 AM	166	0	63	229
9:00 AM	146	0	127	273
10:00 AM	125	0	127	252
11:00 AM	125	0	127	252
12:00 NOON	114	0	137	251
1:00 PM	114	0	137	251
2:00 PM	125	0	137	262
3:00 PM	125	0	137	262
4:00 PM	135	0	137	272
5:00 PM	146	0	211	357
6:00 PM	156	0	211	367
7:00 PM	156	0	211	367
8:00 PM	166	0	211	377
9:00 PM	177	0	211	388
10:00 PM	198	0	106	304
11:00 PM	208	0	0	208
12:00 MID	208	0	0	208
Maximum				388



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: June
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	41	-	-	41
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	41	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	75%	75%	75%	
6:00 PM	60%	60%	60%	
7:00 PM	55%	55%	55%	
8:00 PM	55%	55%	55%	
9:00 PM	55%	55%	55%	
10:00 PM	45%	45%	45%	
11:00 PM	45%	45%	45%	
12:00 MID	30%	35%	35%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	2	0	0	2
7:00 AM	12	0	0	12
8:00 AM	37	0	0	37
9:00 AM	37	0	0	37
10:00 AM	41	0	0	41
11:00 AM	41	0	0	41
12:00 NOON	41	0	0	41
1:00 PM	41	0	0	41
2:00 PM	41	0	0	41
3:00 PM	41	0	0	41
4:00 PM	37	0	0	37
5:00 PM	31	0	0	31
6:00 PM	25	0	0	25
7:00 PM	23	0	0	23
8:00 PM	23	0	0	23
9:00 PM	23	0	0	23
10:00 PM	18	0	0	18
11:00 PM	18	0	0	18
12:00 MID	12	0	0	12
Maximum				41



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: July
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	208	-	211	419
Monthly Adjustment Factor	98%	98%	100%	
Adjusted Peak Parking	204	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	194	0	0	194
7:00 AM	184	0	0	184
8:00 AM	163	0	63	226
9:00 AM	143	0	127	270
10:00 AM	122	0	127	249
11:00 AM	122	0	127	249
12:00 NOON	112	0	137	249
1:00 PM	112	0	137	249
2:00 PM	122	0	137	259
3:00 PM	122	0	137	259
4:00 PM	133	0	137	270
5:00 PM	143	0	211	354
6:00 PM	153	0	211	364
7:00 PM	153	0	211	364
8:00 PM	163	0	211	374
9:00 PM	173	0	211	384
10:00 PM	194	0	106	300
11:00 PM	204	0	0	204
12:00 MID	204	0	0	204
Maximum				384



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: July
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	41	-	-	41
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	41	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	75%	75%	75%	
6:00 PM	60%	60%	60%	
7:00 PM	55%	55%	55%	
8:00 PM	55%	55%	55%	
9:00 PM	55%	55%	55%	
10:00 PM	45%	45%	45%	
11:00 PM	45%	45%	45%	
12:00 MID	30%	35%	35%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	2	0	0	2
7:00 AM	12	0	0	12
8:00 AM	37	0	0	37
9:00 AM	37	0	0	37
10:00 AM	41	0	0	41
11:00 AM	41	0	0	41
12:00 NOON	41	0	0	41
1:00 PM	41	0	0	41
2:00 PM	41	0	0	41
3:00 PM	41	0	0	41
4:00 PM	37	0	0	37
5:00 PM	31	0	0	31
6:00 PM	25	0	0	25
7:00 PM	23	0	0	23
8:00 PM	23	0	0	23
9:00 PM	23	0	0	23
10:00 PM	18	0	0	18
11:00 PM	18	0	0	18
12:00 MID	12	0	0	12
Maximum				41



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: August
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	208	-	211	419
Monthly Adjustment Factor	92%	99%	100%	
Adjusted Peak Parking	191	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	181	0	0	181
7:00 AM	172	0	0	172
8:00 AM	153	0	63	216
9:00 AM	134	0	127	261
10:00 AM	115	0	127	242
11:00 AM	115	0	127	242
12:00 NOON	105	0	137	242
1:00 PM	105	0	137	242
2:00 PM	115	0	137	252
3:00 PM	115	0	137	252
4:00 PM	124	0	137	261
5:00 PM	134	0	211	345
6:00 PM	143	0	211	354
7:00 PM	143	0	211	354
8:00 PM	153	0	211	364
9:00 PM	162	0	211	373
10:00 PM	181	0	106	287
11:00 PM	191	0	0	191
12:00 MID	191	0	0	191
Maximum				373



