

August 29, 2016

Mr. Darin Eng
Little Diversified Architectural Consulting
1300 Dove Street, Suite 100
Newport Beach, California 92660

LLG Reference: 2.16.3652.1

Subject: **Updated Parking Analysis for the Hope Chapel Mixed-Use
Project/Lazy Acres Grocery Market**
Hermosa Beach, California

Dear Mr. Eng:

Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit this Parking Analysis for the Hope Chapel Mixed-Use Project, which includes future church renovations called for in the Master Plan, and re-occupancy of an existing building within property owned by Hope Chapel by Lazy Acres Grocery Market to be located at 2512 Pacific Coast Highway in the City of Hermosa Beach, California.

The existing Hope Chapel campus consists of a 34,750-SF main/church building (located at 2420 Pacific Coast Highway), a 10,000-SF office building that houses Hope Chapel's administrative offices (located at 2306 Pacific Coast Highway), and a 15,000-SF office building (located at 950 Artesia Boulevard) that is now occupied by Shorewood Realty but will be used as church annex/offices in the future. Proposed renovations for Hope Chapel will add 17,191 SF to the main/church building, of which 760 SF corresponds to the net expansion of the main sanctuary.

The proposed Lazy Acres Grocery Market includes the renovation of 29,653 square feet (SF) of vacant space within Hope Chapel property (formerly occupied by Albertsons supermarket), plus an expansion of up to 425 SF for additional receiving area, resulting in a total floor area for Lazy Acres of 30,078 SF.

The parking analysis estimates the future parking requirements for Hope Chapel and Lazy Acres based upon the application of City Code parking ratios, by considering Hope Chapel's anticipated operations and church attendance after renovations have been completed, and the use of the Shared Parking methodology that takes into account a mixed-use development site's physical setting. Compared to City Code parking calculations, a program/operations-based assessment and a shared parking demand analysis result in a more realistic representation of a mixed-use development's parking needs. Our method of analysis, findings, and conclusions are described in detail in the following sections of this report.

Engineers & Planners
Traffic
Transportation
Parking

**Linscott, Law &
Greenspan, Engineers**

2 Executive Circle
Suite 250
Irvine, CA 92614
949.825.6175 T
949.825.6173 F
www.llgengineers.com

Pasadena
Irvine
San Diego
Woodland Hills

Philip M. Linscott, PE (1924-2000)
Jack M. Greenspan, PE (Ret.)
William A. Law, PE (Ret.)
Paul W. Wilkinson, PE
John P. Keating, PE
David S. Shender, PE
John A. Boarman, PE
Clare M. Look-Jaeger, PE
Richard E. Barretto, PE
Keil D. Maberry, PE

PROJECT DESCRIPTION

Table 1 presents the development summary for the project. As shown, the proposed project is comprised of Hope Chapel's main/church building (including a net expansion of 17,191 SF, of which only 760 SF will be added to the main sanctuary), Hope Chapel office building (to remain as church administration offices in the future), Shorewood Plaza (existing realty offices expected to be repurposed as church annex/offices for Hope Chapel in the future), and re-occupancy of the currently vacant building (prior Albertsons) by Lazy Acres Grocery Market. The church component totals 76,941 SF and the retail component corresponds to 30,078 SF.

A total of 358 on-site parking spaces will be provided for the project, of which 237 spaces will be allocated for Hope Chapel, and 121 spaces will be designated for Lazy Acres, of which 100 spaces of these spaces will be for the sole use of Lazy Acres. A review of the Proposed Site Plan (Master Parking Plan) prepared by Little Diversified Architectural Consulting (plan attached to rear of the letter, following the tables) indicates that a "Green Dot", 12" in diameter painted in the parking stall denotes Lazy Acres Parking.

Church Operations

According to Hope Chapel representatives, anticipated attendance and operations are fairly representative of congregation numbers and activity levels in the past. This is validated by the fact that, despite the 17,191 SF of expansion proposed for the Hope Chapel main building, the main sanctuary (the primary space used to estimate busiest time periods and parking needs for churches) will only increase in size by 760 SF.

The following bulleted items detail the church's expected weekly daily operations (Monday through Sunday), as provided by Hope Chapel staff (special events that may occur annually or on rare occasions are not a part of the schedule presented below):

Monday

- Church open from 5:30 PM to 9:30 PM
- Ministry Classes, 6:00 PM to 9:00 PM, held in church classrooms (approximately 25 adults)

Tuesday

- Church open from 8:00 AM to 10:00 PM
- Women's Bible Study, 9:00 AM to 11:00 AM, held in main sanctuary (approximately 70 adults and 15 employees)
- Children's Program/Nursery, 9:00 AM to 11:00 AM, held in children's classrooms (approximately 20 children/non-drivers)
- Tuesday Night Church Service, 6:30 PM to 9:30 PM, held in main sanctuary (approximately 150 adults and 15 employees)

- Youth/High School Program, 6:30 PM to 9:30 PM, held in youth program area (approximately 80 youths/non-drivers).

