

January 30, 2023

Les Johnson
Director of Planning Services
T&B PLANNING, INC.
3200 El Camino Real, Suite 100
Irvine, CA 92602

Re: *4665 Lampson Project Parking Analysis*
Los Alamitos, CA

Dear Les:

Walker Consultants is pleased to submit this parking analysis for the proposed 4665 Lampson residential project (“the Project”) in the City of Los Alamitos, California. Current conceptual plans show the Project having 246 dwelling units, including 55 single family dwelling units (cluster homes), 114 attached townhome dwelling units, and 77 affordable apartment dwelling units. Current plans indicate 459 parking spaces for the 169 market-rate units (2.71 spaces per unit) and 98 parking spaces for the 77 affordable apartment dwelling units (1.27 spaces per unit).

This analysis has been prepared to answer the following question:

- How many parking spaces are required based on City of Los Alamitos minimum off-street parking requirements?
- How many parking spaces are required based on the State Density Bonus Law (SB 1818)?
- What is an appropriate amount of parking to provide at the development to support its parking needs based on nationally recognized standards and local comparable projects?
- Is the proposed parking supply ratio appropriate in light of both code requirements and local market demands?

Summary of Key Findings

The key findings from Walker’s analysis of parking needs associated with the Project are as follows:

- Based on the City’s off-street parking requirements in its Code of Ordinances, the Project would be required to provide 679 parking spaces.
- The Project proposes to provide 557 parking spaces on site, 18% fewer than required by City code.
- The Project’s affordable housing component makes it eligible for reduced parking requirements based on California’s Density Bonus Law, SB 1818. Based on SB 1818, the Project would be required to provide 441 parking spaces.

- The proposed 557 space parking supply meets or exceeds the SB 1818 requirements for each component of the Project individually and is 26% higher in total than its parking requirement under SB 1818.
- Based on nationally recognized Urban Land Institute (ULI)/National Parking Association (NPA) recommended parking standards for residential development, the recommended parking supply for the market-rate portion of the Project would be 416 parking spaces. The Project plans to provide 459 parking spaces in the market-rate portion of the development.
- The proposed parking supply exceeds the minimum parking requirements in the neighboring jurisdiction, the City of Seal Beach. The Project is immediately adjacent to the City of Seal Beach, on the City of Los Alamitos's southern border on Lampson Avenue.

Based on the key findings highlighted above and the data presented in this analysis, the amount of parking currently proposed for the Project is appropriate to accommodate the parking needs of the development.

Project Description

This parking analysis and calculations are based on a conceptual architectural site plan dated August 29, 2022, provided by T&B Planning to Walker. A copy of the site plan is included as an attachment to this document.

The Project currently consists of 246 dwelling units, including 55 single family dwelling units (cluster homes), 114 attached townhome dwelling units, and 77 affordable apartment dwelling units.

Table 1, on the following page, summarizes the Project's proposed land uses.

Table 1: 4665 Lampson Proposed Land Uses

Unit Type	Unit Count	Bedroom Count
Single-Family Cluster Homes		
4-bedroom	55	220
Attached Townhomes		
2-bedroom	38	76
3-bedroom	41	123
<u>4-bedroom</u>	<u>35</u>	<u>140</u>
<i>Subtotal Townhomes</i>	<i>114</i>	<i>339</i>
Affordable Apartments		
1-bedroom	36	36
2-bedroom	20	40
<u>3-bedroom</u>	<u>21</u>	<u>63</u>
<i>Subtotal Apartments</i>	<i>77</i>	<i>139</i>
Grand Total Market Rate	169	559
Grand Total Affordable	77	139

