

October 04, 2004

P9165

Mr. Stephen Son  
8161 8th Street,  
Unit # 6  
Buena Park, CA 90631.

**Re: Shared Parking Study Sushi-Go Round Restaurant (Revised), La Habra, California.**

Dear Mr. Stephen Son:

Per your request, we have conducted a shared parking study for the proposed Sushi Go-Round restaurant, located at 1933 W. Imperial Highway in the City of La Habra. This letter briefly presents our methodology and findings in regards to the adequacy of parking spaces.

#### **PROJECT INFORMATION**

The project is located in the La Habra Market Place, at the northeast corner of West Imperial Highway and South Beach Boulevard (See Exhibit A). The project proposes a Sushi Go-Round restaurant in an existing vacant suite a maximum of 3,000 square feet of gross floor area. The proposed restaurant will consist of a seating capacity of seventy five (75) people without any drive thru facility.

#### **CURRENT LAND USE**

La Habra Market Place located on the northeast corner of West Imperial Highway and South Beach Boulevard occupies a land area of 1,576,397 square feet (36.2 acres) with a total gross building of 375,808 square feet. Existing tenants at the La Habra Market Place include LA Fitness, Ross Dress for Less, Drug Emporium, Denny's Restaurant and other businesses listed in Table 1. Tenant information is provided by the management company. City staff estimates the total number of

available parking spaces to be 1,992; however, our counts indicate the parking lot provides a total of 1,898 parking spaces. To provide a conservative evaluation the 1,898 total was used in these analyses. At the time of survey, the vacant units in the La Habra Market Place include the proposed Sushi Go-Round restaurant and Unit # 21-23, located above "Aaron Brothers" which was earlier used as a site office by the management company.

### **SHARED PARKING ANALYSIS**

Based on City staff input, previous studies, land uses, floor areas, and the City of La Habra "*Off-Street Parking Requirements*" the La Habra Market Place for purposes of these analyses is estimated to require 3,320 parking spaces compared to 1,898 existing parking spaces. The City code parking demand exceeds the available existing parking spaces, however, this calculation is based on the assumption that every separate land use will actually need the full amount of parking that is called for by the ratios in the City of La Habra "*Off-Street Parking Requirements*" at the same time (called the "peak" period for the use) during the day. But in actual practice some uses (like restaurants and theatres) have peak parking periods in the evening; others (like retail and general commercial) have peak parking periods in the morning or afternoon. Where different uses need parking at different times of the day, there is an opportunity for them to share parking. This means that the total number of stalls needed to serve a "mixed use" site (the Parking Demand) may be significantly less than the number of stalls that would have to be built if each of the uses had to provide parking on its own (the Parking Required by City of La Habra "*Off-Street Parking Requirements*").

In order to estimate the actual parking demand, a shared parking analysis was used to evaluate the parking requirements of existing land uses along with the proposed Sushi Go-Round restaurant and vacant office site, with the actual number of parking spaces available based on field survey. The purpose of the field survey is to

reveal, by collecting actual parking data, the relationship between the capacity of the facilities and the actual parking usages.

As requested by the City's Traffic Consultant, the field surveys were performed on a normal Thursday, Friday and Saturday to take into account both weekday and weekend parking demand. The parking surveys were performed to count the actual number of vehicles parked in the parking lot for eight (8) hours between 11 a.m. to 2 p.m. and 4 p.m. to 9 p.m. on Thursday and Friday, August 19 and 20, 2004, and for eleven (11) hours from 11 a.m. to 10 p.m. on Saturday, August 21, 2004. The counts were performed every 30 minutes at each zone.

The La Habra Market Place parking lot was divided into five (5) zones to perform the shared parking analysis. The Sushi Go-Round restaurant is located in Zone 1 which is in turn divided into Zone A, B, C and D (See Exhibit B). Table C1, C2 and C3 show the survey data for the number of vehicles parked in the La Habra Market Place on Thursday, Friday and Saturday, respectively, during the survey hours. The shared parking analysis is done as a whole to the La Habra Market Place and also to Zone 1 in which the proposed Sushi Go-Round restaurant is located.

