

DATE: October 17, 2022
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PROJECT NAME: 4665 Lampson Parking Planning
PROJECT NUMBER: 37-009629.00

PROJECT #37-009629.00
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The 4665 Lampson Avenue project (the “Project”) consists of redevelopment of an existing office building and surface parking lot into a multi-family housing project with approximately 246 dwelling units on an approximately 12.3±-acre site at 4665 Lampson Avenue in Los Alamitos, California.

North of, and adjacent to the Project site is Arbor Park and Arbor Dog Park, as well as an unstriped gravel parking area serving the parks. American Youth Soccer Organization (AYSO) Region 159 uses Arbor Park for soccer practices on weeknights and soccer games on weekends.

Currently the AYSO league utilizes the existing paved parking lot at 4665 Lampson Avenue as overflow parking, particularly on weekends. The proposed Project is dedicating 10-feet of right-of-way on its northern frontage to support potential expansion of the gravel parking area; however, the existing surface parking lot will be redeveloped as part of the Project and no longer provide overflow parking.

T & B Planning, Inc. (T&B) engaged Walker Consultants (“Walker”) to provide a parking review at Arbor Park, related to the 4665 Lampson development in the City of Los Alamitos, California to understand the following:

- How much parking would theoretically be provided in the gravel parking area (including the Project dedication) if patrons parked efficiently and in general accordance with the City’s design requirements for parking spaces?
- What methods could be used to assist patrons in parking more efficiently in the absence of permanent striping?
- What does typical parking demand for AYSO 159 activities at Arbor Park look like, and to what extent would its demand be accommodated in the gravel parking area assuming efficient utilization?

Summary of Conclusions and Key Findings

The key findings from Walker's fieldwork and analysis are as follows:

- With 90-degree parking on the north side and parallel parking on the south side, Walker projects an approximate capacity of 154 parking spaces in the area between the Project site and Arbor Park, assuming the 10-foot Project dedication and adherence to Municipal Code requirements for parking spaces and drive aisles.
- With 90-degree parking on the both sides, Walker projects an approximate capacity of 200 parking spaces in the area between the Project site and Arbor Park, assuming the 10-foot Project dedication on the south side, City improves 2'-10" to 4'-3" on the north side, and adherence to Municipal Code requirements for parking spaces and drive aisles.
- Changes to the gravel parking area may trigger City requirements to permanently pave the parking area.
- Parking demand for the AYSO league at Arbor Park is low on weeknights during soccer practices but is hundreds of vehicles on Saturdays when soccer games are occurring at all nine soccer fields at Arbor Park concurrently. Since games run back-to-back, there are typically 36 teams (9x2x2) worth of players and parents on-site at the same time when a game is ongoing and the next time slot's teams have arrived and are warming up.
 - The AYSO currently runs a full slate of games, occupying all nine Arbor Park soccer fields, on Saturdays at 8:00 a.m., 9:30 a.m., and 11:00 a.m., and a partial slate at 12:30 p.m. Parking demand could potentially be reduced by having the AYSO schedule fewer games concurrently and instead schedule games at 2:00 p.m. and 3:30 p.m. on Saturdays and throughout the day on Sundays.
- Walker projects that four AYSO could be scheduled concurrently on weekends at Arbor Park under Option 1, increasing to five concurrent games under Option 2.
- Walker has provided information on wheel stops and delineator tubes that could be used to mark parallel spaces in the absence of striping; however, without proper pavement markings on the ground, there will likely be vehicles that park inefficiently both sides of the drive aisle reducing the effective parking capacity of the area.

AYSO Parking Demand Observations

Walker staff visited the Project site on three days to gain an understanding of the parking demand generated by and parking needs of the soccer fields at Arbor Park and the Arbor Dog Park. Walker staff visited the site at the following times:

- Thursday September 8, 2022, from 5:00-7:00 p.m. during evening soccer practices
- Saturday September 17, 2022, from 8:00 a.m. to 2:00 p.m. during soccer games.
- Saturday September 24, 2022, from 9:00 a.m. to 10:00 a.m. during soccer games.

Arbor Park has nine (9) soccer fields. Typically, there are games on all nine fields on Saturdays at 8:00 a.m., 9:30 a.m., and 11:00 a.m., games on most of the fields at 12:30 p.m., and only a couple of games occur at 2:00 p.m.

Walker observed the number of vehicles parked in the gravel section denoted as dog park only parking, the number of vehicles parked in the remainder of the gravel parking area, and the number of vehicles parked in the 4665 Lampson surface parking lot deemed attributable to the soccer league. The existing parking lot serves the existing office building and is also a Caltrans park-and-ride facility¹. Some of the vehicles observed in the parking lot were fleet vehicles related to the California Department of Fish and Wildlife office, others appeared to be related to the park-and-ride, and others appeared to be being stored in the parking lot. Walker has made best efforts to estimate the parking in the lot attributable to the AYSO league.

On the weekday, parking demand related to the AYSO leagues was low and could have been entirely accommodated within the existing gravel parking area if needed. Over the course of the observations, a small number of soccer-related parking occurred in the 4665 Lampson parking lot.

On Saturdays, parking demand related to the AYSO league is very high, with hundreds of vehicles parked in the 4665 Lampson parking lot for soccer. With nine fields of soccer games concurrently, there are approximately 200 players on the fields at Arbor Park, and with teams arriving for the next game while the current games are ongoing, there can be upwards of 400 players at Arbor Park at one time on Saturdays. Based on Walker's observations most players arrive with a family member or members who stay for the duration of the match, although there is some carpooling and some drop-off activity.

Table 1 summarizes data collected at the Project site.

¹ <https://dot.ca.gov/-/media/dot-media/district-12/documents/park-and-ride-brochure.pdf>

Table 1: Observed Parking Demand at Arbor Park

Thursday September 8, 2022					
Area	5:00 PM	5:30 PM	6:00 PM	6:30 PM	7:00 PM
4665 Lampson Parking Lot	13	9	5	4	0
Gravel Parking (Soccer)	42	38	34	17	0
Total AYSO Demand	55	47	39	21	0
Gravel Parking (Dog Park)	5	5	5	12	19

Saturday September 17, 2022, 2022						
Area	8:00 AM	8:30 AM	9:00 AM	9:30 AM	10:00 AM	10:30 AM
4665 Lampson Parking Lot	100	167	186	213	217	272
Gravel Parking (Soccer)	48	58	43	51	51	47
Total AYSO Demand	148	225	229	264	268	319
Gravel Parking (Dog Park)	10	8	10	12	9	6

Area	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM
4665 Lampson Parking Lot	230	232	283	157	151	140	62
Gravel Parking (Soccer)	56	64	56	43	45	47	35
Total AYSO Demand	286	296	339	200	196	187	97
Gravel Parking (Dog Park)	7	9	15	16	13	15	11

Saturday September 24, 2022		
Area	9:00 AM	9:30 AM
4665 Lampson Parking Lot	238	258
Gravel Parking (Soccer)	54	54
Total AYSO Demand	292	312
Gravel Parking (Dog Park)	15	15

The peak observed estimated AYSO parking demand was 339 parked vehicles. With all nine soccer fields in use concurrently this equates to 38 vehicles of parking demand per field.

