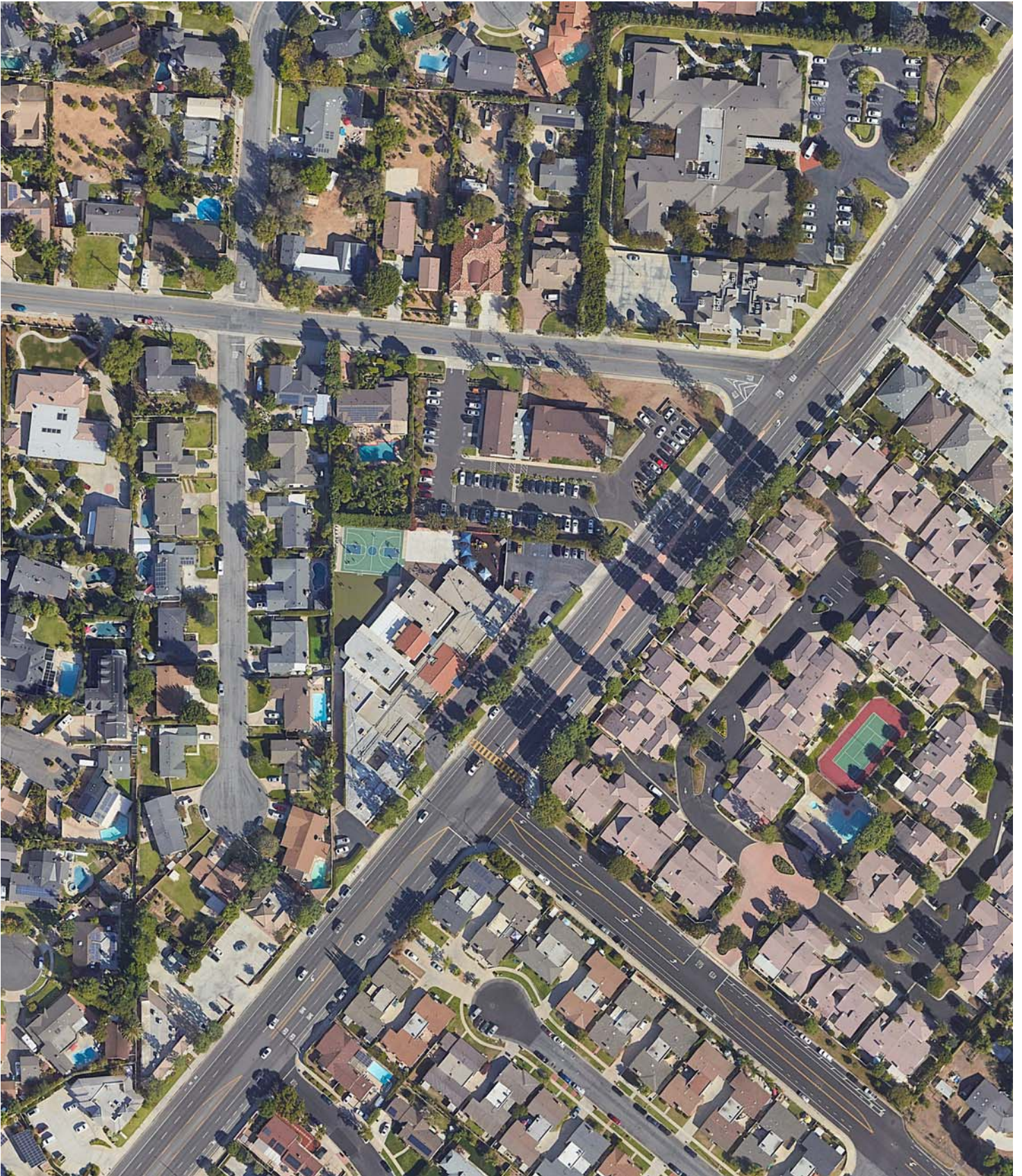


FAIRMONT PRIVATE SCHOOL NORTH TUSTIN CAMPUS EXPANSION PARKING ANALYSIS County of Orange



June 6, 2023

Mr. Chad Jackson
FAIRMONT PRIVATE SCHOOLS
157 W. Mable St.
Anaheim, CA 92802

**Subject: Fairmont Private School North Tustin Campus Expansion Parking
Analysis, County of Orange**

Dear Mr. Jackson:

Introduction

RK ENGINEERING GROUP, INC. (RK) is pleased to provide the Parking Analysis for the Fairmont Private School's Edgewood Campus (also known as the North Tustin Campus) Project. The project site is located at 12381-12561 Newport Avenue, Santa Ana. The zoning for the project is S North Tustin.

The existing campus provides approximately 97 onsite parking spaces that are shared by the school campus and church. Additional offsite parking of approximately 15 unstriped parking spaces is provided adjacent to the school along Newport Avenue.

Representatives of Fairmont Private School aims to enhance its facilities by integrating the First Church of Christ Scientist Church and Sunday School buildings which Fairmont has recently purchased and are situated at the northern end of the property. The expansion plans entail converting the existing church into a performing arts use, remodeling existing buildings into six (6) additional classrooms, and accommodating approximately 100 more students, equivalent to a 31% increase in enrollment. Consequently, the maximum student enrollment will reach 420 students.

Due to the proposed expansion, the parking inventory onsite will be reduced by approximately (7) parking spaces to accommodate two (2) gates, one (1) within the parking lot at Vanderlip Avenue entrance and one (1) within the parking lot at Newport Avenue Entrance that will remain open while school is in session. Therefore, with the proposed expansion, the project will have a total of 90 onsite parking spaces and 15 unstriped parking spaces located along Newport Avenue. A total of 105 parking spaces will

be provided to serve the project. The school's circulation and drop-off/pick-up is not expected to change from existing conditions.

The primary goal of this parking analysis is to assess whether the proposed project expansion can provide sufficient onsite parking. To achieve this, we will evaluate the proposed operational hours, gather data on current parking utilization onsite, and consider the impact of the increase in student enrollment and the facility expansion on the parking demands for the project.

A location Map and Site Plan for the project is in Exhibit A and B respectively.

Project Description

Fairmont Schools North Tustin is a private educational institution located in North Tustin. Currently, Fairmont offers a comprehensive Kindergarten - 8th grade program that focuses on academic excellence and the development of well-rounded students. Through the enrollment expansion, Fairmont plans to offer preschool age educational programs.