Source: T&B Planning, Inc., 2022-2023

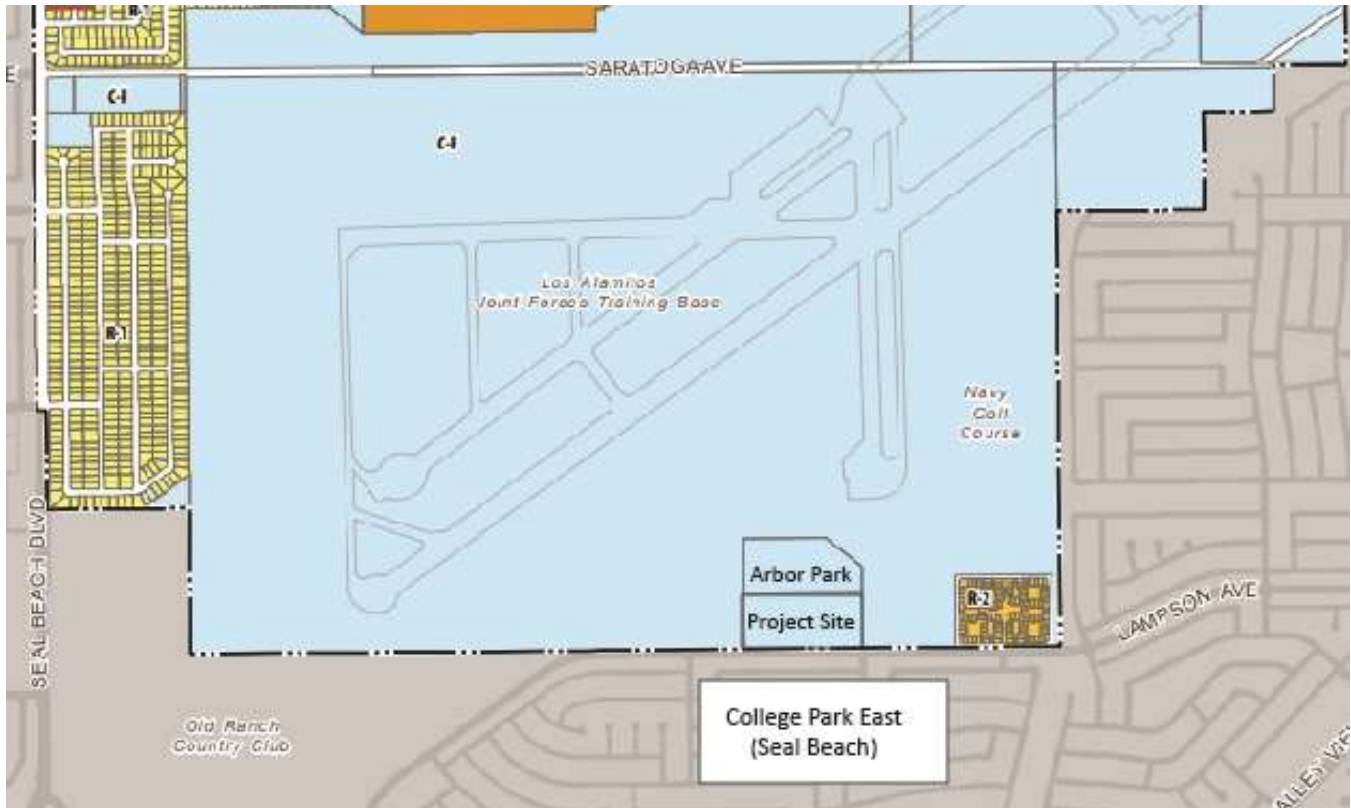
Off-Street Parking and Loading Requirements

Minimum Parking Requirements

The site is located on the southern border of Los Alamitos and is zoned C-F (Community Facilities). In the City's General Plan Land Use element the site is designated Community & Institutional/JFTB (Joint Forces Training Base) and under the jurisdiction of the federal government. The site is bound by Lampson Avenue to the south, the Navy golf course to the east, Arbor Park to the north, and Joint Forces Training Base land to the west. Lampson Avenue is the border between Los Alamitos and Seal Beach, with the property south of Lampson Avenue adjacent to the project site under the jurisdiction of the City of Seal Beach. Immediately south of the site in Seal Beach is the College Park East neighborhood, which consists of single-family homes.

