

PINNACLE TRAFFIC ENGINEERING

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January 28, 2019

Mr. Tyson Sayles
Cliff Bay Partners, LLC
444 W. Ocean Blvd., Ste. 650
Long Beach, CA 90802

RE: 190 W. Cliff Drive Mixed Use Project; City of Santa Cruz, California
Final Project Parking Analysis

Dear Mr. Sayles,

Pinnacle Traffic Engineering (PTE) is pleased to submit the Parking Analysis for the 190 W. Cliff Drive Mixed Use project in the City of Santa Cruz. The project site is located on the northwest corner of the Bay Street and W. Cliff Drive intersection. A private surface parking lot is currently located on the project site, which is used exclusively by the Dream Inn and Aquarius Restaurant (east side of W. Cliff Drive opposite the project site).

The Final Project Parking Analysis includes data from the preliminary analysis and evaluates the parking associated with the current project uses. The Final Project Parking Analysis also is based on direction received from the City's Planning Department staff. Additional technical data can be found in the preliminary parking analysis and traffic impact analysis (TIA), which is part of the record (parking demand survey data, shared parking analysis, and ITE mixed-use development internal trip spreadsheet).

The project will remove the existing parking lot and develop various residential and commercial uses. The proposed project includes:

- 89 Residential Condominiums (10 Affordable Units)
- 8,265 Square Foot (SF) of General Retail Space
- 7,525 SF of Restaurant / Food & Beverage
- 1,646 SF of Office Space

On-site parking will be provided for a total of 421 vehicles.

Project Parking Estimates

The parking analysis presents an evaluation of the project site to ensure that sufficient parking will be available to accommodate existing and future parking demands associated with “post” project conditions. Development of the proposed project will remove the existing surface lot (216 marked parking stalls), which as previously stated is used exclusively by the existing Dream Inn Hotel and Aquarius Restaurant. The existing surface parking lot on the project site has 92 stalls designated for the hotel / restaurant valet service and 124 stalls available for patron “self-park” operations (employees and guests). The current valet parking operations also utilize the existing parking available in front of the Aquarius Restaurant (18 marked stalls / 12 unmarked spaces). A total of 234 marked parking spaces are currently available for the existing operations associated with the Dream Inn Hotel and Aquarius Restaurant (92 + 124 + 18).

The project plans indicate that on-site parking will be provided for a total of 421 vehicles (52 on Level L1, 152 on Level P1 and 217 on Level P2), which includes the appropriate replacement parking for the continued use by the Dream Inn Hotel and Aquarius Restaurant. The 18 existing marked parking spaces in front of the Aquarius Restaurant will also be available for the continued valet service. Therefore, 439 marked spaces will be available for the existing and proposed project uses (421 + 18). This include an allocation of 287 parking spaces for the existing (Dream Inn and Aquarius Restaurant) and proposed commercial uses (52 on Level L1 + 217 on Level P2 + 18 in front of the Aquarius Restaurant).

The parking requirements associated with the existing and proposed uses have been estimated using the City’s Zoning Code. The applicable City requirements are presented in Table 1.

Table 1 - City Parking Requirements

Project Use Categories	City Zoning Code
<u>Residential Multi-Family (a):</u>	
1 Bedroom	1 Stall / Unit
2 Bedrooms	2 Stalls / Unit
3 Bedrooms	2 Stalls / Unit
Commercial Retail	1 Stall / 250 SF
Restaurant	1 Stall / 120 SF
Business Office	1 Stall / 300 SF
Hotel	1 Stall / Room (b)

- (a) Plus 1 guest space per 4 residential units
- (b) Plus 1 space for the resident owner or manager

The parking generation estimates for the proposed project, Dream Inn and Aquarius Restaurant are presented in Table 2. The proposed office space is considered an “ancillary” use to the existing Dream Inn.

