



May 23, 2024

Gregory S. Hann, Architect
Empire Design Group, Inc.
511 N. Main Street
Lake Elsinore, CA 92530

APPROVED
NRL 6/4/24

**Re: Parking Analysis- Lake Elsinore Plaza Renovation
31701 & 31681 Riverside Drive, Lake Elsinore**

Dear Gregory,

Per your request, we have prepared this parking analysis and for the renovation project of Lake Elsinore Plaza. This letter presents out methodologies and findings.

PROJECT INFORMATION

Lake Elsinore Plaza is an existing commercial center located at 31701 & 31681 Riverside Drive in the City of Lake Elsinore. The site consists of two existing commercial buildings: 11,959 sq. ft. in Building One and 13,435 sq. ft. in Building Two. Upon project completion, the site will provide a total of 135 spaces, including six (6) accessible spaces. The proposed site plan is shown in **Exhibit 1**.

This renovation and tenant improvement project includes aesthetics improvements and functionality adjustments for both buildings. The proposed floor plan for Building One is shown in **Exhibit 2**. The proposed floor plan of Building Two for the ground and second floors are shown in **Exhibits 3 and 4**, respectively.

According to the City of Lake Elsinore, the future widening of Riverside Drive may result in a loss of 13 parking spaces due to a required dedication of 10-foot Right-of-Way along Riverside Drive to achieve the ultimate half-street width of 60 feet. Such future widening is not a part of this development and does not concern this parking analysis. Nonetheless, the future dedication of Right-of-Way is illustrated in **Exhibit 5**.

K2 Traffic Engineering, Inc.

1442 Irvine Blvd, Suite 235, Tustin, CA 92780 T.714-832-2116 F.949-266-5875 Email: kay@k2traffic.com

EXISTING AND FUTURE TENANTS

Rhema Word Ministries in Suite A and Encouragement Church in Suites G/H will move out and not renew their leases. All other existing tenants are expected to remain in place. The complete list of existing tenants and vacant units is shown in **Exhibit 6**.

Upon project completion, Suite A will be repurposed for retail use, and Suite G/H will be repurposed for restaurant use. Suite P is currently a vacant office on the second floor of Building Two will be split into two units for restaurant use (1,917 sq. ft. in Suite P) and office use (1,295 sq. ft. in Suite Q). The list of future tenants and proposed uses can be found in **Exhibit 7**.

PARKING CALCULATION

According to Lake Elsinore Municipal Code, the parking requirement for commercial uses including office and retail is one parking space for 250 square feet of gross floor area. The parking requirement for restaurant and other eating, drinking, and food establishments is one space for each 45 square feet of customer area, plus one space for each 200 square feet of non-customer area. Parking calculation of existing and future tenants can be found in **Exhibits 6 and 7**, respectively.

TIME-OF-DAY FACTOR

The study applied shared parking methodology with time-of-day factors derived from the published data of “*Shared Parking, Third Edition*” by Urban Land Institute (ULI). Time-of-day factors are applied future tenants and vacant units to determine the hourly parking demands for weekday and weekend, as shown in **Exhibit 8**. The projected peak parking utilization of future tenants and vacant units is 61 spaces on weekday at 12:00 PM and 58 spaces on weekends at 2:00 PM.

PARKING SURVEY

In order to observe actual parking usage by existing tenants, the study conducted field observations at the subject commercial center on Thursday, December 12, 2023 and Saturday, December 14, 2023. Parked vehicles were counted hourly during the business hours from 11 AM to 7 PM. It is noted that Encouragement Church (Suite G/H) and Rhema Word Ministries (Suite A) are not open at the time of survey.

Based on our observations, parking usage in the weekends is apparently higher than the typical weekday. Peak parking took place on weekdays at 7 PM with 32 spaces occupied, and Saturday at 6 PM with 75 spaces occupied among the capacity of 135 spaces. The peak parking usage was equivalent to 56% of the parking capacity. Complete survey can be found in **Appendix A**.

EMPIRICAL PARKING DEMAND

The empirical parking demands of existing and future tenants, including vacant units, for weekday and weekend are illustrated in **Exhibits 9 & 10**, respectively. The empirical peak parking demand at the subject plaza is anticipated to be 83 spaces on weekday at 7:00 PM, and 132 spaces on Saturday at 6:00 PM. As a worst case scenario, the project site is anticipated to have an empirical parking surplus of three (3) spaces as shown in **Table 1**.

