

May 30, 2023

Ms. Jennifer Dorgan
Allen Matkins
2010 Main Street, Suite 800
Irvine, CA 92614

EVERHOME SUITES (CUP22-18) PARKING EVALUATION

Ms. Jennifer Dorgan,

We are pleased to submit the following Parking Evaluation for the Everhome Suites development (referred to as "Project"). The Project is located at 898 E. Harriman Place (APN 028-136-127) in the City of San Bernardino, as shown on Exhibit A. This Parking Evaluation was developed to ensure that the proposed site plan provides adequate on-site parking supply to accommodate peak on-site vehicle parking demands.

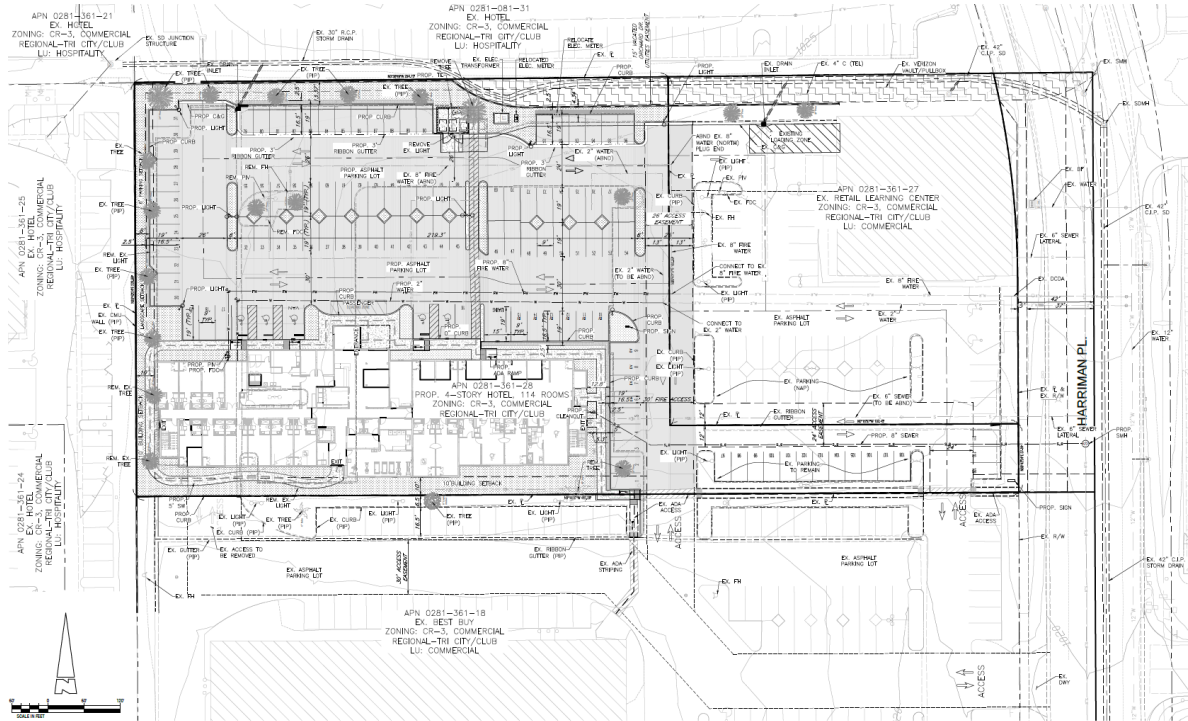
EXHIBIT A: LOCATION MAP



INTRODUCTION

The proposed Project consists of a 114 room extended stay hotel to be developed within an existing shopping center on a vacant parcel, as shown on Exhibit B. There are a proposed 116 parking spaces designed for the hotel use.

EXHIBIT B: SITE PLAN



PARKING REQUIREMENTS

To demonstrate that adequate parking supply exists within the Everhome Suites, this parking assessment provides a review of the City of San Bernardino Municipal Code parking requirements and an estimate of the peak parking demands. Section 19.24 of the City of San Bernardino Municipal Code describes the off-street parking and loading for land uses. Section 19.24.040 identifies the parking stalls required for hotel land uses such as the Project.

Table 1 provides a summary of the applicable City of San Bernardino Municipal Code parking requirements. For hotels/motels, the City of San Bernardino Municipal Code requires 1.1 parking spaces for each bedroom.

TABLE 1: CITY OF SAN BERNARDINO MUNICIPAL CODE PARKING REQUIREMENTS

Use	Parking Rate	Description
Hotels/motels	1.1 space per bedroom	1.1 space for each bedroom, plus requirements for related commercial uses, plus 1 space for each 50 sf. of gfa. of main assembly room, plus 2 spaces for manager's unit. For facilities visible from any freeway, on-site parking for "big rigs" shall be determined at project review.

Based on the City of San Bernardino Municipal Code Section 19.24.040.

Using the City of San Bernardino Municipal Code parking rates, it is possible to calculate the parking requirements for the proposed Everhome Suites. As shown on Table 2, the proposed Everhome Suites requires 126 stalls.

TABLE 2: EVERHOME SUITES MUNICIPAL CODE PARKING SPACE REQUIREMENTS

Condition	Quantity ¹	Parking Rate ²	Required Parking	Proposed Parking	Meets Requirement
Proposed	114 rooms	1.1 per room	126	116	No

¹ Based on the April 24, 2023 preliminary site plan, prepared by KWC Engineers.

