Appendix I

Shared Parking Assessment Memo

Kimley»Horn

August 24, 2022

Mr. Ray Allard
Citrus Development, LLC
16866 Seville Avenue
Fontana, CA 92335

Subject: *Shared Parking Assessment for the Proposed Fontana Square Project in the City of Fontana*

Dear Mr. Allard,

The purpose of this memorandum is to provide a shared parking assessment for the proposed Fontana Square project to demonstrate that the proposed parking supply will satisfy the peak parking demand for the proposed project. The parking analysis includes a comparison between the project's parking requirement, based on Section 30-685 of the City of Fontana Municipal Code, and the proposed parking supply, to determine whether there is a parking surplus or deficit. The parking assessment also includes a shared parking analysis based on the Urban Land Institute's (ULI) Shared Parking (3rd Edition) methodology.

PROJECT DESCRIPTION

The proposed project is located on the northwest corner of Citrus Avenue and South Highland Avenue in the City of Fontana. The project site is currently vacant. The applicant proposes to develop the following uses for the project site:

- 7,610 square-foot (SF) Banquet Hall
- 184-Room Staybridge Suites/Holiday Inn Express Hotel
- 5,000 SF Sit-Down Restaurant
- 3,885 SF In-N-Out Burger[1]

A copy of the project site plan is shown on Figure 1.

PARKING ASSESSMENT

City staff has requested a shared parking assessment be conducted to justify any adjustment of parking requirements from the City's Municipal Code. Ultimately, this assessment will help determine whether the Fontana Square project will satisfy the peak parking demand with the proposed parking supply, based on the Urban Land Institute's (ULI) Shared Parking (3rd Edition) methodology.

[1] The In-N-Out Burger will be self-parked and has been excluded from the shared parking analysis.

City of Fontana Parking Requirements

The City of Fontana Municipal Code has established regulations regarding minimum parking requirements for all development sites, based on the type of land use. The City's parking requirements for the proposed uses on the site, as indicated in Section 30-685 of the City of Fontana Municipal Code, are as follows:

Banquet Hall

- 1 parking space for each 40 square feet of floor area in the principal assembly area and/or overflow area

Office

- 1 parking space for each 250 square feet of gross floor area

Hotel

- 1 parking space for each guest room, and required spaces for restaurants, lounge, banquet, or meeting rooms, and 1 space per employee on maximum shift

Restaurant

- 1 parking space for each 100 square feet of gross floor area;
- Outdoor seating shall be parked at 1 parking space for each 200 square feet of patio area provided that the patio area is less than 50% of the indoor dining area. If the outdoor seating exceeds 50% of the indoor seating area it shall be parking at 1 parking space per 100 feet of patio area.

Required Parking – Proposed Conditions

The In-N-Out Burger portion of the site will be self-parked. Per the City's parking requirements, the In-N-Out Burger would have a parking requirement of 45 spaces. The parking supply would be 61 spaces, resulting in a surplus of 16 parking spaces for the In-N-Out Burger portion of the site, compared to City code.

A summary of the City's parking requirements for the remainder of the site is provided on Table 1. Per the parking requirements noted above, the proposed parking requirement for the project site is 435 parking spaces. The site will provide 370 parking spaces, resulting in a deficit of 65 parking spaces (or 15% below the City's parking requirements), compared to City code.

Parking Recommendations – Urban Land Institute (ULI)

The Urban Land Institute's (ULI's) *Shared Parking*, 3rd Edition (ULI *Shared Parking*) provides base parking ratios that can be utilized for parking calculations.

Recommended base parking ratios included in the ULI *Shared Parking* were used to determine the parking requirements for the proposed land uses. The base parking demand ratios and the parking demand generation estimates for the proposed land uses are shown in Table 2. The base ratios and estimates were used as part of the shared parking analysis.

Based on the ULI recommended base ratios, the proposed parking demand for the project site would be 330 parking spaces. The site will provide 370 parking spaces, resulting in a surplus of 40 parking spaces, compared to ULI recommended parking ratios.

SHARED PARKING

Urban Land Institute (ULI) Shared Parking Assessment

The Urban Land Institute (ULI) documents shared parking characteristics in their *Shared Parking*, 3rd Edition Publication. Furthermore, the ULI parking rates reflect the distribution between customer and employee parking demand, and adjusts the overall demand based on monthly and hourly peak demands. Generally, shared land uses within a single development can experience peak parking demands at various times throughout the day and would therefore not require the full parking for all land uses involved.

