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# **APPENDIX B**

## NEIGHBORHOOD PARKING ASSESSMENT

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**EMC PLANNING GROUP INC.**  
**A LAND USE PLANNING & DESIGN FIRM**

601 Abrego Street, Monterey, CA 93940  
Tel: 831-649-1799 / Fax: 831-649-8399  
www.emcplanning.com

**To:** Teri Wissler Adam, Senior Principal and Project Manager  
**From:** Zane Mortensen, Assistant Planner; Matt Papurello, GIS/Graphics Technician  
**Cc:** Stuart Poulter, AICP, MCRP, Senior Planner  
**Date:** August 12, 2022

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**Re:** Carmel High School Stadium Improvements Project– Neighborhood Parking Assessment

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## **Project Description and Setting**

The Carmel High School Stadium Improvements project includes the installation of new stadium lighting to facilitate nighttime sports events and practices as well as construction of two new parking areas, construction of a new storage building attached to the existing stadium, and replacement of the existing pool light fixtures. This assessment evaluates the availability of public parking in the neighborhoods surrounding Carmel High School (project site) located between State Route 1 (west) and Hatton Canyon (east). These results are intended to be utilized by the Carmel Unified School District (school district) to develop a baseline understanding of the parking conditions in the surrounding neighborhoods in an effort to better inform the Revised Draft EIR analysis.

## **Scope of Assessment**

This assessment describes the availability of public parking in the communities surrounding the project location by quantifying the total number of possible restricted and unrestricted parking spaces along the following residential streets;

- Carmel Hills Drive;

- Valley Place;
- Stewart Place;
- Flanders Drive;
- Canyon Drive;
- Ward Place;
- Whitman Circle;
- Row Place;
- Baldwin Circle; and
- Morse Drive

Restricted parking refers to any public parking with posted limitations, whereas unrestricted parking refers to any location that is open at all times to both residents and non-residents, regardless of residency.

## **Methodology**

The neighborhoods most likely to experience increased traffic volumes resulting from the stadium improvements were first identified based on visual observations of the surrounding area along with input provided by school district staff. Once identified, an onsite assessment of each residential street was conducted to determine the availability of public parking, as well as the location and conditions of any imposed parking restrictions.

Measurements of the total length of both restricted and unrestricted parking was collected. Using the City of Carmel by the Sea's requirement for standard parking size dimensions (nine-foot by nineteen-foot) the total number of possible public parking spaces was estimated for each residential street (City of Carmel-by-the-Sea, 2021). Two locations able to facilitate perpendicular curbside parking were identified on Flanders Drive west of Morse Drive. The total number of parking spaces at these locations was estimated based on the measured length divide by the 9-foot width requirement for perpendicular parking (City of Carmel-by-the-Sea, 2021). The results are intended to provide an approximate understanding of the number of available parking spaces in the surrounding neighborhoods. No measurements were recorded for any location below the standard width requirement or at any location that would obstruct residential driveways or access to emergency infrastructure, such as fire hydrants.

## Results

A total of 806 possible parking spaces were identified on the residential streets surrounding the project location detailed in [Table 1, Neighborhood Parking Summary \(Unrestricted and Restricted\)](#). Approximately 654 spaces of the identified parking spaces are considered to be unrestricted. The majority of unrestricted parking (302 spaces) is located along Flanders Drive. The small cul-de-sacs adjacent to Flanders Drive, including Canyon Drive, Ward Place, Whitman Circle, Row Place, and Baldwin Circle, contributed an additional 118 total unrestricted parking spaces. 81 unrestricted possible parking spaces were also identified on Morse Drive. However, there were several sites along this street that may not provide an adequate area to meet the required parking design dimensions without impeding the flow of traffic due to a limited shoulder and abundant vegetation at these locations. [Figure 1, Parking Survey Site Photos](#) provide photographs at various street locations surrounding the high school.

**Table 1 Neighborhood Parking Summary (Unrestricted and Restricted)**

Street Name	Unrestricted Parking	Restricted Parking	Total Parking
Carmel Hills Drive <sup>1</sup>	95	71	166
Valley Place	32	0	32
Stewart Place <sup>2</sup>	0	24	24
Flanders Drive <sup>2</sup>	302	24	326
Canyon Circle	42	0	42
Ward Place	30	0	30
Whitman Circle	56	0	56
Row Place	3	0	3
Baldwin Circle	13	0	13
Morse Drive <sup>2</sup>	81	33	114
<b>Cumulative Total</b>	<b>654</b>	<b>152</b>	<b>806</b>

SOURCE: EMC Planning Group 2022

NOTE: 1 - No parking from 7:00am – 6:00pm (except weekends and holidays)

2 - No parking from 7:00am – 12:00pm (except weekends and holidays)

Carmel Hills Drive had the largest observed number of restricted parking (71 spaces) with limitations set from 7:00am to 6:00pm Monday through Friday. Restricted parking was also identified on Stewart Place, Flanders Drive, and Morse Drive, which accounted for an additional 81 possible parking spaces with limitations set from 7:00am to 12:00pm Monday

through Friday. Of the ten residential streets only one, Stewart Place, consisted entirely of restricted parking including the only “No Parking Anytime” zone identified during the assessment. The location of the restricted parking identified during the assessment can be seen in [Figure 2, Neighborhood Parking Restrictions](#).

## **Sources**

City of Carmel-by-the-Sea, CA. November 2021. Municipal Code Chapter 17.38 (Off Street Parking Requirements). Accessed online:

<https://www.codepublishing.com/CA/CarmelbytheSea/html/Carmel17/Carmel1738.html#494>

EMC Planning Group Site Assessment. June 18, 2022.