Wednesday

- Church open from 8:00 AM to 10:00 PM
- Women's Bible Study, 9:00 AM to 11:00 AM, held in main sanctuary (approximately 70 adults and 15 employees)
- Children's Program/Nursery, 9:00 AM to 11:00 AM, held in children's classrooms (approximately 20 children/non-drivers)
- Ministry Classes, 6:30 PM to 9:30 PM, held in church classrooms (approximately 70 adults and 10 employees)
- Children's Program/Nursery, 6:30 PM to 9:30 PM, held in children's classrooms (approximately 20 children/non-drivers)

Thursday

- Church open from 8:00 AM to 10:00 PM
- Ministry Classes, 6:30 PM to 9:30 PM, held in church classrooms (approximately 60 adults and 10 employees)
- Children's Program/Nursery, 6:30 PM to 9:30 PM, held in children's classrooms (approximately 20 children/non-drivers)

Friday

- Church open from 8:00 AM to 10:00 PM
- Friday Night Church Service, 6:30 PM to 9:30 PM, held in main sanctuary (approximately 400 adults and 15 employees)
- Youth/Jr. High School Program, 6:30 PM to 9:30 PM, held in youth program area (approximately 125 youths/non-drivers).
- Children's Program/Nursery, 6:30 PM to 9:30 PM, held in children's classrooms (approximately 75 children/non-drivers)

Saturday

- Church open from 8:00 AM to 10:00 PM
- Saturday Night Church Service, 5:30 PM to 8:30 PM, held in main sanctuary (approximately 350 adults and 15 employees)
- Children's Program/Nursery, 5:30 PM to 8:30 PM, held in children's classrooms (approximately 100 children/non-drivers)

Sunday

- Church open from 7:00 AM to 10:00 PM
- Sunday Morning First Church Service, 8:00 AM to 10:00 AM, held in main sanctuary (approximately 400 adults and 15 employees)
- Children's Program/Nursery, 7:30 AM to 10:15 AM, held in children's classrooms (approximately 100 children/non-drivers)
- Sunday Morning Second Church Service, 11:00 AM to 1:15 PM, held in main sanctuary (approximately 450 adults and 15 employees)

- Children's Program/Nursery, 10:15 AM to 1:30 PM, held in children's classrooms (approximately 150 children/non-drivers)
- Ministry Classes, 6:30 PM to 9:30 PM, held in church classrooms (approximately 60 adults and 10 employees)

PARKING DEMAND ANALYSIS

The parking analysis for the Hope Chapel Mixed-Use Development Project involves determining the expected parking needs, based on the size and type of proposed development components, versus the proposed parking supply.

In general, there are two methods that can be used to estimate the site's peak parking demands. These methods include:

1. Application of City code requirements (which typically treat each use in the mixed-use development as a "stand alone" use at maximum demand); and
2. Application of the shared parking methodology, which is based on parking usage patterns by time-of-day (recognizes that the parking demand for each land use component varies by time of day, day of week, and/or month of year).

The shared parking methodology is certainly applicable to the proposed Hope Chapel Mixed-Use Project as the individual land uses (i.e., church and retail uses) experience peak demands at different times of the day.

CITY PARKING CODE REQUIREMENTS

To determine the number of parking spaces required to support the Hope Chapel Mixed-Use Project, the parking demand was calculated using parking codes per the *City of Hermosa Beach Municipal Code, Section 17.44.030 (Off-Street Parking Requirements)*.

Table 2 summarizes the City Code ratios applied to the various components of the project, and shows that City Code parking requirement for Hope Chapel totals 790 spaces, and Code-required parking for Lazy Acres is 120 spaces.

Compared with the Hope Chapel parking supply of 237 spaces, the 790-space requirement for the church corresponds to a Code-based deficiency of 553 spaces. For Lazy Acres, comparing its City Code requirement of 120 spaces against its 121-space supply yields a Code-based surplus of 1 space. In the aggregate, the City Code calculations result in a site-wide, Code-based deficiency of 552 spaces.

For clarity, the City Code-based calculations can be considered to result in very conservative estimates of Hope Chapel's parking demand since it ignores the fact that the different components of a church operate at different times of day or on different days of the week, and that the Fellowship Hall, Children's Church/Classrooms/Nursery, Youth Program Areas, Small Chapel, Rehearsal Room, Café, and Steward Areas do not generate additive parking demand (i.e., the users of these facilities do not drive and/or have already been represented in parking demand calculated for the main sanctuary and church classrooms).

Given the above, the following section summarizes the project's weekday and weekend parking requirements based on a City code evaluation with "shared parking".

SHARED PARKING ANALYSIS

The concept of Shared Parking, which is widely recognized in the transportation planning industry, accounts for the fluctuations in parking demand over time for different types of land uses within a development. Due to the unique parking characteristics of the project's mixed-use development (i.e., retail and church development), opportunities for shared parking can be expected. The analytical procedures for Shared Parking Analyses are well documented in the *Shared Parking, 2nd Edition* publication by the Urban Land Institute (ULI).

The hourly parking demand profiles (expressed in percent of peak demand) utilized in this study and applied to the proposed Hope Chapel Mixed-Use Project are based on profiles developed by ULI. The ULI publication presents hourly parking demand profiles for retail uses and office uses. These factors present a profile of parking demand over time and have been used directly, by land use type, in the analysis of this project.