Functional Capacity of Gravel Parking Area

OPTION 1 – 10 FOOT PROJECT DEDICATION

Walker has reviewed the City of Los Alamitos Municipal Code and parking area specifications to determine the theoretical capacity of the gravel parking area, including the 10-feet of right-of-way being dedicated by the Project if patrons parked efficiently and in general accordance with the City’s design requirements for parking spaces.

Figure 1 shows the overall parking area if the spaces are delineated in accordance with typical City standards. Figure 2 presents additional detail. Figure 3 shows accessories that could help delineate parking spaces; however, Walker cannot guarantee their efficacy in the absence of proper paving and striping.

Walker notes the following information and highlights from our review of City documents:

- City code does not specify a commercial parking stall size. Walker has matched the dimensions of the existing parking spaces in the paved parking lot at 4665 Lampson which are 8'-6"x19'-0". An 8'-6" stall width is typical for Walker layouts for commercial parking areas.
- The gravel parking area is not an exact rectangle, getting narrower as one heads east. The width of the area on the west end, with the 10-foot dedication, is 59'-2", narrowing to 57'-9" on the east end. A minimum width of 60-feet would be necessary to have 90-degree parking on both sides of the drive aisle.
- In Walker's experience, without proper pavement markings on the ground, the lot will be full of cars parked at an angle on both sides of the drive aisle leaving a drive aisle with not enough width for vehicles to back up or circulate. This is particularly true of the proposed parallel parking spaces on the south side of the drive aisle.
- **Los Alamitos code requires reconstructed parking areas to be permanently surfaced. See Los Alamitos Municipal Code section 17.22.120(F).** Thus, any changes to the gravel parking area to increase its efficiency of use may require permanent paving and striping of the entire area. Paving the area would be desirable from an efficiency of use perspective.
- Walker has assumed that the Fire Department would require a turnaround area at the east end of the parking area.

As shown in the figures, with 90-degree parking on the north side and parallel parking on the south side, Walker projects an approximate capacity of 154 parking spaces in the area between the Project site and Arbor Park. Currently 20-22 parking spaces are designated for Dog Park use only.

The reconfigured Park parking area could accommodate Dog Park parking demand and weeknight parking needs related to AYSO practices; however, there would not be adequate parking capacity for a full slate (nine fields) of games on Saturdays.

With a peak observed demand of approximately 38 vehicles per field in operation, the reconfigured parking area could potentially accommodate soccer games on four (4) fields concurrently. It should be noted that there may be potential for AYSO 159 to spread out the games and use less fields, as it currently has a full slate of games (9) scheduled at 8:00 a.m., 9:30 a.m. and 11:00 a.m. on Saturdays, a mostly full slate at 12:30 p.m. and only a game or two at 2:00 p.m. on Saturdays. The league could schedule games at 2:00 p.m. and 3:30 p.m. on Saturdays and throughout the day on Sundays to spread the games out and use fewer fields concurrently.

