

APPENDIX I
Parking Study

November 13, 2015

Mr. Bill Jencks
Merlone Geier Partners
3580 Carmel Mountain Road, Suite 260
San Diego, California 92130

LLG Reference: 2.15.3585.1

Subject: ***Revised***
Parking Study for the Five Lagunas Project
Laguna Hills, California

Dear Mr. Jencks:

As requested, Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit the findings of a Parking Study we completed for the Five Lagunas Project (“Project”), which consists of the redevelopment of the existing Laguna Hills Mall, including the incorporation of a residential component.

The study effort included undertaking the following key steps:

- a) Applied the square footage reported in the development tabulation provided to LLG, as required by the City’s parking methodology per City Code and the *Urban Village Specific Plan (UVSP)*; specifically, Gross Leasable Area (GLA) for retail, and “parking-based” Gross Floor Area (GFA) for all other commercial components of the Project. The number of dwelling units was used as the parameter for the residential components.
- b) Applied the UVSP parking methodology to determine whether an overall/consolidated parking ratio of 4.5 spaces per 1,000 SF GLA could be used, or a Shared Parking analysis be conducted, to estimate the Project’s commercial parking requirements.
- c) Applied the UVSP parking model to estimate shared parking demand for non-residential components, and compared commercial demand against future commercial supply to determine any surplus or deficiency.
- d) Applied City Code parking ratios to calculate parking requirements for the residential units, and compared residential demand against proposed residential supply to determine any surplus or deficiency.
- e) Developed recommendations on potential parking management strategies.

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Briefly, our findings indicate that the future supply of 3,824 spaces for commercial uses and 1,933 spaces for residential components will be adequate in meeting the Project's future parking requirements.

The following pages describe our study approach and findings in greater detail.

Project Description

The Project includes the redevelopment of the existing mall through the partial demolition and reconstruction of the southern portion of the central mall building (the location of the Sears store), the construction of new commercial spaces on development pads in the out lots, and development of high-density multi-family dwelling units, as further described below:

- 570,180 SF GLA of retail
- 22,524 SF parking-based GFA of fine/casual dining restaurants
- 64,267 SF parking-based GFA of family restaurants
- 34,888 SF parking-based GFA of fast-food restaurants
- 45,431 SF parking-based GFA of medical office (presumed as medical office, but could be retail)
- 106,889 SF parking-based GFA for a 2,068-seat cinema
- 39,701 SF parking-based GFA for a health club
- 988 DU of apartments, of which 63 units are studios, 493 units are one-bedroom, 407 units are two-bedroom, and 25 units are three-bedroom

For the purposes of parking calculations, the City of Laguna Hills exempts areas for vertical shafts, restrooms, utility shafts and excess common area/open patios where no service or seating occurs, from the GFA calculation of the building. This calculation essentially uses GFA as the starting point, and after reducing for the above named components, results in the building's GFA that becomes the basis of the parking calculation.

UVSP Consolidated Parking Ratio or Shared Parking?

Based on the UVSP parking methodology, in order to simplify parking calculations for Laguna Hills Mall (i.e., so that it would not be necessary to recalculate parking requirements for every tenant change or incidental expansion), the following should first be determined:

1. If restaurant/entertainment/cinema uses are 20% or less of the Mall's total square footage, then a ratio of 4.5 spaces per 1,000 SF GLA should be applied

to the entire GLA floor area without further consideration of the individual land use types or parking ratios.

2. If restaurant/entertainment/cinema uses exceed 20% of the Mall's total square footage, then the Shared Parking methodology should be applied (using UVSP ratios for individual uses).

Table 1 summarizes the development tabulation for the commercial components of the Project. As indicated, the restaurant/entertainment/cinema uses would comprise 26% of the total square footage, which is above the 20% threshold for the application of the 4.5 spaces per 1,000 SF GLA consolidated parking ratio. This would then require that the UVSP shared parking model be applied in estimating the parking needs of the non-residential components of the Project.

Parking Supply

The proposed supply for the commercial components of the Project totals 3,824 spaces, comprised of the following:

- 2,051 spaces in parking lots on site (reflects a potential future loss of 22 surface spaces near Avenida de la Carlota due to Caltrans' I-5 Freeway Widening project)
- 1,581 spaces in a 6-level parking structure
- 192 on-street spaces along private/Mall-owned streets (111 spaces on Calle de la Louisa, 27 spaces on Ronda del Rossmoor, 54 spaces on Calle de los Caballeros intended for supplemental resident guest parking and remote employee parking)

The proposed supply for the residential components of the Project totals 1,933 spaces.

Shared Parking

Parking experience indicates that combining different land uses, whose parking demands peak at different times (of the day, week, and year), generally result in a parking demand that is significantly lower than "stand-alone" or "free-standing" facilities. In other words, a mixed-use development results in an overall parking need that is less than the sum of the individual peak parking requirements for each land use (parking ratios/factors specific to each land use, or city parking code rates are typically applied to these "stand-alone" developments).

The UVSP shared parking model is based on the analytical procedures in a Shared Parking analysis that are well documented in the Urban Land Institute's (ULI's) *Shared Parking* (First and Second Editions) publication. The publication defines Shared

Parking as “parking space that can be used to serve two or more individual land uses without conflict or encroachment.” Therefore, Shared Parking calculations recognize that when different uses share a common parking footprint, the total number of spaces needed to support the collective whole is determined by adding the different parking profiles (by time of day or day of week) of each use comprising the mixed-use development. This is done rather than applying individual peak ratios to each land use component.

There is often an important common element between the traditional "code" and the shared parking calculation methodologies. The peak parking ratio, or “highpoint” for each land use’s time-of-day parking profile, typically equals the "code" parking ratio for that use.

Shared Parking Demand for Commercial Components

Based on the UVSP-prescribed approach, because the restaurant and cinema components of the Project comprise 26% of the total commercial square footage (exceeds the 20% threshold for the application of a consolidated ratio of 4.5 spaces per 1,000 SF GLA), the UVSP shared parking model should be applied in estimating the parking needs of the non-residential components of the Project. This goes beyond simply calculating and summing “stand-alone” parking requirements for individual land uses and types of tenancies, and looks at the time-of-day operational demand picture within the actual physical setting. The objective is to estimate the peak parking requirements for the various commercial components of the Project based upon their combined parking demand patterns. It was not necessary to disaggregate the shared parking analysis into sub-zones because all commercial components will share a common parking footprint.