#### **PARKING GENERATION RATES**

The parking generation rates for the proposed Sushi Go-Round restaurant and vacant office site (Unit # 21-23) were calculated based on "*Parking Generation*" manual published by Institute of Transportation Engineers and the City of La Habra "*Off-Street Parking Requirements*". The higher of the two parking generation rates was taken into account, So as to project the parking demand for a worst case scenario.

The parking generation rates in the "*Parking Generation*" manual published by the Institute of Transportation Engineers for "Family Restaurant (Land Use 835)" on a Saturday is based on limited data and believed to be low. In order to come up with

an acceptable parking generation rate for Saturday, we compared the weekday parking generation rates with Saturday parking generation rates for "Quality Restaurant (Land Use 831)" and "Fast Food Restaurant Without Drive-In Window (Land Use 837)" and found that the Saturday parking generation rates are 24% (average) higher than that of weekday parking generation rates. Based on this assumption, a more conservative "adjusted" weekday parking generation rate of "Family Restaurant (Land Use 835)" was used to calculate Saturday parking generation rate.

**Comparison of Parking Generation Rates**

Land Use (Code)	Per	Weekday	Saturday	% Increase
Quality Restaurant (831)	1,000 Gross Square feet leasable area	12.49	15.89	27%
Fast Food Restaurant Without Drive-In Window (837)	1,000 Gross Square feet leasable area	11.68	14.14	21%
Average increase in rate from Weekday to Saturday				24%

**Proposed Sushi Go-Round Restaurant**

The proposed Sushi Go-Round Restaurant falls in the category of "Family Restaurant" (Land Use 835) in the second edition of "Parking Generation" manual published by Institute of Transportation Engineers (Exhibit F). The number of spaces required for the restaurant were calculated for a weekday and a Saturday on the basis of gross leasable area and also based on the seating capacity of the restaurant. It is found that the Sushi Go-Round restaurant requires a maximum of twenty eight (28) parking spaces during a weekday and thirty four (34) parking spaces during Saturday based on the gross leasable area.

**Project Parking Generation Rates**

Land Use (Code)	Per	Weekday	Saturday (Based on ITE)	Saturday (Adjusted)
Family Restaurant (835)	1,000 Gross Square feet leasable area	9.08	6.96	11.25*
Family Restaurant (835)	Seats	0.28	0.21	0.35*

Source - "Parking Generation, 2nd Edition published by the ITE

\* Adjusted rates are based on a comparison between weekday and Saturday rates for similar facilities

**Project Parking Occupancy**

Per	Quantity	Weekday	Saturday (Based on ITE)	Saturday (Adjusted)
1,000 Gross Square feet leasable area	3000 sf	27.24 (Say 28)	N/A	33.75 (Say 34)
Seats	75	21	N/A	26.25 (Say 27)

The proposed Sushi Go-Round restaurant falls in the category of "Restaurants and Drinking Establishments" in the City of La Habra "Off-Street Parking Requirements". According to the City of La Habra "Off-Street Parking Requirements" for restaurants and drinking establishments, one parking space shall be provided per four (4) seats in the dining area plus one (1) space per 300 square feet of non-dining restaurant area. The proposed Sushi Go-Round restaurant is expected to have a total seating capacity of seventy five (75) people and non-dining area of 1,655 square feet. The number of spaces required for the restaurant was calculated based on the restaurants seating capacity plus non-dining area. It is found that the Sushi Go-Round restaurant requires a maximum of twenty five (25) parking spaces.

