

Memorandum

To: Amy Stonich, Contract Planner, City of San Clemente
From: Omar Rawi, Greystar
Re: Justification for Requesting Reduction in Number of Covered Parking Stalls

Greystar is proposing a 150-unit active adult senior housing development at the Shorecliffs Golf Course property specifically designated for senior housing by the City Council. The project is specifically subject to the parking standards generally applicable to senior projects in the City. Section 17.28.280(E) (2) of the City's Zoning Code requires one (1) covered space for each senior unit, plus one (1) additional space for every five (5) units. Greystar is proposing a total of 182 parking spaces, or two (2) more than required by the Zoning Code; but only 136 of the spaces are proposed to be covered (fourteen (14) fewer than the Zoning Code standard). However, Section 17.28.280 specifically allows for exceptions to the parking requirements if supported by a parking study.

The purpose of this memo is to provide information on actual parking demand at comparable senior housing properties in order to justify an exception to the standard number of covered parking spaces at the proposed project. The proposed 136 covered spaces at Shorecliffs equates to 0.91 per unit.

There is very limited parking demand data available on senior housing. In 2015, Greystar commissioned the engineering firm, Kimley Horn, to study parking demand for a project very similar to the proposed project: "Overture Fairview" located in the Dallas Fort Worth Area. The following is an excerpt from that study:

A review of recent available information on parking demands at senior living facilities shows that there are relatively few sources of data. Generally, the low traffic generation and parking demands associated with these types of developments mean that the sites very rarely cause any interference to their neighbors. As a result, the engineering community has had no need to document the characteristics of these uses.

The acknowledged source for national-level parking demand data is the Institute of Transportation Engineers (ITE) publication *Parking Generation*, 4th Edition (2010). The category matching Overture Fairview is Land Use #252 Senior Adult Housing – Attached. It shows an average peak period parking demand of 0.59 vehicles per dwelling unit (the highest observed parking demand during a typical weekday), and an 85th-percentile demand, often used for design, of 0.66 vehicles per dwelling unit.

Some older research was found in a paper from the 1996 ITE annual meeting, *Senior Housing Trip Generation and Parking Demand Characteristics* by Stephen B. Corcoran, P.E. The research at a mix of senior sites around Chicago found them generating traffic at about 2/3rds the rate of typical multifamily sites, and that the senior living trips occurred away from the typical commuter peak hours. The parking demand was observed to be 0.40 spaces per dwelling unit. This research was the spur to differentiate the retirement land use research to better fit the senior living, independent living, and other types.

The demand for parking at Greystar's "active senior" projects in suburban locations has generally exceeded the peak demand figures discussed in the national standards cited by Kimley Horn (0.59 and 0.4,), but the demand for resident or tenant spaces has consistently averaged well below one (1) per unit. Greystar

2022 Parking Parking Spaces

respectfully submits that because the one covered space per unit requirement is intended to ensure an adequate number of covered spaces *for tenants*, information on actual tenant parking demand (rather than overall parking demand) is the most relevant data for evaluating whether to allow a reduction in the number of covered spaces.

Therefore, Greystar has obtained information from four local senior projects. Two of the properties, Buena Vida and San Sebastian, are owned by Greystar. The other two, Vintage Shores in San Clemente and Vintage Aliso, are owned by a USA Properties. The average tenant parking demand at these four properties ranged from a low of 0.70 per unit to a high of 0.86 per unit, or 0.80 per unit on average. Note that the San Sebastian and Vintage Aliso projects have a greater percentage of two-bedroom units than proposed for the Shorecliffs project.

Total Parking Demand Data Summary

PROPERTY	LOCATION	RESIDENT DEMAND PER UNIT
LOCAL PROPERTIES		
Buena Vida	Rancho Santa Margarita, CA	.70
San Sebastian	Laguna Woods, CA	.86
Vintage Shores	San Clemente, CA	.82
Vintage Aliso	Aliso Viejo, CA	.82
LOCAL AVERAGE		.80

Conclusion

The proposed project proposes a total of 182 parking spaces, which exceeds expected overall parking demand and the City's standard. Additionally, while the project's proposed 136 covered parking spaces is short of the City's one (1) per unit standard, data suggests that providing 0.91 per unit will be more than adequate to accommodate the anticipated tenant parking demand at the property. If the project has average tenant demand for parking spaces, it would need 120 covered spaces to provide a covered space for each tenant that has a car (150 units x 0.80 per unit = 120).