The ULI Shared Parking methodology is a multi-step process that, first, establishes the stand-alone peak parking requirements for individual uses, such as office, retail, restaurant, and hotel uses. The methodology then applies a percentage to the peak requirement for each use, for each hour of the day between the hours of 6:00 AM and midnight, reflecting the fact that the parking demand for each use varies throughout the course of the day.

Beneficial shared parking synergies exist between different uses whose peak operating times occur at different times of the day. An example of complementary uses for shared parking purposes are office and theatre. When the office parking demand is at 100% (at 10:00 and 11:00 in the morning on a weekday), the theatre parking demand is at 0%, according to the ULI Shared Parking document, Table 2-5. Conversely, when the theatre parking demand is at 100% (from 8:00 to 10:00 on a weekend night), the office has virtually no parking demand. These two uses, then, can share all or a portion of the same parking supply without detriment to the other, rather than each providing their own distinct and complete parking study.

The ULI study also identifies monthly variations in parking demand for each use for each month of the year. Parking demand for retail peaks in the month of December, during the holiday season, and is at less than 75% from January through October. A health club, on the other hand, is at its peak during January.

Each of these factors are applied to the proposed condition and incorporated into spreadsheets, which are summarized and provided in Attachment A. Applying these factors to a particular mix of integrated land uses yields a projected peak parking requirement, at a particular time of day (weekday and weekend) and season. In theory, the actual parking needs for that mix of uses will not exceed the projected peak, due to the interrelationships and benefits of shared parking synergies.

The ULI study classifies restaurant use into three categories: Fine/Casual Dining, Family Restaurant, and Fast-Food Restaurant. For purposes of the shared parking analysis, both restaurants were classified as Fast-Food Restaurant.

The shared parking analysis indicates that in the proposed condition, with ULI base ratios, the weekday parking demand for the banquet hall, hotel, and restaurant uses would peak at 178 occupied parking spaces at 2:00 PM in the month of October, and the weekend parking demand would peak at 173 occupied parking spaces at 2:00 PM in the month of October. Based on ULI's recommended parking demand by use, this equates to a shared parking reduction of approximately 46%.

After applying this shared parking reduction to the City's parking requirement for the proposed project of 435 parking spaces, the adjusted peak parking demand for the proposed project would be 235 parking spaces. The site will provide 370 parking spaces, resulting in a surplus of 135 parking spaces, based on the shared parking analysis. The shared parking reduction and adjusted parking demand is shown in Table 3. Based on the shared parking synergies and fluctuations in peak parking patterns on a monthly, daily, and hourly basis, the parking demand for the combination of land uses would be accommodated with the proposed parking supply.

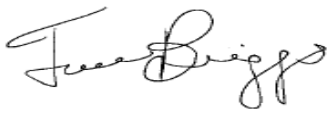
CONCLUSION

Based on the shared parking synergies and fluctuations in peak parking patterns on a monthly, daily, and hourly basis, the parking demand for the combination of land uses would be accommodated with the proposed parking supply.

Should you have any questions regarding this memorandum, please do not hesitate to contact me at 714-786-6117.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Trevor Briggs, P.E.
Project Manager