**Project Parking Generation Rates**

<b>Land Use</b>	<b>Rate: One space per</b>
Restaurants and Drinking Establishments	4 Seats Plus 300 sq ft of non-dining floor area

*Source - City of La Habra "Off-Street Parking Requirements"*

**Project Parking Occupancy**

Per	Quantity	Number of Parking Spaces Required
Seats	75	18.75 Plus
Non-dining area	1,655 sq ft	5.51
<b>Total</b>		<b>24.26 (Say 25)</b>

Based on the "Parking Generation" manual published by Institute of Transportation Engineers and the City of La Habra "Off-Street parking requirements" rates, it is found that the highest number of parking spaces required for the proposed Sushi Go-Round restaurant is thirty four (34) parking spaces, and this is applied in calculating the parking demand for the proposed restaurant.

**Vacant Site Office (Unit # 21-23)**

The vacant site office (Unit # 21-23) falls in the category of "General Office Building" (Land Use 711-716) in the second edition of "Parking Generation" manual published by Institute of Transportation Engineers (Exhibit F). The number of spaces required for the vacant office site was calculated for a weekday on the basis of gross square feet building area. It is found that the vacant office site requires a maximum of eleven (11) parking spaces during a weekday based on the gross building area.

**Vacant Site Office Parking Generation Rates**

Land Use (Code)	Rate: One space per
General Office Building (711-716)	358.4 Gross Square feet building area

Source - "Parking Generation, 2nd Edition published by the ITE

**Vacant Site Office Parking Occupancy**

Per	Quantity	Weekday
Gross square feet building area	3,694 sf	10.30 (Say 11)

The vacant site office (Unit # 21-23) falls in the category of "Commercial and Office Buildings" in the City of La Habra "Off-Street Parking Requirements". According to the City of La Habra "Off-Street Parking Requirements" for all office buildings, one parking space shall be provided for each three hundred square feet of floor space or fraction thereof. The vacant site office (Unit # 21-23) has a floor area of 3,694 square feet. It is found that the vacant site office (Unit # 21-23) requires a maximum of thirteen (13) parking spaces.

**Vacant Site Office Parking Generation Rates**

Land Use	Rate: One space per	Rate
Commercial and Office Buildings	300 Square feet floor area	1.0

Source - City of La Habra "Off-Street Parking Requirements"

**Vacant Site Office Parking Occupancy**

Per	Quantity	Number of Parking Spaces Required
Square feet of floor area	3,694	12.31 (Say 13)

Based on the "Parking Generation" manual published by Institute of Transportation Engineers and the City of La Habra "Off-Street Parking Requirements" rates, it is found that the highest number of parking spaces required for the vacant office site is thirteen (13) parking spaces, and this was applied in calculating the parking demand for the vacant office site.

**SUFFICIENCY OF PARKING**

The parking survey found that the peak parking period in Zone 1 occurred at 12:30 p.m. on Friday, August 20, 2004, and at 11:30 a.m. on Saturday, August 21, 2004, when 189 out of 246 parking spaces were occupied during each period, leaving 57 spaces available, as shown in Table C1 and Table C3. The Zone 1 area is anticipated to be less affected by potential seasonal variations in parking demands.

The peak parking period for the whole La Habra Market Place occurred at 8:00 p.m. on Friday August 20, 2004, when 1,008 out of 1,898 parking spaces were occupied, leaving 890 spaces available, as shown in Table C2. The number of parking spaces available for the project is calculated by subtracting the number of parking spaces occupied from the total spaces that are present in the Market Place. These relationships have been illustrated in the demand charts by hourly accumulation (see Exhibit D and E).

These analyses also considered potential seasonal variations in the observed parking demand. In the (1983) Urban Land Institute (ULI) publication "Shared

Parking", Exhibit 27 (shown in Exhibit G of this study) provides information for adjusting the observed parking counts to reflect peak December conditions. The peak August parking demand of 1,008 vehicles would be increased by 33.33% to a total demand of 1,344 parking spaces leaving 554 parking spaces available to serve the Sushi Go-Round restaurant and vacant office.