Table 1. Empirical Parking Demand

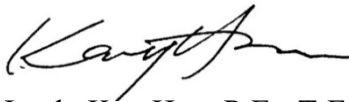
Peak Parking Usage	Parking Demand	Parking Percentage	Note
Existing Tenants	75	56%	Peak parking at 6 PM Saturday
Additional Demand	57	42%	Restaurant, Retail, and Office Uses by future tenants and vacant units
Overall Empirical Demand	132	98%	
Parking Capacity	135	100%	
Parking Surplus	+ 3		

PARKING SUFFICIENCY

Upon project completion, the site will provide a total of 135 parking spaces, including six (6) ADA accessible spaces, sufficient to accommodate the empirical parking demand of all uses with a parking surplus of three spaces. The project is not expected to result in parking overflow onto public streets.

Regards,

K2 Traffic Engineering, Inc.



Jende Kay Hsu, P.E., T.E.
California License # TR2285



A1.0

PROPOSED BUILDING 1
FLOOR PLAN



EXHIBIT 3. FLOOR PLAN- BUILDING TWO, 1ST FLOOR

[illegible]

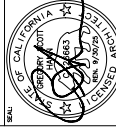
IF AND WHEN RIVERSIDE DRIVE IS EXPANDED TO FULL WIDTH, THE LANDLORD WILL BE REQUIRED TO REDUCE THE MAXIMUM NUMBER OF DINE-IN RESTAURANTS TO THREE (3), INSTEAD OF THE CURRENT PROPOSED FOUR (4). (THIS IS DUE TO THE REDUCED PARKING DURING THE FUTURE PHASE.)

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LAKE ELSINORE PLAZA
31701 & 31681 RIVERSIDE DR.
LAKE ELSINORE, CA 92530

Architect of Record:
GREGORY S. HANN, AIA
511 N. MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CEL: 951-809-7601
E-MAIL: gthann@empiregr.biz

[illegible]

**FUTURE PHASE
SITE PLAN**

SHEET NO:

AS 1.1

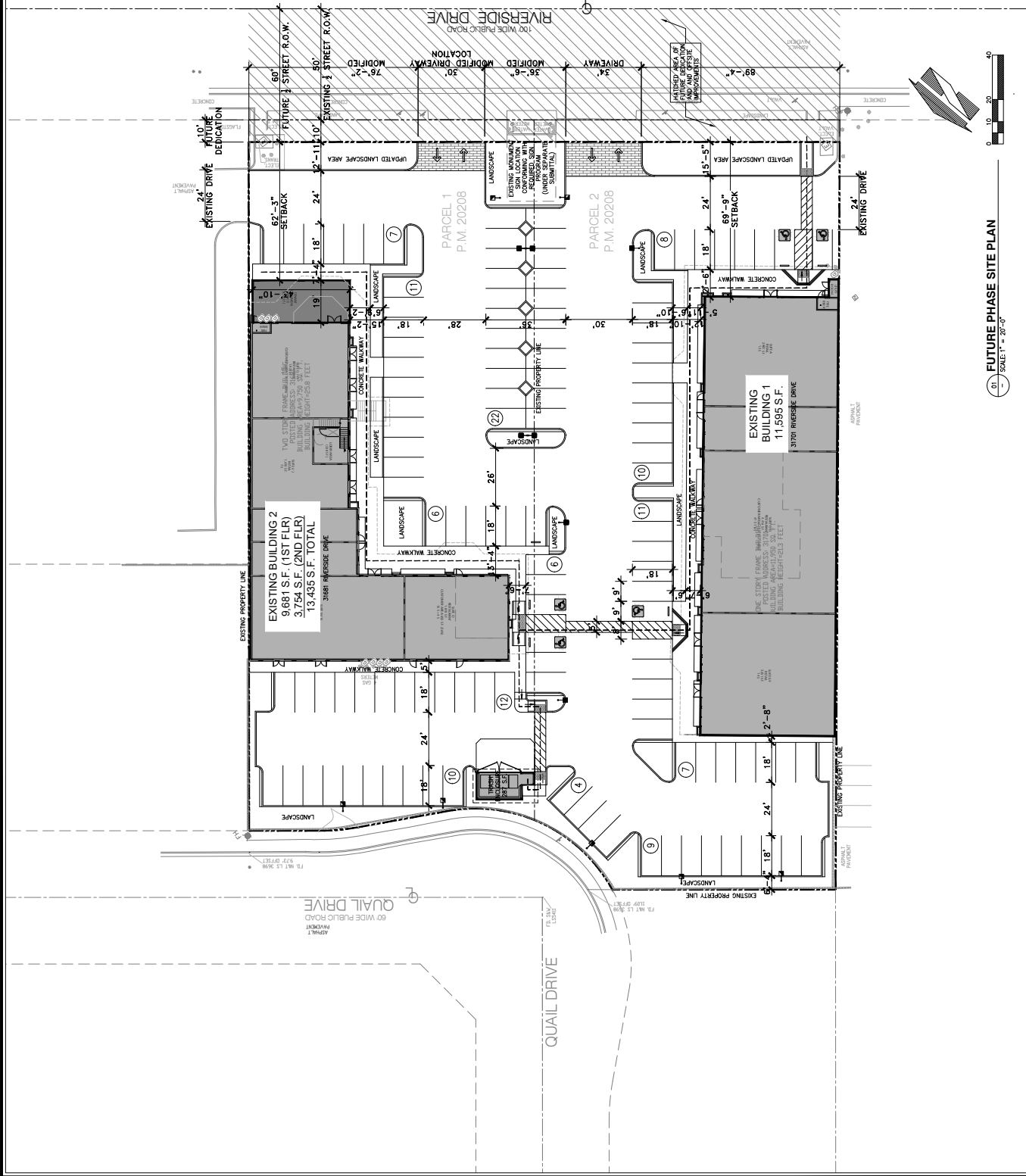


Exhibit 6. List of Existing Tenants

Prepared 5/23/2024

Suite	Tenant Name	Use	GFA (Sq. Ft.)	Business Hours	Parking Ratio	Req'd Parking
BUILDING ONE						
A	Rhema World Ministries	Church	2,987	Worship Services on Sunday	See Note 2	46.9
B	AP Beauty Supplies	Retail	1,207	9 am - 6 pm, daily. Closed Tuesday	1 per 250 sf	4.8
C/D	74 Cantina Mexican Cuisine	Restaurant	4,414	M-F 10am- 11pm; Sat, Sun: 10am- 11:30pm	See Note 1	52.5
E/F	All-Pro Engine & Mower Supply	Retail	3,351	M-F 7:30am- 5pm	1 per 250 sf	13.4
Building One Total			11,959		Sub-Total	117.6
BUILDING TWO						
G/H	Encouragement Church	Church	1,925	Worship Services on Sunday	See Note 2	30.3
I/J	Aero Delivery, Inc.	Retail	1,763	24/7	1 per 250 sf	7.1
K	Dreamcatchers Photography	Retail	743	M-W 9am - 5:30pm, Sat, Sun 9am-2pm	1 per 250 sf	3.0
L	Vacant	Retail	730	N/A	1 per 250 sf	2.9
M/N	VIP Best Insurance Agency	Office	2,665	M-F, 10:30 am - 5:30 pm	1 per 250 sf	10.7
O	Pizza Bowl	Restaurant	1,810	Wed-Mon, 11 am - 9 pm, Tue, 3 - 9 pm	See Note 1	21.5
P	Vacant	Office	3,754	N/A	1 per 250 sf	15.0
Building Two Total			13,390		Sub-Total	90.5
Overall Leasable Space			25,349	Overall Parking Demand		208.1
Round Up						209

Note 1: One space for each 45 square feet of customer area, plus one space for each 200 square feet of non-customer area. Gross floor area includes 40% customer area and 60% non-customer area.

Note 2: One space per each three seats, or one space per 21 sq. ft. of assembly floor area. Church assembly area estimated at 35% of the gross floor area

