

**APPENDIX 12c**

July 21, 2021

Mr. Tom Dodson  
Tom Dodson & Associates  
PO Box 2307  
San Bernardino, CA 92406-2307

**SUBJECT: MURRIETA RESIDENTIAL PARKING EVALUATION**

Dear Mr. Tom Dodson:

We are pleased to submit the following Parking Evaluation for the proposed Murrieta Residential development (referred to as "Project"). The Project is located on the southeast corner of Whitewood Road and Clinton Keith Road in the City of Murrieta as shown on Exhibit A. This Parking Evaluation was developed to ensure that the proposed site plan provides adequate on-site parking supply to accommodate peak on-site vehicle parking demands.

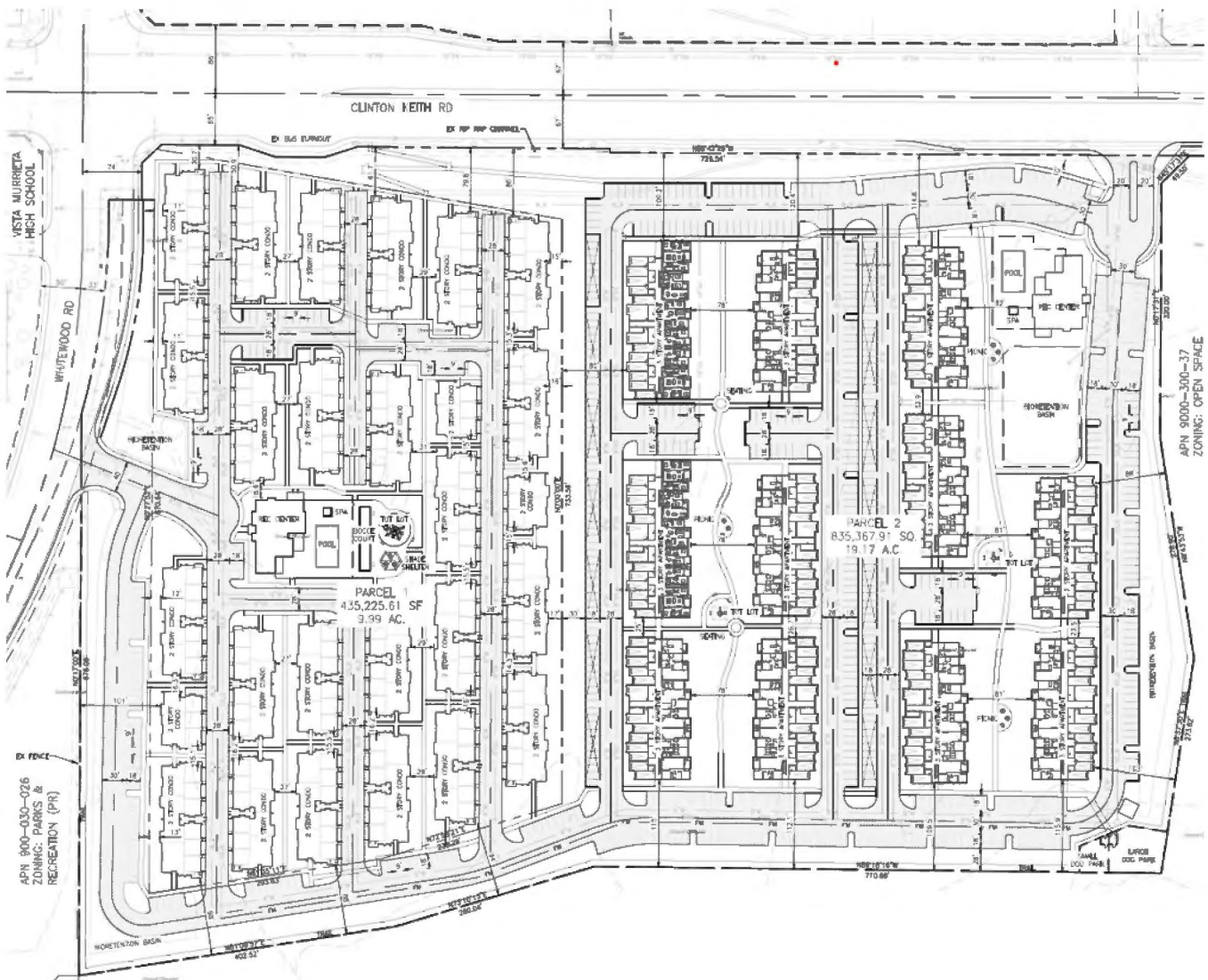
**EXHIBIT A: LOCATION MAP**



## INTRODUCTION

The Project is to consist of 153 multifamily (low-rise) housing units (condo) and 330 multifamily (mid-rise) housing units (apartments), as shown on Exhibit B. The proposed Project will provide 1,137 parking stalls.

### EXHIBIT B: PROPOSED SITE PLAN





## PARKING REQUIREMENTS

To demonstrate that adequate parking supply exists within the Murrieta Residential, this parking assessment provides a review of the City of Murrieta Municipal Code parking requirements and an estimate of the peak parking demands. Section 16.34 of the City of Murrieta Municipal Code describes the off-street parking for land uses. Section 16.34.040 identifies the parking stalls required for residential land uses such as the Project. According to the Municipal Code use descriptions, the proposed residential use is best described under “Multi-family dwellings and other attached dwellings” and “Condominiums.” Table 1 provides a summary of the applicable City of Murrieta Municipal Code parking requirements.

**TABLE 1: CITY OF MURRIETA MUNICIPAL CODE PARKING REQUIREMENTS**

Use	Parking Rate	Description
Multi-family dwellings and other attached dwellings	1.5 spaces per unit	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.
	2 spaces per unit plus 0.5 spaces per unit over 2 bedrooms plus 1 guest parking per 0.25 unit	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.