Figure 1, on the next page, shows the site, with applicable zoning and surrounding zones for context.

Figure 1: 4665 Lampson Zoning and Surrounding Area



Source: City of Los Alamitos Zoning Map (<https://cityoflosalamitos.org/DocumentCenter/View/238/Zoning-Map-PDF>)

Table 2 calculates the minimum number of required vehicular parking spaces per City Code before allowing or accounting for any potential reductions that may be applicable to the Project.

Table 2: Minimum Parking Requirements by City Code Before Reductions

Land Use	Vehicle Parking Requirement	Proposed # of Units	Number of Spaces Required (Before Potential Reductions)
Single-Family Dwelling	2 covered spaces per unit	55	110.00 spaces
Multi-Family Dwelling			
2 bedroom	2.75 spaces per unit	38	104.50 spaces
3 bedroom	3.50 spaces per unit	41	143.50 spaces
4 bedrooms	4.00 spaces per unit	35	140.00 spaces
Guest parking	0.33 spaces per unit	114	37.62 spaces
<i>Subtotal Multi-Family Dwelling</i>			<i>425.62 spaces</i>
Affordable Housing			
1 bedroom	1.00 spaces per unit	36	36.00 spaces
2 bedroom	2.00 spaces per unit	20	40.00 spaces
3 bedroom	2.00 spaces per unit	21	42.00 spaces
Guest parking	0.33 spaces per unit	77	25.41 spaces
<i>Subtotal Affordable Housing</i>			<i>143.41 spaces</i>
Grand Total			679.03 spaces

Source: City of Los Alamitos Municipal Code Section 17.22.030 Required Parking Spaces

Based on City code, before accounting for or applying any potential reductions, the minimum vehicular parking requirement for the Project would be 679 parking spaces.

Potential Parking Requirement Reductions

City Code Reductions

The City of Los Alamitos Municipal Code does not contain any provisions for reducing minimum parking requirements aside from section 17.22.030 B. (Alternative Parking Standards) which allows for a project applicant to prepare an independent parking study identifying alternative parking demand for the uses proposed.

State and Assembly Bill Reductions

There are currently one State Bill (SB) and one Assembly Bill (AB) that grant qualifying projects reduction in, or elimination of, minimum parking requirements, superseding City requirements.

Assembly Bill 2097 (AB 2097), passed in 2022, eliminates minimum parking requirements within a half-mile of high-quality transit. While a project that qualifies for no minimum parking requirement under AB 2097 may choose to provide some level of parking, if the lead jurisdiction desired more parking the onus would be on it to prove that additional parking is needed to avoid other deleterious effects. ***The proposed Project is not within a half-mile of high-quality transit and would not qualify for removal of minimum parking requirements under AB 2097.***

State Bill 1818 (SB 1818), passed in 2005 and updated in 2021 with AB 2345, is the State of California’s density bonus law. The density bonus law grants a project a density bonus and specific concessions for providing affordable housing as part of a project. One concession is that, upon the request of the developer, no city, county, or city and county shall require a vehicular parking ratio, inclusive of handicapped and guest parking, of a development meeting the criteria of the density bonus law, that exceeds the following ratios, for the entire project:

- Zero to one bedroom: one onsite parking space.
- Two to three bedrooms: one and one-half onsite parking spaces.
- Four and more bedrooms: two and one-half parking spaces.

Based on the proposed Project’s inclusion of 77 affordable dwelling units, it is eligible for the density bonus and reduced minimum parking requirements in SB 1818.

Table 3 shows the minimum parking required of the project based on the concession available in the State Density Bonus Law.