Fairmont Schools North Tustin provides a curriculum designed to prepare students for success in higher education and beyond. The school emphasizes a strong foundation in core subjects such as mathematics, science, language arts, and social studies. Additionally, students have access to a range of elective courses and enrichment programs to explore their interests and talents. The school has been operating at the site for approximately 50 years.

The proposed performing arts building will be used by students and staff for music and school assemblies during school hours. Additionally, the building will be used for after-school activities as well as after-school classes. The performing arts building will only be available to students while school is in session. Consequently, special events and performances involving parents, guardians, etc., will be scheduled outside of school hours.

Hours of Operation & Circulation

Representatives of the school provided a current schedule for the campus. The schedule varies for specific grades, but generally school begins no earlier than 8:00 AM and dismissed no later than 3:25 PM. The campus is planning to continue its existing staggered schedule with the proposed expansion plans:

- Middle School: Start: 8:00 am End: 3:25 pm

- 5th Grade: Start: 8:10 am End: 3:25 pm
- 4th/3rd: Start: 8:10 am End: 3:10 pm
- 2nd/1st: Start: 8:20 am End: 2:50 pm
- K/JK: Start: 8:20 am End: 2:30 pm
- Pre-K: Start: 8:30 am End: 2:15 pm

The staggered start and end times of each of the above grade levels allows for efficient onsite student drop-off and pick-up with a one-way circulation to avoid offsite vehicle queuing along Newport Avenue. Some parents are temporarily parking in the parking lot to walk the students in. Preschool age children must be walked in and signed in by their parents and therefore there is the combined approach to using the parking lot for loading / unloading spaces and the drive through drop off for the older children. It is important to note that during the observed parking surveys obtained at the site, vehicles were never observed stacking onto Newport Avenue.

Fairmont staff will continue to be onsite to assist the vehicles entering the parking lot during drop-off and pick-up times.

The campus also provides after school programs for approximately 75 students daily.

- Monday's: 3:15-4:15/ 4:15-5/ 3:30-4:30
- Tuesday's: 3:30-4:30
- Wednesday's: 3:30-4:30/ 4:30-5:15
- Thursday's: 3:15-4:00/ 3:30-4:30
- Extended Day: 3:45-5:30 every day

County of Orange Municipal Parking Code

To determine the existing and proposed parking requirements for the project, a review of the Orange County Municipal Parking Code was completed. The parking requirements for existing and proposed conditions were calculated.

The County of Orange Parking Requirements are included in Appendix A.

Table 1: Existing Conditions

Per the County of Orange Municipal Parking Code, the existing campus requires a total of 105 parking spaces. Since the project provides a total of 97 onsite parking spaces, the site has a parking deficiency of 8 parking spaces per the Municipal Parking Code. It should be noted however, that the school and the church are not in operation concurrently. As a result, the site has enough parking to meet the parking requirements of the County.

Table 2: Proposed Conditions w/ Project Expansion

Due to the proposed expansion, the parking inventory onsite will be reduced by approximately seven (7) parking spaces to accommodate two (2) gates, (one (1) at Vanderlip Avenue entrance, and one (1) at Newport Avenue Entrance) that will remain open when school is in session. As a result, a total of 90 parking spaces will be provided onsite.

Per the County of Orange Municipal Parking Code, the proposed project requires a total of 113 parking spaces plus 10 loading spaces (assuming that the performing arts building is operating at full capacity during school hours). Since the proposed project provides a total of 90 onsite parking spaces, the site has a parking deficiency of 23 parking spaces per the Municipal Parking Code. Based on the proposed hours of operation, the school and the proposed performing arts building will not be open to non-students during school hours.

Furthermore, 15 additional off-site parking are provided adjacent to the campus along Newport Avenue which brings the parking inventory to 105 spaces.

However, due to the parking code deficiency on site, observed parking surveys have been obtained to determine if an adequate number of parking spaces are provided to serve the site with the proposed project expansion.

When compared to the parking demand calculated through the County's Municipal Parking Code, the observed parking counts are expected to provide a more accurate and realistic expectation of the site's parking demand that more precisely considers the parking characteristics and dynamics of the actual site.

Observed Parking Survey (Existing Conditions)

Due to the calculated deficiency of parking spaces per the Municipal Code, RK has obtained weekday observed parking counts collected at the site to determine whether adequate parking is available to accommodate the proposed campus expansion plans. The observed parking counts include all vehicles parked onsite; (i.e., staff, parents, etc.). Off-site parking located adjacent to campus and along Newport Avenue is also included in the parking surveys.

RK obtained parking surveys at the site on the following days at one-hour intervals:

1. Tuesday, May 16, 2023, 7:00 AM – 5:00 PM
2. Wednesday, May 17, 2023, 7:00 AM – 5:00 PM
3. Thursday, May 18, 2023, 7:00 AM – 5:00 PM

Hourly parking counts were collected onsite from 7:00 AM to 5:00 PM. As a result, a total of 30 hours of data was collected at the site. The survey hours cover the typical operating hours of the campus.

The study area was divided into a total of 5 parking zones as identified in Exhibit C.

The parking surveys were obtained during typical operating hours and (non-rain) weather conditions. The parking counts were obtained by an independent third party (Counts Unlimited, Inc.). The number of parked cars within the study area was determined on an hourly basis. All vehicles parked for the school were counted onsite and offsite. No vehicles were observed to be parked for the school in the adjacent neighborhood.

- **Table 3 Tuesday:** The peak parking demand occurs at 10:00 AM when a total of 65 vehicles are parked, resulting in 58% occupancy. Since the project has a parking capacity of 112 spaces, a total of 47 parking spaces are available during the peak demand time.

- **Table 4 Wednesday:** The peak parking demand occurs at 10:00 AM when a total of 64 vehicles are parked, resulting in 57% occupancy. Since the project has a parking capacity of 112 spaces, a total of 48 parking spaces are available during the peak demand time.
- **Table 5 Thursday:** The peak parking demand occurs at 3:00 PM when a total of 62 vehicles are parked, resulting in 55% occupancy. Since the project has a parking capacity of 112 spaces, a total of 50 parking spaces are available during the peak demand time.

The results of the observed parking surveys indicated that very few vehicles were parking along Newport Avenue. Most of the vehicles were able to conveniently park on campus.

The raw observed parking counts are provided in Appendix B.