The following study presents a series of shared parking calculations to establish the practical “design level” parking needs for the specific full tenancy program for commercial uses. Each calculation set shows the total size of each land use category, the UVSP parking ratios applied to each column, hourly parking profiles per ULI for each land use type, and the resultant hourly parking demand for weekday and weekend conditions.

Design-Level Parking Demand

Tables 2 and **3** present the Shared Parking summaries for weekday and weekend conditions, respectively. These tables provide the demand basis for determining adequacy of the proposed supply of 3,824 spaces.

For this analysis, parking adjustments were utilized to account for (1) “walk-in/internal capture” trips attributable to synergy between uses within the Project, and adjoining commercial and medical uses, and (2) alternative modes of travel (i.e. carpool, drop-

off/pick-up at designated stations on site, public transit via the on-site bus stops and Laguna Hills Transportation Center, Laguna Woods shuttle via designated stops on site, bicycle). These adjustments are modest compared to case studies described in the Second Edition of ULI's *Shared Parking* publication and other parking studies completed for shopping centers and mixed-use developments.

As another conservative measure, seasonal adjustments (i.e., factors that account for monthly variation in parking resulting in less than 100% demand) were not applied in *Tables 2* and *3*; therefore, the shared parking demand reported in these tables are overstated because they assume each land use category is at 100% demand at any given month, when in reality, the demand would vary by land use, by month, resulting in a combined parking demand that could be much less than what is reported in the tables.

As indicated in *Table 2*, the resultant maximum or peak demand totals 3,788 spaces (occurring at 1:00 PM) under weekday conditions, corresponding to a surplus of 36 spaces when compared against the future 3,824-space supply (parking surpluses would be greater during all other hours of a weekday). It should also be noted that the 36-space surplus would actually be greater (by an additional 22 spaces, totaling 58 spaces) prior to the potential loss of spaces due to the Caltrans I-5 Freeway Widening project.

Table 3 indicates a peak demand of 3,781 spaces (at 2:00 PM) under weekend conditions, which is less than weekday conditions. When compared against the future supply of 3,824 spaces, the 3,781-space peak demand constitutes a surplus of 43 spaces under weekend conditions (parking surpluses would be greater during all other hours of a weekend day).

Based on the conservative findings above, the future supply of 3,824 spaces for commercial uses will be adequate in meeting the Project's non-residential parking requirements. Again, this is a conservative assessment because no seasonal adjustments (which reduce parking demand depending upon which month is evaluated) were applied; therefore, the peak demand of 3,788 spaces was estimated based on the assumption that each commercial component is generating 100% of its demand.

Parking Demand for July, Peak December, and Late December Conditions

As indicated above, seasonal adjustments (i.e., factors that account for monthly variation in parking resulting in less than 100% demand) were not applied in *Tables 2* and *3* as a conservative approach in establishing "design-level" parking requirements for the commercial components of the Project.

To evaluate more realistic parking conditions, parking demand summaries on a weekday and weekend were prepared for July, Peak December, and Late December,

and are presented in *Tables 4* through *9*, respectively. July conditions represent summer months when movie theaters experience their peak. Peak December corresponds to the peak shopping season. Late December is the period between Christmas and New Year's Day, which reflects high demand for entertainment uses and moderate demand for retail. The following presents the findings from *Tables 4* through *9*:

- July Conditions
 - Weekday demand: 2,893 spaces (931-space surplus)
 - Weekend demand: 2,880 spaces (944-space surplus)
- Peak December Conditions
 - Weekday demand: 3,624 spaces (200-space surplus)
 - Weekend demand: 3,652 spaces (172-space surplus)
- Late December Conditions
 - Weekday demand: 3,021 spaces (803-space surplus)
 - Weekend demand: 3,071 spaces (753-space surplus)

Based on the above findings, parking demand is expected to be significantly less and parking surpluses greater) under actual conditions compared to the design-level demands reported in *Tables 2* and *3*.

Parking Requirements for Residential Components

The City Code ratios for multi-family residential units are as follows:

- 1 bedroom or less: 1.0 covered space, 0.5 uncovered space, 0.2 visitor space
- 2 bedrooms: 1.0 covered space, 1.0 uncovered space, 0.2 visitor space
- 3 bedrooms: 2.0 covered spaces, 0.5 uncovered space, 0.2 visitor space

The application of the above Code ratios to 556 studio/one-bedroom units, 407 two-bedroom units, and 25 three-bedroom units (totaling 988 dwelling units) yields a total parking requirement of 1,908 spaces. Comparing against the proposed residential parking supply of 1,933 spaces, the 1,908-space demand corresponds to a surplus of 25 spaces. Based on these findings, there will be adequate future supply to meet residential parking demand (for both residents and residential guests/visitors).

Parking Management Strategies

The following parking management strategies will be implemented as part of the Project:

- Provide valet service
- Install electronic parking counters and board in the new parking structure
- Add signage prohibiting hospital and other medical office parkers from parking on site
- If necessary, provide off-site parking for employees during peak shopping season in December
- Designate pick-up/drop-off areas on site
- Designate shuttle stops on site (that serve Laguna Woods, Laguna Hills Transportation Center, hospital, and medical office)
- Provide bicycle racks, bike share facilities, and EV charging stations on site

We appreciate the opportunity to provide this analysis. Please call us if you have any questions.