For retail uses, peak demand occurs between 12:00 PM and 3:00 PM on weekdays and between 2:00 PM and 5:00 PM on weekends. The retail parking demand profile was applied to Lazy Acres and the church cafe.

For office uses, peak demand occurs between 10:00 AM and 12:00 PM on weekdays and weekends. The office parking demand profile was applied to the church administration offices, church annex/offices, and church maintenance/storage.

Hourly parking demand profiles for the remaining church uses (i.e. Main Sanctuary, Fellowship Hall, Children's Church, Classrooms, etc.) are not provided in the ULI *Shared Parking, 2nd Edition* publication. As such, the parking demand for these uses was determined based on operational information provided by Hope Chapel.

Shared Parking Analysis – Church Component Only

Tables 3 and 4 present the weekday (Friday) and weekend (Sunday) parking demand for the church component of the proposed project based on the Shared Parking methodology, and the application of City Code parking ratios to the various land use components of Hope Chapel. Columns (2) through (12) of these tables present the parking accumulation characteristics and parking demand of each component of Hope Chapel for the hours of 6:00 AM to midnight. Column (13) presents the shared parking demand for the church on an hourly basis, while Column (14) summarizes the hourly parking surplus/deficiency for the church compared to an on-site parking supply of 237 spaces.

Column 13 of *Table 3* shows that the weekday (Friday) peak parking demand for the church is forecast to occur at 7:00 PM with a peak demand of 163 spaces. Based on Hope Chapel's on-site parking supply of 237 spaces, a surplus of 74 spaces is forecast (column 14).

Column 13 of *Table 4* indicates that the weekend (Sunday) peak parking demand for Hope Chapel is forecast to occur at 12:00 PM with a peak demand of 223 spaces. Based on the church's on-site supply of 237 spaces, a surplus of 14 spaces is forecast (column 14).

Given the results of this assessment, it is concluded that the Church's on-site supply will be adequate to support the weekday and weekend peak parking demand.

Operations-Based Parking Analysis – Church Component Only

Table 5 presents a detailed summary of future operations for Hope Chapel, anticipated attendance for church worship services, Ministry Classes, Children's Church, Youth Program, number of employees, and schedule of activities.

Based on the operational information provided by Hope Chapel, it was determined that the primary facilities that would generate parking demand are the main sanctuary (where church congregation services and Women's Bible Study are held), church classrooms (where Ministry classes are held), and church employee areas (to include the main building, church administration building, and future church annex/offices at the Shorewood Plaza building). It should also be noted that the main sanctuary will not be used concurrently with the church classrooms.

The Fellowship Hall, Children's Classrooms, Youth Program areas, Small Chapel, Rehearsal Room, Café, and Steward Areas, plus all ancillary uses/common areas, do not generate additive parking demand, because the users of these facilities do not drive and/or have already been represented in parking demand calculated for the main sanctuary and church classrooms.

Table 5 converts the number of persons (based on expected attendance by Hope Chapel) into the number of spaces for each 30-minute interval (by also using the anticipated schedule of activities per day of the week, as reported by Hope Chapel staff) based on the following conservative assumptions:

- One adult per vehicle for Ministry Classes, Women's Bible Study, and all church employees
- Two adults per vehicle for all church worship services in the main sanctuary

As indicated on the bottom portion of *Table 5*, the church operations-based assessment results in a peak weekday (Friday, specifically) demand of 215 spaces, and a peak weekend (Sunday, specifically) demand of 228 spaces. It should be noted that these demand estimates are greater than the peak values reported previously on *Tables 3* and *4* (163 spaces and 223 spaces, respectively).

Nevertheless, it is concluded that the Church's on-site supply will be adequate to support the weekday and weekend peak parking demand under this analysis scenario.

Combined Shared Parking Analysis – Church and Supermarket

Tables 6 and *7* present the combined weekday (Friday) and weekend (Sunday) parking demand for the overall Hope Chapel Mixed-Use Project based on the shared parking methodology. Columns (2) and (3) of these tables present the total parking demand of Hope Chapel (i.e., operations-based hourly demand, as derived from *Table 5*) and Lazy Acres (i.e., demand estimated through ULI's Shared Parking methodology and City Code ratio for retail), respectively, for the hours of 6:00 AM to midnight. Column (4) presents the combined shared parking demand on an hourly basis, while Columns (5) and (6) summarize the hourly parking supply and resulting parking surplus or deficiency.

Column 4 of *Table 6* shows that the weekday (Friday) peak parking demand in the aggregate of 318 spaces is forecast to occur at 7:00 PM (215 spaces for Hope Chapel and 103 spaces for Lazy Acres). Based on the on-site parking supply of 358 spaces, a surplus of 40 spaces is forecast (column 6) during the Friday evening church service that starts at 6:30 PM. This 40-space surplus corresponds to a parking contingency of 11% under weekday (Friday) conditions.