Table 6: Projected Parking Demand with Student Enrollment Expansion

Project representatives are proposing to increase the current student enrollment by 100 students. This expansion will result in a total student enrollment of 420 students, representing an increase of approximately 31%.

Using the student enrollment count as a metric to determine the projected parking demand is effective since it serves as the primary parking generator for the project. The facility expansion (classrooms and performing arts building) will not generate additional parking during school times since they will only be used by students and staff during school hours. Consequently, determining the parking demands based on the student count is most appropriate.

To effectively determine the parking demand with the proposed student enrollment expansion, a parking ratio is utilized to factor in the student expansion.

Based on the results of the existing conditions observed parking counts, a peak parking demand of 65 parking spaces was determined. Since the current student enrollment consists of 320 students, a parking ratio of 0.20 parking spaces per student is calculated (65 students / 320 student enrollment). This parking ratio can be applied to the proposed enrollment increase to 420 students. As a result, the projected parking demand for the proposed project is 85 parking spaces (0.20 parking spaces per student X 420 students). Since the project provides a total of 105 parking spaces (90 onsite and 15 offsite), there

are approximately 20 parking spaces available at peak parking demand times when considering the onsite and offsite parking inventory.

Based on the results of the parking analysis, it can be determined that the project has enough on-site parking spaces available to accommodate the proposed facility expansion and student enrollment.

Conclusion

Based on the County of Orange parking code requirements, the site has a parking deficiency of 23 spaces. To assess whether the site can accommodate the proposed classroom, building and student enrollment expansion, an in-depth parking analysis was conducted.

The analysis involved understanding the hours of operation for the project, obtaining hourly observed parking demand counts, and factoring in the student enrollment expansion to determine the projected parking demand for the project. The results of the analysis indicate that the 105 onsite and offsite parking spaces provided are sufficient to meet the projected parking demand. In fact, the onsite parking supply of 90 parking spaces is sufficient to meet the peak parking demands of the project without having to rely on the 15 offsite spaces provided along Newport Avenue.

To ensure adequacy of parking for the project, the performing arts building will only be operational for students while school is in session. Special events involving parents, guardians, etc., will be scheduled outside of school hours. Furthermore all staff and guests parking onsite should continue to be directed to park their vehicles onsite and avoid parking along Newport Avenue.

Based on the results of the parking analysis, it can be determined that the project has enough on-site parking spaces available to accommodate the proposed facility expansion and student enrollment.

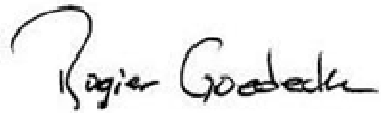
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RK appreciates the opportunity to team with Fairmont Private Schools and the County of Orange on this project. If you have any questions regarding the analysis, or would like further review, please do not hesitate to contact us at (949) 474-0809.

RK ENGINEERING GROUP, INC.

A handwritten signature in black ink that reads "Rogier Goedecke". The signature is written in a cursive style with a large initial 'R'.

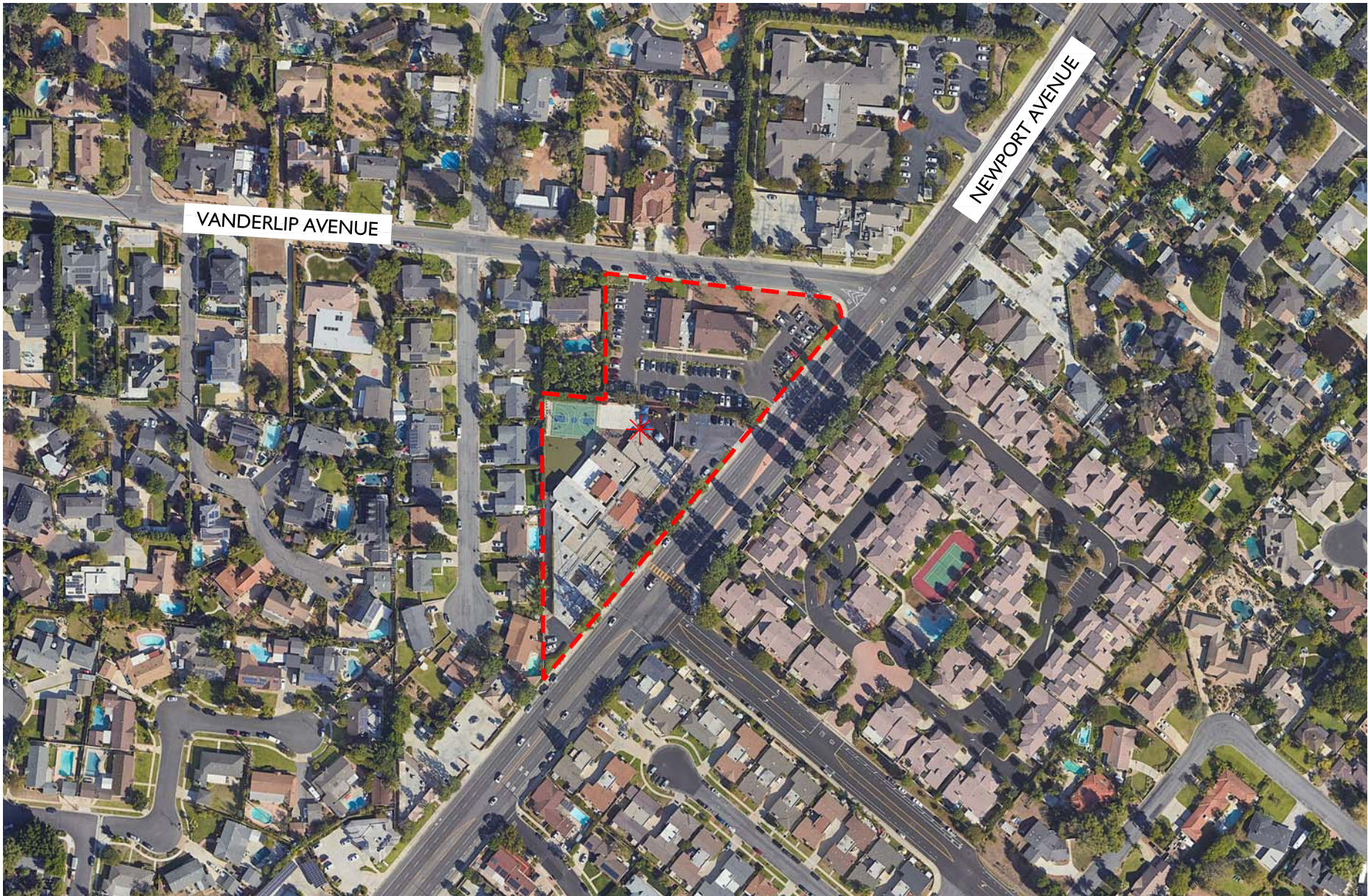
Rogier Goedecke

President

RK19079

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Exhibits



Legend:



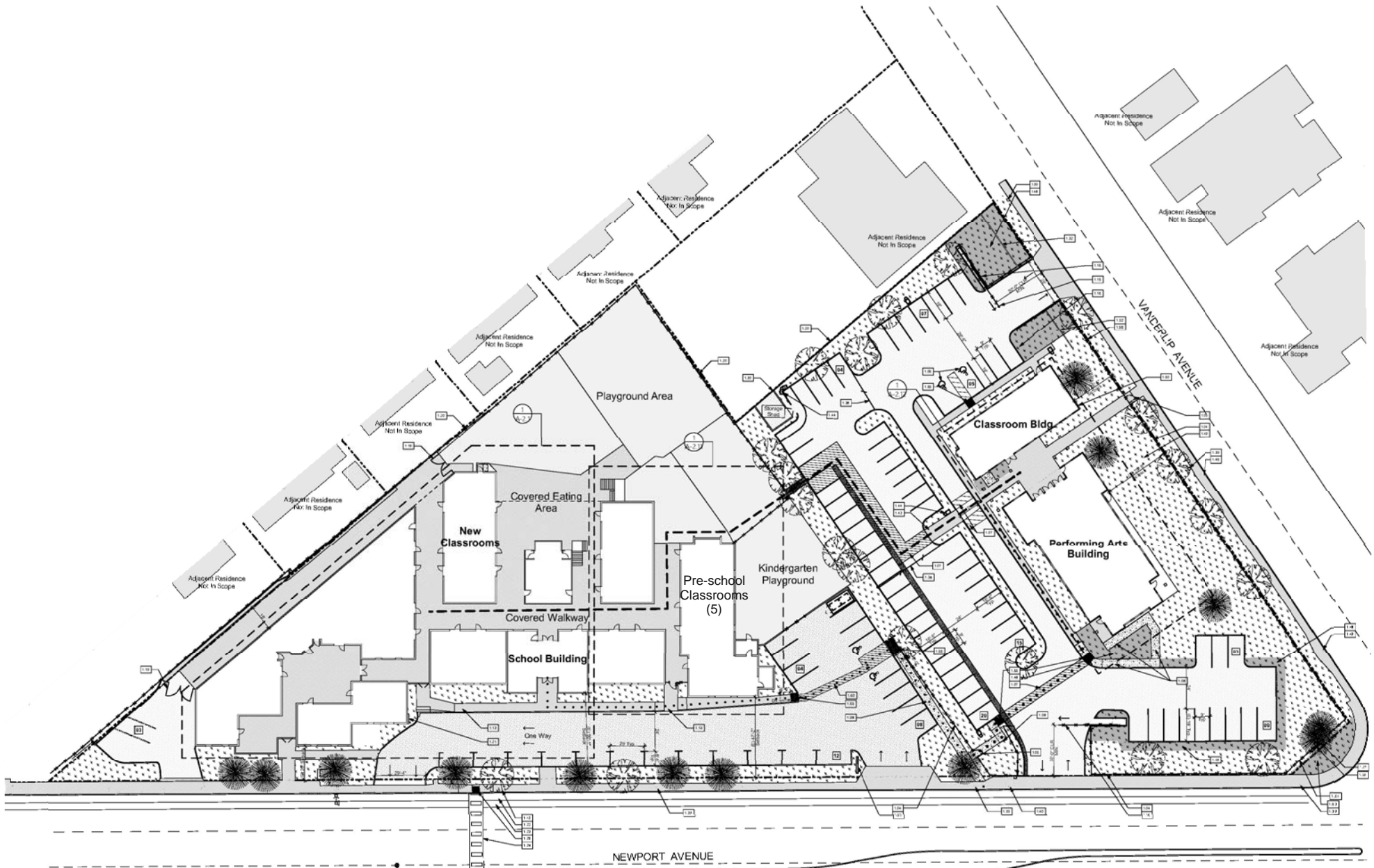
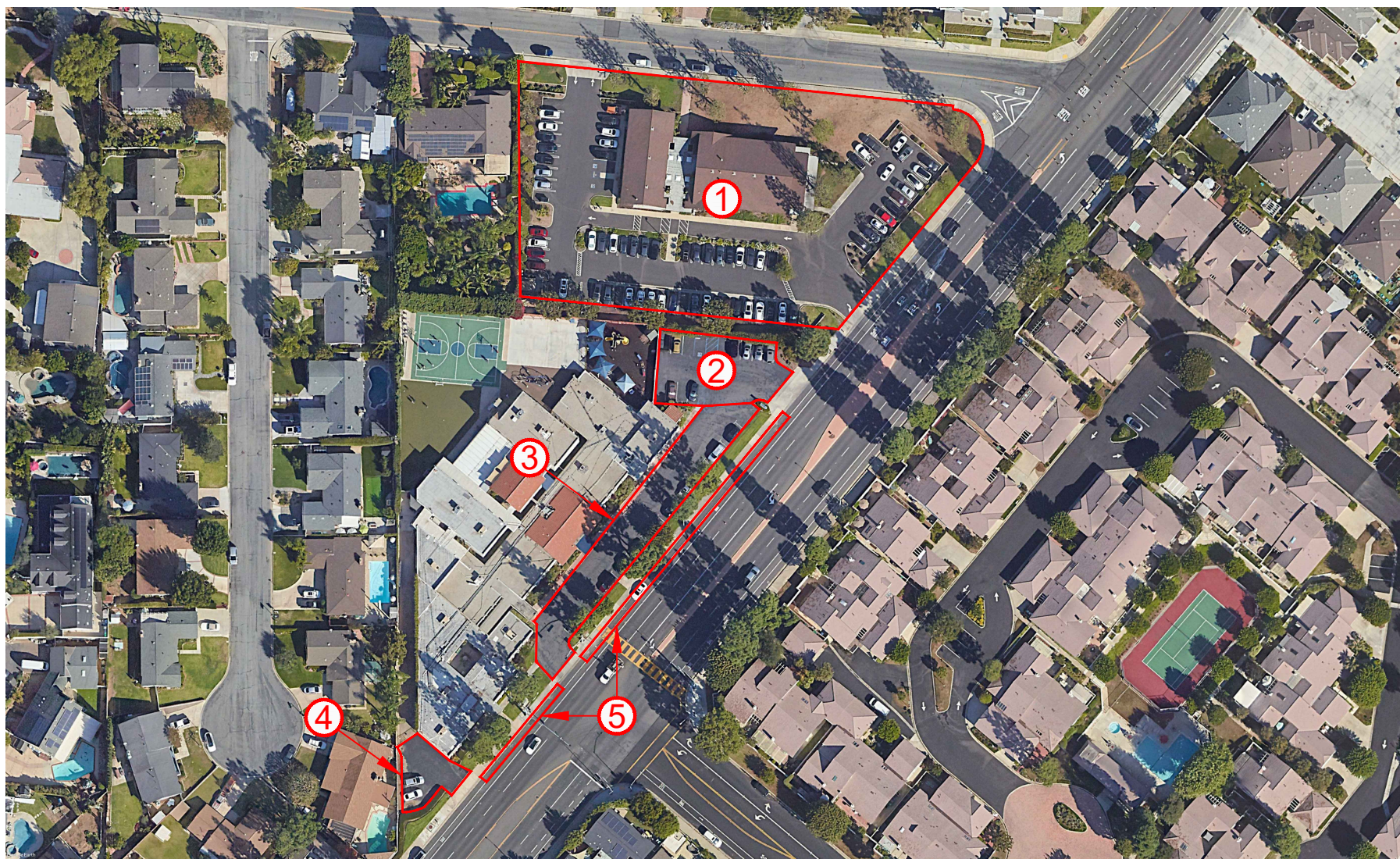
-  = Project Site
-  = Project Site Boundary