Table 2 - Project Parking Generation Estimates

Project Component	Project Requirement
<u>Proposed Residential Component (89 Units):</u>	
25 - 1 Bdrm. Condo. (3 Affordable)	25
46 - 2 Bdrm. Condo. (5 Affordable)	92
18 - 3 Bdrm. Condo. (2 Affordable)	36
Guest Parking for Residential Units	<u>22</u>
Sub-Total for Proposed Residential:	175
<u>Proposed Commercial Components:</u>	
Commercial Retail - 8,265 SF	33
Dining / Restaurant - 7,525 SF	63
Office (Hotel Admin.) - 1,646 SF (a)	<u>0</u>
Sub-Total for Proposed Mixed-Uses:	96
Total Project Parking Requirement:	271
Existing Dream Inn (b):	165
Aquarius Restaurant (c):	45
Total Proposed Project and Existing Uses:	481

- (a) Considered “ancillary” use for the Dream Inn
- (b) Based on 164 guest rooms at the Dream Inn
- (c) Based on 5,416 SF at the Aquarius Restaurant

Based on the City’s Zoning Code, the project will be required to provide 271 parking stalls for the proposed uses. The total combined proposed and existing (Dream Inn and Aquarius Restaurant) uses would be required to provide 481 parking stalls based on the City’s Zoning Code.

Potential Parking Reduction Opportunities

The City’s Zoning Regulations indicates that the Zoning Board may permit up to a 10% reduction for a “cooperative” parking facility and up to a 10% reduction for “non-automobile use” programs (e.g. van/car pool, employee transit passes, bike to work incentives, etc). The potential reduction associated with a “cooperative” parking facility accounts for multi-purpose type trips. Mixed-use developments typically have some interaction between the uses, which are internal “captured” trips. These trips are internal to the development, and do not exit and re-enter the project site.

Adjusted Project Parking Requirement

Based on the direction from the City’s Planning Department staff, the project is eligible for a 20% reduction in the City’s parking requirement to account for a “cooperative” parking facility and “non-automobile use” programs. The project parking requirements were adjusted to reflect the reduction allowances as permitted by the City of Santa Cruz. Based on consultation with the City’s

Planning Department staff, the adjusted project parking requirements were calculated “without” and “with” applying the 20% reduction to the proposed residential component. The “without residential component” scenario assumes the 20% reduction would only apply to the proposed project commercial (retail and restaurant) and existing (Dream Inn and Aquarius Restaurant) uses. The adjusted parking requirements are shown in Table 3.

Table 3 - Adjusted Project Parking Requirements

Analysis Uses	Number of Parking Spaces	
	Without Residential Component	With Residential Component
Existing Uses (Dream Inn & Aquarius Restaurant):	210	210
Proposed Commercial Components:	96	96
Proposed Residential Component:	0	175
Combined Existing & Proposed Uses:	306 (a)	481
20% Reduction (b)	-61	-96
Total for Existing & Proposed Project Uses:	245	385

(a) 306 parking spaces = 165 + 45 + 33 + 63

(b) 10% for cooperative parking plus 10% for non-automobile use programs

As previously stated, the project will provide on-site parking for 421 vehicles. The existing 18 marked parking spaces in front of the Aquarius Restaurant will also continue to be available for the existing valet service (Dream Inn and Aquarius Restaurant). As previously stated, a total of 439 parking stalls will be available to accommodate future parking demands associated with the “post” project conditions.

The data in Table 3 demonstrates the proposed project parking will be sufficient to accommodate “post” project peak parking demands based on the City’s Zoning Code requirements. If the 20% parking reduction is only applied to the proposed commercial (retail and restaurant) and existing (Dream Inn and Aquarius Restaurant) uses there would be a surplus of 42 parking spaces for the commercial uses ((52 on Level L1 + 217 on Level P2 + 18 in front of the Aquarius Restaurant) - 245). This would provide a surplus of 19 parking spaces for the existing and proposed uses (439 - (245 + 175)). If the 20% reduction is applied to both the proposed project (including the residential) and existing (Dream Inn and Aquarius Restaurant) uses there would be a surplus of 54 parking spaces (439 - 385).

It is noted that the City of Santa Cruz has a provision for “affordable” housing units, which allows a reduction in the number of parking spaces for each affordable unit when certain conditions are met. However, the potential parking reduction credit is only applicable to specific residential

district regulations (e.g. Beach Residential). If the “affordable” housing parking reduction credit was applied to the project’s residential component (10 affordable units), the project’s parking requirement would be reduced by an additional 8 parking spaces.