Column 4 of *Table 7* indicates that the weekend (Sunday) peak parking demand for the combination of Hope Chapel and Lazy Acres of 338 spaces is forecast to occur at 1:00 PM (228 spaces for the church and 110 spaces for the supermarket). Based on the on-site parking supply of 358 spaces, a surplus of 20 spaces is forecast (column 6) during Sunday morning church services. This 20-space surplus corresponds to a parking contingency of 6% under weekend (Sunday) conditions.

Given the above shared parking analysis results, it is concluded that the Church's on-site supply 237 spaces will be adequate to support the weekday and weekend peak parking demand of 215 spaces and 228 spaces, respectively, under this analysis scenario. Further, the on-site supply of 121 spaces at the Lazy Acres site will be sufficient as well. Although exclusive use of only 100 spaces is identified for use by Lazy Acres, the remaining 21 spaces is available for customers and employees of this proposed supermarket.

Based on the above findings, we conclude that the future on-site supply of 358 spaces will be adequate in meeting the parking needs of Hope Chapel (presuming the proposed renovations and expansion to their main building), in combination with the re-occupancy of the prior Albertsons building by Lazy Acres.

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We appreciate the opportunity to prepare this parking analysis. Please call me at 949.825.6175 if you have any questions or comments.

Sincerely,

Linscott, Law & Greenspan, Engineers



Richard E. Barretto, P.E.
Principal



Trissa (de Jesus) Allen, P.E.
Senior Transportation Engineer

Attachments

TABLE 1
PROJECT DEVELOPMENT SUMMARY
Hope Chapel Mixed-Use Project, Hermosa Beach

Description	Size	Function/Use
<u>Hope Chapel Building (2420 Pacific Coast Hwy.)</u>		
Main Sanctuary	7,670 SF	Church Service, Women's Bible Study
Fellowship Hall	3,000 SF	1/2-hour Fellowship Before and After Evening Services
Children's Classrooms, Nursery	11,141 SF	Children's Church, Nursery (11 classrooms)
Youth Program	2,840 SF	Jr. High School/High School Group
Church Classrooms	7,000 SF	Ministry Classes for Adults (6 to 8 classrooms)
Small Chapel	1,020 SF	Prayer
Rehearsal Room	990 SF	Rehearsal
Storage/Maintenance	1,900 SF	Storage/Maintenance
Café	330 SF	Café
Steward Areas	1,350 SF	Steward Programs
Entry Lobby	6,400 SF	Ancillary
Terrace	2,000 SF	Ancillary
Technical Rooms (A/V, soundbooth)	1,300 SF	Ancillary
Kitchen	550 SF	Ancillary
Common Areas (restrooms, hallways)	4,450 SF	Ancillary
Sub-Total	51,941 SF	
<u>Hope Chapel Offices (2306 Pacific Coast Hwy.)</u>		
Administration Offices	10,000 SF	Office
Sub-Total	10,000 SF	
<u>Shorewood Plaza (950 Artesia Blvd.)</u>		
Church Annex/Offices	15,000 SF	Office
Sub-Total	15,000 SF	
HOPE CHAPEL FUTURE TOTAL	76,941 SF	
Existing Hope Chapel	59,750 SF	
Net Expansion	17,191 SF	
Future Main Sanctuary	7,670 SF	
Existing Main Sanctuary	6,910 SF	
Net Expansion (Main Sanctuary)	760 SF	
LAZY ACRES GROCERY MARKET	30,078 SF	Retail

TABLE 2
CITY CODE PARKING REQUIREMENTS
Hope Chapel Mixed-Use Project, Hermosa Beach

Description	Size	City Code Ratio	Spaces Required
Hope Chapel Building (2420 Pacific Coast Hwy.)			
Main Sanctuary	7,670 SF	1 space per 50 SF	153
Fellowship Hall	3,000 SF	1 space per 50 SF	60
Children's Church/Classrooms/Nursery	11,141 SF	1 space per 50 SF	223
Youth Program	2,840 SF	1 space per 50 SF	57
Church Classrooms	7,000 SF	1 space per 50 SF	140
Small Chapel	1,020 SF	1 space per 50 SF	20
Rehearsal Room	990 SF	1 space per 50 SF	20
Storage/Maintenance	1,900 SF	1 space per 1,000 SF	2
Café	330 SF	1 space per 250 SF	1
Steward Areas	1,350 SF	1 space per 100 SF	14
Entry Lobby	6,400 SF	Ancillary use	--
Terrace	2,000 SF	Ancillary use	--
Technical Rooms (A/V, soundbooth)	1,300 SF	Ancillary use	--
Kitchen	550 SF	Ancillary use	--
Common Areas (restrooms, hallways)	4,450 SF	Ancillary use	--
Sub-Total	51,941 SF		690
Hope Chapel Offices (2306 Pacific Coast Hwy.)			
Administration Offices	10,000 SF	1 space per 250 SF	40
Sub-Total	10,000 SF		40
Shorewood Plaza (950 Artesia Blvd.)			
Church Annex/Offices	15,000 SF	1 space per 250 SF	60
Sub-Total	15,000 SF		60
HOPE CHAPEL FUTURE TOTAL	76,941 SF	--	790
LAZY ACRES GROCERY MARKET	30,078 SF	1 space per 250 SF	120
Hope Chapel Code Parking Requirement			790
Hope Chapel Future On-Site Parking Supply			237
Hope Chapel Code Parking Surplus or (Deficiency)			(553)
Lazy Acres Code Parking Requirement			120
Lazy Acres Future On-Site Parking Supply			121
Lazy Acres Code Parking Surplus or (Deficiency)			1
Total Code Parking Requirement			910
Future On-Site Parking Supply			358
Future Code Parking Surplus or (Deficiency)			(552)