Exhibit B Site Plan





Legend:

① = Parking Zone ID



Tables

Table 1
EXISTING CONDITIONS
Fairmont Private School North Tustin Campus
12381-12421 Newport Avenue, Santa Ana
County of Orange Municipal Parking Code (Table 7-9-70.6: Off-Street Parking Requirements for Non-Residential Uses)

Use	Hours of Operation	Size		Parking Requirement	Number of Spaces Required per Code
Private Elementary and Middle School (Pre-Kindergarten-8th Grade) 320 Students	Monday-Friday 8:00 AM - 3:25 PM	19	Classrooms	2 for each classroom plus loading and unloading space for student drop-off and school buses	38
Church	Sunday	200	Occupants	1 for each 3 occupants	67
Total Number of Parking Spaces Required					105
Total Number Parking Spaces Provided On-Site					97
Number of Parking Spaces Deficient Per Municipal Code					-8
Percent of Parking Spaces Deficient Per Municipal Code					-7%

Table 2
PROPOSED CONDITIONS w/ EXPANSION
Fairmont Private School North Tustin Campus
12381-12421 Newport Avenue, Santa Ana
County of Orange Municipal Parking Code (Table 7-9-70.6: Off-Street Parking Requirements for Non-Residential Uses)

Use	Hours of Operation	Size		Parking Requirement	Number of Spaces Required per Code	
					Regular Space	Loading Space
Private Elementary and Middle School (Kindergarten-8th Grade) 340 Students	Monday-Friday 8:00 AM - 3:25 PM	18	Classrooms	2 for each classroom plus loading and unloading space for student drop-off and school buses	36	
Preschool (5 Classrooms / 80 Students)	Monday-Friday 8:30 AM - 2:15 PM	7	Staff	2 for each 3 employees and teachers plus 1 loading space for every 8 children	5	
		80	Children			10
Performing Arts Building ¹	Monday-Friday	215	Occupants	1 space per 3 seats, plus 1 space for every 3 employees of the largest shift.	72	
Total Number of Parking Spaces Required					113	
Total Number Parking Spaces Provided On-Site²					90	
Number of Parking Spaces Deficient Per Municipal Code					-23	
Percent of Parking Spaces Deficient Per Municipal Code					-20%	

¹ The proposed Performing Arts Building will only be in operation for students while school is in session. Special events involving parents, guardians, etc. will be scheduled outside of school hours.

² Based on the proposed expansion, the project will lose approximately 7 onsite parking spaces due to gates that will remain open during school hours. As a result, a total of 90 parking spaces will be provided onsite.

Table 3
Fairmont Private School North Tustin Campus
12381-12421 Newport Avenue, Santa Ana
Observed Parking Survey Results
Tuesday, May 16, 2023

PARKING SPACES	ON CAMPUS									OFF-SITE	PERCENT OCCUPIED
	ZONE 1 (Church/ Proposed Performing Arts Building)			ZONE 2 (School North)			ZONE 3 (School South)	ZONE 4 (Small Lot South)	ZONE 5 (NEWPORT AVE)	TOTAL PARKING DEMAND (ZONES 1-5) ²	
TIME	REGULAR	♻	SUBTOTAL	REGULAR	♻	SUBTOTAL	REGULAR (Staff)	REGULAR	ON-STREET		
7:00 AM	0	0	0	2	0	2	0	0	1	3	3%
8:00 AM	39	0	39	1	0	1	6	1	1	48	43%
9:00 AM	39	0	39	3	0	3	6	1	1	50	45%
10:00 AM	40	0	40	9	0	9	12	1	3	65	58%
11:00 AM	38	0	38	2	0	2	4	1	3	48	43%
12:00 PM	39	0	39	2	0	2	2	1	3	47	42%
1:00 PM	32	0	32	2	0	2	2	1	1	38	34%
2:00 PM	37	0	37	2	0	2	2	1	3	45	40%
3:00 PM	43	0	43	7	0	7	2	1	4	57	51%
4:00 PM	19	0	19	5	0	5	10	1	1	36	32%
5:00 PM	5	0	5	3	0	3	4	0	1	13	12%
MAXIMUM OBSERVED PARKING DEMAND										65	58%

¹ Observed parking counts were obtained by Counts Unlimited, Inc. a third-party data collection company. The data was collected during typical operating hours and weather conditions at the site.

² The existing campus provides approximately 97 onsite parking spaces that are shared by the school campus and church. Additional offsite parking of approximately 15 unstriped parking spaces is provided adjacent to the school along Newport Avenue. Based on the proposed expansion, the project will have a total of 90 onsite parking spaces and 15 unstriped parking spaces located along Newport Avenue. A total of 105 parking spaces will be provided to serve the project.