Parking Management Plan

The Parking Management Plan provides an overview of the proposed parking operations on the project site. As previously described, on-site parking will be provided for a total of 421 vehicles. Level P2 will provide 217 parking stalls for the continued use by Dream Inn Hotel / Aquarius Restaurant, and for the employees and patrons associated with the proposed commercial uses (office, retail and restaurant). Level P1 will provide 152 parking stalls for the proposed residential units. Level L1 will provide an additional 52 parking stalls for the commercial patrons. It’s also noted that the existing 18 marked parking stalls in front of the Aquarius Restaurant will continue to be available for the hotel and restaurant valet service.

All Dream Inn and Aquarius Restaurant guest/customer vehicles will be valet parked upon development of the project site (24 hours a day, 7 days a week). When a guest/customer drops off a vehicle at the valet desk in front of the Dream Inn the valet staff will exit the W. Cliff Drive driveway and park the vehicle on Level P2 of the parking structure on the project site. The valet staff will walk back across W. Cliff Drive to the valet desk. When a guest/customer wishes to pick up their vehicle, valet staff will walk across W. Cliff Drive and go to Level P2 to retrieve get the vehicle. The vehicle will then be driven up ramp and go left around the back side of the project structure and then turn left exiting the Bay Street driveway and proceed east to the W. Cliff Drive / Bay Street intersection. The vehicle will then turn left and proceed north on W. Cliff Drive and make a right turn in to the southerly Dream Inn driveway (inbound only).

The project plans indicate that there are 186 “tandem” style stalls and 31 single space stalls on Level P2. The parking on Level P2 will consist of 192 replacement stalls (210 peak demand from Table 2 - 18 marked spaces in front of the Aquarius Restaurant) for the existing operations at the Dream Inn Hotel / Aquarius Restaurant (employees and guests). All the tandem parking stall will be utilized by the valet service. Therefore, 25 parking stalls (217 - 192) will be available for employees and patrons associated with the project commercial uses (office, retail & restaurant). Access to Level P2 will be provided via a separate ramp between Levels P2 and L1.

The parking on Level P1 will consist of 152 stalls for the proposed residential units. The parking generation estimates indicate that 175 stalls would be required for the residential units (Table 2). There are 25 - 1 bedroom units and 64 - 2 & 3 bedroom units. The project plans indicate that a majority of the parking on Level P1 will be single space stalls (104 stalls), with 48 “tandem” style parking stalls. The 48 “tandem” stalls will be reserved for 24 of the 2 or 3 bedroom units. There are 128 parking stalls required for the 2 & 3 bedroom units (Table 2). Only 105 parking stalls will be available for the 2 and 3 bedroom units (152 total stalls - 25 stalls for the 1 bedroom units - 22 stalls for guest). A reduction in parking for the remaining 40 - 2 & 3 bedroom units (64 - 24) will

be achieved by providing an incentive for needing only 1 parking stall and/or an extra charge for wanting 2 parking stalls. This will need to apply to at least 23 of the 2 & 3 bedroom units (128 - 105). Therefore, 2 parking stalls would be available for 41 (64 - 23) of the 2 & 3 bedrooms units (82 stalls), 1 parking stall would be available for the other 23 - 2 & 3 bedroom units (23 stalls), 1 parking stall would be available for the 25 - 1 bedroom units (25 stalls), and 22 stalls would be available for guest. It's noted that parking reduction incentive(s) could also be offered for the 1 bedroom units for occupants that don't need or want any parking. Access to Level P1 will be provided via a separate ramp between Levels P1 and L1 (possibly gated with a key pad or remote).

A previously stated, the 52 parking stalls on Level L1 will be available for patrons to the project commercial uses. Twenty-five (25) parking stalls on Level P2 will also be available for the project commercial use patrons and employees. A total of 77 parking stalls will be available for the project commercial use patrons and employees (52 + 25). Based on the City's Zoning Code (Table 2), the proposed commercial uses will require 96 parking stalls. Therefore, using the City's Zoning Code requirements for the existing Dream Inn and Aquarius results in a short fall of 19 parking stalls on the project site (96 - 77). It's noted that a 19 stall reduction could be achieved by implementing the "non-automobile use" programs and reducing the parking demand for the proposed commercial and existing (Dream Inn and Aquarius Restaurant) uses by 6-7% (19 / 306). Parking on Levels P2 and L1 will then be adequate to accommodate the commercial use patrons and employees.