TABLE 3

WEEKDAY (FRIDAY) SHARED PARKING DEMAND FORECAST (CHURCH ONLY)
HOPE CHAPEL MIXED-USE PROJECT, HERMOSA BEACH

(1) Land Use	(2) Main Sanctuary		(3) Fellowship Hall		(4) Children's Classrooms, Nursery		(5) Youth Program		(6) Café	(7) Church Classrooms		(8) Small Chapel, Rehearsal Room		(9) Steward Areas		(10) Church Offices	(11) Storage and Maintenance	(12) Lobby, Terrace, Tech, Kitchen, Common Area		(13) City Code Parking Rq'd	(14) On-Site Parking Supply			
Size (SF) Pkg Rate	7,670 SF @ 1 SP/50 SF		3,000 SF @ 1 SP/50 SF		11,141 SF @ 1 SP/50 SF		2,840 SF @ 1 SP/50 SF		330 SF @ 1 SP/250 SF	7,000 SF @ 1 SP/50 SF		2,010 SF @ 1 SP/50 SF		1,350 SF @ 1 SP/100 SF		25,000 SF @ 1 SP/250 SF	1,900 SF @ 1 SP/1000 SF	14,700 SF Ancillary Uses		790	237			
Rq'd Spaces	Spaces	153	Spaces	60	Spaces	223	Spaces	57	Spaces	1	Spaces	140	Spaces	40	Spaces	14	Spaces	100	Spaces	2	Spaces	0	790	237
Time of Day	Percent of Peak Demand [a]	No. of Parking Spaces	Percent of Peak Demand [b]	No. of Parking Spaces	Percent of Peak Dem [a], [b]	No. of Parking Spaces	Percent of Peak Dem [a], [b]	No. of Parking Spaces	Number of Parking Spaces [c]	Percent of Peak Demand [d]	No. of Parking Spaces	Percent of Peak Demand [b]	No. of Parking Spaces	Percent of Peak Demand [b]	No. of Parking Spaces	Number of Parking Spaces [e]	Number of Parking Spaces [e]	Percent of Peak Demand	No. of Parking Spaces	Total Shared Demand	Surplus Deficiency (+/-)			
6:00 AM	0%	0	0%	0	0%	0	0%	0	0	0%	0	0%	0	0%	0	3	0	0%	0	3	234			
7:00 AM	0%	0	0%	0	0%	0	50%	29	0	0%	0	0%	0	0%	0	28	1	0%	0	58	179			
8:00 AM	0%	0	0%	0	0%	0	100%	57	0	0%	0	0%	0	0%	0	71	2	0%	0	130	107			
9:00 AM	0%	0	0%	0	0%	0	100%	57	0	0%	0	0%	0	0%	0	92	2	0%	0	151	86			
10:00 AM	0%	0	0%	0	0%	0	100%	57	1	0%	0	0%	0	0%	0	100	2	0%	0	160	77			
11:00 AM	0%	0	0%	0	0%	0	100%	57	1	0%	0	0%	0	0%	0	96	2	0%	0	156	81			
12:00 PM	0%	0	0%	0	0%	0	100%	57	1	0%	0	0%	0	0%	0	84	2	0%	0	144	93			
1:00 PM	0%	0	0%	0	0%	0	50%	29	1	0%	0	0%	0	0%	0	87	2	0%	0	119	118			
2:00 PM	0%	0	0%	0	0%	0	0%	0	1	0%	0	0%	0	0%	0	100	2	0%	0	103	134			
3:00 PM	0%	0	0%	0	0%	0	0%	0	1	0%	0	0%	0	0%	0	96	2	0%	0	99	138			
4:00 PM	0%	0	0%	0	0%	0	0%	0	1	0%	0	0%	0	0%	0	84	2	0%	0	87	150			
5:00 PM	0%	0	0%	0	0%	0	0%	0	1	0%	0	0%	0	0%	0	47	1	0%	0	49	188			
6:00 PM	50%	77	0%	0	0%	0	0%	0	1	0%	0	0%	0	0%	0	23	1	0%	0	102	135			
7:00 PM	100%	153	0%	0	0%	0	0%	0	1	0%	0	0%	0	0%	0	9	0	0%	0	163	74			
8:00 PM	100%	153	0%	0	0%	0	0%	0	1	0%	0	0%	0	0%	0	6	0	0%	0	160	77			
9:00 PM	100%	153	0%	0	0%	0	0%	0	0	0%	0	0%	0	0%	0	3	0	0%	0	156	81			
10:00 PM	0%	0	0%	0	0%	0	0%	0	0	0%	0	0%	0	0%	0	1	0	0%	0	1	236			
11:00 PM	0%	0	0%	0	0%	0	0%	0	0	0%	0	0%	0	0%	0	0	0	0%	0	0	237			
12:00 AM	0%	0	0%	0	0%	0	0%	0	0	0%	0	0%	0	0%	0	0	0	0%	0	0	237			

Notes:
[a] Reflects one Friday church service, Children's Church/Nursery, and Youth/Jr. High School Program between 6:30 PM and 9:30 PM.
[b] No additive parking demand since it has been accounted for under the "Main Sanctuary" category.
[c] Assumes the ULI time-of-day profile for a retail building.
[d] There are no Ministry Classes on Friday.
[e] Assumes the ULI time-of-day profile for a general office building.