Table 3: 4665 Parking Requirements Based on State Density Bonus Law

Land Use	Vehicle Parking Requirement	Proposed # of Units	Number of Spaces Required	Number of Spaces Provided
Single-Family Dwelling	2.50 spaces per unit	55	137.50 spaces	183.00 spaces
Multi-Family Dwelling				
2 bedroom	1.50 spaces per unit	38	57.00 spaces	
3 bedroom	1.50 spaces per unit	41	61.50 spaces	
4 bedrooms	2.50 spaces per unit	35	87.50 spaces	
Guest parking	Included in Above			
	<i>Subtotal Multi-Family Dwelling</i>		206.00 spaces	276.00 spaces
Affordable Housing				
1 bedroom	1.00 spaces per unit	36	36.00 spaces	
2 bedroom	1.50 spaces per unit	20	30.00 spaces	
3 bedroom	1.50 spaces per unit	21	31.50 spaces	
Guest parking	Included in Above			
	<i>Subtotal Affordable Housing</i>		97.50 spaces	98.00 spaces
		Grand Total	441.00 spaces	557.00 spaces

Based on the parking requirements for qualifying projects under SB 1818, the Project would be required to provide 441 parking spaces in total.

The Project plans to provide 557 parking spaces, which is 122 parking spaces fewer than the 679 required by City of Los Alamitos Code (18% fewer), but 118 more (26% more) than the minimum required under SB 1818.

As also shown in Table 3, Walker also looked at each component of the Project (single family cluster homes, townhomes, and affordable apartments) separately to check whether the minimum parking requirements under SB 1818 are met on an area-by-area level. For example, the proposed single family cluster homes have driveway parking spaces that would not be available for residents of the townhomes and affordable apartments to use. As

shown in the table, the minimum parking requirements of SB 1818 are met for each component of the project individually and in total.

National Residential Parking Standards

The Urban Land Institute (ULI) and National Parking Associate (NPA) released the 3rd Edition of *Shared Parking* in 2020, which includes base parking supply ratios endorsed by the leading thinkers and organizations within the parking industry, including the Institute of Transportation Engineers (ITE).

Table 4 summarizes ULI’s recommended parking ratios and the calculation of what the market rate components of the Project would be required to provide based on ULI recommendations. The ULI base ratio utilized is the recommended base ratio from the 3rd Edition of *Shared Parking*. The *Shared Parking* publication recommends starting with base ratios and adjusting car ownership percentages to reflect and model the conditions of unique developments. In Table 4, no adjustments for vehicle ownership were assumed, and hence no reductions from the recommended base ratios were taken in the calculation. *Shared Parking* does not include recommended parking ratios for affordable housing units.

Table 4: National Parking Standards for Market Rate Housing

ULI/NPA ¹	ULI/NPA Recommended Supply Ratio ²	4665 Lampson Project (Market Rate Components)		
		Units	ULI/NPA Recommended Supply	Proposed Supply
Single-Family Dwelling 4 bedrooms	2.65 spaces per unit	55	145.75 spaces	183.00 spaces
Multi-Family Dwelling 2 bedroom	1.80 spaces per unit	38	68.40 spaces	276.00 spaces
3 bedroom	2.65 spaces per unit	41	108.65 spaces	
4 bedrooms	2.65 spaces per unit	35	92.75 spaces	
<i>Subtotal Multi-Family</i>			269.80 spaces	
		Total	415.55 spaces	459.00 spaces

Sources: 1 = *Shared Parking, 3rd Edition*, Urban Land Institute, 2020

Note: 2 = includes recommended supply of 0.15 visitor parking spaces per dwelling unit

As shown in Table 4, the proposed project is providing parking at a similar or greater than national recommendation parking ratios for market rate housing.

Local Project Precedents

Walker reviewed recently approved and constructed projects in the City of Los Alamitos to determine if residential projects have been granted reduction in parking requirements in other cases. The only recently constructed residential project Walker found information for on the City’s website was the Los Alamitos Luxury Apartments at 3342 W. Cerritos Avenue. Based on Initial Study for the project (*Initial Study, Los Alamitos Luxury Apartments, Placeworks, October 2018*), it appears the project consists of 107 dwelling units with a total of 245 parking spaces. Table 5 summarizes the Los Alamitos Luxury Apartment’s parking requirements based on code compared to what was provided per the project’s Initial Study document available on the City’s website.