In summary, the proposed Sushi Go-Round restaurant and the vacant site office would require thirty four (34) parking spaces and thirteen (13) parking spaces, respectively, for a total project demand of forty seven (47) parking spaces. The parking study found that a minimum of fifty seven (57) parking spaces are available within Zone 1 of the La Habra Market Place and 554 parking spaces in the entire La Habra Market Place during the peak period of the study (also making adjustments for seasonal variations), exceeding project demand. This shared parking analysis, therefore concluded that the existing parking capacity would be adequate for the proposed project.

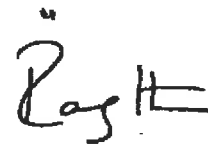
Please feel free to contact our office if we could be of further assistance.

Sincerely,

LIN Consulting, Inc.



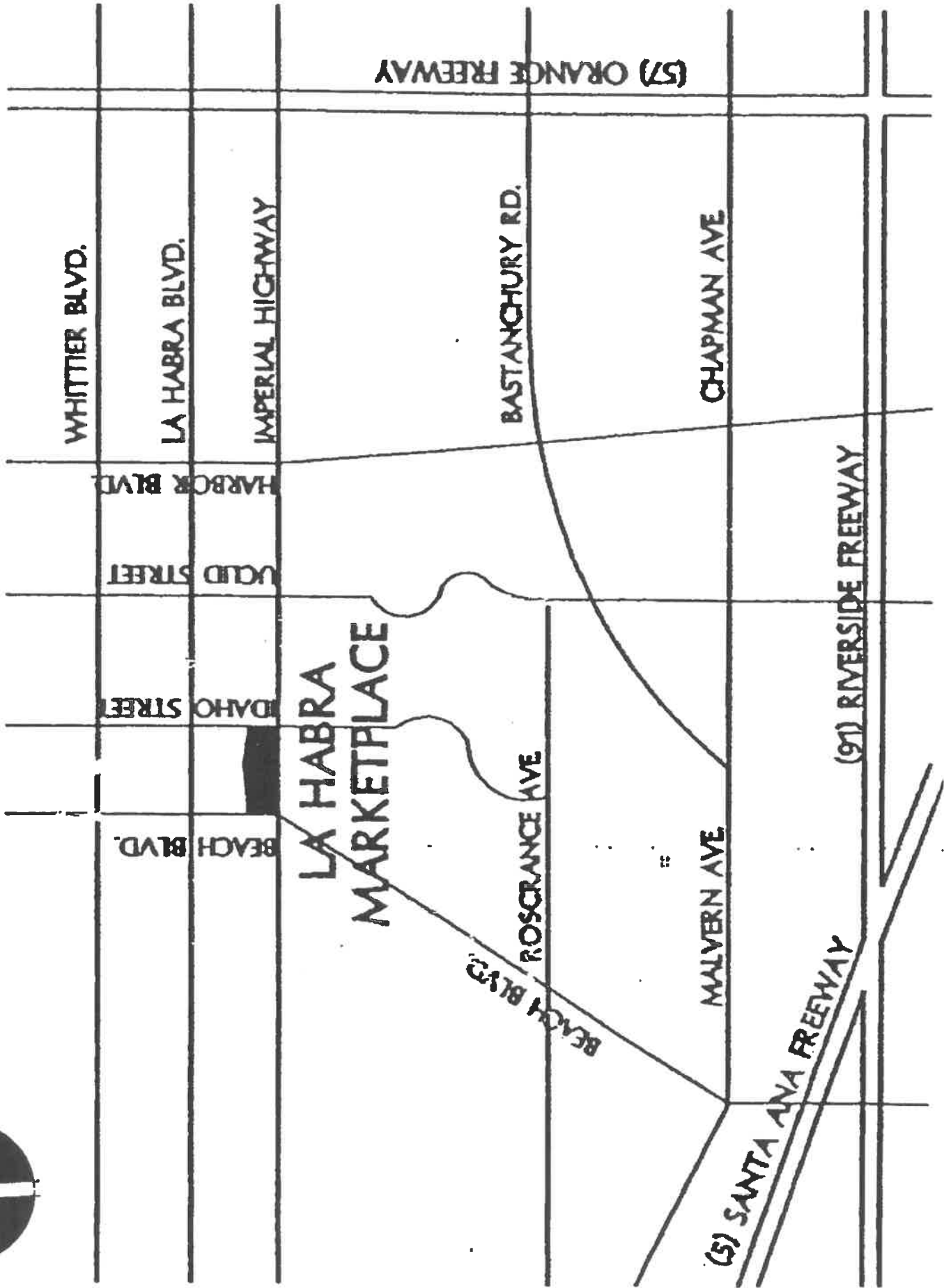
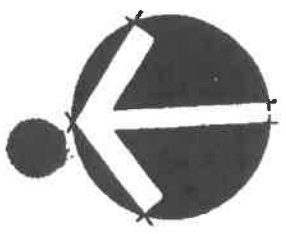
William Sun, P.E., T.E.  
Senior Project Manager