Table 4
Fairmont Private School North Tustin Campus
12381-12421 Newport Avenue, Santa Ana
Observed Parking Survey Results
Wednesday, May 17, 2023

PARKING SPACES	ON CAMPUS									OFF-SITE	PERCENT OCCUPIED
	ZONE 1 (Church/ Proposed Performing Arts Building)			ZONE 2 (School North)			ZONE 3 (School South)	ZONE 4 (Small Lot South)	ZONE 5 (NEWPORT AVE)	112	
TIME	REGULAR	♻	SUBTOTAL	REGULAR	♻	SUBTOTAL	REGULAR (Staff)	REGULAR	ON-STREET	TOTAL PARKING DEMAND (ZONES 1-5) ²	
7:00 AM	0	0	0	1	0	1	1	0	1	3	3%
8:00 AM	39	0	39	3	0	3	3	1	1	47	42%
9:00 AM	36	0	36	7	0	7	4	0	1	48	43%
10:00 AM	42	0	42	8	0	8	12	0	2	64	57%
11:00 AM	41	0	41	5	0	5	1	0	1	48	43%
12:00 PM	38	0	38	4	0	4	5	0	1	48	43%
1:00 PM	38	0	38	5	0	5	2	0	2	47	42%
2:00 PM	36	0	36	5	0	5	2	0	1	44	39%
3:00 PM	48	1	49	6	0	6	7	0	1	63	56%
4:00 PM	24	0	24	7	0	7	5	0	1	37	33%
5:00 PM	9	0	9	5	0	5	4	0	0	18	16%
MAXIMUM OBSERVED PARKING DEMAND										64	57%

¹ Observed parking counts were obtained by Counts Unlimited, Inc. a third-party data collection company. The data was collected during typical operating hours and weather conditions at the site.

² The existing campus provides approximately 97 onsite parking spaces that are shared by the school campus and church. Additional offsite parking of approximately 15 unstriped parking spaces is provided adjacent to the school along Newport Avenue. Based on the proposed expansion, the project will have a total of 90 onsite parking spaces and 15 unstriped parking spaces located along Newport Avenue. A total of 105 parking spaces will be provided to serve the project.

Table 5
Fairmont Private School North Tustin Campus
12381-12421 Newport Avenue, Santa Ana
Observed Parking Survey Results
Thursday, May 18, 2023

PARKING SPACES	ON CAMPUS									OFF-SITE	PERCENT OCCUPIED
	ZONE 1 (Church/ Proposed Performing Arts Building)			ZONE 2 (School North)			ZONE 3 (School South)	ZONE 4 (Small Lot South)	ZONE 5 (NEWPORT AVE)	TOTAL PARKING DEMAND (ZONES 1-5) ²	
TIME	REGULAR	♻	SUBTOTAL	REGULAR	♻	SUBTOTAL	REGULAR (Staff)	REGULAR	ON-STREET		
7:00 AM	0	0	0	1	0	1	1	0	1	3	3%
8:00 AM	40	0	40	3	0	3	5	2	1	51	46%
9:00 AM	35	0	35	5	0	5	4	2	1	47	42%
10:00 AM	39	0	39	4	0	4	4	2	2	51	46%
11:00 AM	38	0	38	4	0	4	4	2	2	50	45%
12:00 PM	39	0	39	4	0	4	2	2	1	48	43%
1:00 PM	39	0	39	4	0	4	1	1	1	46	41%
2:00 PM	40	0	40	4	0	4	1	2	1	48	43%
3:00 PM	47	0	47	6	0	6	6	1	2	62	55%
4:00 PM	24	0	24	5	0	5	8	1	1	39	35%
5:00 PM	7	0	7	3	0	3	3	0	0	13	12%
MAXIMUM OBSERVED PARKING DEMAND										62	55%

¹Observed parking counts were obtained by Counts Unlimited, Inc. a third-party data collection company. The data was collected during typical operating hours and weather conditions at the site.

² The existing campus provides approximately 97 onsite parking spaces that are shared by the school campus and church. Additional offsite parking of approximately 15 unstriped parking spaces is provided adjacent to the school along Newport Avenue. Based on the proposed expansion, the project will have a total of 90 onsite parking spaces and 15 unstriped parking spaces located along Newport Avenue. A total of 105 parking spaces will be provided to serve the project.

Table 6
 Fairmont Private School North Tustin Campus
 12381-12421 Newport Avenue, Santa Ana
 Summary of Peak Observed Parking Survey Results w/ Enrollment Expansion

TABLE	DATE	Time-of Day	PARKING SUPPLY ¹	EXISTING CONDITIONS			PROPOSED CONDITIONS W/ STUDENT EXPANSION			
				MAXIMUM OBSERVED PARKING DEMAND	Existing Student Enrollment (320 Students)	Observed Peak Parking Ratio (Parking Demand/Existing Enrollment) 320 Students	Add Proposed Student Enrollment (+100 Students)	Total Projected Parking Demand (Observed Peak Parking Ratio X 420 Students)	PARKING SPACES AVAILABLE	PERCENT OCCUPIED
3	Tuesday, May 16, 2023	10:00 AM	105	65	320	0.20	420	85	20	81%
4	Wednesday, May 17, 2023	10:00 AM		64	320	0.20	420	84	21	80%
5	Thursday, May 18, 2023	3:00 PM		62	320	0.19	420	81	24	78%
MAX PARKING DEMAND				65	Max Observed Parking Ratio	0.20	Max Projected Parking Demand	85	20	81%

¹ With the proposed expansion, the on-site parking supply will be reduced to 90 spaces. Additional offsite parking of approximately 15 unstriped parking spaces is provided adjacent to the school along Newport Avenue. As a result, the project will be served by a total of 105 parking spaces.

Appendices

Appendix A

Orange County Off-Street Parking Requirements

Parking Angle (Degree)	Aisle Width (Feet)
0—44	14.0
45—49	14.5
50—54	15.0
55—59	16.0
60—64	17.0
65—69	18.0
70—74	19.5
75—79	21.0
80—90	24.0

(c) *Minimum Parking Aisle Width for Two-Way Traffic:* For two-way traffic, aisle widths and maneuvering areas shall be a minimum of twenty-four (24) feet wide.

(Ord. No. 20-006 , § 1, 7-28-20)

Sec. 7-9-70.6. - Number of off-street parking spaces required for non-residential uses.