Table 5: Los Alamitos Luxury Apartments Parking Requirements

Los Alamitos Luxury Apartments					
Unit Type	Vehicle Parking Requirement	Proposed # of Units	Number of Spaces Required	Number of Spaces Provided	Reduction from Code
Studio	1.50 spaces per unit	18	27		
1-bedroom	2.00 spaces per unit	8	16		
2-bedroom	2.75 spaces per unit	66	181.5		
3-bedroom	3.50 spaces per unit	15	52.5		
Guest Parking	0.33 spaces per unit	107	35.31		
Total			312.31	245	22%

Source: City of Los Alamitos Municipal Code Section 17.22.030 Required Parking Spaces

As shown in Table 5, the Los Alamitos Luxury Apartments appears to have been approved with a 22% reduction in its minimum parking requirements. The proposed 4665 Lampson project would provide 18% fewer parking spaces than code requirements.

Neighboring Jurisdiction Requirements

The Project is on the border of Los Alamitos and Seal Beach. South of the Project site across Lampson Avenue is the College Park East neighborhood of Seal Beach.

Table 6 summarizes what the Project’s parking requirements would be based on City of Seal Beach minimum parking requirements (before accounting for SB 1818).

Table 6: 4665 Parking Requirements Based on City of Seal Beach Code

Land Use	Vehicle Parking Requirement	Proposed # of Units	Number of Spaces Required	Number of Spaces Provided
Single-Family Dwelling	2.00 spaces per unit	55	110.00 spaces	183.00 spaces
Multi-Family Dwelling				
2 bedroom	2.14 spaces per unit	38	81.43 spaces	
3 bedroom	2.14 spaces per unit	41	87.86 spaces	
4 bedrooms	2.14 spaces per unit	35	75.00 spaces	
Guest parking	Included in Above			
	<i>Subtotal Multi-Family Dwelling</i>		<i>244.29 spaces</i>	<i>276.00 spaces</i>
Affordable Housing				
1 bedroom	1.00 spaces per unit	36	36.00 spaces	
2 bedroom	2.00 spaces per unit	20	40.00 spaces	
3 bedroom	2.00 spaces per unit	21	42.00 spaces	
Guest parking	Included in Above			
	<i>Subtotal Affordable Housing</i>		<i>118.00 spaces</i>	<i>98.00 spaces</i>
	Grand Total		472.29 spaces	557.00 spaces

As shown in the Table, the City of Seal Beach has lower parking requirements for multi-family dwelling units than the City of Los Alamitos. On an overall project level, the Project would satisfy minimum parking requirements if constructed in the City of Seal Beach, although the affordable housing component would not on an individual area level.

Conclusions

Based on the City's off-street parking requirements in the Municipal Code, the Project would be required to provide 679 parking spaces. The project qualifies for a density bonus and parking concessions under the State Density Bonus Law (SB 1818) which would reduce the Project's minimum off-street parking requirement to 441 parking spaces.

The Project is proposing to provide 557 parking spaces, approximately 18% fewer than City code requirements, but 26% above what is required under SB 1818.

The 459 parking spaces proposed for the market rate components of the Project exceed the recommended supply of 416 spaces based on nationally recognized Urban Land Institute/National Parking Association Standards for market-rate residential development.

The project's combined proposed parking supply would meet minimum parking requirements based on the requirements of the City of Seal Beach. The proposed project is immediately adjacent to the City of Seal Beach to the south.

There is recent precedent for residential project's providing less parking than required based on the City of Los Alamitos's code, which requires far more parking than nationally recognized standards and the neighboring City of Seal beach to the south.



Based on the data presented in this analysis, the Project's proposed parking supply is appropriate to serve the potential parking needs of the development.

