

August 22, 2022

Mr. Daniel Inloes
CITY OF COSTA MESA
77 Fair Drive, 2nd Floor
Costa Mesa, CA 92626

Subject: Slashers Axe Throwing & Ales Parking Review, City of Costa Mesa

Dear Mr. Inloes:

Introduction

RK ENGINEERING GROUP, INC. (RK) is pleased to provide this parking review for the proposed Slashers Axe Throwing & Ales (project) located at 1941 Newport Boulevard, in the City of Costa Mesa. The existing building consists of approximately 7,750 square feet. It was previously occupied by Shoe City (retail use), but is now currently vacant. Slashers Axe Throwing & Ales proposes to occupy approximately 5,951 square feet of building area. Access to the site will continue to be provided via one (1) right-in/right-out access driveway along southbound Newport Boulevard.

The site provides a total of thirty-four (34) exclusive parking spaces, including two (2) ADA spaces.

Exhibit A shows a location map of the proposed project. Exhibit B shows the proposed project site plan.

Due to the unique use of the project, this parking review has been prepared to determine the adequacy of parking for the proposed project. Observed parking demand data at a similar/comparable use has been collected and will be applied to the Slashers Axe Throwing & Ales use.

Observed Parking Counts

Due to the unique use of the proposed Slashers Axe Throwing & Ales project, RK has collected observed parking counts at a similar/comparable use (Stumpy's Hatchet House, Huntington Beach) on a typical Friday and Saturday. This parking demand data will be utilized to derive a maximum parking rate for the proposed project.

Special care was taken to only count vehicles parked for Stumpy's Hatchet House. Vehicles parked for other uses in the shopping center were not counted as part of the observed demand.

RK has obtained observed parking counts during the following timeframes, collected by Counts Unlimited, Inc. (independent third-party data collection company):

- Friday, July 29, 2022 – 5:00 PM to 10:00 PM at 30-minute intervals.
- Saturday, July 30, 2022 – 5:00 PM to 10:00 PM at 30-minute intervals.

Table 1 below shows the observed parking demand for Stumpy's Hatchet House, as well as the calculated parking rate (spaces/thousand square feet) for each data point.

Table 1
Stumpy's Observed Parking

Friday, July 29th, 2022				Saturday, July 30th, 2022			
Time	Demand	Stumpy's Square Footage	Calculated Parking Rate (Spaces/TSF)	Time	Demand	Stumpy's Square Footage	Calculated Parking Rate (Spaces/TSF)
5:00 PM	1	5,500 S.F.	0.18	5:00 PM	10	5,500 S.F.	1.82
5:30 PM	9		1.64	5:30 PM	7		1.27
6:00 PM	8		1.45	6:00 PM	10		1.82
6:30 PM	17		3.09	6:30 PM	12		2.18
7:00 PM	20		3.64	7:00 PM	20		3.64
7:30 PM	22		4.00	7:30 PM	18		3.27
8:00 PM	19		3.45	8:00 PM	17		3.09
8:30 PM	19		3.45	8:30 PM	15		2.73
9:00 PM	18		3.27	9:00 PM	13		2.36
9:30 PM	16		2.91	9:30 PM	6		1.09
10:00 PM	12		2.18	10:00 PM	7		1.27
Max Rate			4.00	Max Rate			3.64

As shown in Table 1, the overall peak parking demand for Stumpy's Hatchet House occurs on a Friday at 7:30 PM, when twenty-two (22) vehicles are parked for the use. As a result, the peak parking demand yields a maximum parking rate of 4.00 spaces/TSF (22 spaces divided by 5.5 TSF).

Proposed Project Parking Demand

Table 2 below shows the parking demand for the proposed land uses. The 5,951 square feet of proposed Slashers Axe Throwing & Ales is parked utilizing the maximum calculated parking rate from Stumpy's Hatchet House (4.00 spaces/TSF), and the remaining 1,799 square feet of vacant retail space is parked utilizing the retail land use parking rate from the City of Costa Mesa Municipal Code (4.00 spaces/TSF – minimum of 6 spaces).

Table 2
Proposed Project Parking Demand

Land Use	Square Footage (S.F.)	Parking Rate (Spaces/TSF)	Number of Spaces Required
Slashers Axe Throwing & Ales	5,951	4.00	24
Vacant (Retail) ¹	1,799	4.00	7
Total Parking Required			31
Total Parking Provided			34
Number of Surplus Parking Spaces			+3

¹ Parking rate for retail use obtained from City of Costa Mesa Municipal Code Table 13-89: Non-Residential Parking Standards.

As shown in Table 2, the total parking required for the project is thirty-one (31) spaces.

As previously mentioned, the site provides a total of thirty-four (34) exclusive parking spaces for the project. As such, there is a surplus of three (3) parking spaces during the proposed project's expected peak demand time.