- (a) All land uses shall provide off-street parking in compliance with the following requirements unless otherwise modified by the provisions contained in section 7-9-70.9. The off-street parking requirements listed under this section are the minimum requirements for each specific use; however, it shall be the responsibility of the developer, owner or operator of any specific use to provide adequate off-street parking, even though such parking may be in excess of the minimum requirements set forth in this section.

Table 7-9-70.6: Off-Street Parking Requirements for Non-Residential Uses

Categories	Uses Included	Off-street parking spaces required

Automotive services	Automobile repair and service, washing and cleaning establishment, except self-service.	One parking space per service bay plus two 9-foot by 18-foot screened automobile storage spaces per service bay. Automobile storage spaces shall be separate from the parking area and shall be completely screened with a 6-foot high block wall and entry gate constructed with an opaque material (i.e. solid metal sheeting, etc.). Automobile storage area(s) are considered storage areas and may provide stack parking in accordance with OCFA approval. Automobiles shall not be stored in required parking spaces and shall remain available for employee or customer parking.
	Automobile, washing and cleaning establishment, self-service.	2 spaces per each washing stall
Entertainment and places of assembly	Auditoriums, theaters, cinemas, sports arenas, stadiums, churches, temples, and wedding venues.	1 for each 3 fixed seats, or 1 for each 35 square feet of gross floor area where there are no fixed seats (every 18 lineal inches of bench seating shall be considered one fixed seat), plus 1 space for every 3 employees of the largest shift.
	Clubs, lodge halls, union halls, and community centers.	1 for each 75 square feet of gross assembly floor area plus 1 for every 300 square feet of office area.

	Mortuaries and funeral homes.	5 plus 250 square feet of usable and accessible paved parking area for every 25 square feet or fraction thereof of assembly room floor area.
Commercial lodging	Motels and hotels.	1 for each guest unit, plus additional parking as required for accessory uses.
	Timeshare condominiums and timeshare hotels.	1.5 for each dwelling unit.
Retail sales and services	Shopping centers (3 or more separate tenants), general retail, department stores, banks, savings & loans, credit unions and other financial institutions.	1 for each 200 square feet of gross floor area. Shopping centers parked at 1:200 may allow up to 20% of the GFA as restaurant use, shopping centers exceeding 20% GFA as restaurant use and regional shopping centers may require additional parking and shall be evaluated on a case-by-case basis.
	Barbershops, hair salons, or nail salons.	2 for each chair.
	Furniture and appliances.	1 for each 500 square feet of gross floor area.
	Laundry establishments, solely coin operated.	1 for every 3 machines
	Motor vehicle sales	1 per 400 square feet of gross floor area in addition to parking required for Automotive services.

	Restaurants, drive-ins, cafes, nightclubs, taverns, lounges or other establishments for the sale and consumption on the premises of food and beverages.	10 minimum or 1 for each 100 square feet of gross floor area (including outdoor serving areas) up to 4,000 square feet, plus 1 for each 80 square feet of gross floor area over 4,000 square feet.
Care facilities and hospitals	Convalescent care facilities for elderly persons and persons with disabilities	1 for every 4 beds in accordance with the resident capacity of the home as listed on required license or permit and one space for each vehicle owned and operated by the facility.
	General and acute care hospitals.	1.75 for each patient bed.
	Community care facility serving more than 12 persons.	1 for each unit per <u>section 7-9-95.1</u>
Recreation and sports	Amusement Center (Indoor/Outdoor).	Total or cumulative number of the spaces required by the uses included on the site.
	Bowling lanes and billiard halls.	5 for each hall and/or alley, and 2 for each billiard table contained therein.
	Dance halls.	1 for each 7 square feet of dance floor area, plus 1 for each 35 square feet of additional gross floor area.
	Golf driving ranges (Indoor/Outdoor).	1 per tee, plus the spaces required for additional uses on the site.
	Handball/racquetball facility (Indoor/Outdoor).	1.5 for each court plus the spaces required for additional uses on the site.

Health studios and spas.	1 for each 150 square feet of gross floor area. (For the purposes of this subsection, swimming pool area shall be counted as floor area.)
Pitch and putt and miniature golf courses.	3 per hole, plus requirements for accessory uses.
Recreation centers (Indoor/Outdoor).	1 for each 75 square feet of gross floor area plus 1 for every 300 square feet of office area. (For the purposes of this subsection, swimming pool area shall be counted as floor area.)
Regulation golf course.	8 per hole, plus the space required for additional uses on the site.
Skating rinks, ice or roller (Indoor/Outdoor).	1 for each 100 square feet of gross floor area, plus the spaces required for additional uses on site.
Stables, commercial and Equestrian Centers.	Sufficient area, treated to prevent dust, to provide for the needs of customers and employees, but not less than 1 accessible space for each 5 horses kept on the premises.
Swimming pools, commercial (Indoor/Outdoor).	1 for each 500 square feet of gross enclosed area, plus the spaces required for additional uses on the site.

	Tennis clubs, commercial (Indoor/Outdoor).	3 for each court, plus the spaces required for additional uses on the site.
Cultural institutions	Libraries, museums, and similar cultural uses.	1 for each 300 square feet of gross floor area.
Offices	General administrative and professional, other than medical or dental offices.	1 for each 250 square feet of gross floor area.
	Medical clinics or offices; dental clinics or offices; veterinary hospitals and clinics.	1 for each 150 square feet of gross floor area.
Privately-Owned Parks		1 space for each half acre of developed park area up to 15 acres plus 1 space for each additional acre of developed park area in excess of 15 acres for passive parks. See other categories for parking requirements of recreational uses located within a park.
Public facilities and services	Public utility facilities, including but not limited to electric, gas, water, telephone and telegraph facilities not having business offices on the premises.	1 for each 2 employees in the largest shift, plus 1 for each vehicle used in connection with the use. A minimum of spaces shall be provided for each such use regardless of building space or number of employees.
Private Schools and Colleges	Elementary and junior high.	2 for each classroom plus loading and unloading space for student drop-off and school buses

	Senior high schools.	1 for each full-time equivalent faculty and staff, plus 1 for each 8 full-time equivalent students regularly enrolled.
	Colleges, universities and institutions of higher learning.	1 for each 3 full-time equivalent students, plus 1 for each 2 full-time equivalent faculty and employee members.
	Trade schools, business colleges and commercial schools.	1 for each 3-student capacity of each classroom plus 1 for each full-time equivalent faculty and employee member.
Child Care Centers/Early Education Facilities	Licensed facilities providing non-medical daytime care and/or early education for children. Does not include In-home Family Child Care.	2 for each 3 employees and teachers plus 1 loading space for every 8 children.
Wholesale commercial, warehouse, industrial	Industrial uses, lumberyards, wholesale establishments, and warehouses not used exclusively for storage.	1 for each 500 square feet of gross floor area for retail sales, plus 1 for each 1,000 square feet of open area devoted to display or sales, plus 1 for each 2 employees.
	Warehouses, building structures used exclusively for storage, storage yards used in connection with contractor's business; salvage yard; junkyard; automobile wrecking yard.	1 for each 1,000 square feet of gross floor area for storage purposes.