Sincerely,

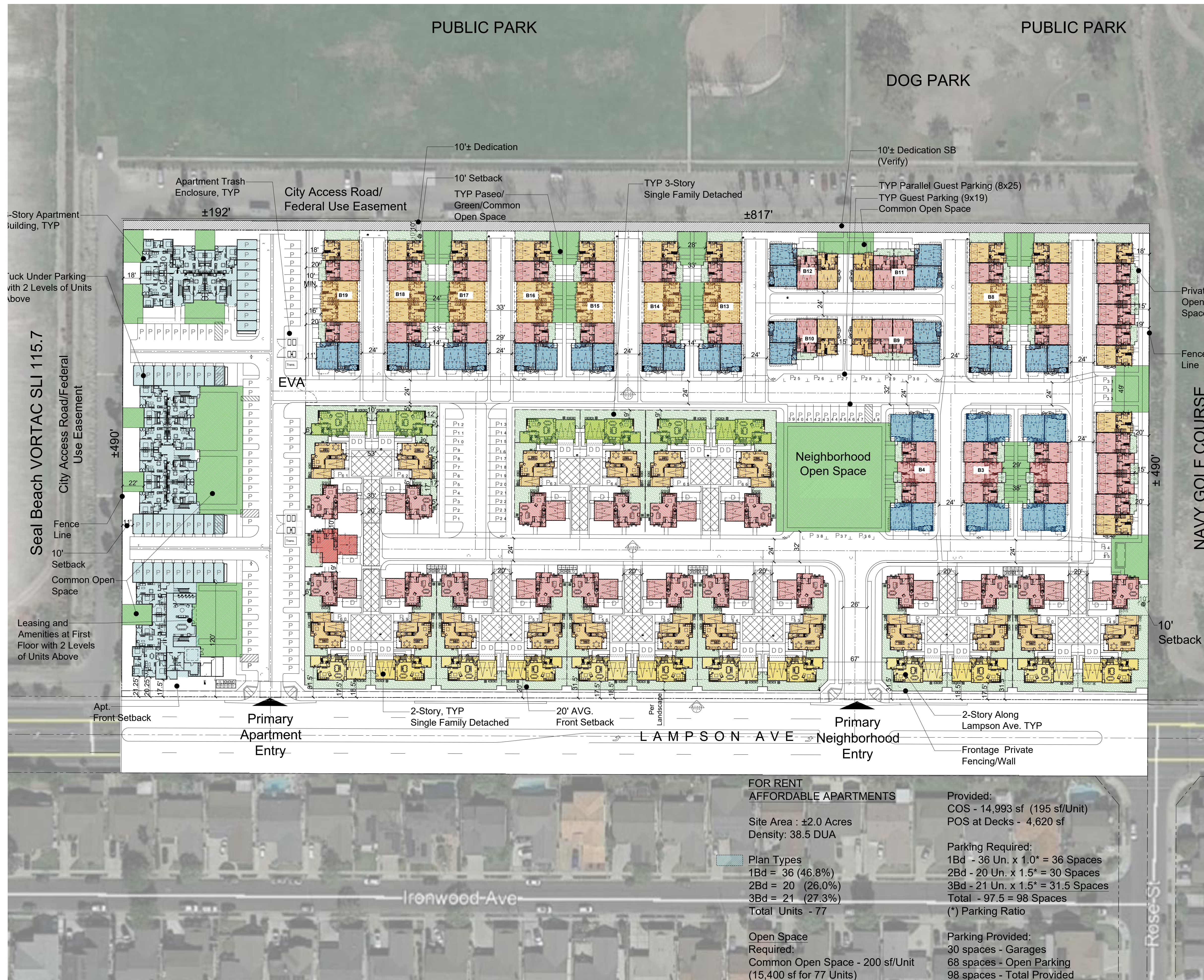
A handwritten signature in black ink, appearing to read "Jeff Weckstein", with a long horizontal flourish extending to the right.