Figure 1: Option 1 Parking Lot Site Plan

LOS ALAMITOS
4665 LAMPSON AVE

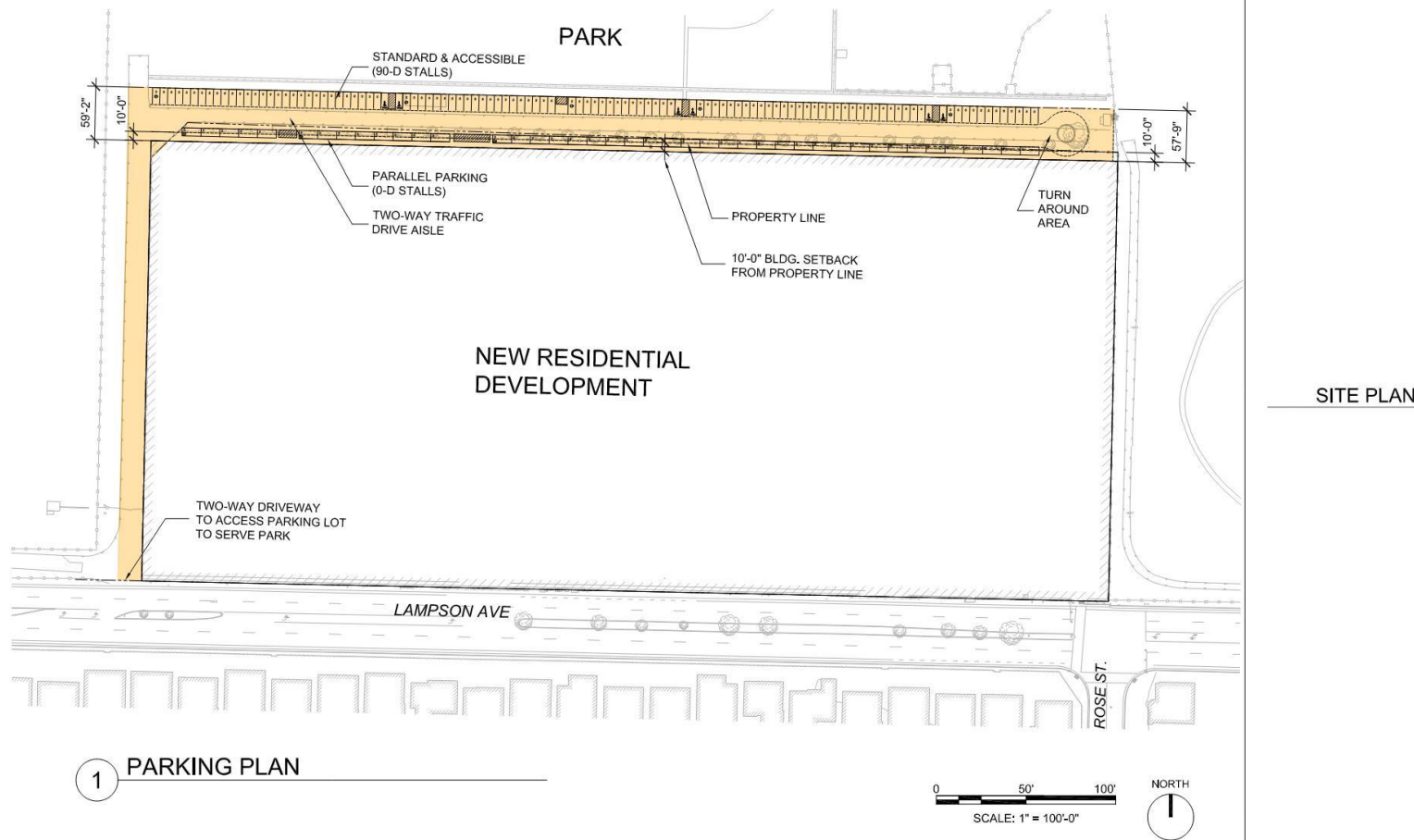
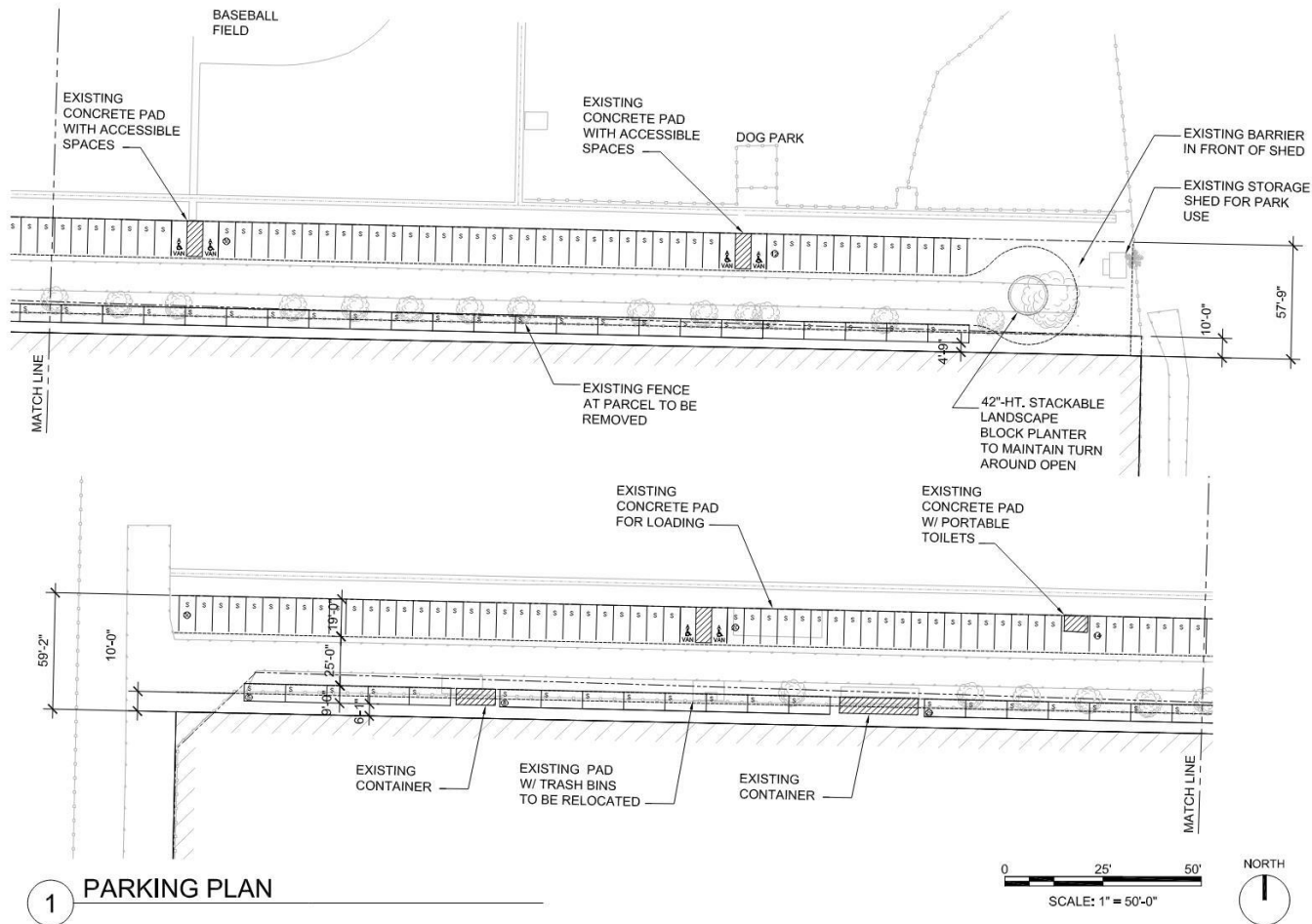


Figure 2: Option 1 Parking Lot Plan

LOS ALAMITOS
4665 LAMPSON AVE



1 PARKING PLAN

PARKING PLAN

PARKING GEOMETRY:
DRIVE AISLE & BACKUP SPACE: 25'-0" (24'-0" MIN.)
90-D STALL: 8'-6" x 19'-0"
0-D STALL: 9'-0" x 21'-0"
ACCESSIBLE: 9'-0" x 18'-0" w/ 8'-0" WIDE LOADING AISLE

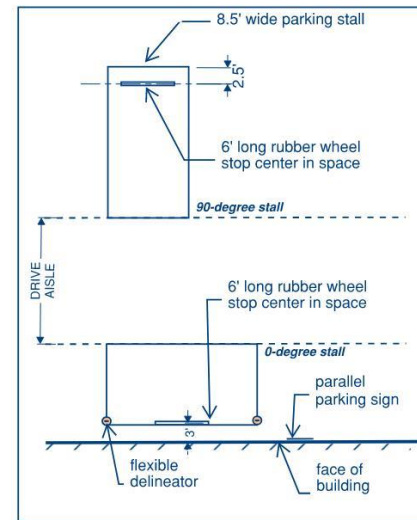
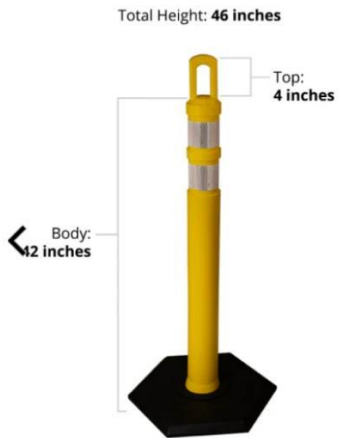
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90-D STALLS = 106
0-D STALLS = 42
ACCESSIBLE = 6
TOTAL = 154 STALLS

Figure 3: Potential Accessories

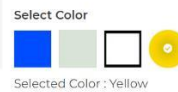
LOS ALAMITOS
4665 LAMPSON AVE



Arch-Top Delineator Tubes



Recycled Plastic Wheel Stops with Color



ACCESSORIES

OPTION 2 – PROJECT AND CITY IMPROVEMENTS

Walker has prepared a second parking layout with the following, additional assumption:

- The City improves the right-of-way needed on the north side of the existing gravel parking area to, combined with the Project's 10-foot dedication on the south side, provide 90 degree parking on both sides of the drive aisle.

