

April 25, 2022

Mr. Oscar Romero
Development Services Department
276 Fourth Avenue
Chula Vista, CA 91910

LLG Reference: 3-21-3405

Subject: **Nirvana Parking Study**
City of Chula Vista

Dear Oscar:

Linscott, Law & Greenspan, Engineers (LLG) has prepared this letter report to provide parking consulting services associated with the Chula Vista Nirvana project (hereafter referred to as “Project”). The Project consists of approximately 155,951 SF of warehouse facility and 140,802 SF of storage facility totaling 296,753 SF, located at 821 Main Street in the City of Chula Vista. For the purposes of this parking report, only the storage facility was analyzed. The following outlines the methodology and factors that were accounted for to determine the adequate number of parking space for the storage facility.

METHODOLOGY

This report includes calculations using SANDAG trip rates to determine peak traffic volume demand, and parking rate comparisons of storage facilities in the City of Chula Vista and from nearby jurisdictions. It should be noted that a parking rate for “self-storage” is not defined in Section 19.62.050 of the City of Chula Vista Municipal Code. Therefore, other sources were used to determine the appropriate number of parking spaces for the Nirvana storage facility.

TRIP GENERATION

Self-storage facilities are characterized as low traffic generators. The majority of customers use storage for moving or decluttering purposes. Often times, a trip to the storage may also be because of weather conditions, to check on valuables and having a peace of mind. On average, customers access their unit at or less than once a month, and spend less than half an hour parked before leaving the site. Therefore, it is expected that the facility would need few parking spaces to meet the demand.

A trip rate of 2 / 1,000 SF for storage facility is provided in SANDAG’s *(Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, April 2002*. As

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shown in the Project’s Local Mobility Analysis (LMA) report, which was prepared under a separate cover, the 140,802 SF storage building is calculated to generate 282 daily trips with 17 AM peak hour trips (9 inbound / 8 outbound) and 25 PM peak hour trips (13 inbound / 12 outbound). This indicates that the peak traffic demand over a one hour period at the storage facility is *13 vehicles*, although parking demand may increase or decrease in succeeding hours.

CHULA VISTA SELF-STORAGE FACILITIES COMPARISON

Table 1 shows a list of self-storage facilities in the City of Chula Vista. The parking rate for each facility were obtained based on its estimated gross square footage and provided number of parking spaces. As shown in *Table 1*, the highest parking rate was calculated to be 0.10 spaces / 1,000 SF. This parking rate is equivalent to a parking supply of *14 spaces* for the Nirvana storage facility.

**TABLE 1
 CHULA VISTA SELF-STORAGE FACILITIES COMPARISON**

Facility	Square Footage (gross)	Number of Parking Spaces	Spaces Per 1,000 SF
A. Extra Storage 1483 Broadway	+/- 190,000	+/- 7	.04 spaces / 1,000 SF
B. Stor'em Self Storage 2776 Main Street	+/- 80,000	+/- 6	.08 spaces / 1,000 SF
C. Handy Mini Storage 2445 Main Street	+/- 50,000	+/- 1	.02 spaces / 1,000 SF
D. SmartStop Storage 2380 Fenton St	+/- 117,000	+/- 12	0.10 spaces / 1,000 SF
E. Proposed Nirvana Self-Storage 821 Main Street	140,802	14	0.10 spaces / 1,000 SF^a

Footnotes:

- a. Using worst case rate from the 4 above facilities.

PARKING REQUIREMENTS OF OTHER JURISDICTIONS

Table 2 shows a list of nearby jurisdictions with self-storage parking rates, and also provides the equivalent number of parking spaces required for the proposed Nirvana storage facility. As shown in *Table 2*, other jurisdiction rates vary from requiring 1 to 28 parking spaces. It should be noted that parking rates can vary significantly among jurisdictions due to the difference in land use patterns and travel behaviors. Therefore, utilizing the highest rate may not indicate the most efficient number of parking spaces for the same land use type in a different location.

**TABLE 2
 CHULA VISTA SELF-STORAGE FACILITIES COMPARISON**

Jurisdiction	Parking Requirement	Equivalent Number of Spaces
City of San Diego	1.0 space / 10,000 SF plus 3.3 spaces / 1,000 SF of accessory office space.	16
City of La Mesa	6 spaces adjacent to the office / manager’s unit and a 9 foot wide loading / parking aisle within any driveway adjacent to building walls containing storage bay doors in addition to the required aisle width for Fire Department access. In addition, 1 loading space is required adjacent to all ground level entrances in multi-story facilities which provide more than one entrance to an upper level with adjoining vehicle access. If only one entrance is provided to a second story facility, 2 loading spaces are required adjacent to the entrance.	8
City of Escondido	One (1) parking space / five thousand (5,000) square feet of floor area and storage lot for mini-storage.	28
City of Santee	1 for each 5,000 square feet of gross floor area and storage lot.	28
City of Temecula	1 space for every 200 storage units (a minimum of 4 spaces including a disabled space), and a 2 covered parking spaces if a manager’s residential unit is provided.	6
City of Riverside	1 space for a resident manager or caretaker.	1

CONCLUSIONS

A parking analysis was conducted to determine the recommended number of parking spaces for the Nirvana storage facility. A few sources were referred to in order to determine the proper rate to utilize. Per the SANDAG trip rate, it would be reasonable to provide a total of 13 parking spaces to accommodate the highest trip demand (PM peak hour). Based on a comparison of the parking supply provided at other self-storage facilities in the City of Chula Vista, the highest rate is 0.10 spaces / 1,000 SF which would be equivalent to a parking supply of 14 spaces for the subject site. The jurisdiction that most closely represents this rate and is in the middle of what various jurisdictions would require is the City of San Diego. Based on all these data, a parking supply of 14 spaces is determined to be adequate. Since 15 spaces are proposed (including 4 loading bays), an adequate parking supply will result.

Please let me know if you have any questions. Thank you.

Sincerely,

Linscott, Law & Greenspan, Engineers



John Boarman, P.E.
Principal



Renald Espiritu
Transportation Engineer II

cc: File