Sincerely,

Linscott, Law & Greenspan, Engineers



Trissa (de Jesus) Allen, P.E.
Senior Transportation Engineer

TABLE 1
DEVELOPMENT SUMMARY
Five Lagunas, Laguna Hills

Suite		Land Use and Size Breakdown [a]							TOTAL
		Retail	Restaurants			Medical Office	Theater (2,068 theater seats)	Health Club	
			Fine / Casual Dining	Family Restaurant	Fast-Food				
Tenant									
3	Rubio's (inc. patio)				2,657				2,657
4	Available Retail	1,838							1,838
5	Available Retail	3,131							3,131
7	California Pizza Kitchen (inc. patio)		5,021						5,021
9	GNC	1,305							1,305
10	Pearl Restaurant		8,002						8,002
12	Available Retail	1,305							1,305
13	Available Retail	1,009							1,009
14	Kula Sushi		2,858						2,858
15	Lenscrafters	6,953							6,953
17	Available Retail	1,221							1,221
18	T-Mobile	2,780							2,780
29	Kevin Jewelers	1,148							1,148
49	Cloud Nine	4,229							4,229
140	BJ's Restaurant			9,113					9,113
142	In 'n Out				4,172				4,172
143	King's Fish House			6,390					6,390
150	Macy's	160,000							160,000
160	JC Penney	169,000							169,000
161	Firestone	20,084							20,084
20	Available Retail	5,497							5,497
22	Available Retail	7,003							7,003
26	Available Retail	2,454							2,454
51	Available Retail	2,782							2,782
52	Available Retail	2,012							2,012
53	Available Retail	2,907							2,907
54	Available Retail	1,418							1,418
56	Available Retail	1,488							1,488
57	Available Retail	1,806							1,806
58	Available Retail	1,369							1,369
59	Available Retail	1,628							1,628
60	Available Retail	1,384							1,384
61	Available Retail	1,716							1,716
62	Available Retail	1,470							1,470
63	Available Retail	1,485							1,485
64	Tazga	1,841							1,841
65	Available Retail	2,608							2,608
67	Bath and Body Works	1,515							1,515
68	Available Retail	1,475							1,475
69	Available Retail	1,273							1,273
70	Macy's Swim	2,119							2,119
71	Available Retail	1,815							1,815
72	Available Retail	3,348							3,348
74	Ruby's Diner (inc. patio)			3,613					3,613
D1	Restaurant (inc. patio)			3,916					3,916
D2	Restaurant (inc. patio)			3,718					3,718
D3	Restaurant (inc. patio)			4,680					4,680
EXISTING TO REMAIN		426,416	15,881	31,430	6,829		0	0	480,556

TABLE 1
DEVELOPMENT SUMMARY
Five Lagunas, Laguna Hills

Suite		Land Use and Size Breakdown [a]							TOTAL
		Retail	Restaurants			Medical Office	Theater (2,068 theater seats)	Health Club	
			Fine / Casual Dining	Family Restaurant	Fast-Food				
136	Flex Retail/Med Office (Nordstrom Rack)					34,681			34,681
138	Flex Retail/Med Office (Total Woman's)					10,750			10,750
144	Pad A Retail	7,480							7,480
146	Pad B Restaurant (inc. patio)			8,043					8,043
148	Pad C Restaurant (inc. patio)			5,604					5,604
154	Pad D Restaurant (inc. patio)			8,560					8,560
157	Pad E Retail	6,074							6,074
130	Cinema						106,889		106,889
AB 1	Restaurant (inc. patio)				2,327				2,327
AB 2	Retail	1,412							1,412
AB 3	Retail	1,262							1,262
AB 4	Restaurant (inc. patio)				2,381				2,381
AB 5	Retail	1,284							1,284
AB 6	Retail	1,304							1,304
C1	Restaurant (inc. patio)			4,583					4,583
E1	Restaurant (inc. patio)				1,423				1,423
E2	Restaurant (inc. patio)				1,333				1,333
E3	Restaurant (inc. patio)				3,029				3,029
E4	Retail	1,407							1,407
E5	Retail	1,518							1,518
F1	Restaurant (inc. patio)			3,617					3,617
F2	Restaurant (inc. patio)				2,478				2,478
F3	Retail	1,799							1,799
F4	Restaurant (inc. patio)				2,258				2,258
F5	Retail	1,800							1,800
F6	Retail	1,500							1,500
F7	Retail	1,500							1,500
F8	Restaurant and Retail	382			2,294				2,676
G1	Restaurant (inc. patio)				1,684				1,684
G2	Retail	1,571							1,571
G3	Restaurant			2,430					2,430
G4	Retail	1,551							1,551
G5	Restaurant (inc. patio)				2,409				2,409
H1	Restaurant (inc. patio)				1,995				1,995
H2	Retail	1,562							1,562
H3	Retail	1,970							1,970
H4	Restaurant (inc. patio)				2,936				2,936
J1	Restaurant				1,512				1,512
J2	Restaurant (inc. patio)		6,643						6,643
125	Major A	30,864							30,864
110	Major B Health Club						39,701		39,701
135	Major C	35,016							35,016
132	Major D	32,267							32,267
--	Major E	10,241							10,241
FUTURE ADDITION		143,764	6,643	32,837	28,059	45,431	106,889	39,701	403,324
TOTAL (Existing to Remain + Addition)		570,180	22,524	64,267	34,888	45,431	106,889	39,701	883,880
<i>Land Use Percentages</i>		<i>65%</i>	<i>3%</i>	<i>7%</i>	<i>4%</i>	<i>5%</i>	<i>12%</i>	<i>4%</i>	
<i>Retail+Health Clb+Med Office = 74%</i>									
<i>Restaurant + Cinema = 26%</i>									

Note:

[a] Size reported in terms of GLA SF for retail, and parking-based GFA SF for all other land use categories.