This would require 2'-10" of additional width from the north side at the west end, increasing to 4'-3" of additional width on the east end.

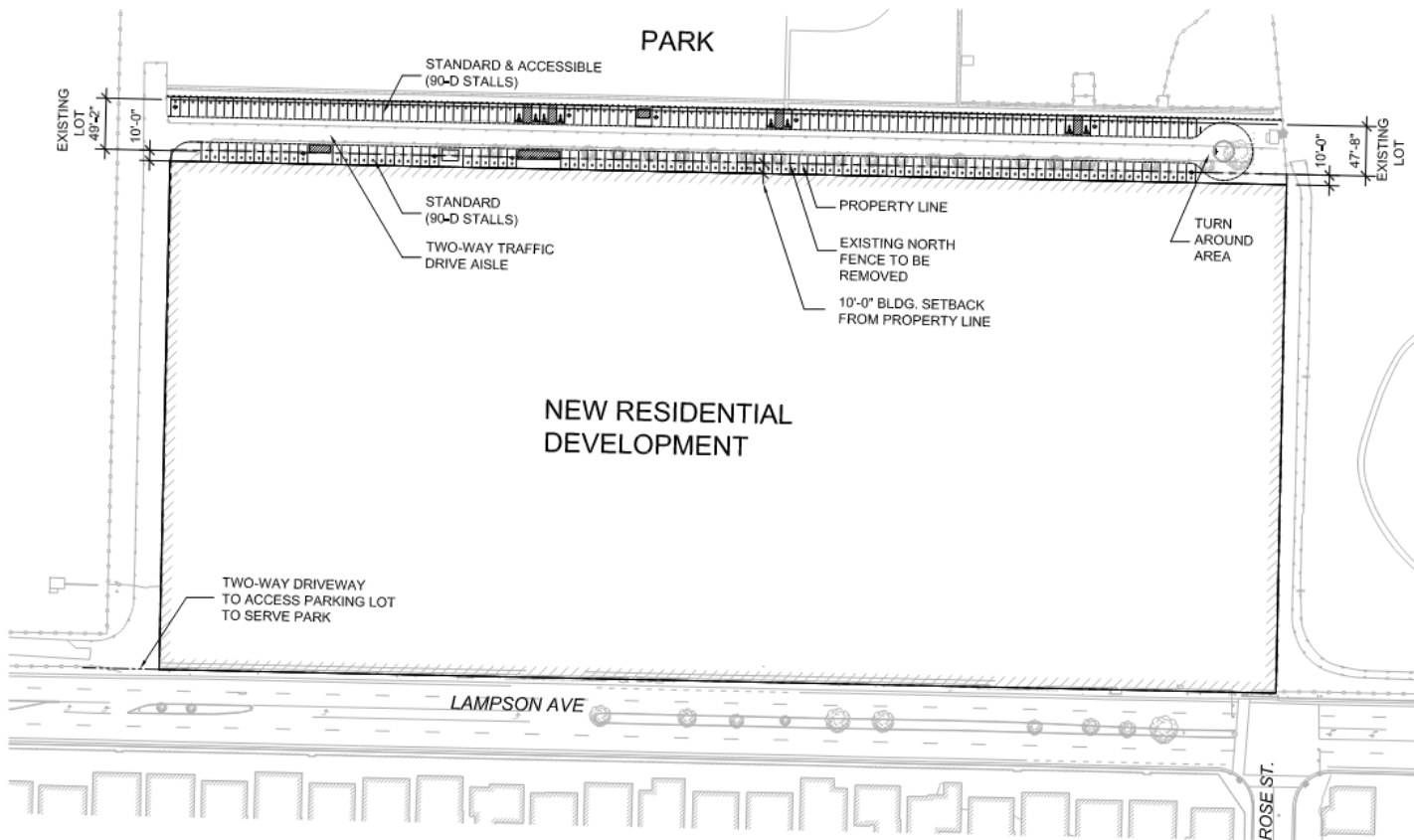
As shown in the figures that follow, with 90-degree parking on the north and south sides, Walker projects an approximate capacity of 200 parking spaces in the area between the Project site and Arbor Park. Currently 20-22 parking spaces are designated for Dog Park use only. This could be increased by an additional 10-15 spaces if containers and trash bins on the south side of the gravel parking area are relocated or removed.

Even with Option2, there would not be adequate parking capacity for a full slate (nine fields) of games on Saturdays.

With a peak observed demand of approximately 38 vehicles per field in operation, the reconfigured parking area in Option 2 could potentially accommodate soccer games on five (5) fields concurrently. It should be noted that there may be potential for AYSO 159 to spread out the games and use less fields, as it currently has a full slate of games (9) scheduled at 8:00 a.m., 9:30 a.m. and 11:00 a.m. on Saturdays, a mostly full slate at 12:30 p.m. and only a game or two at 2:00 p.m. on Saturdays. The league could schedule games at 2:00 p.m. and 3:30 p.m. on Saturdays and throughout the day on Sundays to spread the games out and use fewer fields concurrently.