Current church tenants in Suites A & G/H will not renew leases as shown in green

Vacant units are shown in orange

Exhibit 7. List of Future Tenants

Prepared 5/23/2024

Suite	Tenant Name	Proposed Use	GFA (Sq. Ft.)	Business Hours	Parking Ratio	Req'd Parking
BUILDING ONE						
A	Commercial TBD	Retail	2,987	TBD	1 per 250 sf	11.9
B	AP Beauty Supplies	Retail	1,207	9 am - 6 pm, daily. Closed Tuesday	1 per 250 sf	4.8
C/D	74 Cantina Mexican Cuisine	Restaurant	4,414	M-F 10am- 11pm; Sat, Sun: 10am- 11:30pm	See Note 1	52.5
E/F	All-Pro Engine & Mower Supply	Retail	3,351	M-F 7:30am- 5pm	1 per 250 sf	13.4
Building One Total			11,959		Sub-Total	82.6
BUILDING TWO						
G/H	Restaurant TBD	Restaurant	1,925	TBD	See Note 1	22.9
I/J	Aero Delivery, Inc.	Retail	1,763	24/7	1 per 250 sf	7.1
K	Dreamcatchers Photography	Retail	743	M-W 9am - 5:30pm, Sat, Sun 9am-2pm	1 per 250 sf	3.0
L	Commercial TBD	Retail	730	TBD	1 per 250 sf	2.9
M/N	VIP Best Insurance Agency	Office	2,665	M-F, 10:30 am - 5:30 pm	1 per 250 sf	10.7
O	Pizza Bowl	Restaurant	1,810	Wed-Mon, 11 am - 9 pm, Tue, 3 - 9 pm	See Note 1	21.5
P	Restaurant TBD	Restaurant	1,917	TBD	See Note 1	22.8
Q	Commercial TBD	Office	1,294	TBD	1 per 250 sf	5.2
Building Two Total			12,847		Sub-Total	96
Overall Leasable Space			24,806	Overall Parking Demand		178.7
Round Up						179

Note 1: One space for each 45 square feet of customer area, plus one space for each 200 square feet of non-customer area. Gross floor area includes 40% customer area and 60% non-customer area.

Note 2. Current Suite P will be converted into Suites P and Q plus a common space of 543 sq. ft.

New tenants in Suites A & G/H replacing church uses are shown in green

Vacant units are shown in orange

Exhibit 8. Time-of-Day Factors for Future Tenants and Vacant Units

Use	GFA (Sq. Ft.)	Maximum Parking Demand	Hourly Demand ⁴								
			11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM
WEEKDAY											
Resturant ¹	3,842	45.7	90%	100%	90%	50%	45%	45%	75%	80%	80%
			41	46	41	23	21	21	34	37	37
Retail ²	3,717	14.8	60%	75%	100%	100%	95%	85%	85%	85%	90%
			9	11	15	15	14	13	13	13	13
Office ³	1,294	5.2	100%	85%	85%	95%	95%	85%	60%	25%	15%
			5	4	4	5	5	4	3	1	1
WEEKDAY TOTAL			55	61	60	43	40	38	50	51	51
WEEKEND											
Resturant ¹	3,842	45.7	65%	85%	90%	95%	95%	90%	95%	100%	95%
			30	39	41	43	43	41	43	46	43
Retail ²	3,717	14.8	90%	95%	100%	100%	95%	90%	80%	75%	70%
			13	14	15	15	14	13	12	11	10
Office ³	1,294	5.2	0%	0%	0%	0%	0%	0%	0%	0%	0%
			0	0	0	0	0	0	0	0	0
WEEKEND TOTAL			43	53	56	58	57	54	55	57	53