NOT TO SCALE

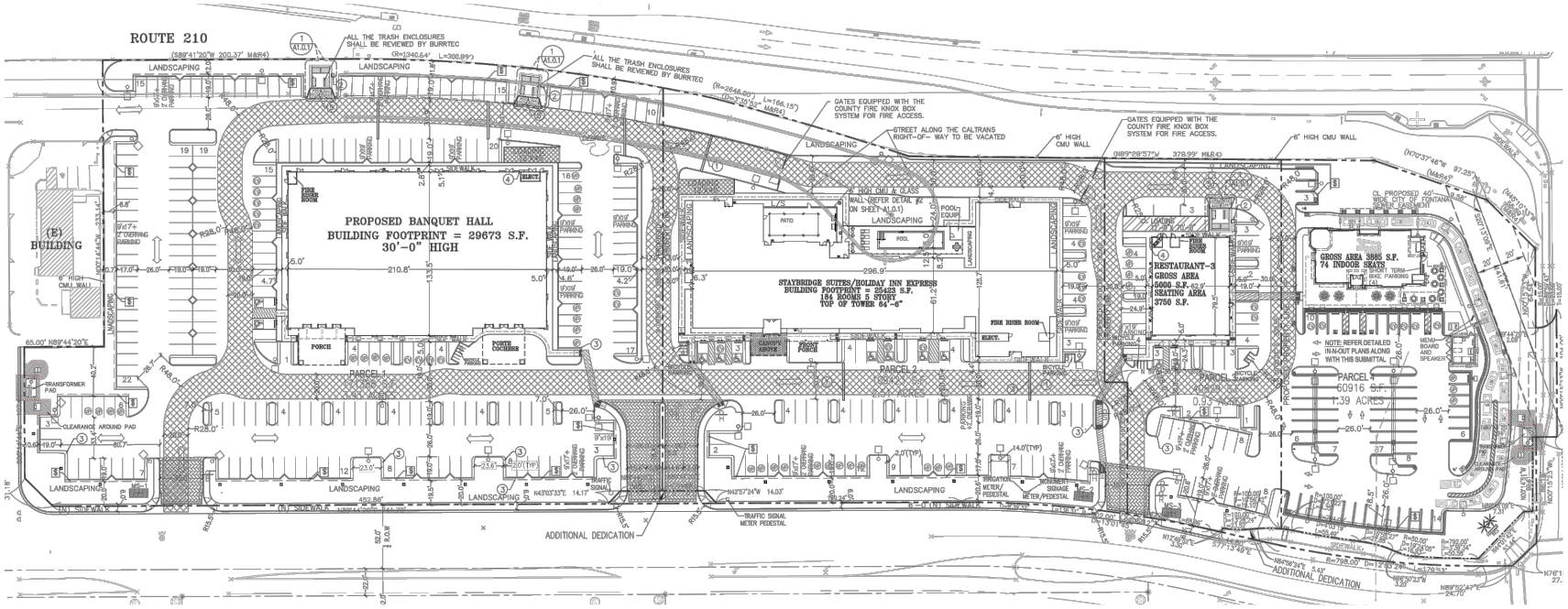


FIGURE 1
PROJECT SITE PLAN

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TABLE 1
FONTANA SQUARE PROJECT
SUMMARY OF PARKING REQUIREMENTS

Building / Use	Unit	Quantity/ Capacity	Parking Code [1]	Required Parking
Banquet Hall	SF	7,610	0.025	191
Staybridge Suites/Holiday Inn Express (Hotel)	Rooms	184	1.0	184
	Employee	10	1.0	10
Restaurant	SF	5,000	0.010	50
	TOTAL Parking Required			435
	TOTAL Parking Provided			370
	Parking Surplus (Deficit)			(65)

[1] Source: City of Fontana Municipal Code, Section 30-685

TABLE 2
FONTANA SQUARE PROJECT
SUMMARY OF ULI PARKING RECOMMENDATIONS

Building / Use	Unit	Quantity/ Capacity	Parking Code [1]	Required Parking
Banquet Hall	KSF	7.61	6.00	46
Holiday Inn Express (Hotel)	Rooms	184	1.15	212
Restaurant	KSF	5.00	14.40	72
	TOTAL Parking Required			330
	TOTAL Parking Provided			370
	Parking Surplus (Deficit)			40

[1] Source: ULI Shared Parking Third Edition

TABLE 3
FONTANA SQUARE PROJECT
SUMMARY OF SHARED PARKING REDUCTION

Parking Requirements	Required Parking
City Code Parking Requirements [1]	435
ULI Parking Requirements	330
Peak Shared Parking Demand	178
Shared Parking Reduction	46%
TOTAL Adjusted Parking Required	235
TOTAL Parking Provided	370
Parking Surplus (Deficit)	135