As a result, there is adequate parking on-site to accommodate the 5,951 square feet of proposed Slashers Axe Throwing & Ales project, as well as the 1,799 square feet of vacant retail space.

Conclusion

RK has completed this parking review for the proposed Slashers Axe Throwing & Ales project. Based on the results of this analysis, there is adequate parking on-site to accommodate the proposed project.

Assuming the most intense parking scenario in which the vacant retail use is being utilized at full capacity, the total parking required is thirty-one (31) spaces, or approximately 91.2% of the parking provided.

RK appreciates this opportunity to work with the CITY OF COSTA MESA. If you have any questions regarding this review or need further clarification, please contact us at (949) 474-0809.

Respectfully submitted,
RK ENGINEERING GROUP, INC.



Rogier Goedecke
President



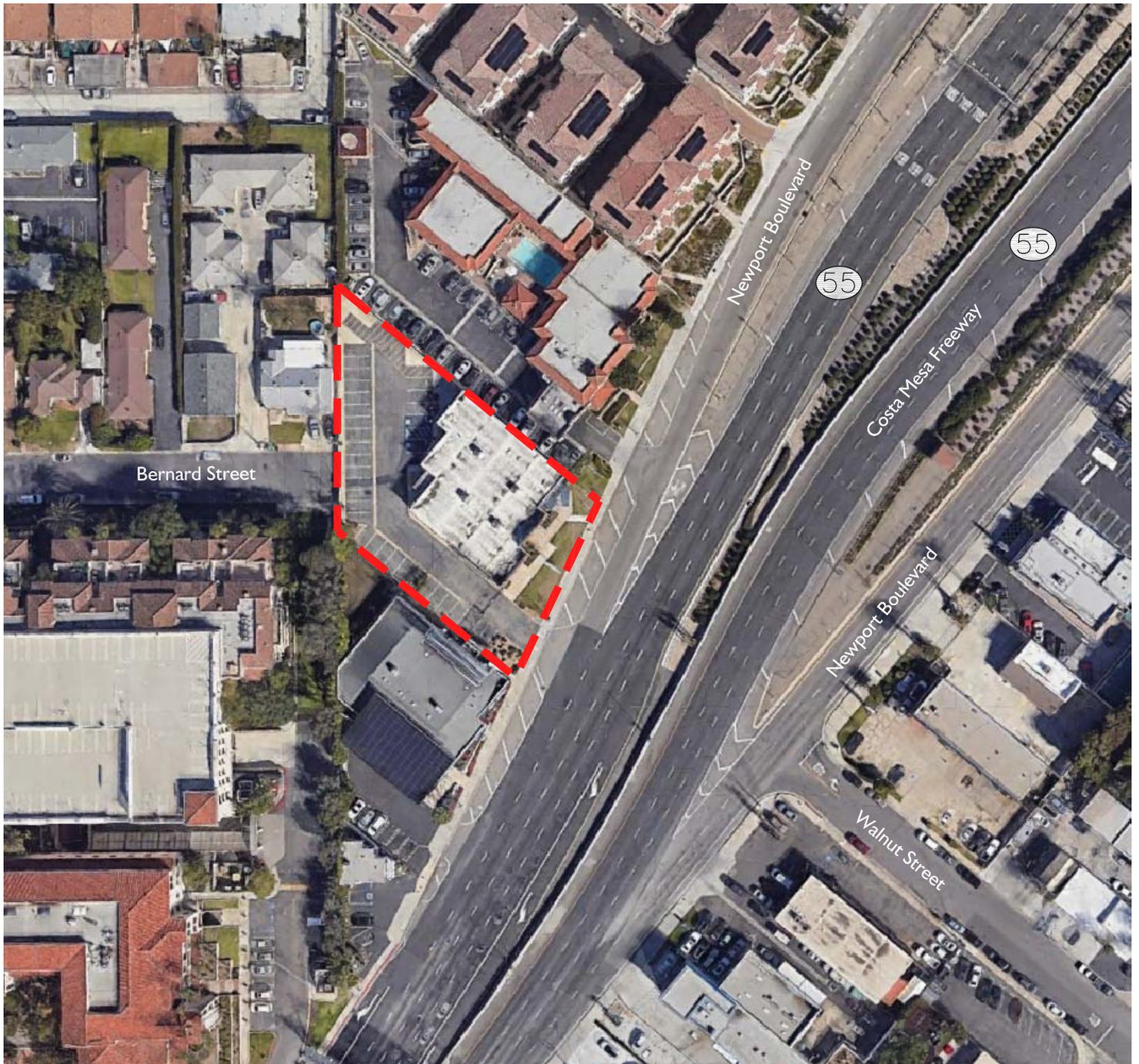
Elias Bandek, EIT
Engineer II

Attachments

RK17558

JN: 0804-2022-03

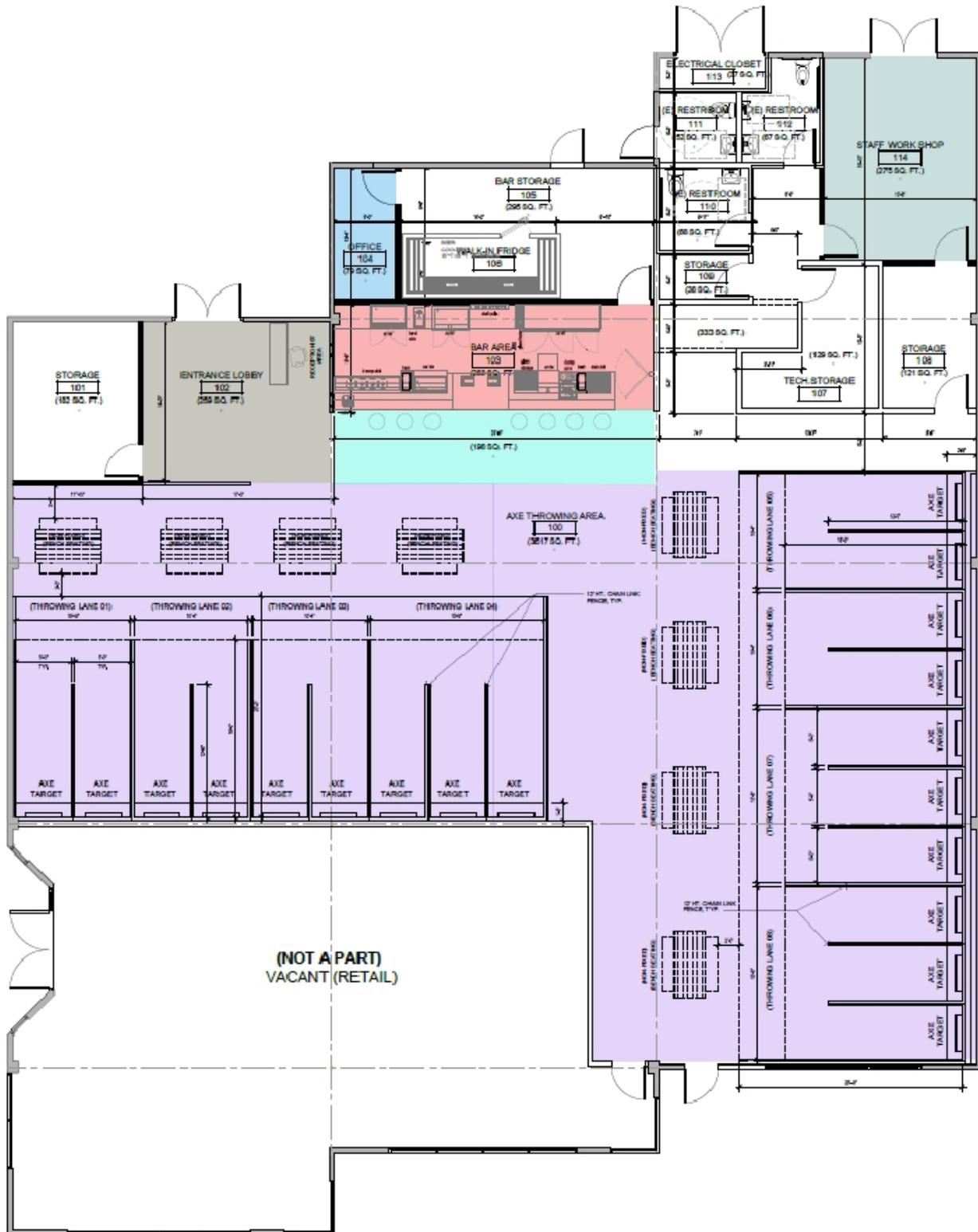
Exhibits



Legend:

--- = Project Site





Appendices

Appendix A

Stumpy's Observed Parking Counts

Stumpy's Observed Parking
7225 Edinger Avenue, Huntington Beach, CA

Friday July 29th, 2022

Time	Demand
5:00 PM	1
5:30 PM	9
6:00 PM	8
6:30 PM	17
7:00 PM	20
7:30 PM	22
8:00 PM	19
8:30 PM	19
9:00 PM	18
9:30 PM	16
10:00 PM	12

Saturday July 30th, 2022

Time	Demand
5:00 PM	10
5:30 PM	7
6:00 PM	10
6:30 PM	12
7:00 PM	20
7:30 PM	18
8:00 PM	17
8:30 PM	15
9:00 PM	13
9:30 PM	6
10:00 PM	7