Ray Kommidi, E.I.T.  
Assistant Engineer

(Exhibits, Tables)

**Exhibit A: Project Location**



**LA HABRA  
MARKETPLACE**

WHITTIER BLVD.

LA HABRA BLVD.

IMPERIAL HIGHWAY

BASTANCHURY RD.

CHAPMAN AVE

HARBOR BLVD.

UCLID STREET

IDAHO STREET

BEACH BLVD.

ROSCRANCE AVE

MALVERN AVE

BEACH BLVD.

(5) SANTA ANA FREEWAY

(91) RIVERSIDE FREEWAY

(57) ORANGE FREEWAY

**Table 1: Tenant Information**

TABLE 1. TENANT INFORMATION

Unit #	Tenant Name	Category	Size (Sq. Ft.)	Seating Capacity	Space #	Address
21-1	Quaker City Federal	Retail and General Commercial	5,206	NA	Pad "H"	1201 West Imperial Highway
21-4	LA Fitness	Retail and General Commercial	50,322	NA	Retail "D"	1621 West Imperial Highway
21-5	Sally Beauty Supply	Retail and General Commercial	1,400	NA	5-A	1641-A West Imperial Highway
21-6	Ana's Alterations	Retail and General Commercial	980	NA	5-B	1641-B West Imperial Highway
21-7	Dr. James Fang, D.D.S	Retail and General Commercial	1,260	NA	5-C	1641-C West Imperial Highway
21-8	A Down Under Tan	Retail and General Commercial	1,120	NA	5-D	1641-D West Imperial Highway
21-9	Fantastic Sam's	Retail and General Commercial	1,470	NA	5-E	1641-E West Imperial Highway
21-10	Crystal Cleaners	Retail and General Commercial	1,050	NA	5-F	1641-F West Imperial Highway
21-10A	Skin Stores	Retail and General Commercial	1,120	NA	5-G	1641-G West Imperial Highway
21-11	General Nutrition Corp.	Retail and General Commercial	1,260	NA	5-H	1641-H West Imperial Highway
21-12	City Nails	Retail and General Commercial	1,190	NA	5-I	1641-I West Imperial Highway
21-13	Radio Shack	Retail and General Commercial	2,490	NA	4-A	1651-A West Imperial Highway
21-14	Fashion Joy	Retail and General Commercial	5,600	NA	4 B-D	1651-B West Imperial Highway
21-17	Aaron Brothers Art Mart	Retail and General Commercial	6,350	NA	3A-E	1721-A West Imperial Highway
21-22	Fashion 1 2 3	Retail and General Commercial	2,400	NA	3-F	1721-F West Imperial Highway
21-23	Site Office *	Office Buildings	3,694	NA	3-G	1721 West Imperial Highway
21-24	Ross Dress For Less	Retail and General Commercial	25,920	NA	Retail "C"	1821 West Imperial Highway
21-25	Lindora Medical Clinic	Retail and General Commercial	1,725	NA	2-A	1841-A West Imperial Highway
21-26	Valicia Salon	Retail and General Commercial	2,200	NA	2-B	1841-B West Imperial Highway
21-27	Irene's Chaim and Country	Retail and General Commercial	1,588	NA	A	1921-A West Imperial Highway
21-28	L.A. Import	Retail and General Commercial	1,784	NA	B	1921-B West Imperial Highway
21-29	Marktel Urban Wear	Retail and General Commercial	4,108	NA	Retail "A"	1931 West Imperial Highway