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: August
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	41	-	-	41
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	41	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	75%	75%	75%	
6:00 PM	60%	60%	60%	
7:00 PM	55%	55%	55%	
8:00 PM	55%	55%	55%	
9:00 PM	55%	55%	55%	
10:00 PM	45%	45%	45%	
11:00 PM	45%	45%	45%	
12:00 MID	30%	35%	35%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	2	0	0	2
7:00 AM	12	0	0	12
8:00 AM	37	0	0	37
9:00 AM	37	0	0	37
10:00 AM	41	0	0	41
11:00 AM	41	0	0	41
12:00 NOON	41	0	0	41
1:00 PM	41	0	0	41
2:00 PM	41	0	0	41
3:00 PM	41	0	0	41
4:00 PM	37	0	0	37
5:00 PM	31	0	0	31
6:00 PM	25	0	0	25
7:00 PM	23	0	0	23
8:00 PM	23	0	0	23
9:00 PM	23	0	0	23
10:00 PM	18	0	0	18
11:00 PM	18	0	0	18
12:00 MID	12	0	0	12
Maximum				41



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: September
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	208	-	211	419
Monthly Adjustment Factor	93%	91%	100%	
Adjusted Peak Parking	193	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	183	0	0	183
7:00 AM	174	0	0	174
8:00 AM	154	0	63	217
9:00 AM	135	0	127	262
10:00 AM	116	0	127	243
11:00 AM	116	0	127	243
12:00 NOON	106	0	137	243
1:00 PM	106	0	137	243
2:00 PM	116	0	137	253
3:00 PM	116	0	137	253
4:00 PM	125	0	137	262
5:00 PM	135	0	211	346
6:00 PM	145	0	211	356
7:00 PM	145	0	211	356
8:00 PM	154	0	211	365
9:00 PM	164	0	211	375
10:00 PM	183	0	106	289
11:00 PM	193	0	0	193
12:00 MID	193	0	0	193
Maximum				375



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: September
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	41	-	-	41
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	41	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	75%	75%	75%	
6:00 PM	60%	60%	60%	
7:00 PM	55%	55%	55%	
8:00 PM	55%	55%	55%	
9:00 PM	55%	55%	55%	
10:00 PM	45%	45%	45%	
11:00 PM	45%	45%	45%	
12:00 MID	30%	35%	35%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	2	0	0	2
7:00 AM	12	0	0	12
8:00 AM	37	0	0	37
9:00 AM	37	0	0	37
10:00 AM	41	0	0	41
11:00 AM	41	0	0	41
12:00 NOON	41	0	0	41
1:00 PM	41	0	0	41
2:00 PM	41	0	0	41
3:00 PM	41	0	0	41
4:00 PM	37	0	0	37
5:00 PM	31	0	0	31
6:00 PM	25	0	0	25
7:00 PM	23	0	0	23
8:00 PM	23	0	0	23
9:00 PM	23	0	0	23
10:00 PM	18	0	0	18
11:00 PM	18	0	0	18
12:00 MID	12	0	0	12
Maximum				41



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: October
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	208	-	211	419
Monthly Adjustment Factor	93%	96%	100%	
Adjusted Peak Parking	193	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	183	0	0	183
7:00 AM	174	0	0	174
8:00 AM	154	0	63	217
9:00 AM	135	0	127	262
10:00 AM	116	0	127	243
11:00 AM	116	0	127	243
12:00 NOON	106	0	137	243
1:00 PM	106	0	137	243
2:00 PM	116	0	137	253
3:00 PM	116	0	137	253
4:00 PM	125	0	137	262
5:00 PM	135	0	211	346
6:00 PM	145	0	211	356
7:00 PM	145	0	211	356
8:00 PM	154	0	211	365
9:00 PM	164	0	211	375
10:00 PM	183	0	106	289
11:00 PM	193	0	0	193
12:00 MID	193	0	0	193
Maximum				375