TABLE 4

WEEKEND (SUNDAY) SHARED PARKING DEMAND FORECAST (CHURCH ONLY)
HOPE CHAPEL MIXED-USE PROJECT, HERMOSA BEACH

(1) Land Use	(2) Main Sanctuary		(3) Fellowship Hall		(4) Children's Classrooms, Nursery		(5) Youth Program		(6) Café	(7) Church Classrooms		(8) Small Chapel, Rehearsal Room		(9) Steward Areas		(10) Church Offices	(11) Storage and Maintenance	(12) Lobby, Terrace, Tech, Kitchen, Common Area		(13) City Code Parking Rq'd	(14) On-Site Parking Supply
Size (SF) Pkg Rate	7,670 SF @ 1 SP/50 SF		3,000 SF @ 1 SP/50 SF		11,141 SF @ 1 SP/50 SF		2,840 SF @ 1 SP/50 SF		330 SF @ 1 SP/250 SF	7,000 SF @ 1 SP/50 SF		2,010 SF @ 1 SP/50 SF		1,350 SF @ 1 SP/100 SF		25,000 SF @ 1 SP/250 SF	1,900 SF @ 1 SP/1000 SF	14,700 SF Ancillary Uses		790	237
Rq'd Spaces	Spaces 153		Spaces 60		Spaces 223		Spaces 57		Spaces 1	Spaces 140		Spaces 40		Spaces 14		Spaces 100	Spaces 2	Spaces 0		790	237
Time of Day	Percent of Peak Demand [a]	No. of Parking Spaces	Percent of Peak Demand [b]	No. of Parking Spaces	Percent of Peak Dem [a], [b]	No. of Parking Spaces	Percent of Peak Dem [a], [b]	No. of Parking Spaces	Number of Parking Spaces [c]	Percent of Peak Demand [d]	No. of Parking Spaces	Percent of Peak Demand [b]	No. of Parking Spaces	Percent of Peak Demand [b]	No. of Parking Spaces	Number of Parking Spaces [e]	Number of Parking Spaces [e]	Percent of Peak Demand	No. of Parking Spaces	Total Shared Demand	Surplus Deficiency (+/-)
6:00 AM	0%	0	0%	0	0%	0	0%	0	0	0%	0	0%	0	0%	0	0	0	0%	0	0	237
7:00 AM	50%	77	0%	0	0%	0	0%	0	0	0%	0	0%	0	0%	0	2	0	0%	0	79	158
8:00 AM	100%	153	0%	0	0%	0	0%	0	0	0%	0	0%	0	0%	0	6	0	0%	0	159	78
9:00 AM	100%	153	100%	60	0%	0	0%	0	1	0%	0	0%	0	0%	0	8	0	0%	0	222	15
10:00 AM	100%	153	0%	0	0%	0	0%	0	1	0%	0	0%	0	0%	0	9	0	0%	0	163	74
11:00 AM	100%	153	0%	0	0%	0	0%	0	1	0%	0	0%	0	0%	0	10	0	0%	0	164	73
12:00 PM	100%	153	100%	60	0%	0	0%	0	1	0%	0	0%	0	0%	0	9	0	0%	0	223	14
1:00 PM	50%	77	0%	0	0%	0	0%	0	1	0%	0	0%	0	0%	0	8	0	0%	0	86	151
2:00 PM	0%	0	0%	0	0%	0	0%	0	1	0%	0	0%	0	0%	0	6	0	0%	0	7	230
3:00 PM	0%	0	0%	0	0%	0	0%	0	1	0%	0	0%	0	0%	0	4	0	0%	0	5	232
4:00 PM	0%	0	0%	0	0%	0	0%	0	1	0%	0	0%	0	0%	0	2	0	0%	0	3	234
5:00 PM	0%	0	0%	0	0%	0	0%	0	1	0%	0	0%	0	0%	0	1	0	0%	0	2	235
6:00 PM	0%	0	0%	0	0%	0	0%	0	1	50%	70	0%	0	0%	0	1	0	0%	0	72	165
7:00 PM	0%	0	0%	0	0%	0	0%	0	1	100%	140	0%	0	0%	0	0	0	0%	0	141	96
8:00 PM	0%	0	0%	0	0%	0	0%	0	1	100%	140	0%	0	0%	0	0	0	0%	0	141	96
9:00 PM	0%	0	0%	0	0%	0	0%	0	1	100%	140	0%	0	0%	0	0	0	0%	0	141	96
10:00 PM	0%	0	0%	0	0%	0	0%	0	1	50%	70	0%	0	0%	0	0	0	0%	0	71	166
11:00 PM	0%	0	0%	0	0%	0	0%	0	0	0%	0	0%	0	0%	0	0	0	0%	0	0	237
12:00 AM	0%	0	0%	0	0%	0	0%	0	0	0%	0	0%	0	0%	0	0	0	0%	0	0	237

Notes:

[a] Reflects two Sunday morning church services, between 8:00 AM and 10:00 AM, and between 11:00 AM and 1:15 PM.