Model home sales	Model home sales complex.	Minimum of 3 spaces for each model plus 1 per salesperson with a maximum of 10, or 4 spaces for sales office with no models (i.e., sales office not located within a model), or reduction of minimum with a Use Permit to the Zoning Administrator. Upon build out of model home sales complex, required parking may be reduced to 5 spaces specifically dedicated during sale hours, including disabled access.
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- (b) Requirements Not Specified: If no provisions for the required number of off-street parking spaces are set forth in these regulations, or the provisions are not clear for any specific use or uses, the Director shall determine the number of off-street parking spaces required.

(Ord. No. 20-006, § 1, 7-28-20)

Sec. 7-9-70.7. - Parking calculations.

The following rules shall apply when calculating the number of required parking spaces.

- (a) Multiple Uses. Unless otherwise expressly stated, when two (2) or more uses are located on the same parcel of land or within the same building, the number of off-street parking spaces required shall be the sum total of the requirements of the various individual uses computed separately in accordance with this section.
- (b) Area-based standards.
- (1) Unless otherwise expressly stated, all area-based (square footage) parking standards shall be computed on the basis of gross floor area, determined by the outside dimensions of the building or tenant space, less any area within the building devoted to parking.
 - (2) The Director may determine the area measurement for uses or portions of uses not located within buildings.

(Ord. No. 20-006, § 1, 7-28-20)

Sec. 7-9-70.8. - Loading requirements.

Non-residential uses that involve the receipt of distribution of materials or merchandise shall provide vehicle loading spaces in compliance with the following requirements:

Appendix B

Observed Parking Demand Data

Fairmont Schools
 12421 Newport Avenue
 North Tustin, CA
 Tuesday, May 16, 2023

		Inv.	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM
Zone 1 Church	General Stalls	67	0	39	39	40	38	39	32	37	43	19	5
	Handicapped	2	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	69	0	39	39	40	38	39	32	37	43	19	5
Zone 2 School North	General Stalls	10	2	1	3	9	2	2	2	2	7	5	3
	Handicapped	2	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	12	2	1	3	9	2	2	2	2	7	5	3
Zone 3 School South	Staff Parking	12	0	6	6	12	4	2	2	2	2	10	4
	Handicapped	N/A	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	12	0	6	6	12	4	2	2	2	2	10	4
Zone 4 Small Lot South	General Stalls	4	0	1	1	1	1	1	1	1	1	1	0
	Loading Zone	N/A	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	4	0	1	1	1	1	1	1	1	1	1	0
Zone 5 Street Curbside	General Stalls	15	1	1	1	3	3	3	1	3	4	1	1
	Handicapped	N/A	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	15	1	1	1	3	3	3	1	3	4	1	1
Total Occupancy		112	3	48	50	65	48	47	38	45	57	36	13
Total Percent		-	3%	43%	45%	58%	43%	42%	34%	40%	51%	32%	12%

Fairmont Schools
 12421 Newport Avenue
 North Tustin, CA
 Wednesday, May 17, 2023

		Inv.	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM
Zone 1 Church	General Stalls	67	0	39	36	42	41	38	38	36	48	24	9
	Handicapped	2	0	0	0	0	0	0	0	0	1	0	0
	Subtotal	69	0	39	36	42	41	38	38	36	49	24	9
Zone 2 School North	General Stalls	10	1	3	7	8	5	4	5	5	6	7	5
	Handicapped	2	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	12	1	3	7	8	5	4	5	5	6	7	5
Zone 3 School South	Staff Parking	12	1	3	4	12	1	5	2	2	7	5	4
	Handicapped	N/A	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	12	1	3	4	12	1	5	2	2	7	5	4
Zone 4 Small Lot South	General Stalls	4	0	1	0	0	0	0	0	0	0	0	0
	Loading Zone	N/A	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	4	0	1	0	0	0	0	0	0	0	0	0
Zone 5 Street Curbside	General Stalls	15	1	1	1	2	1	1	2	1	1	1	0
	Handicapped	N/A	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	15	1	1	1	2	1	1	2	1	1	1	0
Total Occupancy	112	3	47	48	64	48	48	48	47	44	63	37	18
Total Percent	-	3%	42%	43%	57%	43%	43%	42%	39%	56%	33%	16%	

Fairmont Schools

12421 Newport Avenue
 North Tustin, CA
 Thursday, May 18, 2023

		Inv.	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM
Zone 1 Church	General Stalls	67	0	40	35	39	38	39	39	40	47	24	7
	Handicapped	2	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	69	0	40	35	39	38	39	39	40	47	24	7
Zone 2 School North	General Stalls	10	1	3	5	4	4	4	4	4	6	5	3
	Handicapped	2	0	0	0	0	0	0	0	0	0	0	0
	Subtotal	12	1	3	5	4	4	4	4	4	6	5	3
Zone 3 School South	Staff Parking	12	1	5	4	4	4	2	1	1	6	8	3
	Handicapped	N/A	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	12	1	5	4	4	4	2	1	1	6	8	3
Zone 4 Small Lot South	General Stalls	4	0	2	2	2	2	2	1	2	1	1	0
	Loading Zone	N/A	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	4	0	2	2	2	2	2	1	2	1	1	0
Zone 5 Street Curbside	General Stalls	14	1	1	1	2	2	1	1	1	2	1	0
	Handicapped	N/A	-	-	-	-	-	-	-	-	-	-	-
	Subtotal	14	1	1	1	2	2	1	1	1	2	1	0
Total Occupancy	111	3	51	47	51	50	48	46	48	62	39	13	
Total Percent	-	3%	46%	42%	46%	45%	43%	41%	43%	56%	35%	12%	