Figure 4: Option 2 Parking Lot Site Plan

LOS ALAMITOS
4665 LAMPSON AVE



OPTION 2
SITE PLAN

1 PARKING PLAN

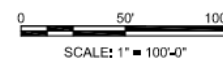
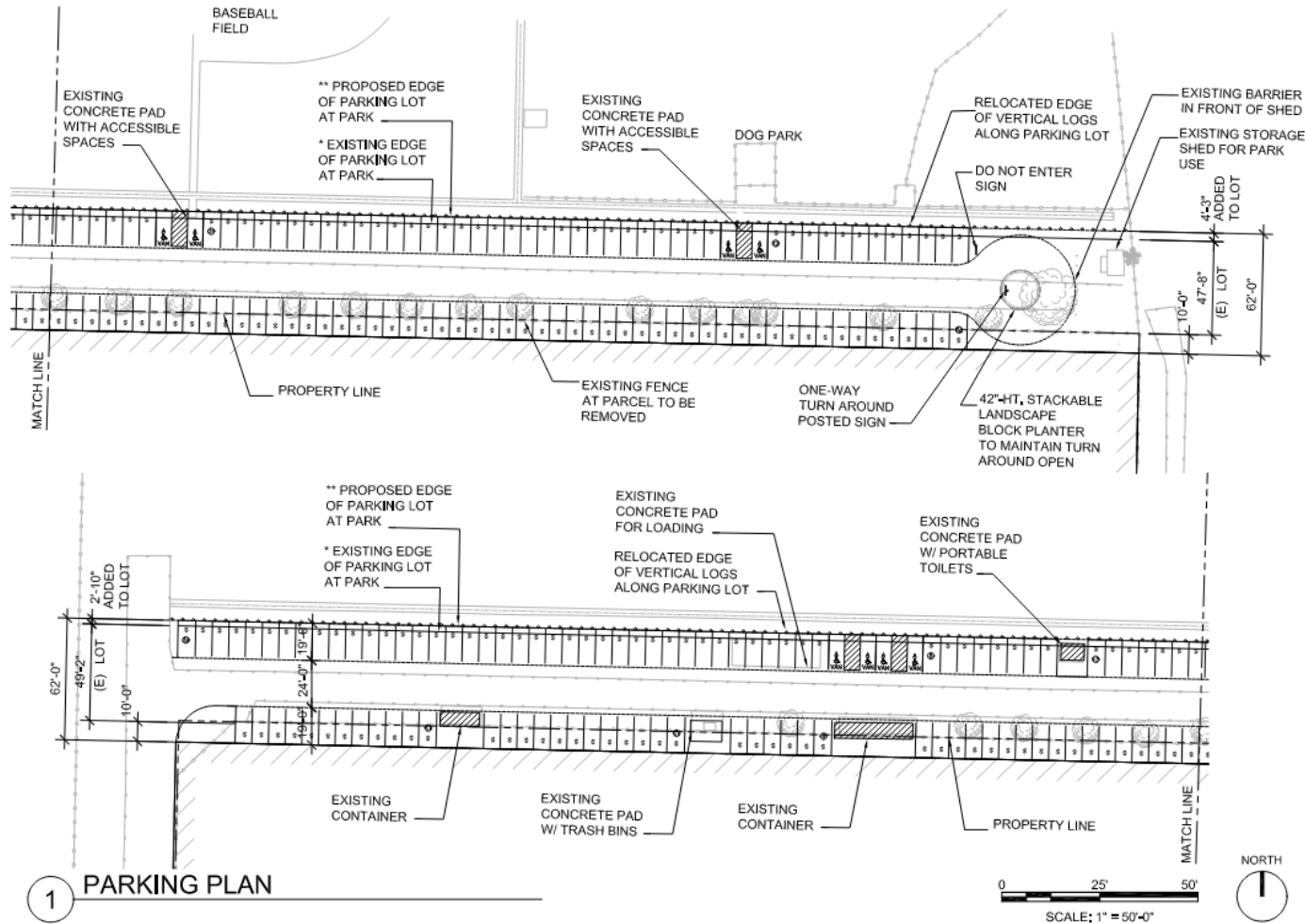


Figure 5: Option 2 Parking Lot Plan

LOS ALAMITOS
4665 LAMPSON AVE



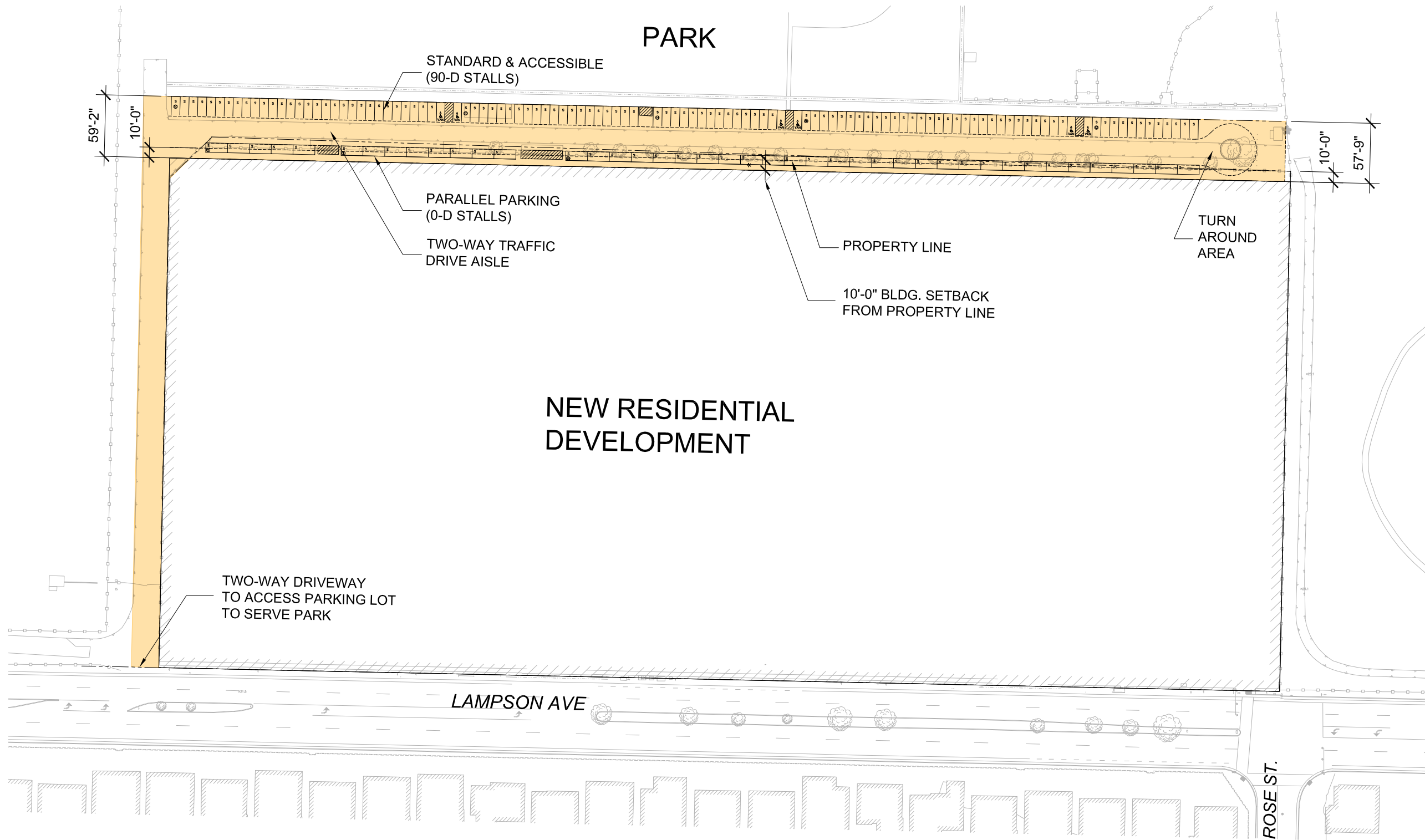
**OPTION 2
PARKING PLAN**

PARKING GEOMETRY:
DRIVE AISLE &
BACKUP SPACE: 24'-0"
(24'-0" MIN.)
90-D STALL: 9'-0"x19'-0"
ACCESSIBLE: 9'-0"x18'-0"
w/ 8'-0" WIDE
LOADING AISLE

