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Memorandum

To/Attention	Spencer Oliver, Integral Communities	Date	October 5, 2018
From	IBI Group	Project No	112964
cc	Ed Galigher, Integral Communities		
Subject	Parking Study for Victoria Greens Townhome Project in Carson, CA		

INTRODUCTION

Integral Communities is proposing to develop a 175-unit multifamily residential townhome project in the City of Carson. The Victoria Greens Townhomes project will provide 51 two-bedroom units and 124 three-bedroom units. The project will provide a total of 419 parking spaces which equates to 2.39 parking spaces per unit. The current City of Carson Municipal Code requires a minimum of 2.86 spaces per unit, or a total of 500 parking spaces. The purpose of this study is to examine the typical peak parking rates identified in both published parking manuals and from similar site surveys to determine whether a proposed rate of 2.39 parking spaces per unit is sufficient to meet the estimated parking demand of the project. The study will also reference parking requirements from the Dominguez Hills Specific Plan parking requirements in determining an appropriate parking rate for the proposed project.

Project Location

The Urban Area Townhomes project is located on the northeast corner of Central Avenue and Victoria Street within the City of Carson. Both Central Avenue and Victoria Street are major four-lane arterials adjacent to the project site. Access into the site will be provided by a full access driveway on Central Avenue at Aspen Hill Road. This entrance/exit will be gate-controlled equipped with a call box and turnaround area. An emergency vehicle access driveway will be provided on Victoria Street approximately 360 feet east of Central Avenue. The project site is located within the Dominguez Hills Village Specific Plan and is approximately a third of a mile south of the State Route 91 Freeway, two miles east of the I-405/I-110 interchange, and three miles from the I-710 Freeway. Local and regional transit access is available via Metro Bus (Routes 6, 53, and 130) at the corner of the project site (Central Avenue and Victoria Street) and the Metro Blue Line Artesia Station (approximately 2.5 miles from the project site).

Project Site Description and Existing Uses

The project surrounds an existing MCI Telecommunications Building (17900 Central Avenue) and is adjacent to industrial uses to the north and a distribution center to the east. A total of 350 parking spaces will be provided via private garages. The remaining 69 spaces will be provided as parking for guests (53 of which are residential surface parking spaces, 9 driveway guest spaces, and 7 compact guest spaces). Therefore, a total of 419 on-site parking spaces would be provided. The

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project also proposes 4 public on-street parking spaces along Central Avenue. The project will feature a total of 175 dwelling units (51 two bedroom units and 124 three bedroom units) with over 23,000 square feet allocated to a dog park area, recreation area, and linear park.

The proposed site plan is included in Attachment A.

PARKING REQUIREMENTS

The documented parking requirements for the project are referenced from two sources:

- City of Carson Municipal Code
- Dominguez Hills Village Specific Plan

City of Carson Municipal Code

The City of Carson Municipal Code has an established minimum parking requirement for this type of land use (multi-family residential). These requirements include 2 spaces within a garage or carport for each dwelling unit. In addition, 1 guest parking space for every 1 multifamily unit with 3 bedrooms or more and 1 guest parking space for every 2 multifamily units with 2 bedrooms or less.

Dominguez Hills Village Specific Plan

The Dominguez Hills Village Specific Plan calls for a minimum parking rate of 2 covered spaces with one-half guest parking stall per two or three bedroom unit.

The two parking requirements are summarized in Table 1 below.

Table 1: Parking Requirements

Unit Type	Spaces/Unit	Number of Units	Spaces Required
<i>City of Carson Municipal Code¹</i>			
2 Bedroom	2.5	51	128
3 Bedroom	3.0	124	372
Total		175	500
<i>Dominguez Hills Village Specific Plan</i>			
2 Bedroom	2.5	51	128
3 Bedroom	2.5	124	310
Total		175	438

Notes: ¹Carson Municipal Code CMC 9162.21

METHODOLOGY

In order to establish the basis for a variance from City Municipal Code and/or the Dominguez Village Specific Plan minimum parking requirements, typical peak parking rates were identified from similar site surveys and nationally-recognized parking manuals.

Similar Site Parking Counts

To identify a recommended minimum parking ratio, similar site parking surveys were conducted at five townhome developments in or near Carson. The survey sites were selected based on

their similarities to the project site, including development size/proximity to similar land uses, and amenities/features. The five survey sites consist of:

- **Stonegate Townhomes, Carson, CA:** 52-unit attached townhomes. The complex provides 142 total spaces via private garage and surface parking.
- **Village Walk Townhomes, Torrance, CA:** 44-unit multifamily townhome complex with a total parking supply of 130 spaces (private and surface guest parking).
- **Willow Walk Townhomes, Compton, CA:** 128-unit attached townhomes with 184 parking spaces via private garage and surface guest parking.
- **Veo Community, Carson, CA:** 104-unit attached townhomes with 218 parking spaces via private garage and surface parking.
- **Carson Courtyards, Carson, CA:** 37-unit attached townhomes with 95 parking spaces via private garage and surface parking.