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: October
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	41	-	-	41
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	41	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	75%	75%	75%	
6:00 PM	60%	60%	60%	
7:00 PM	55%	55%	55%	
8:00 PM	55%	55%	55%	
9:00 PM	55%	55%	55%	
10:00 PM	45%	45%	45%	
11:00 PM	45%	45%	45%	
12:00 MID	30%	35%	35%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	2	0	0	2
7:00 AM	12	0	0	12
8:00 AM	37	0	0	37
9:00 AM	37	0	0	37
10:00 AM	41	0	0	41
11:00 AM	41	0	0	41
12:00 NOON	41	0	0	41
1:00 PM	41	0	0	41
2:00 PM	41	0	0	41
3:00 PM	41	0	0	41
4:00 PM	37	0	0	37
5:00 PM	31	0	0	31
6:00 PM	25	0	0	25
7:00 PM	23	0	0	23
8:00 PM	23	0	0	23
9:00 PM	23	0	0	23
10:00 PM	18	0	0	18
11:00 PM	18	0	0	18
12:00 MID	12	0	0	12
Maximum				41



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: November
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	208	-	211	419
Monthly Adjustment Factor	81%	93%	100%	
Adjusted Peak Parking	168	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	160	0	0	160
7:00 AM	151	0	0	151
8:00 AM	134	0	63	197
9:00 AM	118	0	127	245
10:00 AM	101	0	127	228
11:00 AM	101	0	127	228
12:00 NOON	92	0	137	229
1:00 PM	92	0	137	229
2:00 PM	101	0	137	238
3:00 PM	101	0	137	238
4:00 PM	109	0	137	246
5:00 PM	118	0	211	329
6:00 PM	126	0	211	337
7:00 PM	126	0	211	337
8:00 PM	134	0	211	345
9:00 PM	143	0	211	354
10:00 PM	160	0	106	266
11:00 PM	168	0	0	168
12:00 MID	168	0	0	168
Maximum				354



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: November
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	41	-	-	41
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	41	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	75%	75%	75%	
6:00 PM	60%	60%	60%	
7:00 PM	55%	55%	55%	
8:00 PM	55%	55%	55%	
9:00 PM	55%	55%	55%	
10:00 PM	45%	45%	45%	
11:00 PM	45%	45%	45%	
12:00 MID	30%	35%	35%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	2	0	0	2
7:00 AM	12	0	0	12
8:00 AM	37	0	0	37
9:00 AM	37	0	0	37
10:00 AM	41	0	0	41
11:00 AM	41	0	0	41
12:00 NOON	41	0	0	41
1:00 PM	41	0	0	41
2:00 PM	41	0	0	41
3:00 PM	41	0	0	41
4:00 PM	37	0	0	37
5:00 PM	31	0	0	31
6:00 PM	25	0	0	25
7:00 PM	23	0	0	23
8:00 PM	23	0	0	23
9:00 PM	23	0	0	23
10:00 PM	18	0	0	18
11:00 PM	18	0	0	18
12:00 MID	12	0	0	12
Maximum				41



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: December
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	208	-	211	419
Monthly Adjustment Factor	67%	100%	100%	
Adjusted Peak Parking	139	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	132	0	0	132
7:00 AM	125	0	0	125
8:00 AM	111	0	63	174
9:00 AM	97	0	127	224
10:00 AM	83	0	127	210
11:00 AM	83	0	127	210
12:00 NOON	76	0	137	213
1:00 PM	76	0	137	213
2:00 PM	83	0	137	220
3:00 PM	83	0	137	220
4:00 PM	90	0	137	227
5:00 PM	97	0	211	308
6:00 PM	104	0	211	315
7:00 PM	104	0	211	315
8:00 PM	111	0	211	322
9:00 PM	118	0	211	329
10:00 PM	132	0	106	238
11:00 PM	139	0	0	139
12:00 MID	139	0	0	139
Maximum				329



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: December
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	41	-	-	41
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	41	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	75%	75%	75%	
6:00 PM	60%	60%	60%	
7:00 PM	55%	55%	55%	
8:00 PM	55%	55%	55%	
9:00 PM	55%	55%	55%	
10:00 PM	45%	45%	45%	
11:00 PM	45%	45%	45%	
12:00 MID	30%	35%	35%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	2	0	0	2
7:00 AM	12	0	0	12
8:00 AM	37	0	0	37
9:00 AM	37	0	0	37
10:00 AM	41	0	0	41
11:00 AM	41	0	0	41
12:00 NOON	41	0	0	41
1:00 PM	41	0	0	41
2:00 PM	41	0	0	41
3:00 PM	41	0	0	41
4:00 PM	37	0	0	37
5:00 PM	31	0	0	31
6:00 PM	25	0	0	25
7:00 PM	23	0	0	23
8:00 PM	23	0	0	23
9:00 PM	23	0	0	23
10:00 PM	18	0	0	18
11:00 PM	18	0	0	18
12:00 MID	12	0	0	12
Maximum				41