Note: Tenant information provided by the management company

TABLE 1. TENANT INFORMATION

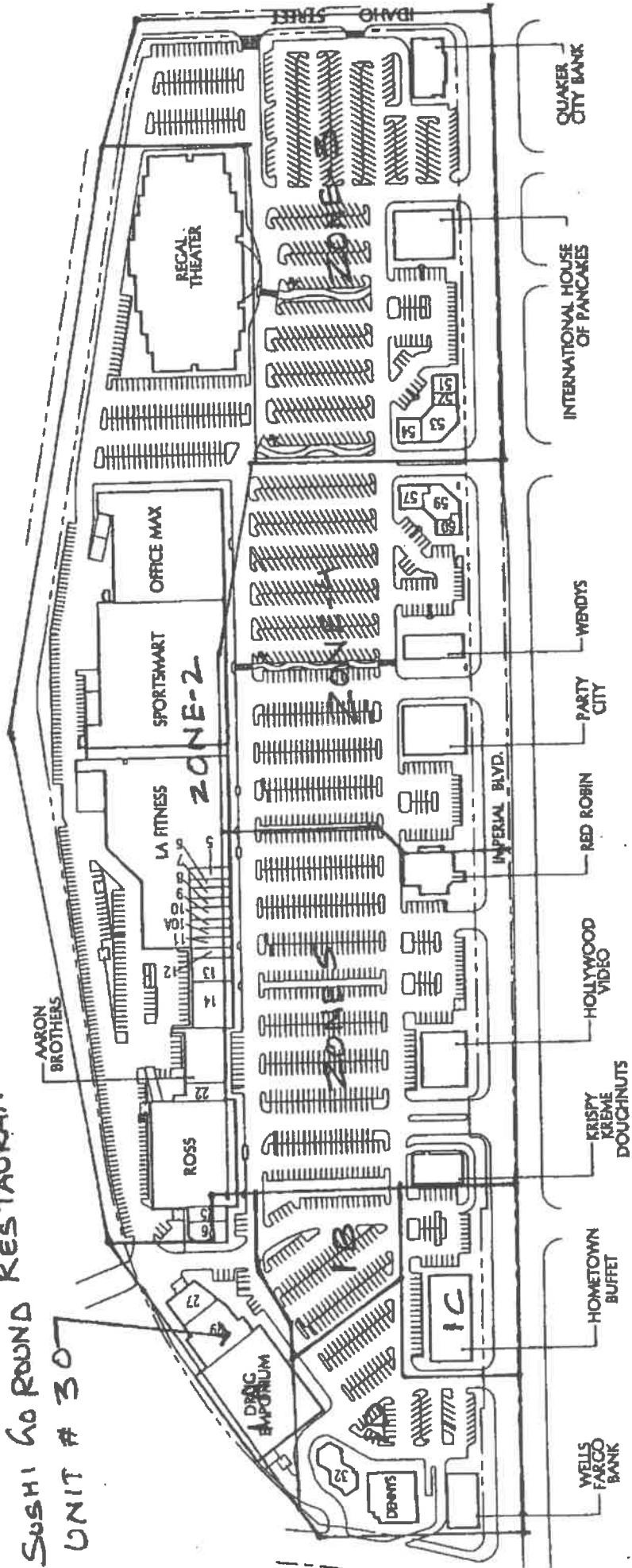
Unit #	Tenant Name	Category	Size (Sq.Ft.)	Seating Capacity	Space #	Address
21-30	Sushi Go Round **	Restaurants and Drinking Establishments	3,000	75	Retail "A"	1933 West Imperial Highway
21-31	Drug Emporium	Retail and General Commercial	25,000	NA	Retail "A"	1941 West Imperial Highway
21-32	Re/Max American Dream	Retail and General Commercial	3,450	NA	Pad "K"	1130 South Beach Boulevard
21-33	Denny's Restaurant	Restaurants and Drinking Establishments	7,396	150	Pad "L"	1150 South Beach Boulevard
21-34	Wells Fargo Bank	Retail and General Commercial	5,883	NA	Pad "M"	1190 South Beach Boulevard
21-35	Hometown Buffet	Restaurants and Drinking Establishments	10,010	344	Pad "A"	1901 West Imperial Highway
21-36	Krispy Kreme Doughnuts	Restaurants and Drinking Establishments	3,370	60	Pad "B"	1801 West Imperial Highway
21-37	Hollywood Video	Retail and General Commercial	7,000	NA	Pad "C"	1701 West Imperial Highway
21-38	Red Robin	Restaurants and Drinking Establishments	6,300	230	Pad "D"	1631 West Imperial Highway
21-39	Party City	Retail and General Commercial	9,000	NA	Pad "E"	1601 West Imperial Highway