TABLE 2
FUTURE CONDITIONS (Non-Residential Components Only)
WEEKDAY SHARED PARKING DEMAND ANALYSIS
Five Lagunas, Laguna Hills

Land Use	Retail	Family Restaurant	Fast-Food Restaurant	Fine/Casual Dining	Cinema	Health Club	Medical Office	Shared Pkg Demand	Surplus (Deficiency)
Size	570,180 KSF	64,267 KSF	34,888 KSF	22,524 KSF	2,068 Seats	39,701 KSF	45,431 KSF	Total Spaces	
Pkg Rate	4.50 /KSF	12.0 /KSF	12.00 /KSF	12.0 /KSF	0.30 /Seat	6.50 /KSF	6.67 /KSF	5,207	
Gross Spaces (Guests + Emp)	2,566 Spc.	771 Spc.	419 Spc.	270 Spc.	620 Spc.	258 Spc.	303 Spc.		
Month % Guests / Adj Spaces	100% 2,067	100% 661	100% 356	100% 229	100% 589	100% 243	100% 202	--	
Month % Emp / Adj Spaces	100% 499	100% 110	100% 63	100% 41	100% 31	100% 15	100% 101	--	
Non-Captive/Mode % Guests / Adj Spaces	95% 1,963	90% 594	80% 284	90% 206	95% 559	95% 231	90% 182	--	Comparison w/ Non-Residential Supply of 3,824 Spaces
Non-Captive/Mode % Emp / Adj Spaces	95% 474	95% 105	95% 60	95% 39	95% 29	95% 14	95% 96	--	
Adjusted Spaces (Guests + Emp)	2,437 Spc.	699 Spc.	344 Spc.	245 Spc.	588 Spc.	245 Spc.	278 Spc.	4,836	
Time of Day	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Surplus (Deficiency)
6:00 AM	63	144	23	0	0	173	0	403	3,421
7:00 AM	164	264	40	7	0	103	0	578	3,246
8:00 AM	446	315	75	18	0	103	222	1,179	2,645
9:00 AM	950	381	109	27	0	173	260	1,900	1,924
10:00 AM	1,523	430	201	61	0	173	278	2,666	1,158
11:00 AM	1,920	448	301	106	0	196	278	3,249	575
12:00 PM	2,115	490	344	172	95	150	151	3,517	307
1:00 PM	2,194	448	344	172	197	173	260	3,788	36
2:00 PM	2,115	282	313	154	242	173	278	3,557	267
3:00 PM	2,017	246	212	101	245	173	278	3,272	552
4:00 PM	2,017	246	192	120	245	196	260	3,276	548
5:00 PM	2,096	385	212	175	267	222	242	3,599	225
6:00 PM	2,096	403	295	212	267	245	186	3,704	120
7:00 PM	2,096	403	281	220	351	219	84	3,654	170
8:00 PM	1,797	403	178	220	435	192	41	3,266	558
9:00 PM	1,205	308	109	220	435	165	0	2,442	1,382
10:00 PM	701	280	75	212	351	84	0	1,703	2,121
11:00 PM	243	256	40	170	283	26	0	1,018	2,806
12:00 AM	0	133	26	59	179	0	0	397	3,427
Total Gross Spaces (Unadjusted):	5,207							3,788	Weekday Shared Peak Demand:
Total Adjusted Spaces:	4,836							3,824	Future Supply:
Weekday Shared Peak Demand:	3,788								36
									Weekday Parking Surplus (+) or Deficiency (-):
									27% Total Reduction from Gross Spaces

7% Reduction due to Adjustments
20% Reduction due to Sharing
27% Total Reduction from Gross Spaces

TABLE 3
FUTURE CONDITIONS (Non-Residential Components Only)
WEEKEND SHARED PARKING DEMAND ANALYSIS

Five Lagunas, Laguna Hills

Land Use	Retail	Family Restaurant	Fast-Food Restaurant	Fine/Casual Dining	Cinema	Health Club	Medical Office	Shared Pkg Demand	Surplus (Deficiency)
Size	570,180 KSF	64,267 KSF	34,888 KSF	22,524 KSF	2,068 Seats	39,701 KSF	45,431 KSF	Total Spaces	
Pkg Rate	4.50 /KSF	12.0 /KSF	12.00 /KSF	12.0 /KSF	0.30 /Seat	6.50 /KSF	6.67 /KSF	5,207	
Gross Spaces (Guests + Emp)	2,566 Spc.	771 Spc.	419 Spc.	270 Spc.	620 Spc.	258 Spc.	303 Spc.		
Month % Guests / Adj Spaces	100% 2,053	100% 655	100% 359	100% 230	100% 597	100% 247	100% 202	--	
Month % Emp / Adj Spaces	100% 513	100% 116	100% 60	100% 40	100% 23	100% 11	100% 101	--	
Non-Captive/Mode % Guests / Adj Spaces	95% 1,950	95% 622	90% 323	95% 219	95% 567	100% 247	100% 202	--	Comparison w/ Non-Residential
Non-Captive/Mode % Emp / Adj Spaces	95% 487	95% 110	95% 57	95% 38	95% 22	95% 10	95% 96	--	Supply of
Adjusted Spaces (Guests + Emp)	2,437 Spc.	732 Spc.	380 Spc.	257 Spc.	589 Spc.	257 Spc.	298 Spc.	4,950	3,824 Spaces
Time of Day	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Shared Pkg Demand	Surplus (Deficiency)
6:00 AM	69	117	24	0	0	167	0	377	3,447
7:00 AM	171	239	40	8	0	95	0	553	3,271
8:00 AM	390	379	77	11	0	76	240	1,173	2,651
9:00 AM	950	534	111	23	0	105	278	2,001	1,823
10:00 AM	1,389	670	205	29	0	76	298	2,667	1,157
11:00 AM	1,731	670	308	62	0	105	298	3,174	650
12:00 PM	2,047	732	353	138	124	105	157	3,656	168
1:00 PM	2,242	639	353	149	268	66	0	3,717	107
2:00 PM	2,437	514	322	127	325	56	0	3,781	43
3:00 PM	2,437	332	218	127	329	66	0	3,509	315
4:00 PM	2,340	363	197	127	329	117	0	3,473	351
5:00 PM	2,218	478	218	169	362	211	0	3,656	168
6:00 PM	1,974	540	303	235	362	201	0	3,615	209
7:00 PM	1,853	540	290	246	476	127	0	3,532	292
8:00 PM	1,633	509	184	257	589	66	0	3,238	586
9:00 PM	1,292	275	111	235	589	22	0	2,524	1,300
10:00 PM	902	228	77	235	589	4	0	2,035	1,789
11:00 PM	366	165	40	229	469	4	0	1,273	2,551
12:00 AM	0	101	27	128	295	0	0	551	3,273