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: Late December
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Customer/Visitor/Guest				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	208	-	211	419
Monthly Adjustment Factor	50%	95%	100%	
Adjusted Peak Parking	104	-	211	
6:00 AM	95%	0%	0%	
7:00 AM	90%	10%	0%	
8:00 AM	80%	30%	30%	
9:00 AM	70%	10%	60%	
10:00 AM	60%	10%	60%	
11:00 AM	60%	5%	60%	
12:00 NOON	55%	100%	65%	
1:00 PM	55%	100%	65%	
2:00 PM	60%	33%	65%	
3:00 PM	60%	10%	65%	
4:00 PM	65%	10%	65%	
5:00 PM	70%	30%	100%	
6:00 PM	75%	55%	100%	
7:00 PM	75%	60%	100%	
8:00 PM	80%	70%	100%	
9:00 PM	85%	67%	100%	
10:00 PM	95%	60%	50%	
11:00 PM	100%	40%	0%	
12:00 MID	100%	30%	0%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	99	0	0	99
7:00 AM	94	0	0	94
8:00 AM	83	0	63	146
9:00 AM	73	0	127	200
10:00 AM	62	0	127	189
11:00 AM	62	0	127	189
12:00 NOON	57	0	137	194
1:00 PM	57	0	137	194
2:00 PM	62	0	137	199
3:00 PM	62	0	137	199
4:00 PM	68	0	137	205
5:00 PM	73	0	211	284
6:00 PM	78	0	211	289
7:00 PM	78	0	211	289
8:00 PM	83	0	211	294
9:00 PM	88	0	211	299
10:00 PM	99	0	106	205
11:00 PM	104	0	0	104
12:00 MID	104	0	0	104
Maximum				299



Project Name: Hotel Murrieta
 Job Number: 18-0074
 Month of the Year: Late December
 Day of the Week: Weekend
 Parking Rates Used: City of Murrieta & Urban Land Institute

Employee/Resident				
Parking Distribution				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
Peak Parking	41	-	-	41
Monthly Adjustment Factor	100%	100%	100%	
Adjusted Peak Parking	41	-	-	
6:00 AM	5%	5%	5%	
7:00 AM	30%	30%	30%	
8:00 AM	90%	90%	90%	
9:00 AM	90%	90%	90%	
10:00 AM	100%	100%	100%	
11:00 AM	100%	100%	100%	
12:00 NOON	100%	100%	100%	
1:00 PM	100%	100%	100%	
2:00 PM	100%	100%	100%	
3:00 PM	100%	100%	100%	
4:00 PM	90%	90%	90%	
5:00 PM	75%	75%	75%	
6:00 PM	60%	60%	60%	
7:00 PM	55%	55%	55%	
8:00 PM	55%	55%	55%	
9:00 PM	55%	55%	55%	
10:00 PM	45%	45%	45%	
11:00 PM	45%	45%	45%	
12:00 MID	30%	35%	35%	
Parking Demand: Number of Spaces				
Time of the Day	Hotel - Business	Hotel (Restaurant)	Hotel (Conference)	Total
6:00 AM	2	0	0	2
7:00 AM	12	0	0	12
8:00 AM	37	0	0	37
9:00 AM	37	0	0	37
10:00 AM	41	0	0	41
11:00 AM	41	0	0	41
12:00 NOON	41	0	0	41
1:00 PM	41	0	0	41
2:00 PM	41	0	0	41
3:00 PM	41	0	0	41
4:00 PM	37	0	0	37
5:00 PM	31	0	0	31
6:00 PM	25	0	0	25
7:00 PM	23	0	0	23
8:00 PM	23	0	0	23
9:00 PM	23	0	0	23
10:00 PM	18	0	0	18
11:00 PM	18	0	0	18
12:00 MID	12	0	0	12
Maximum				41