21-40	Sportmart	Retail and General Commercial	55,000	NA	Retail "E"	1531 West Imperial Highway
21-41	OfficeMax	Retail and General Commercial	36,065	NA	Retail "F"	1431 West Imperial Highway
21-42	Regal Cinemas	Auditoriums	59,800	2,970	Retail "G"	1351 West Imperial Highway
21-50	IHOP	Restaurants and Drinking Establishments	4,713	118	Pad "G"	1301 West Imperial Highway
21-51	Starbucks Coffee	Restaurants and Drinking Establishments	1,200	23	8-A	1331-A West Imperial Highway
21-52	Juice It Up	Restaurants and Drinking Establishments	800	4	8-B	1331-B West Imperial Highway
21-53	Simmons Sleep Gity	Retail and General Commercial	2,751	NA	8-C	1331-C West Imperial Highway
21-54	Pick Up Stix	Restaurants and Drinking Establishments	1,900	50	8-D/F	1331-F West Imperial Highway
21-57/58	Rubio's Baja Grill	Restaurants and Drinking Establishments	2,000	70	7-A & B	1401-A West Imperial Highway
21-59	Verizon Wireless	Retail and General Commercial	2,350	NA	7-C	1401-C West Imperial Highway
21-60	Togo's	Restaurants and Drinking Establishments	1,300	20	7-D	1401-D West Imperial Highway
21-63	Wendy's	Restaurants and Drinking Establishments	2,618	66	Pad "F"	1501 West Imperial Highway