Total Gross Spaces (Unadjusted): 5,207

Weekend Shared Peak Demand: 3,781

Total Adjusted Spaces: 4,950 5% Reduction due to Adjustments

Future Supply: 3,824

Weekend Shared Peak Demand: 3,781 22% Reduction due to Sharing

Weekend Parking Surplus (+) or Deficiency (-): 43

27% Total Reduction from Gross Spaces

TABLE 4
JULY CONDITIONS (Non-Residential Components Only)
WEEKDAY SHARED PARKING DEMAND ANALYSIS
Five Lagunas, Laguna Hills

Land Use	Retail	Family Restaurant	Fast-Food Restaurant	Fine/Casual Dining	Cinema	Health Club	Medical Office	Total Spaces	Surplus (Deficiency)
Size	570,180 KSF	64,267 KSF	34,888 KSF	22,524 KSF	2,068 Seats	39,701 KSF	45,431 KSF	5,207	
Pkg Rate	4.50 /KSF	12.00 /KSF	12.00 /KSF	12.0 /KSF	0.30 /Seat	6.50 /KSF	6.67 /KSF	5,207	
Gross Spaces (Guests + Emp)	2,566 Spc.	771 Spc.	419 Spc.	270 Spc.	620 Spc.	258 Spc.	303 Spc.	5,207	
Month % Guests / Adj Spaces	64% 1,323	98% 648	98% 349	98% 224	55% 324	65% 158	95% 192	--	
Month % Emp / Adj Spaces	80% 399	100% 110	100% 63	100% 41	75% 23	75% 11	95% 96	--	
Non-Captive/Mode % Guests / Adj Spaces	95% 1,257	90% 583	80% 279	90% 202	95% 308	95% 150	90% 173	--	Comparison w/ Non-Residential
Non-Captive/Mode % Emp / Adj Spaces	95% 379	95% 105	95% 60	95% 39	95% 22	95% 10	95% 91	--	Supply of
Adjusted Spaces (Guests + Emp)	1,636 Spc.	688 Spc.	339 Spc.	241 Spc.	330 Spc.	160 Spc.	264 Spc.	3,658	3,824 Spaces
Time of Day	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Shared Pkg Demand	Surplus (Deficiency)
6:00 AM	47	142	23	0	0	113	0	325	3,499
7:00 AM	116	260	40	7	0	68	0	491	3,333
8:00 AM	312	311	74	18	0	68	211	994	2,830
9:00 AM	660	375	108	27	0	113	247	1,530	2,294
10:00 AM	1,034	424	198	60	0	113	264	2,093	1,731
11:00 AM	1,294	441	297	105	0	128	264	2,529	1,295
12:00 PM	1,422	482	339	169	54	98	143	2,707	1,117
1:00 PM	1,472	441	339	169	112	113	247	2,893	931
2:00 PM	1,422	278	308	151	136	113	264	2,672	1,152
3:00 PM	1,359	243	209	100	138	113	264	2,426	1,398
4:00 PM	1,359	243	189	118	138	128	247	2,422	1,402
5:00 PM	1,407	379	209	172	152	145	229	2,693	1,131
6:00 PM	1,407	396	291	209	152	160	177	2,792	1,032
7:00 PM	1,407	396	277	217	198	143	79	2,717	1,107
8:00 PM	1,212	396	176	217	244	125	40	2,410	1,414
9:00 PM	824	304	108	217	244	107	0	1,804	2,020
10:00 PM	475	275	74	209	198	55	0	1,286	2,538
11:00 PM	166	252	40	167	159	17	0	801	3,023
12:00 AM	0	131	26	58	100	0	0	315	3,509
Total Gross Spaces (Unadjusted):	5,207							2,893	2,893
Total Adjusted Spaces:	3,658	30% Reduction due to Adjustments						3,824	3,824
Weekday Shared Peak Demand:	2,893	14% Reduction due to Sharing						931	931
		44% Total Reduction from Gross Spaces							

Weekday Shared Peak Demand: 2,893
 Future Supply: 3,824
 Weekday Parking Surplus (+) or Deficiency (-): 931

TABLE 5
JULY CONDITIONS (Non-Residential Components Only)
WEEKEND SHARED PARKING DEMAND ANALYSIS
Five Lagunas, Laguna Hills

Land Use	Retail	Family Restaurant	Fast-Food Restaurant	Fine/Casual Dining	Cinema	Health Club	Medical Office	Shared Pkg Demand	Surplus (Deficiency)
Size	570,180 KSF	64,267 KSF	34,888 KSF	22,524 KSF	2,068 Seats	39,701 KSF	45,431 KSF	Total Spaces	
Pkg Rate	4.50 /KSF	12.0 /KSF	12.00 /KSF	12.0 /KSF	0.30 /Seat	6.50 /KSF	6.67 /KSF	5,207	
Gross Spaces (Guests + Emp)	2,566 Spc.	771 Spc.	419 Spc.	270 Spc.	620 Spc.	258 Spc.	303 Spc.		
Month % Guests / Adj Spaces	64% 1,314	98% 642	98% 352	98% 225	55% 328	65% 161	95% 192	--	
Month % Emp / Adj Spaces	80% 410	100% 116	100% 60	100% 40	75% 17	75% 8	95% 96	--	
Non-Captive/Mode % Guests / Adj Spaces	95% 1,248	95% 610	90% 317	95% 214	95% 312	100% 161	100% 192	--	Comparison w/ Non-Residential
Non-Captive/Mode % Emp / Adj Spaces	95% 390	95% 110	95% 57	95% 38	95% 16	95% 8	95% 91	--	Supply of
Adjusted Spaces (Guests + Emp)	1,638 Spc.	720 Spc.	374 Spc.	252 Spc.	328 Spc.	169 Spc.	283 Spc.	3,764	3,824 Spaces
Time of Day	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Shared Pkg Demand	Surplus (Deficiency)
6:00 AM	51	116	24	0	0	109	0	300	3,524
7:00 AM	121	236	40	8	0	63	0	468	3,356
8:00 AM	281	374	76	11	0	50	228	1,020	2,804
9:00 AM	667	526	110	23	0	69	264	1,659	2,165
10:00 AM	956	659	202	29	0	50	283	2,179	1,645
11:00 AM	1,182	659	303	61	0	69	283	2,557	1,267
12:00 PM	1,388	720	348	136	70	69	149	2,880	944
1:00 PM	1,513	629	348	147	150	43	0	2,830	994
2:00 PM	1,638	507	317	125	182	37	0	2,806	1,018
3:00 PM	1,638	327	215	125	184	43	0	2,532	1,292
4:00 PM	1,576	358	194	125	184	77	0	2,514	1,310
5:00 PM	1,494	471	215	166	203	139	0	2,688	1,136
6:00 PM	1,330	532	298	230	203	133	0	2,726	1,098
7:00 PM	1,248	532	286	241	266	84	0	2,657	1,167
8:00 PM	1,104	502	181	252	328	43	0	2,410	1,414
9:00 PM	878	271	110	230	328	14	0	1,831	1,993
10:00 PM	613	225	76	230	328	3	0	1,475	2,349
11:00 PM	246	164	40	224	261	3	0	938	2,886
12:00 AM	0	100	27	126	164	0	0	417	3,407