[b] No additive parking demand since it has been accounted for under the "Main Sanctuary" category.

[c] Assumes the ULI time-of-day profile for a retail building.

[d] Ministry Classes

[e] Assumes the ULI time-of-day profile for a general office building.

TABLE 5
ANTICIPATED OPERATIONS FOR THE CHURCH
HOPE CHAPEL MIXED-USE PROJECT, HERMOSA BEACH

Time	Monday							Tuesday							Wednesday							Thursday							Friday							Saturday							Sunday						
	Main Sanct. & Fellow. Hall	Church Class-rooms	Child- ren's Class-rooms & Youth	Employ- ees	Church Office (2306 PCH)	Church Office (Shorew ood)	Church Total Parking Demand	Main Sanct. & Fellow. Hall	Church Class-rooms	Child- ren's Class-rooms & Youth	Employ- ees	Church Office (2306 PCH)	Church Office (Shorew ood)	Church Total Parking Demand	Main Sanct. & Fellow. Hall	Church Class-rooms	Child- ren's Class-rooms & Youth	Employ- ees	Church Office (2306 PCH)	Church Office (Shorew ood)	Church Total Parking Demand	Main Sanct. & Fellow. Hall	Church Class-rooms	Child- ren's Class-rooms & Youth	Employ- ees	Church Office (2306 PCH)	Church Office (Shorew ood)	Church Total Parking Demand	Main Sanct. & Fellow. Hall	Church Class-rooms	Child- ren's Class-rooms & Youth	Employ- ees	Church Office (2306 PCH)	Church Office (Shorew ood)	Church Total Parking Demand	Main Sanct. & Fellow. Hall	Church Class-rooms	Child- ren's Class-rooms & Youth	Employ- ees	Church Office (2306 PCH)	Church Office (Shorew ood)	Church Total Parking Demand							
Adults ==>	0	25	0	3	0	15		70, 150	0	0	3, 15	25	15		70	70	0	3, 15, 10	25	15		0	60	0	3, 15, 10	25	15		400	0	0	3, 15	25	15		350	0	0	3, 15	0	0		400, 450	60	0	3, 15, 10	0	0	
Children, Youth ==>	0	0	0	0	0	0		0	0	20, 80	0	0	0		0	0	20	0	0	0		0	0	20	0	0	0		0	0	75, 125	0	0	0		0	0	100	0	0	0		0	0	100, 150	0	0	0	
Spaces ==>	0	25	0	3	0	15		70, 75 [b]	0	0	3, 15	25	15		70	70	0	3, 15, 10	25	15		0	60	0	3, 15, 10	25	15		200 [b]	0	0	3, 15	25	15		175 [b]	0	0	3, 15	0	0		200 [b], 225 [b]	60	0	3, 15, 10	0	0	
6:00 AM							0						0								0																				0								
6:30 AM							0						0									0																			0								
7:00 AM							0						0									0																			0								
7:30 AM							0						0									0																			0								
8:00 AM							0			3		3		0				3				0																			3								
8:30 AM							0	35		3	13	8	59	35			3	13	8	59		3	13	8	24															3									
9:00 AM							0	70 [c]		0	15	25	15	125	70 [c]		0	15	25	15	125																					3							
9:30 AM							0	70 [c]		0	15	25	15	125	70 [c]		0	15	25	15	125																					3							
10:00 AM							0	70 [c]		0	15	25	15	125	70 [c]		0	15	25	15	125																					3							
10:30 AM							0	70 [c]		0	15	25	15	125	70 [c]		0	15	25	15	125																					3							
11:00 AM							0	70 [c]		0	15	25	15	125	70 [c]		0	15	25	15	125																					3							
11:30 AM							0	35		3	25	15	78	35			3	25	15	78																					3								
12:00 PM							0			3	25	15	43				3	25	15	43																					3								
12:30 PM							0			3	25	15	43				3	25	15	43																					3								
1:00 PM							0			3	25	15	43				3	25	15	43																					3								
1:30 PM							0			3	25	15	43				3	25	15	43																					3								
2:00 PM							0			3	25	15	43				3	25	15	43																					3								
2:30 PM							0			3	25	15	43				3	25	15	43																					3								
3:00 PM							0			3	25	15	43				3	25	15	43																					3								
3:30 PM							0			3	25	15	43				3	25	15	43																					3								
4:00 PM							0			3	25	15	43				3	25	15	43																					3								
4:30 PM							0			3	25	15	43				3	25	15	43																					3								
5:00 PM							0			3	25	15	43				3	25	15	43																					3								
5:30 PM		13		3		15	31			3	13	8	24				3	13	8	24																					88 [d]								
6:00 PM		25 [a]		3		15	43	38 [d]		3		8	41		35		3		8	24		30																		100 [d]									
6:30 PM		25 [a]		3		15	43	75 [e]		0	15		90		70 [a]	0	10		80		60 [a]	0	10																	200 [f]									
7:00 PM		25 [a]		3		15	43	75 [e]		0	15		90		70 [a]	0	10		80		60 [a]	0	10																	200 [f]									
7:30 PM		25 [a]		3		15	43	75 [e]		0	15		90		70 [a]	0	10		80		60 [a]	0	10																	200 [f]									
8:00 PM		25 [a]		3		15	43	75 [e]		0	15		90		70 [a]	0	10		80		60 [a]	0	10																	200 [f]									
8:30 PM		25 [a]		3		15	43	75 [e]		0	15		90		70 [a]	0	10		80		60 [a]	0	10																	200 [f]									
9:00 PM		25 [a]		3		15	43	75 [e]		0	15		90		70 [a]	0	10		80		60 [a]	0	10																	100 [d]									
9:30 PM		13		3		15	31	75 [e]		0	15		90		70 [a]	0	10		80		60 [a]	0	10																	70									
10:00 PM							0	38 [d]			15		53		35		10		45		30																				40								
10:30 PM							0						0																												0								
11:00 PM							0						0																												0								
11:30 PM							0						0																												0								