WALKER CONSULTANTS

Jeff Weckstein
Project Manager
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jweckstein@walkerconsultants.com



Attachment A:
4665 Lampson Site Plan



SITE INFORMATION
 Address: 4665 Lampson Ave. #C
 City: Los Alamitos
 County: Orange County
 Current Zoning: C-F Community Facilities
 Proposed Zoning: Adopted R-3 Ordinance (Pending)
 Building Height: 35' to Roof (Exemption - 17.16.040 to 41')
 Front Street Setback: 20' Avg. (15' Min.)
 Rear Setback: 10'
 Side Setback (Interior): 5'

SITE SUMMARY COMBINED DATA

	Net Site	Gross Site
Site Area:	±12.1 Acres ^A	±12.3 Acres
Total Units for SITE:	246 Units	246 Units
Mixed Density:	20.33 DUA	20.0 DUA
Combined Parking Required:	442 Spaces	
Combined Provided Parking:	557 Spaces	
Surplus Parking:	76 Spaces	

Combined Open Space

Required COS -	49,200 sf (200 sf/Unit)
Provided COS -	43,853 sf (178 sf/Unit)
Required POS -	14,760 sf (60 sf /Unit)
Provided POS -	48,756 sf (198 sf /Unit)

FORSALE PRODUCT
 Single Family Detached/Townhomes
 Site Area: ±10.1 Acres
 Density (SFD/Towns): 16.73 DUA

Open Space:
 Required:
 Common Open Space - 200 sf/Unit
 (33,800 sf for 169 Units)
 Private Open Space - 60 sf/Unit
 (10,140 sf for 169 Units)

Provided:

COS	
SFD/Towns -	28,860 sf (170 sf/Unit)
POS at Patios/Yards	
SFD -	31,607 sf
Towns -	8,770 sf
Private Open Space at Decks	
SFD -	NA SF
Towns -	3,799 sf
TOTAL POS	44,176 sf (180 sf/Unit)

Detached SFD :

- 18 units - Plan 1 - 2200sf - 4bd/3.5ba, Bonus/Loft - 3 Story
- 19 units - Plan 2 - 2633sf - 4bd/3.5ba, Bonus/Loft - 3 Story
- 12 units - Plan 3 - 2107sf - 4bd/3ba, Opt.Loift/Den - 2 Story
- 6 units - Plan 3X - 2810sf - 4bd/4ba, Opt.Loift/Den/Bonus/Loft - 3 Story
- 55 units - Total

Townhomes:

- 10 units - Plan 1 - 1320sf - 2bd/2.5ba - 73sf Deck (Carriage)
- 19 units - Plan 1X - 1339sf - 2bd/2.5ba - 68sf Deck (Carriage)
- 9 units - Plan 1Y - 1276sf - 2bd/2.5ba - 72sf Deck (Carriage)
- 41 units - Plan 2 - 1816sf - 3bd/3.5ba - 69 /136 sf Patio (side/side)
- 35 units - Plan 3 - 1902sf - 4bd/3.5ba - 72sf Deck (side/side)
- 114 units - Total

(A) - Accessible Unit Provided at 10% (12 Units of Plan 2)

Parking Required (Per SB 1818):

2bd: 38 units x 1.5 sp/unit =	57 spaces
3bd: 41 units x 1.5 sp/unit =	62 spaces
4bd: 90 units x 2.5 sp/unit =	225 spaces
Total Required:	344 spaces

Parking Provided:

Garages -	338 spaces
55 spaces - (D) Driveways	
66 spaces - (P) Open Parking**	
459 spaces - Total Parking Provided	(2.71 sp/unit)

(**) Required Four (4) Motor Cycle
 Parking to be provided at (P) Open Parking Spaces
 (Per 17.22.060 - 1 space :20 Car Spaces)

FOR RENT AFFORDABLE APARTMENTS

Site Area : ±2.0 Acres
 Density: 38.5 DUA

Plan Types

1Bd =	36 (46.8%)
2Bd =	20 (26.0%)
3Bd =	21 (27.3%)
Total Units -	77

Open Space

Required:	
Common Open Space - 200 sf/Unit	(15,400 sf for 77 Units)
Private Open Space - 60 sf/Unit	(4,600 sf for 77 Units)

Parking Provided:

30 spaces - Garages	
68 spaces - Open Parking	
98 spaces - Total Provided	(1.27 sp/unit)