Total Gross Spaces (Unadjusted): 5,207
Weekend Shared Peak Demand: 2,880
Total Adjusted Spaces: 3,764
Weekend Shared Peak Demand: 2,880
Future Supply: 3,824
Weekend Parking Surplus (+) or Deficiency (-): 944
45% Total Reduction from Gross Spaces

TABLE 6
PEAK DECEMBER CONDITIONS (Non-Residential Components Only)
WEEKDAY SHARED PARKING DEMAND ANALYSIS
Five Lagunas, Laguna Hills

Land Use	Retail	Family Restaurant	Fast-Food Restaurant	Fine/Casual Dining	Cinema	Health Club	Medical Office	Shared Pkg Demand	Surplus (Deficiency)
Size	570,180 KSF	64,267 KSF	34,888 KSF	22,524 KSF	2,068 Seats	39,701 KSF	45,431 KSF	Total Spaces	
Pkg Rate	4.50 /KSF	12.0 /KSF	12.00 /KSF	12.0 /KSF	0.30 /Seat	6.50 /KSF	6.67 /KSF	5,207	
Gross Spaces (Guests + Emp)	2,566 Spc.	771 Spc.	419 Spc.	270 Spc.	620 Spc.	258 Spc.	303 Spc.		
Month % Guests / Adj Spaces	100% 2,067	100% 661	100% 356	100% 229	23% 135	90% 219	100% 202	--	
Month % Emp / Adj Spaces	100% 499	100% 110	100% 63	100% 41	50% 16	100% 15	100% 101	--	
Non-Captive/Mode % Guests / Adj Spaces	95% 1,963	90% 594	80% 284	90% 206	95% 128	95% 208	90% 182	--	Comparison w/ Non-Residential
Non-Captive/Mode % Emp / Adj Spaces	95% 474	95% 105	95% 60	95% 39	95% 15	95% 14	95% 96	--	Supply of
Adjusted Spaces (Guests + Emp)	2,437 Spc.	699 Spc.	344 Spc.	245 Spc.	143 Spc.	222 Spc.	278 Spc.	4,368	3,824 Spaces
Time of Day	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Surplus (Deficiency)
6:00 AM	63	144	23	0	0	157	0	387	3,437
7:00 AM	164	264	40	7	0	94	0	569	3,255
8:00 AM	446	315	75	18	0	94	222	1,170	2,654
9:00 AM	852	381	109	27	0	157	260	1,786	2,038
10:00 AM	1,347	430	201	61	0	157	278	2,474	1,350
11:00 AM	1,743	448	301	106	0	177	278	3,053	771
12:00 PM	2,017	490	344	172	25	136	151	3,335	489
1:00 PM	2,194	448	344	172	49	157	260	3,624	200
2:00 PM	2,194	282	313	154	59	157	278	3,437	387
3:00 PM	2,194	246	212	101	60	157	278	3,248	576
4:00 PM	2,115	246	192	120	60	177	260	3,170	654
5:00 PM	1,920	385	212	175	67	201	242	3,202	622
6:00 PM	1,821	403	295	212	67	222	186	3,206	618
7:00 PM	1,743	403	281	220	87	198	84	3,016	808
8:00 PM	1,542	403	178	220	106	173	41	2,663	1,161
9:00 PM	1,205	308	109	220	106	149	0	2,097	1,727
10:00 PM	701	280	75	212	87	76	0	1,431	2,393
11:00 PM	243	256	40	170	69	24	0	802	3,022
12:00 AM	0	133	26	59	44	0	0	262	3,562
Total Gross Spaces (Unadjusted):	5,207					Weekday Shared Peak Demand:	3,624	3,624	3,624
Total Adjusted Spaces:	4,368	16% Reduction due to Adjustments				Future Supply:	3,824	3,824	200
Weekday Shared Peak Demand:	3,624	14% Reduction due to Sharing				Weekday Parking Surplus (+) or Deficiency (-):	200	200	200
		30% Total Reduction from Gross Spaces							

TABLE 7
PEAK DECEMBER CONDITIONS (Non-Residential Components Only)
WEEKEND SHARED PARKING DEMAND ANALYSIS