Surveys were conducted on a Tuesday and Saturday between 5:00 PM – 2:00 AM to capture the peak parking demand generated by residential uses at the five similar sites. Raw data is provided in Attachment B. The peak hour parking rates from the five sites are summarized in the table below.

Table 2: Similar Site Parking Rates

Site	Parking Supply (Spaces)	Number of Units	Weekday		Weekend	
			Peak Hour Parking Demand (Spaces)	Rate (Spaces/Unit)	Peak Hour Parking Demand (Spaces)	Rate (Spaces/Unit)
Stonegate	142	52	134	2.58	138	2.65
Village Walk	130	44	106	2.41	109	2.48
Willow Walk	184	128	164	1.28	166	1.30
Veo Community	218	104	213	2.05	211	2.03
Carson Courtyards	95	37	94	2.54	93	2.51

Source: Counts collected by Counts Unlimited on a Tuesday and Saturday between 5PM and 2AM.

Based on Table 2, the average weekday parking rate would be 2.17 spaces per unit, while the average weekend parking rate would be 2.19 spaces per unit.

Comparison to Other Parking Rates (Published Parking Rates)

For comparison, rates from the ITE Parking Generation Manual, 4th Edition are provided below. The ITE Parking Generation Manual provides averages, ranges, and statistical quality values of parking demand generated by various land uses. The typical parking demand generated by a residential townhouse development on a weekday is summarized in Table 3.

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Table 3: ITE Parking Generation

Use Classification	Avg. Peak Period Parking Demand (Vehicles/DU)	Number of Units	Spaces Required During Peak Period
Residential Townhouse	1.38	151	208

Source: ITE Parking Generation Manual, 4th Edition

FINDINGS

Based on the data collected from the five similar survey sites, the average peak hour parking demand per dwelling unit would be anticipated to be 2.17 spaces on a weekday and 2.19 spaces on the weekend. Per the ITE Parking Generation Manual, 4th Edition, the typical observed parking demand is 1.38 spaces on a weekday with no observed rate for a weekend day. A summary of these rates is provided in the table below.

Table 4: Summary of Average Peak Hour Parking Demand

Site	Avg. Number of Units	Average Rate (Spaces/Unit)	
		Weekday	Weekend
Similar Sites	73	2.17	2.19
ITE Parking Manual	151	1.38	N/A

CONCLUSIONS

Based on the average rates from the similar site surveys and the ITE rate, the proposed 2.39 parking spaces per unit proposed by the Victoria Greens Townhomes project should be reasonable to meet the estimated parking demand generated by the 175-unit townhome complex. In all observed cases, actual parking demand for similar residential applications remained under the City Municipal Code requirement of 2.86 spaces per unit. Table 5 summarizes the average parking rate found for each source discussed, including the proposed rate for the Victoria Greens Townhomes project.

Table 5: Summary of Average Parking Rates

Source	Rate (Spaces/Unit)
City of Carson Municipal Code	2.86
Dominguez Hills Specific Plan	2.50
Similar Sites	2.18
ITE Parking Manual	1.38
Proposed Victoria Greens Parking	2.39

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As neither the sites in the ITE Manual nor the similar residential sites generated more than an average of 2.18 spaces per unit during peak hour demand, the proposed 2.39 spaces per unit is sufficient to meet the estimated parking demand for the Victoria Greens project.

Attachments:

A: Project Site Plan

B: Raw Count Data at Similar Sites

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ATTACHMENT A: Project Site Plan



Plan Type Summary

Plan Type	S.F.	BR	Total	% of total	Total buildable SF
UA ROW					
Plan 1	1,512	1	26	27%	88,443
Plan 2	1,528	2	26	27%	41,028
Plan 3	1,857	1	15	16%	27,855
Plan 4	1,999	3	28	29%	55,972
			95	100%	144,297

Plan Type	S.F.	BR	Total	% of total	Total buildable SF
UA LEVELS					
Plan 1	1,453	2	25	31%	36,325
Plan 2	1,558	1	25	31%	88,950
Plan 3	1,811	1	15	19%	27,165
Plan 4	2,017	1	15	19%	33,080
			80	100%	133,520

Parking Summary

Parking Required: Per Proposed Amended Dominguez Hills Specific Plan

Required spaces per unit	No of units	Spaces required
2.35	175	411
		411 Spaces

Parking Provided:

Garages	Residential surface parking (Guest)	Driveway (Guest)	Compact spaces (Guest)	Spaces provided
	53	9	2	64
				419 Spaces
				2.39 Spaces/unit

Recreation Area Summary

Recreation Area Required: Per City of Carson Municipal Code

Plan Type	SF required/unit	No of units	required
2 bed unit	70	53	3,710
3+ bed unit	144	124	17,956
			21,626 SF

Recreation Area Provided:

Dog park	Rec area	Linear park	Spaces provided
			8,445
			10,290
			4,930
			23,665 SF

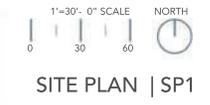
Recreation Building: 1,040 SF

Note:
Buildings are shown up to 11 units in length.

NOTE:
Upgraded windows to be provided for units facing northern and easterly property boundaries (2nd and 3rd floors)

----- PROJECT PROPERTY LINE

VICTORIA GREENS
 CARSON | CALIFORNIA
 INTEGRAL COMMUNITIES | 17-040
 DATE 09 | 20 | 18



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ATTACHMENT B: Raw Count Data at Similar Sites

Stonegate Townhomes - Carson, CA

Parking Demand Count

Location: 1169 E 223rd Street, Carson, CA

Date: 8/19/17 & 8/22/17

Saturday August 19, 2017	Inv	17:00	18:00	19:00	20:00	21:00	22:00	23:00	0:00	1:00
Marked Spaces	35	24	21	28	25	23	31	31	29	28
Handicapped	3	1	2	2	2	2	3	3	3	3
TOTAL OCCUPANCY	38	25	23	30	27	25	34	34	32	31
TOTAL %	-	66%	61%	79%	71%	66%	89%	89%	84%	82%

Tuesday August 22, 2017	Inv	17:00	18:00	19:00	20:00	21:00	22:00	23:00	0:00	1:00
Marked Spaces	35	22	23	20	24	27	25	28	28	28
Handicapped	3	1	1	1	1	1	1	2	2	2
TOTAL OCCUPANCY	38	23	24	21	25	28	26	30	30	30
TOTAL %	-	61%	63%	55%	66%	74%	68%	79%	79%	79%

	Inv
2 Car Garages	38
1 Car Garages	28

Village Walk - Torrance, CA

Parking Demand Count

Location: 1852 Torrance Blvd, Torrance, CA

Date: 8/19/17 & 8/22/17

Saturday August 19, 2017	Inv	17:00	18:00	19:00	20:00	21:00	22:00	23:00	0:00	1:00
Marked Spaces	42	15	16	19	17	20	21	20	20	20
Handicapped	0	0	0	0	0	0	0	0	0	0
TOTAL OCCUPANCY	42	15	16	19	17	20	21	20	20	20
TOTAL %	-	36%	38%	45%	40%	48%	50%	48%	48%	48%

Tuesday August 22, 2017	Inv	17:00	18:00	19:00	20:00	21:00	22:00	23:00	0:00	1:00
Marked Spaces	42	17	16	16	17	17	18	18	18	18
Handicapped	0	0	0	0	0	0	0	0	0	0
TOTAL OCCUPANCY	42	17	16	16	17	17	18	18	18	18
TOTAL %	-	40%	38%	38%	40%	40%	43%	43%	43%	43%

	Inv
2 Car Garages	44

Willow Walk - Compton, CA

Parking Demand Count

Location: 509 N. Tamarind Ave., Compton, CA

Date: 8/19/17 & 8/22/17

Saturday August 19, 2017	Inv	17:00	18:00	19:00	20:00	21:00	22:00	23:00	0:00	1:00
Guest Spaces - Green	30	16	8	14	15	12	13	12	12	12
Guest Spaces - White	3	1	1	2	1	1	1	1	1	1
Handicapped	2	0	0	0	0	0	0	0	0	0
TOTAL OCCUPANCY	35	17	9	16	16	13	14	13	13	13
TOTAL %	-	49%	26%	46%	46%	37%	40%	37%	37%	37%

Tuesday August 22, 2017	Inv	17:00	18:00	19:00	20:00	21:00	22:00	23:00	0:00	1:00
Guest Spaces - Green	30	14	13	12	10	7	9	10	10	10
Guest Spaces - White	3	1	1	1	2	3	1	1	1	1
Handicapped	2	0	0	0	0	0	0	0	0	0
TOTAL OCCUPANCY	35	15	14	13	12	10	10	11	11	11
TOTAL %	-	43%	40%	37%	34%	29%	29%	31%	31%	31%

	Inv
2 Car Garages	29
1 Car Garages	91