[1] Source: City of Fontana Municipal Code, Section 30-685

Project: Fontana Square
Description: NWC Citrus & S Highland Ave

Shared Parking Demand Summary																			
Peak Month: OCTOBER -- Peak Period: 2 PM, WEEKDAY																			
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend			
	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj 2 PM	Peak Mo Adj October	Estimated Parking Demand	Peak Hr Adj 2 PM	Peak Mo Adj October	Estimated Parking Demand
Retail																			
Food and Beverage																			
Fast Casual/Fast Food	5,000	sf GLA	12.40	100%	67%	8.27	ksf GLA	12.70	100%	68%	8.66	ksf GLA	90%	96%	36	90%	96%	38
Employee			2.00	100%	100%	2.00		2.00	100%	100%	2.00		95%	100%	10	95%	100%	10
Entertainment and Institutions																			
Hotel and Residential																			
Hotel-Business	184	keys	1.00	59%	100%	0.59	key	1.00	69%	100%	0.69	key	60%	95%	62	60%	95%	73
Hotel-Leisure		keys	1.00	50%	100%	0.50	key	1.00	50%	100%	0.50	key	70%	75%	-	70%	75%	-
Hotel Employees	184	keys	0.15	100%	100%	0.15	key	0.15	100%	100%	0.15	key	100%	95%	26	100%	95%	26
Restaurant/Lounge		sf GLA	6.67	63%	90%	3.78	ksf GLA	7.67	54%	30%	1.24	ksf GLA	33%	96%	-	33%	96%	-
Meeting/Banquet (0 to 20 sq ft/key)		sf GLA	0.00	68%	60%	0.00	ksf GLA	0.00	68%	70%	0.00	ksf GLA	65%	100%	-	65%	100%	-
Meeting/Banquet (20 to 50 sq ft/key)		sf GLA	0.00	68%	60%	0.00	ksf GLA	0.00	68%	70%	0.00	ksf GLA	65%	100%	-	65%	100%	-
Meeting/Banquet (50 to 100 sq ft/key)		sf GLA	0.00	68%	60%	0.00	ksf GLA	0.00	68%	70%	0.00	ksf GLA	65%	100%	-	65%	100%	-
Convention (100 to 200 sq ft/key)	7,610	sf GLA	12.64	68%	60%	5.16	ksf GLA	5.50	68%	70%	2.62	ksf GLA	100%	85%	34	100%	85%	17
Convention (> 200 sq ft/key)		sf GLA	5.50	68%	60%	2.24	ksf GLA	5.50	68%	70%	2.62	ksf GLA	100%	85%	-	100%	85%	-
Restaurant/Meeting Employees	7,610	sf GLA	1.29	100%	100%	1.29	ksf GLA	1.29	100%	100%	1.29	ksf GLA	100%	100%	10	100%	100%	10
Office																			
Office <25 ksf		sf GFA	0.30	100%	100%	0.30	ksf GFA	0.03	100%	100%	0.03	ksf GFA	95%	100%	-	60%	100%	-
Reserved		empl	0.00	100%	100%	0.00		0.00	100%	100%	0.00		100%	100%	-	100%	100%	-
Employee			3.50	100%	100%	3.50		0.35	100%	100%	0.35		95%	100%	-	60%	100%	-
Additional Land Uses																			
													Customer/Visitor		132	Customer		128
													Employee/Resident		46	Employee/Resident		46
													Reserved		-	Reserved		-
													Total		178	Total		173

Project: Fontana Square
Description: NWC Citrus & S Highland Ave

Monthly Comparison Summary								
Month	Weekday							
	Overall Pk		AM Peak Hr		PM Peak Hr		Eve Peak Hr	
	Time	Demand	Time	Demand	Time	Demand	Time	Demand
January	12 PM	137	11 AM	135	12 PM	137	6 PM	115
February	2 PM	160	11 AM	159	2 PM	160	6 PM	134
March	2 PM	175	11 AM	173	2 PM	175	6 PM	150
April	2 PM	170	11 AM	168	2 PM	170	6 PM	152
May	2 PM	169	11 AM	167	2 PM	169	6 PM	150
June	2 PM	164	11 AM	163	2 PM	164	6 PM	147
July	2 PM	163	11 AM	161	2 PM	163	6 PM	147
August	2 PM	165	11 AM	164	2 PM	164	6 PM	144
September	2 PM	170	11 AM	168	2 PM	170	6 PM	147
October	2 PM	178	11 AM	176	2 PM	178	6 PM	154
November	2 PM	168	11 AM	166	2 PM	168	6 PM	141
December	12 PM	152	11 AM	149	12 PM	152	6 PM	124
Late December	12 PM	108	11 AM	105	12 PM	108	6 PM	99

Monthly Comparison Summary								
Month	Weekend							
	Overall Pk		AM Peak Hr		PM Peak Hr		Eve Peak Hr	
	Time	Demand	Time	Demand	Time	Demand	Time	Demand
January	12 PM	131	11 AM	129	12 PM	131	6 PM	121
February	2 PM	151	11 AM	149	2 PM	151	6 PM	139
March	2 PM	169	11 AM	168	2 PM	169	6 PM	159
April	2 PM	172	11 AM	170	2 PM	172	6 PM	165
May	2 PM	169	11 AM	168	2 PM	169	6 PM	162
June	2 PM	167	11 AM	165	2 PM	167	6 PM	160
July	2 PM	167	11 AM	165	2 PM	167	6 PM	161
August	2 PM	162	11 AM	160	2 PM	162	6 PM	153
September	2 PM	166	11 AM	164	2 PM	166	6 PM	156
October	2 PM	173	11 AM	172	2 PM	173	6 PM	163
November	2 PM	159	11 AM	157	2 PM	159	6 PM	147
December	12 PM	141	11 AM	138	12 PM	141	6 PM	127
Late December	12 PM	115	11 AM	113	12 PM	115	6 PM	112