Five Lagunas, Laguna Hills

Land Use	Retail		Family Restaurant		Fast-Food Restaurant		Fine/Casual Dining		Cinema		Health Club		Medical Office		Total Spaces	Comparison w/ Non-Residential Supply of 3,824 Spaces																
	Size	Pkg Rate	Spaces	% Occupancy	Spaces	% Occupancy	Spaces	% Occupancy	Seats	% Occupancy	Spaces	% Occupancy	Spaces	% Occupancy			Shared Pkg Demand	Surplus (Deficiency)														
Gross Spaces (Guests + Emp)	570,180 KSF	4.50 /KSF	2,566 Spc.	100%	64,267 KSF	12.00 /KSF	771 Spc.	100%	34,888 KSF	12.00 /KSF	419 Spc.	100%	22,524 KSF	12.0 /KSF	270 Spc.	100%	2,068 Seats	0.30 /Seat	620 Spc.	23%	39,701 KSF	6.50 /KSF	258 Spc.	90%	45,431 KSF	6.67 /KSF	303 Spc.	100%	5,207			
Month % Guests / Adj Spaces	2,053		655	100%	359		116	100%	230		40	100%	230		40	100%	137		137		222		222		202		202		--			
Month % Emp / Adj Spaces	513		116	100%	60		60	100%	40		40	100%	40		40	100%	12		12		11		11		101		101		--			
Non-Captive/Mode % Guests / Adj Spaces	1,950		622	95%	323		323	95%	219		219	95%	219		219	95%	130		130		222		222		202		202		--			
Non-Captive/Mode % Emp / Adj Spaces	487		110	95%	57		57	95%	38		38	95%	38		38	95%	11		11		10		10		96		96		--			
Adjusted Spaces (Guests + Emp)	2,437 Spc.		732 Spc.		380 Spc.		257 Spc.		138 Spc.		32 Spc.		141 Spc.		298 Spc.		232 Spc.		298 Spc.		4,477		3,652		3,652		3,652		4,477		3,824	
Time of Day																																
6:00 AM	69		117		24		0		0		24		0		0		0		0		151		151		0		0		361		3,463	
7:00 AM	171		239		40		8		8		40		8		8		0		0		86		86		0		0		544		3,280	
8:00 AM	390		379		77		11		11		77		11		11		0		0		68		68		240		240		1,165		2,659	
9:00 AM	1,048		534		111		23		23		111		23		23		0		0		95		95		278		278		2,089		1,735	
10:00 AM	1,584		670		205		29		29		205		29		29		0		0		68		68		298		298		2,854		970	
11:00 AM	1,828		670		308		62		62		308		62		62		0		0		95		95		298		298		3,261		563	
12:00 PM	2,145		732		353		138		138		353		138		138		32		32		95		95		157		157		3,652		172	
1:00 PM	2,340		639		353		149		149		353		149		149		66		66		60		60		0		0		3,607		217	
2:00 PM	2,437		514		322		127		127		322		127		127		79		79		51		51		0		0		3,530		294	
3:00 PM	2,437		332		218		127		127		218		127		127		80		80		60		60		0		0		3,254		570	
4:00 PM	2,340		363		197		127		127		197		127		127		80		80		106		106		0		0		3,213		611	
5:00 PM	2,218		478		218		169		169		218		169		169		89		89		190		190		0		0		3,362		462	
6:00 PM	1,974		540		303		235		235		303		235		235		89		89		181		181		0		0		3,322		502	
7:00 PM	1,853		540		290		246		246		290		246		246		115		115		115		115		0		0		3,159		665	
8:00 PM	1,633		509		184		257		257		184		257		257		141		141		60		60		0		0		2,784		1,040	
9:00 PM	1,292		275		111		235		235		111		235		235		141		141		20		20		0		0		2,074		1,750	
10:00 PM	902		228		77		235		235		77		235		235		141		141		4		4		0		0		1,587		2,237	
11:00 PM	366		165		40		229		229		40		229		229		112		112		4		4		0		0		916		2,908	
12:00 AM	0		101		27		128		128		27		128		128		71		71		0		0		0		0		327		3,497	
Total Gross Spaces (Unadjusted):			5,207																												3,652	
Total Adjusted Spaces:			4,477																												3,824	
Weekend Shared Peak Demand:			3,652																												172	
Weekend Shared Peak Demand:																																
Future Supply:																																
Weekend Parking Surplus (+) or Deficiency (-):																																
30% Total Reduction from Gross Spaces																																

Weekend Shared Peak Demand: 3,652
Future Supply: 3,824
Weekend Shared Peak Demand: 3,652
Future Supply: 3,824
Weekend Parking Surplus (+) or Deficiency (-): 172
30% Total Reduction from Gross Spaces

TABLE 8
LATE DECEMBER CONDITIONS (Non-Residential Components Only)
WEEKDAY SHARED PARKING DEMAND ANALYSIS
Five Lagunas, Laguna Hills

Land Use	Retail	Family Restaurant	Fast-Food Restaurant	Fine/Casual Dining	Cinema	Health Club	Medical Office	Shared Pkg Demand	Surplus (Deficiency)
Size	570,180 KSF	64,267 KSF	34,888 KSF	22,524 KSF	2,068 Seats	39,701 KSF	45,431 KSF	Total Spaces	
Pkg Rate	4.50 /KSF	12.0 /KSF	12.00 /KSF	12.0 /KSF	0.30 /Seat	6.50 /KSF	6.67 /KSF	5,207	
Gross Spaces (Guests + Emp)	2,566 Spc.	771 Spc.	419 Spc.	270 Spc.	620 Spc.	258 Spc.	303 Spc.		
Month % Guests / Adj Spaces	80% 1,654	95% 628	95% 338	95% 218	95% 560	95% 231	80% 162	--	
Month % Emp / Adj Spaces	90% 449	100% 110	100% 63	100% 41	100% 31	100% 15	80% 81	--	
Non-Captive/Mode % Guests / Adj Spaces	95% 1,571	90% 565	80% 270	90% 196	95% 532	95% 219	90% 146	--	Comparison w/ Non-Residential
Non-Captive/Mode % Emp / Adj Spaces	95% 427	95% 105	95% 60	95% 39	95% 29	95% 14	95% 77	--	Supply of
Adjusted Spaces (Guests + Emp)	1,998 Spc.	670 Spc.	330 Spc.	235 Spc.	561 Spc.	233 Spc.	223 Spc.	4,250	3,824 Spaces
Time of Day	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Number of Spaces	Surplus (Deficiency)
6:00 AM	48	139	23	0	0	164	0	374	3,450
7:00 AM	117	254	39	7	0	99	0	516	3,308
8:00 AM	251	303	72	18	0	99	177	920	2,904
9:00 AM	487	365	105	27	0	164	208	1,356	2,468
10:00 AM	748	413	194	59	0	164	223	1,801	2,023
11:00 AM	1,072	430	290	103	0	186	223	2,304	1,520
12:00 PM	1,364	470	330	165	149	142	121	2,741	1,083
1:00 PM	1,477	430	330	165	247	164	208	3,021	803
2:00 PM	1,477	272	300	148	311	164	223	2,895	929
3:00 PM	1,477	237	204	98	330	164	223	2,733	1,091
4:00 PM	1,427	237	185	115	330	186	208	2,688	1,136
5:00 PM	1,298	369	204	168	335	211	194	2,779	1,045
6:00 PM	1,122	386	284	204	298	233	150	2,677	1,147
7:00 PM	958	386	270	211	335	208	67	2,435	1,389
8:00 PM	763	386	171	211	415	182	34	2,162	1,662
9:00 PM	550	296	105	211	415	156	0	1,733	2,091
10:00 PM	314	268	72	204	356	80	0	1,294	2,530
11:00 PM	117	246	39	163	292	25	0	882	2,942
12:00 AM	0	128	26	57	229	0	0	440	3,384
Total Gross Spaces (Unadjusted):	5,207					Weekday Shared Peak Demand:		3,021	3,021
Total Adjusted Spaces:	4,250	18% Reduction due to Adjustments						Future Supply:	3,824
Weekday Shared Peak Demand:	3,021	24% Reduction due to Sharing						Weekday Parking Surplus (+) or Deficiency (-):	803
		42% Total Reduction from Gross Spaces							