PARKING COUNT:
90-D STALLS = 192
ACCESSIBLE = 8
TOTAL = 200 STALLS

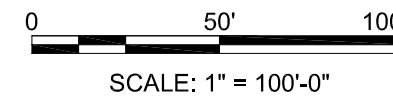
1 **PARKING PLAN**

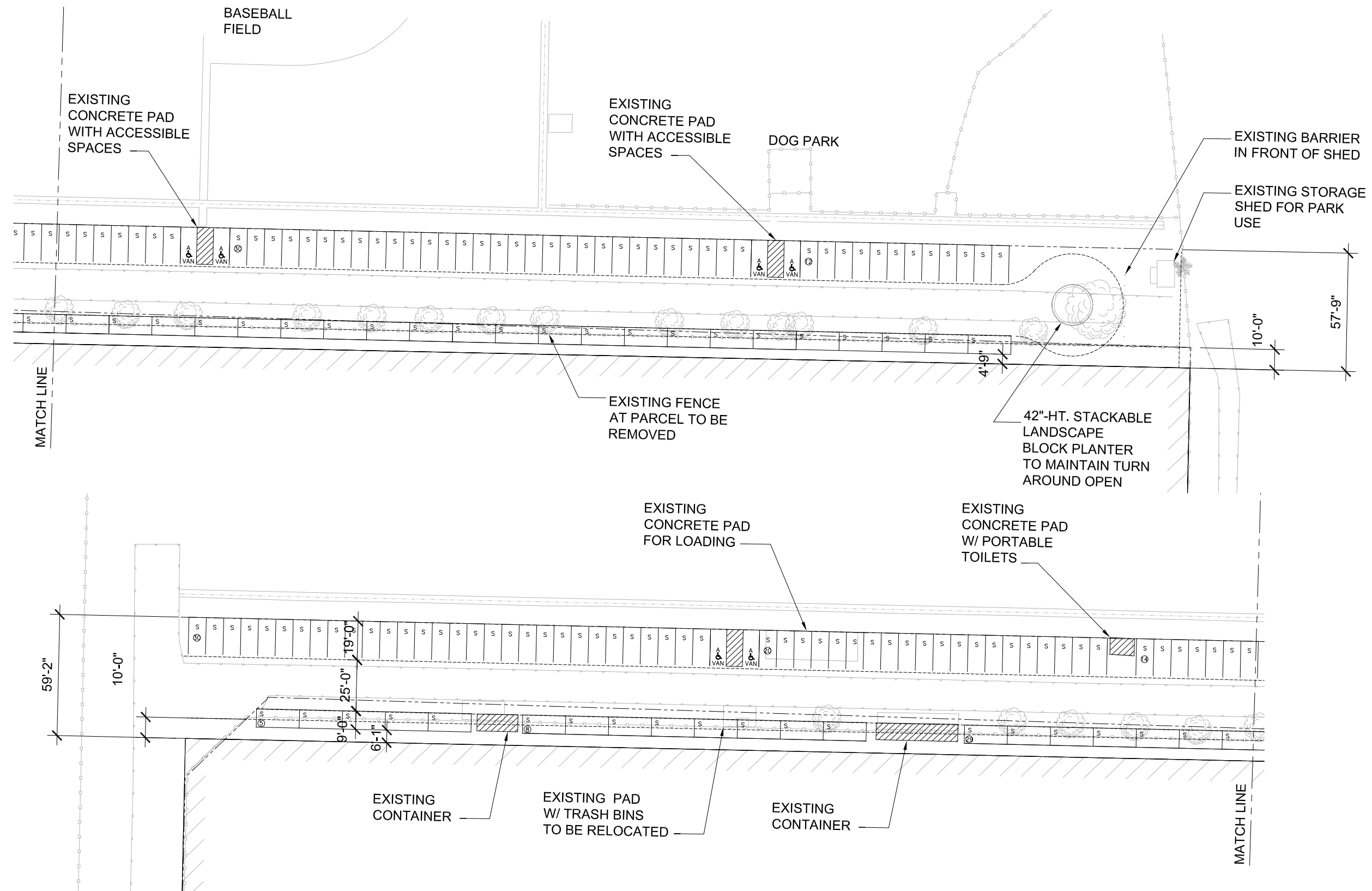
Attachment A: Option 1 Parking Area Layout and Potential Accessories



SITE PLAN

1 PARKING PLAN





PARKING PLAN

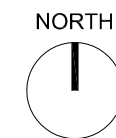
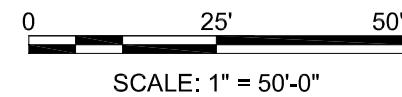
PARKING GEOMETRY:

DRIVE AISLE & BACKUP SPACE:	25'-0" (24'-0" MIN.)
90-D STALL:	8'-6"x19'-0"
0-D STALL:	9'-0"x21'-0"
ACCESSIBLE:	9'-0"x18'-0" w/ 8'-0" WIDE LOADING AISLE