² Based on the City of San Bernardino Municipal Code Section 19.24.040.

TRANSPORTATION CONTROL MEASURES (TCM)

In an effort to reduce vehicle trips, thereby reducing air pollutants and improving air quality to comply with State Law, and to promote an improved quality of life, transportation control measures (TCM) are identified in the City of San Bernardino Municipal Code Chapter 19.20 Property Development Standards. One of the TCMs states the following:

Parking space requirements for new non-residential development shall be reduced when linked to other actions that reduce trips to account for increased ridesharing and other modes of transportation. Analysis shall be provided estimating the trip reductions. The City Traffic Engineer shall review the analysis and make a recommendation to the Planning Division on the number of parking spaces that may be eliminated.

The Project site is located less than ½ mile from the Omnitrans sbX Green Line, Route 2, and Route 8 bus stops located on Hospitality Lane and Tippecanoe Avenue. Existing pedestrian facilities allow for convenient access to multiple modes of transportation. The proposed Project is a business hotel that will cater towards the business traveler who will likely utilize taxi service and/or ridesharing services such as Uber and Lyft, thus reducing the parking demand of the Project site. In addition, the Project will provide bicycle parking facilities and on-site pedestrian walkways to connect the hotel building to adjacent businesses, sidewalks, and public streets as well as appropriate passenger loading and unloading areas close to the building entrances.

The City of San Bernardino's Planning Division has made allowances to allow for 1 parking space per bedroom depending on the type of operation and if there are no separate main assembly rooms. Everhome Suites is an extended stay hotel which offers apartment style rooms and

amenities. The rooms are either studio or one-bedroom suites which also feature fully equipped kitchens and modular furniture. On-site services that are typically offered include 24-hour laundry facility, modern fitness center, multipurpose lobby area, and 24-hour access to snacks/sundries. The Project also does not include more parking than required by the City of San Bernardino and therefore is presumed to have a less than significant impact on vehicle miles traveled (VMT). Detailed discussion on VMT can be found in the [Everhome Suites \(CUP22-18\) Vehicle Miles Traveled \(VMT\) Screening Evaluation](#) memorandum (Urban Crossroads, February 2023). Using the City of San Bernardino Municipal Code parking rates, it is possible to calculate the reduced parking requirements for the proposed Everhome Suites. As shown on Table 3, the proposed Everhome Suites requires 114 stalls.

TABLE 3: PARKING SPACE REDUCTION

Condition	Quantity ¹	Parking Rate	Required Parking	Proposed Parking	Meets Requirement
Proposed	114 rooms	1 per room	114	116	Yes

¹ Based on the April 24, 2023 preliminary site plan, prepared by KWC Engineers.

PARKING GENERATION

The parking generation rates used for this analysis are based upon information collected by the Institute of Transportation Engineers (ITE) as provided in their [Parking Generation Manual](#) (5th Edition, 2019) (see Table 4). ITE Land Use Code 311 (All Suites Hotel) was chosen for this analysis since an all-suites hotel is a place of lodging that provides sleeping accommodations, a small restaurant and lounge, and small amounts of meeting space. Each suite includes a sitting room and separate bedroom. In addition, an in-room kitchen is often provided. As shown on Table 4, the proposed Project requires 88 stalls. The application of the ITE parking generation rates indicate that the Code requirements may overestimate the parking supply needed for the proposed Project.

TABLE 4: PROJECT PARKING GENERATION SUMMARY

Land Use	Units	ITE LU Code	Rate
Parking Generation Rates: ¹			
All Suites Hotel	Rooms	311	0.77

¹ Source: Institute of Transportation Engineers (ITE), [Parking Generation Manual](#), 5th Edition (2019).

Land Use	Quantity	Units	Spaces
Project Parking Generation Summary:			
All Suites Hotel	114	Rooms	88

CONCLUSIONS

The proposed Project consists of a 114 room extended stay hotel to be developed within an existing shopping center on a vacant parcel, located at 898 E. Harriman Place (APN 028-136-127), in the City of San Bernardino. The proposed Project will provide 116 parking stalls.

Based on the City of San Bernardino parking requirements of 1.1 spaces per bedroom, the proposed Project will require a total of 126 parking stalls. With a 1 space per room parking reduction as provided by the City of San Bernardino Planning Division, the proposed Project will require a total of 114 parking stalls. Our evaluation indicates that the proposed parking supply will meet the reduced Municipal Code parking requirements.

Based upon the information collected and published by the Institute of Transportation Engineers (ITE) Parking Generation Manual (5th Edition, 2019), our evaluation indicates that the proposed parking supply will meet the ITE parking demand requirements.

The Project's proposed supply of 116 parking spaces can adequately accommodate the published ITE parking demand rate. Based on the reduced Municipal Code parking requirements and ITE parking demand rates, the proposed Project will accommodate parking demand on-site without impacting the adjacent street or land uses.

If you have any questions or comments, I can be reached at rvu@urbanxroads.com.

Respectfully submitted,

URBAN CROSSROADS, INC.



Jose Alire, P.E.
Senior Traffic Engineer



Robert Vu, P.E.
Transportation Engineer