¹ Restaurant use includes Suites G/H and P

² Retail use includes Suites A and L

³ Office use includes Suite Q

⁴ Hourly demand is rounded up to the next whole number



Exhibit 9. Project Parking Demand - Thursday

31701 Riverside Drive, Lake Elsinore

K2 Traffic Engineering, Inc.
Survey: Thursday 12/14/2023

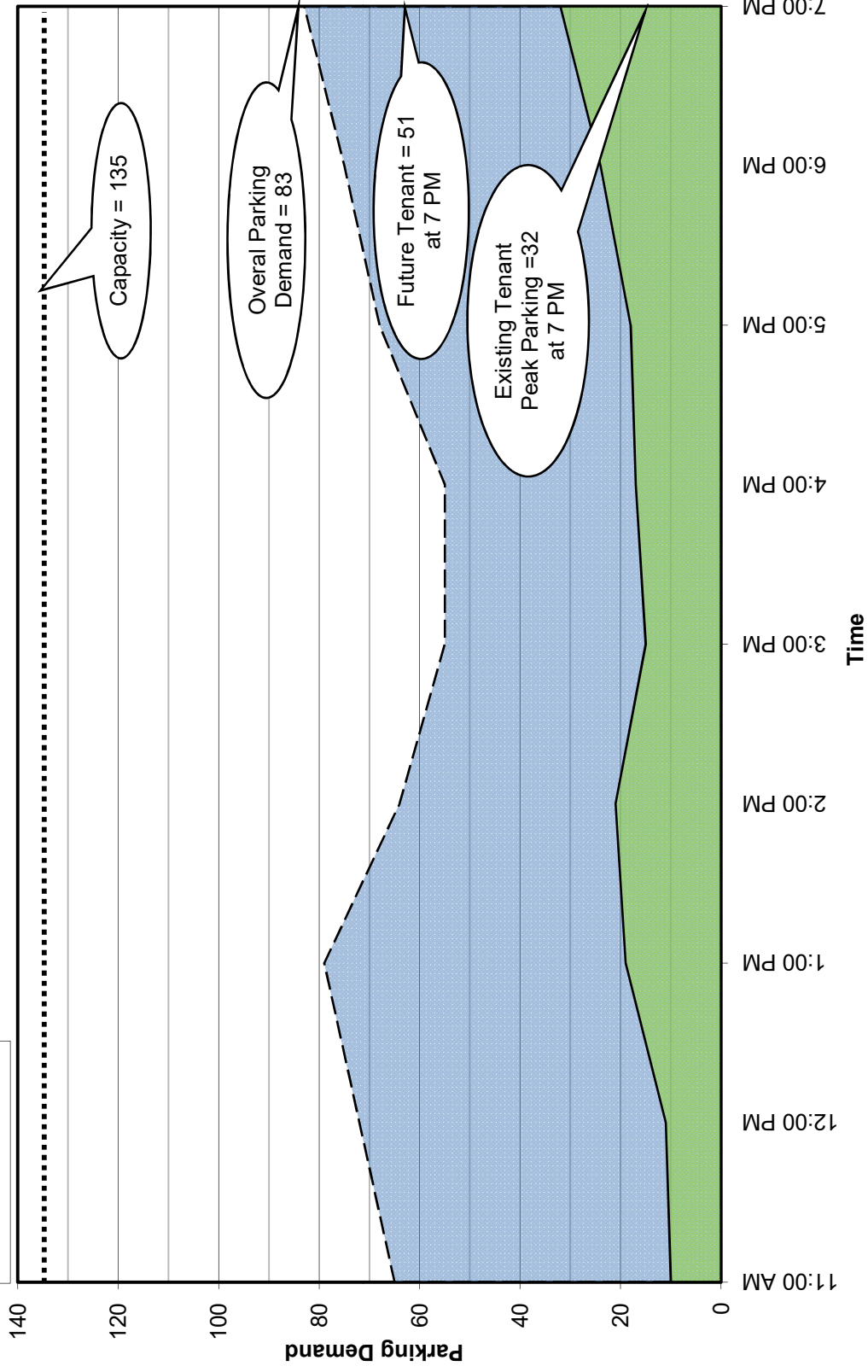
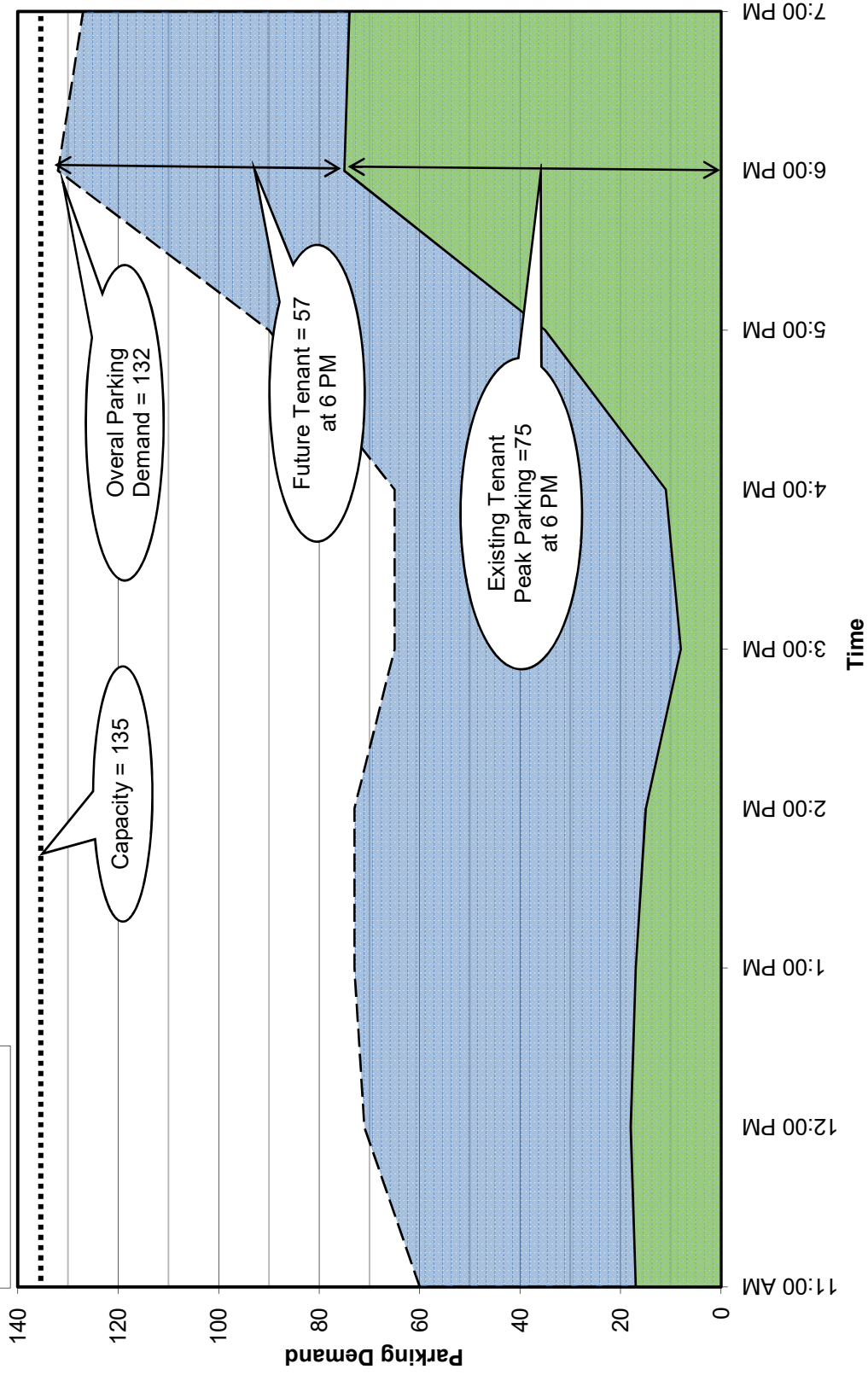