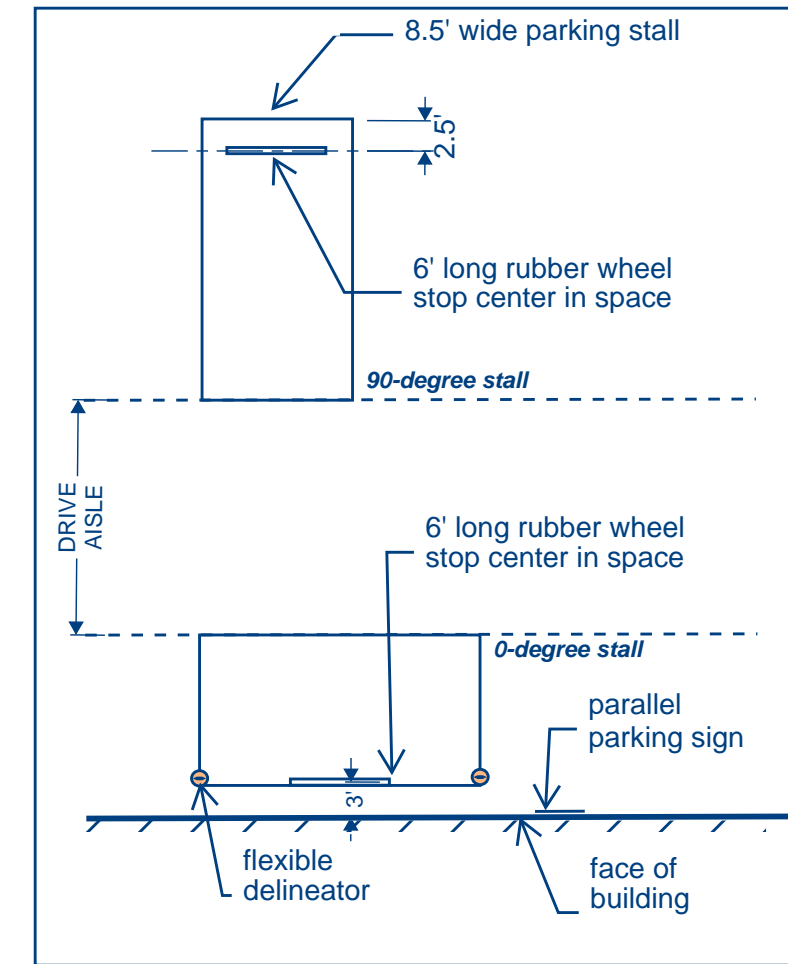
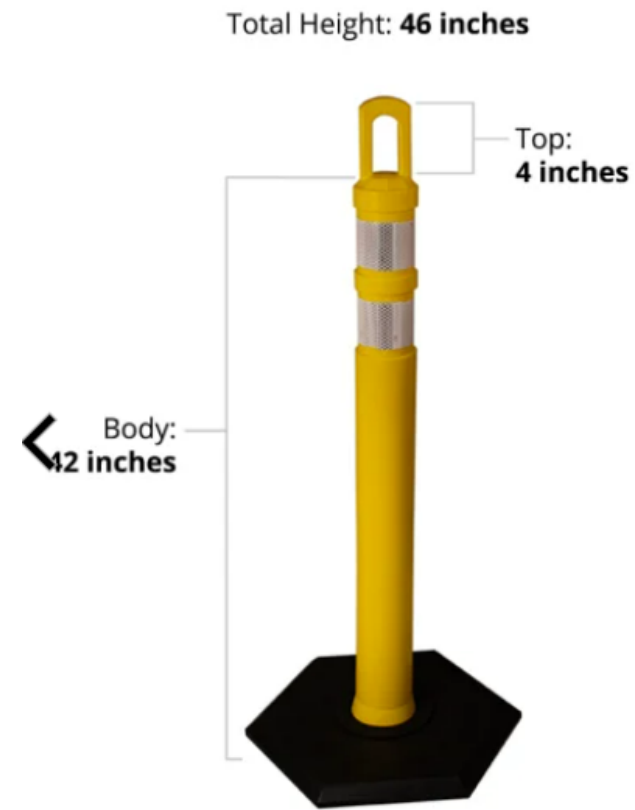
PARKING COUNT:

90-D STALLS	= 106
0-D STALLS	= 42
ACCESSIBLE	= 6
TOTAL	= 154 STALLS

1 PARKING PLAN



Arch-Top Delineator Tubes



Recycled Plastic Wheel Stops with Color



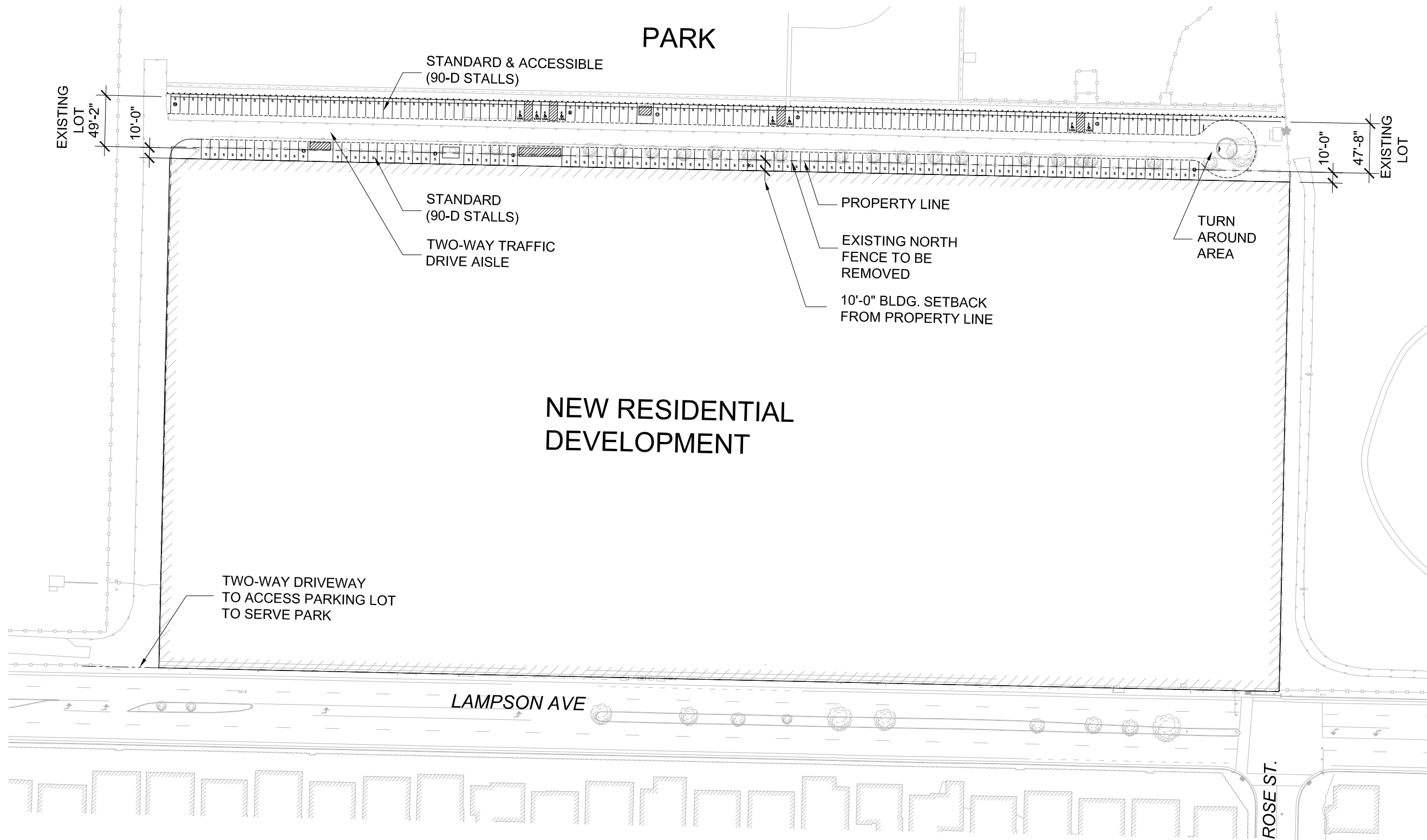
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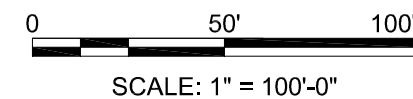
ACCESORIES