Note: Tenant information provided by the management company

\*\* Proposed Restaurant

**Exhibit B: Zoning**

SUSHI GO ROUND RESTAURANT  
UNIT # 307



# LA HABRA MARKETPLACE

LA HABRA, CALIFORNIA  
M & H REALTY PARTNERS

04/25/02

**Exhibit C: Parking Survey and Parking Availability**



Date 8/20/2004  
 Day Friday  
 By Lin Consulting  
 P9165 Sushi Go-Round Restaurant

**TABLE C2. PARKING SURVEY AND PARKING AVAILABILITY (FRIDAY)**

Zone	Number of Parked Vehicles										(b) Total	Available Spaces for the Project (All Zones) (c) = 1898-(b)	Available Spaces for the Project (Zone 1 only) (d) = 246-(a)
	1A	1B	1C	1D	(a) Zone 1 Total	2	3	4	5				
Capacity	15	107	36	88	246	356	460	441	395	1898			
11:00 AM	6	45	28	60	139	9	97	156	107	508	1390	107	
11:30 AM	8	56	24	64	152	14	107	176	126	575	1323	94	
12:00 PM	10	63	24	62	159	14	119	202	123	617	1281	87	
12:30 PM	9	73	26	81	189	22	160	207	137	715	1183	57	
1:00 PM	12	73	24	79	188	29	217	205	130	768	1129	58	
1:30 PM	12	61	23	71	167	39	274	221	142	843	1055	79	
2:00 PM	12	58	20	67	158	40	266	210	173	847	1051	88	
4:00 PM	7	68	20	73	168	32	239	202	172	813	1085	78	
4:30 PM	14	55	18	67	154	41	241	212	164	812	1086	92	
5:00 PM	12	94	21	60	187	44	277	198	170	876	1022	59	
5:30 PM	11	96	19	60	186	39	265	204	204	898	1000	60	
6:00 PM	11	58	24	79	172	38	234	224	212	880	1018	74	
6:30 PM	9	59	26	73	167	25	309	239	243	963	915	79	
7:00 PM	11	60	30	65	166	35	371	184	234	1000	898	80	
7:30 PM	11	53	28	71	163	54	360	181	221	979	919	83	
8:00 PM	9	45	29	76	158	83	384	193	190	1008	890	88	
8:30 PM	5	41	22	67	135	75	396	198	178	980	918	111	
9:00 PM	4	29	15	53	101	68	340	167	168	844	1054	145	
										Max =	1008		

\* No counts required between 2:00 p.m. and 4 p.m.

Date 8/21/2004  
 Day Saturday  
 By Lin Consulting  
 P9165 Sushi Go-Round Restaurant

**TABLE C3. PARKING SURVEY AND PARKING AVAILABILITY (SATURDAY)**

Zone	Number of Parked Vehicles										(b) Total	Available Spaces for the Project (All Zones) (c) = 1898-(b)	Available Spaces for the Project (Zone 1 only) (d) = 246-(a)
	1A	1B	1C	1D	(a) Zone 1 Total	2	3	4	5				
Capacity	15	107	36	88	246	356	460	441	395	1898			
11:00 AM	12	67	25	77	181	7	118	181	187	654	1244	65	
11:30 AM	11	71	26	81	189	9	123	193	158	672	1226	57	
12:00 PM	8	72	21	83	184	19	128	209	163	704	1194	62	
12:30 PM	7	70	24	84	185	25	179	218	190	795	1103	61	
1:00 PM	8	62	28	78	176	41	274	202	164	857	1041	70	
1:30 PM	9	74	20	74	177	32	292	223	199	923	975	69	
2:00 PM	11	72	21	73	177	40	313	214	180	924	974	69	
2:30 PM	10	56	24	64	154	39	349	207	195	944	954	92	
3:00 PM	9	59	23	59	150	41	236	224	204	855	1043	96	
3:30 PM	7	61	26	66	160	36	212	201	170	779	1119	86	
4:00 PM	8	48	24	57	137	33	249	194	187	800	1098	109	
4:30 PM	11	48	28	54	141	38	307	192	159	837	1061	105	
5:00 PM	7	51	22	69	149	39	343	206	200	937	981	97	
5:30 PM	13	50	18	68	149	44	325	177	156	851	1047	97	
6:00 PM	6	64	19	70	159	37	318	187	147	848	1050	87	
6:30 PM	7	57	26	70	160	54	324	189	126	853	1045	86	
7:00 PM	9	50	21	73	153	46	405	175	128	907	991	93	
7:30 PM	7	52	25	60	144	38	387	155	89	813	1085	102	
8:00 PM	5	47	26	62	140	85	388	141	186	940	958	106	
8:30 PM	4	40	27	68	139	90	398	110	220	957	941	107	
9:00 PM	2	32	16	59	109	86	312	77	230	814	1084	137	
9:30 PM	0	11	13	43	67	69	304	66	60	566	1332	179	
10:00 PM	0	16	13	24	53	32	277	43	41	446	1452	193	
										957			

MAX =

**Exhibit D: Parking Availability Charts (All Zones)**