Exhibit 10. Project Parking Demand - Saturday

31701 Riverside Drive, Lake Elsinore

K2 Traffic Engineering, Inc.
Survey: Saturday 12/16/2023



APPENDIX A. PARKING SURVEY - THURSDAY

P6643 Lake Elsinore Plaza Parking
31701 Riverside Drive, Lake Elsinore

Date: 12/14/2023

Day: Thursday

By: Danny C.

Area	A	B	C	D	E	F	G	Total
Capacity	15	15	20	25	20	12	28	135
Handicap Included	0	1	0	1	3	0	0	5
11:00 AM	0	0	0	6	3	1	0	10
12:00 PM	0	1	1	7	1	1	0	11
1:00 PM	0	4	1	6	6	1	1	19
2:00 PM	0	4	3	6	7	1	0	21
3:00 PM	0	3	2	3	6	1	0	15
4:00 PM	1	6	1	3	5	1	0	17
5:00 PM	0	3	3	3	8	1	0	18
6:00 PM	2	7	2	3	9	1	0	24
7:00 PM	1	14	3	4	9	1	0	32 *
Existing peak demand occurred at 7:00 PM								MAX = 32

APPENDIX A. PARKING SURVEY - SATURDAY

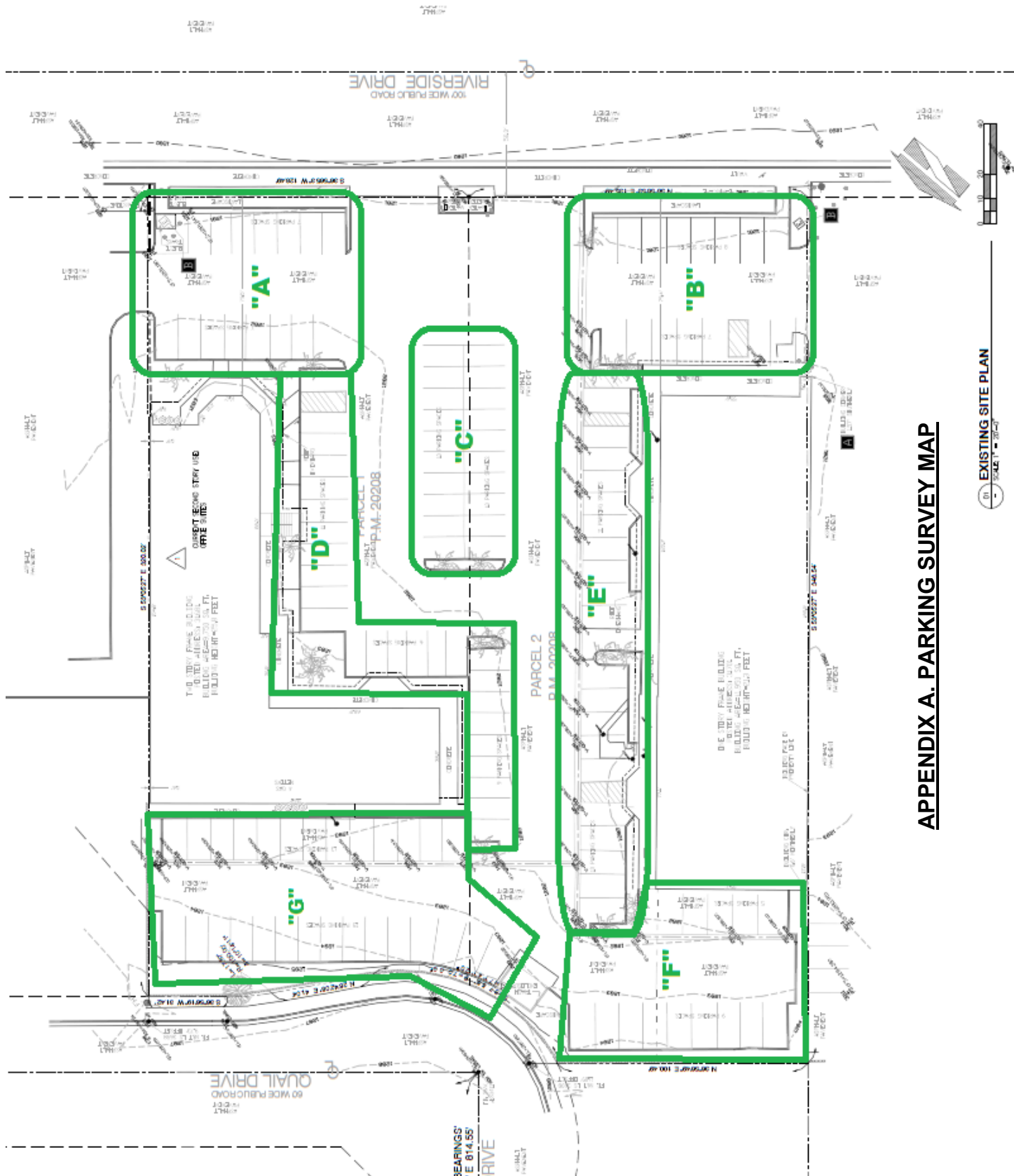
P6643 Lake Elsinore Plaza Parking
31701 Riverside Drive, Lake Elsinore

Date: 12/16/2023

Day: Saturday

By: Danny C.

Area	A	B	C	D	E	F	G	Total
Capacity	15	15	20	25	20	12	28	135
Handicap Included	0	1	0	1	3	0	0	5
11:00 AM	0	2	0	8	6	1	0	17
12:00 PM	0	0	1	9	7	1	0	18
1:00 PM	0	0	2	8	6	1	0	17
2:00 PM	1	0	4	5	4	1	0	15
3:00 PM	1	0	1	2	3	1	0	8
4:00 PM	1	2	3	1	3	1	0	11
5:00 PM	3	7	11	5	8	1	0	35
6:00 PM	5	15	16	19	19	1	0	75 *
7:00 PM	4	15	18	17	19	1	0	74
Existing peak demand occurred at 6:00 PM								MAX = 75



APPENDIX A. PARKING SURVEY MAP