MONDAY PEAK DEMAND: 43 TUESDAY PEAK DEMAND: 125 WEDNESDAY PEAK DEMAND: 125 THURSDAY PEAK DEMAND: 70 FRIDAY PEAK DEMAND: 215 SATURDAY PEAK DEMAND: 190 SUNDAY PEAK DEMAND: 228

Notes:
[a] Ministry Classes
[b] Presumed 2.0 adults per vehicle for all Church Services
[c] Women's Bible Study
[d] Fellowship
[e] Tuesday Night Church Service
[f] Friday Night Church Service
[g] Saturday Night Church Service
[h] Sunday Morning First Church Service
[i] Sunday Morning Second Church Service

TABLE 6
WEEKDAY (FRIDAY) SHARED PARKING DEMAND ANALYSIS
HOPE CHAPEL MIXED-USE PROJECT, HERMOSA BEACH

(1) Land Use	(2) Church	(3) Supermarket	(4)	(5)	(6)
Size	<i>(from Table 5, Friday scenario)</i>	30.078 KSF	Shared Parking Demand (Church plus Supermarket) (2)+(3)	Parking Supply	Surplus/Deficiency (+/-)
Pkg Rate		4.0 /KSF			
Peak Spaces	215 Spc.	120 Spc.			
Time of Day	Number of Spaces	Number of Spaces			
6:00 AM	0	3	3	358	355
7:00 AM	0	8	8	358	350
8:00 AM	3	22	25	358	333
9:00 AM	43	47	90	358	268
10:00 AM	43	75	118	358	240
11:00 AM	43	95	138	358	220
12:00 PM	43	104	147	358	211
1:00 PM	43	108	151	358	207
2:00 PM	43	104	147	358	211
3:00 PM	43	100	143	358	215
4:00 PM	43	100	143	358	215
5:00 PM	43	103	146	358	212
6:00 PM	103	103	206	358	152
7:00 PM	215	103	318	358	40
8:00 PM	215	89	304	358	54
9:00 PM	115	60	175	358	183
10:00 PM	0	34	34	358	324
11:00 PM	0	12	12	358	346
12:00 AM	0	0	0	358	358

TABLE 7
WEEKEND (SUNDAY) SHARED PARKING DEMAND ANALYSIS
HOPE CHAPEL MIXED-USE PROJECT, HERMOSA BEACH

(1) Land Use	(2) Church	(3) Supermarket	(4)	(5)	(6)
Size Pkg Rate	<i>(from Table 5, Sunday scenario)</i>	30.078 KSF 4.0 /KSF	Shared Parking Demand (Church plus Supermarket) (2)+(3)	Parking Supply	Surplus/Deficiency (+/-)
Peak Spaces	228 Spc.	120 Spc.			
Time of Day	Number of Spaces	Number of Spaces			
6:00 AM	0	3	3	358	355
7:00 AM	3	9	12	358	346
8:00 AM	215	20	235	358	123
9:00 AM	215	47	262	358	96
10:00 AM	215	68	283	358	75
11:00 AM	228	85	313	358	45
12:00 PM	228	101	329	358	29
1:00 PM	228	110	338	358	20
2:00 PM	3	120	123	358	235
3:00 PM	3	120	123	358	235
4:00 PM	3	115	118	358	240
5:00 PM	3	109	112	358	246
6:00 PM	33	97	130	358	228
7:00 PM	70	91	161	358	197
8:00 PM	70	80	150	358	208
9:00 PM	70	64	134	358	224
10:00 PM	40	45	85	358	273
11:00 PM	0	18	18	358	340
12:00 AM	0	0	0	358	358