Multiple parking surveys were conducted to document existing peak parking demands associated with the Dream Inn and Aquarius Restaurant (April 15, 2017 and Aug. 19, 2017). The parking surveys documented a demand of 1.117 (Aug. 19th) to 1.146 (April 15th) parking stalls per occupied room. The adjusted "peak" demand to reflect 100% occupancy at the Dream Inn is 188 parking spaces using the 1.146 stalls per occupied room rate. The 188 parked vehicle demands is about 10% less than the 210 parking stall requirement for the Dream Inn and Aquarius Restaurant based on the City's Zoning Code (Table 2). In addition, the parking surveys also documented the peak number of parked vehicles in front of the Aquarius Restaurant of 33 vehicles (valet service) which includes the 18 marked parking stalls and 15 unmarked spaces. Therefore, based on the parking survey data there are an additional 37 parking spaces ((210 - 188) + 15) available for the continued valet service and guests / customers at the Dream Inn and Aquarius Restaurant. The additional available parking more than offsets the 19 parking stall short fall previously discussed. Copies of the parking survey area exhibit and parking survey data are included with the Attachment Material.

Potential Construction Impacts

At the request of the project applicant, the parking analysis includes an evaluation of the potential impacts to existing parking during the project construction. The project team has indicated that the project will be constructed in two (2) phases. Phase I will include the construction of a portion of the subterranean parking garage and above ground structure on the west side of the project site. The easterly portion of the existing surface lot (west side of W. Cliff Drive) and parking in front

of the Aquarius Restaurant (east side of W. Cliff Drive) will be used to accommodate the demands associated with the Dream Inn and Aquarius Restaurant during Phase I construction.

The parking survey verified there are 246 parking stalls currently available for the existing hotel and restaurant uses (216 stalls on project site and 30 stalls in front of the Aquarius Restaurant). The parking surveys documented “peak” demands of 1.146 parked vehicles per occupied room. The adjusted “peak” demand to account for 100% occupancy at the Dream Inn Hotel is 188 parking stalls. Therefore, during Phase 1 construction at least 188 parking stalls should be maintained to accommodate “peak” demands associated with the existing hotel and restaurant uses. This will require that 158 stalls (188-30) be maintained on the project site during Phase 1 construction. This is approximately 64% of the existing parking stalls currently in the surface lot on the project site.

As previously described, the existing surface lot on the project site has 92 parking stalls designated for the existing hotel and restaurant valet service. An additional 66 parking stalls (158 - 92) of the existing 124 “self-park” stalls would also be required to accommodate existing demands during Phase 1 construction. Additional measures may be required to ensure that existing parking demands are accommodated on-site if more than 58 parking stalls (216 - 158) are eliminated during Phase 1 construction. These measures could include narrowing the existing parking stalls, convert existing valet services stalls to tandem stalls, providing offsite employee parking and shuttle service, and/or providing incentives for employee transit use / ridesharing.

Please contact my office with any questions regarding the Final Parking Analysis.

Pinnacle Traffic Engineering



Larry D. Hail, CE, TE, PTOE
President

ldh:msw



Attachment Material:

- Parking Survey Area Exhibit
- April 2017 and August 2017 Parking Survey Data



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Dream Inn Expansion
- Parking Study Area -

PARKING
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Dream Avenue Mixed Use Project (PTE #285-A)

(Existing Dream Inn Hotel & Aquarius Restaurant Parking Survey Data)

Sean McEachin & Jeremy Hail - April 15 (Saturday), 2017 - Dry and Clear
 (12:00 Noon to 10:00 PM - Record Parked Cars every +/-20 Minutes)