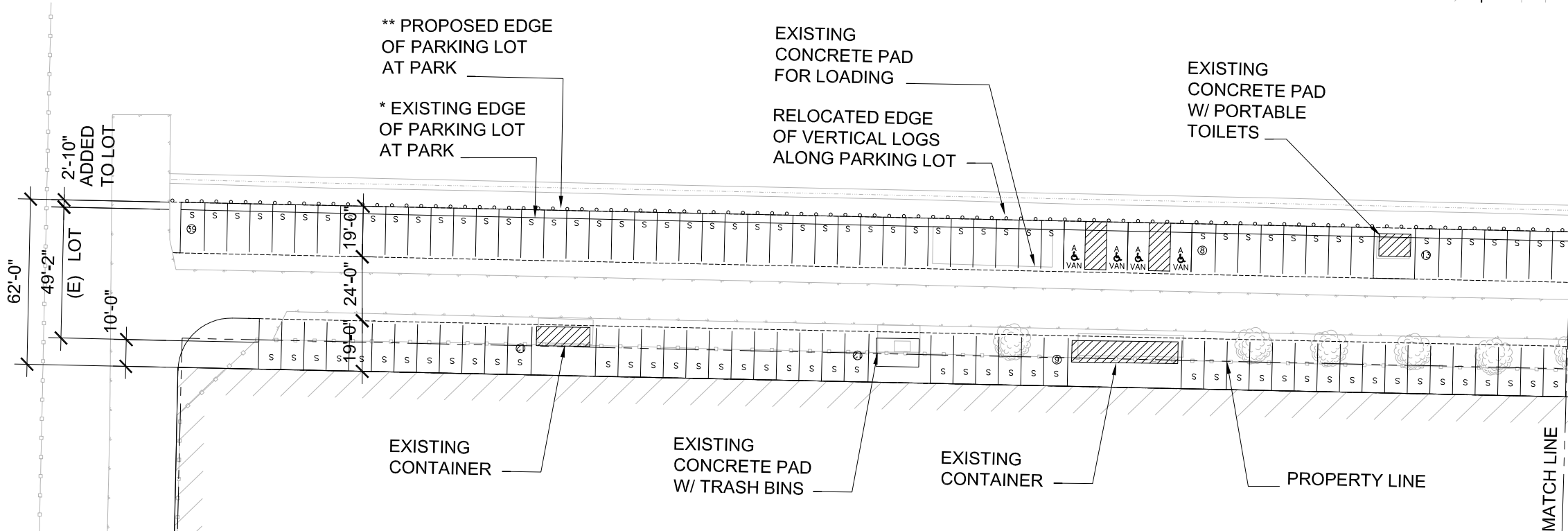
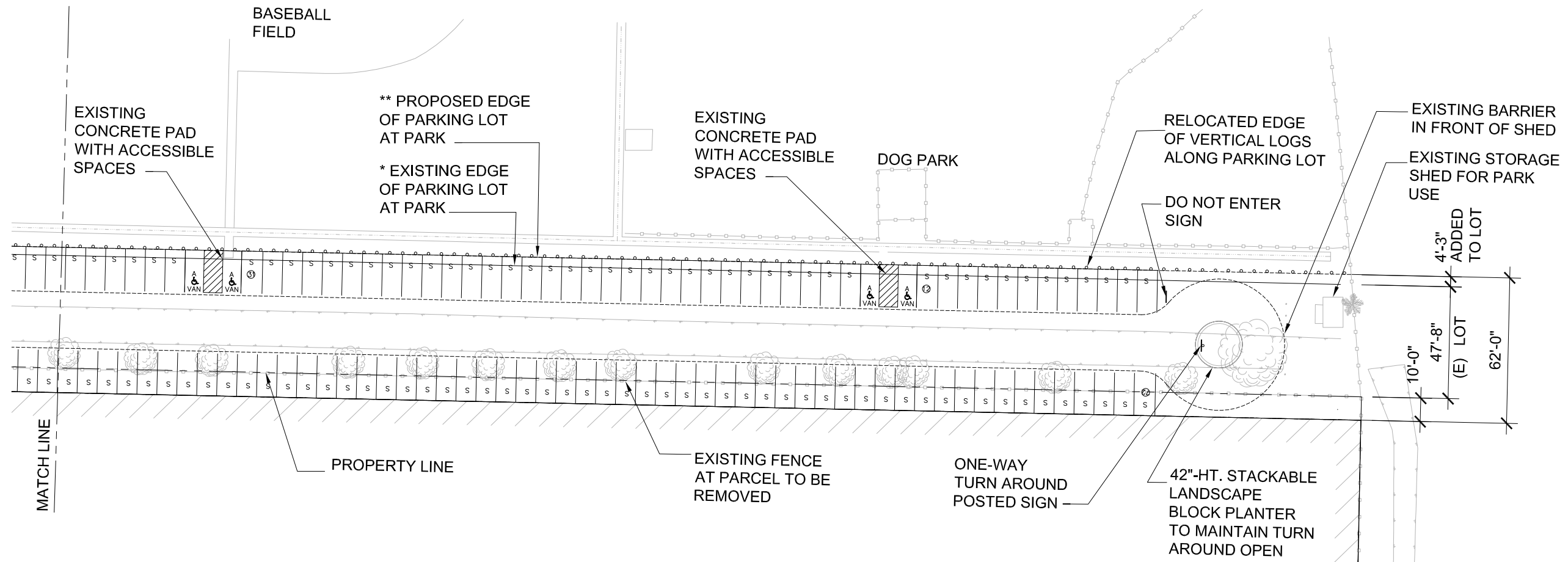
Attachment B: Option 2 Parking Area Layout and Potential Accessories



OPTION 2
SITE PLAN

1 PARKING PLAN





**OPTION 2
PARKING PLAN**

PARKING GEOMETRY:

DRIVE AISLE & BACKUP SPACE: 24'-0" (24'-0" MIN.)

90-D STALL: 9'-0"x19'-0"
ACCESSIBLE: 9'-0"x18'-0" w/ 8'-0" WIDE LOADING AISLE

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ACCESSIBLE = 8
TOTAL = 200 STALLS

1 PARKING PLAN