Condominiums	2 spaces per unit	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.
	2 spaces per unit plus 0.5 spaces per unit over 2 bedrooms plus 1 guest parking per 0.25 unit	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.

Based on the City of Murrieta Municipal Code 16.34.040 Number of Parking Spaces Required

Using the City of Murrieta Municipal Code parking rates, it is possible to calculate the parking requirements for the proposed Murrieta Residential. As shown on Table 2, the proposed Murrieta Residential requires 1,118 stalls.

**TABLE 2: MURRIETA RESIDENTIAL MUNICIPAL CODE PARKING SPACE REQUIREMENTS**

Unit Type	Quantity <sup>1</sup>	Parking Rate <sup>2</sup>	Required Parking
Apartments – Studio and One Bedroom	159	1.5 spaces per unit	239
Apartments – Two Bedrooms	132	2.0 spaces per unit	264
Apartments – Three Bedrooms	39	2.5 spaces per unit	98
Apartment Guest Parking	330	1 space per 0.25 units	83
Condominiums – Two Bedrooms	51	2.0 spaces per unit	102
Condominiums – Three Bedrooms	51	2.5 spaces per unit	128
Condominiums – Four Bedrooms	51	3.0 spaces per unit	153
Condominium Guest Parking	153	1 space per 0.33 units	51
<b>Total</b>			<b>1,118</b>

<sup>1</sup> Based on the June 2020 Site Plan prepared by Blue Engineering & Consulting, Inc.

<sup>2</sup> Based on the City of Murrieta Municipal Code 16.34.040 Number of Parking Spaces Required

## CONCLUSIONS

The Project is to consist of 153 multifamily (low-rise) housing units (condo) and 330 multifamily (mid-rise) housing units (apartments).

Based on the City of Murrieta parking requirements, the proposed Murrieta Residential will require a total of 1,118 parking stalls. The proposed Project will provide 1,137 parking stalls. Our evaluation indicates that additional parking spaces beyond the proposed parking spaces are not required to meet parking requirements.

If you have any questions, please contact me directly at (949) 336-5992.

Respectfully submitted,  
 URBAN CROSSROADS, INC.



Jose Alire, P.E.  
 Senior Traffic Engineer



Robert Vu, P.E.  
 Transportation Engineer