Times	Capacity # of Stalls	Parking Survey Area - Number of Parked Cars			Totals:
		A	B	C	
		Self-Park	Valet	Valet by Aq.	
Exist. # of Stalls		124	92 / 8	18 / 12	234
12:00 Noon	# of Cars	71	46	14	131
12:20 PM	# of Cars	72	45	15	132
12:40 PM	# of Cars	73	44	19	136
1:00 PM	# of Cars	72	47	21	140
1:20 PM	# of Cars	74	49	21	144
1:40 PM	# of Cars	75	49	19	143
2:00 PM	# of Cars	72	55	19	146
2:20 PM	# of Cars	70	49	18	137
2:40 PM	# of Cars	71	51	23	145
3:00 PM	# of Cars	68	53	18	139
3:20 PM	# of Cars	68	57	20	145
3:40 PM	# of Cars	70	61	23	154
4:00 PM	# of Cars	72	65	22	159
4:20 PM	# of Cars		65	24	89
4:40 PM	# of Cars	68	69	25	162
5:00 PM	# of Cars	67	76	23	166
5:20 PM	# of Cars	64	68	25	157
5:40 PM	# of Cars	63	72	23	158
6:00 PM	# of Cars	65	73	25	163
6:20 PM	# of Cars	68	72	24	164
6:40 PM	# of Cars	64	85	24	173
7:00 PM	# of Cars	63	72	24	159
7:20 PM	# of Cars	61	70	24	155
7:40 PM	# of Cars	61	71	24	156
8:00 PM	# of Cars	63	73	27	163
8:20 PM	# of Cars	59	73	27	159
8:40 PM	# of Cars	59	74	26	159
9:00 PM	# of Cars	60	74	23	157
9:20 PM	# of Cars	62	75	25	162
9:40 PM	# of Cars	56	76	23	155
10:00 PM	# of Cars	57	76	23	156

"Peak" Parking Demand for Existing Dream Inn Hotel & Aquarius Restaurant = 173 @ 6:40 PM

Occupancy on April 15, 2017 (92% = 152 Occ. Rooms / 165 Total Rooms)

Peak Demand per Occupied Room: 1.14 Parking Stalls per Occ. Room (92% = 152 / 165)

"Peak" Parking Demand for Existing Dream Inn Hotel & Aquarius Restaurant = 188 (100% Occupancy)

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Dream Avenue Mixed Use Project (PTE #285-A)

(Existing Dream Inn Hotel & Aquarius Restaurant Parking Survey Data)

Sean McEachin & Jeremy Hail - Aug. 19 (Saturday), 2017 - Dry and Overcast
 (12:00 Noon to 10:00 PM - Record Parked Cars every +/-20 Minutes)

Times	Capacity # of Stalls	Parking Survey Area - Number of Parked Cars			Totals:
		A	B	C	
		Self-Park	Valet	Valet by Aq.	
Exist. # of Stalls		124	92 / 8	18 / 12	234
12:00 Noon	# of Cars	63	49	23	135
12:20 PM	# of Cars	63	48	22	133
12:40 PM	# of Cars	62	48	24	134
1:00 PM	# of Cars	64	50	27	141
1:20 PM	# of Cars	64	50	27	141
1:40 PM	# of Cars	66	48	27	141
2:00 PM	# of Cars	67	49	23	139
2:20 PM	# of Cars	66	55	24	145
2:40 PM	# of Cars	66	57	27	150
3:00 PM	# of Cars	68	60	31	159
3:20 PM	# of Cars	67	64	33	164
3:40 PM	# of Cars	72	70	27	169
4:00 PM	# of Cars	72	71	25	168
4:20 PM	# of Cars	67	73	23	163
4:40 PM	# of Cars	65	73	27	165
5:00 PM	# of Cars	58	76	26	160
5:20 PM	# of Cars	58	79	26	163
5:40 PM	# of Cars	58	77	24	159
6:00 PM	# of Cars	58	80	30	168
6:20 PM	# of Cars	58	81	25	164
6:40 PM	# of Cars	58	83	25	166
7:00 PM	# of Cars	63	82	23	168
7:20 PM	# of Cars	62	83	23	168
7:40 PM	# of Cars	61	84	26	171
8:00 PM	# of Cars	60	87	26	173
8:20 PM	# of Cars	60	90	26	176
8:40 PM	# of Cars	61	91	23	175
9:00 PM	# of Cars	64	91	27	182
9:20 PM	# of Cars	64	92	26	182
9:40 PM	# of Cars	64	93	24	181
10:00 PM	# of Cars	64	93	24	181

"Peak" Parking Demand for Existing Dream Inn Hotel & Aquarius Restaurant = 182 @ 9:00 PM on

Occupancy on August 19, 2017 (98.8% = 163 Occ. Rooms / 165 Total Rooms)

Peak Demand per Occupied Room: 1.12 Parking Stalls per Occ. Room (98.8% = 163 / 165)

Adj. "Peak" Demand for Ex. Dream Inn Hotel & Aquarius Rest. (100% Occ.) = 184 Parking Stalls