TABLE 9
LATE DECEMBER CONDITIONS (Non-Residential Components Only)
WEEKEND SHARED PARKING DEMAND ANALYSIS
Five Lagunas, Laguna Hills

Land Use	Retail		Family Restaurant		Fast-Food Restaurant		Fine/Casual Dining		Cinema		Health Club		Medical Office		Total Spaces	Comparison w/ Non-Residential Supply of 3,824 Spaces																	
	Size	Pkg Rate	Spaces	%	Spaces	%	Spaces	%	Spaces	%	Spaces	%	Spaces	%			Shared Pkg Demand																
Gross Spaces (Guests + Emp)	570,180 KSF	4.50 /KSF	2,566 Spc.	80%	64,267 KSF	12.0 /KSF	771 Spc.	95%	34,888 KSF	12.00 /KSF	419 Spc.	95%	22,524 KSF	12.0 /KSF	270 Spc.	95%	2,068 Seats	0.30 /Seat	620 Spc.	95%	39,701 KSF	6.50 /KSF	258 Spc.	95%	45,431 KSF	6.67 /KSF	303 Spc.	80%	5,207				
Month % Guests / Adj Spaces	1,642	462	622	100%	116	307	57	219	40	567	23	235	11	235	11	235	11	567	23	567	23	235	11	235	11	235	11	235	11	--			
Month % Emp / Adj Spaces	439	439	110	95%	110	307	57	38	38	539	22	10	10	10	10	10	539	22	539	22	10	10	10	10	10	10	10	10	10	--			
Non-Captive/Mode % Guests / Adj Spaces	1,560	439	591	95%	110	307	57	38	38	539	22	10	10	10	10	10	539	22	539	22	10	10	10	10	10	10	10	10	10	--			
Non-Captive/Mode % Emp / Adj Spaces	439	439	110	95%	110	307	57	38	38	539	22	10	10	10	10	10	539	22	539	22	10	10	10	10	10	10	10	10	10	--			
Adjusted Spaces (Guests + Emp)	1,999 Spc.		701 Spc.		364 Spc.		246 Spc.		561 Spc.		245 Spc.		239 Spc.		4,355		561 Spc.		245 Spc.		239 Spc.		4,355		239 Spc.		4,355		4,355				
Time of Day			Number of Spaces		Number of Spaces		Number of Spaces		Number of Spaces		Number of Spaces		Number of Spaces		Number of Spaces		Number of Spaces		Number of Spaces		Number of Spaces		Number of Spaces		Number of Spaces		Number of Spaces		Number of Spaces		Surplus (Deficiency)		
6:00 AM	52		114		23		0		0		23		8		0		0		0		0		159		0		0		348	3,476			
7:00 AM	121		231		39		8		8		39		8		8		8		8		8		91		0		0		490	3,334			
8:00 AM	283		365		74		11		11		74		11		11		11		11		11		72		192		997		2,827				
9:00 AM	546		513		107		23		23		107		23		23		23		23		23		100		223		1,512		2,312				
10:00 AM	835		642		197		29		29		197		29		29		29		29		29		72		239		2,014		1,810				
11:00 AM	1,124		642		296		60		60		296		60		60		60		60		60		100		239		2,461		1,363				
12:00 PM	1,393		701		339		133		133		339		133		133		133		133		133		100		126		2,989		835				
1:00 PM	1,581		612		339		143		143		339		143		143		143		143		143		63		0		3,071		753				
2:00 PM	1,643		494		309		123		123		309		123		123		123		123		123		53		0		3,036		788				
3:00 PM	1,643		319		209		123		123		209		123		123		123		123		123		63		0		2,800		1,024				
4:00 PM	1,581		349		189		123		123		189		123		123		123		123		123		112		0		2,797		1,027				
5:00 PM	1,436		460		209		163		163		209		163		163		163		163		163		201		0		2,916		908				
6:00 PM	1,210		519		291		225		225		291		225		225		225		225		225		191		0		2,829		995				
7:00 PM	1,065		519		278		236		236		278		236		236		236		236		236		121		0		2,666		1,158				
8:00 PM	920		489		176		246		246		176		246		246		246		246		246		63		0		2,449		1,375				
9:00 PM	631		265		107		225		225		107		225		225		225		225		225		21		0		1,804		2,020				
10:00 PM	428		220		74		225		225		74		225		225		225		225		225		4		0		1,506		2,318				
11:00 PM	184		161		39		219		219		39		219		219		219		219		219		4		0		1,076		2,748				
12:00 AM	0		98		26		123		123		26		123		123		123		123		123		0		0		632		3,192				
Total Gross Spaces (Unadjusted):			5,207																											3,071	Weekend Shared Peak Demand:		
Total Adjusted Spaces:			4,355																												3,071	Future Supply:	
Weekend Shared Peak Demand:			3,071																												753	Weekend Parking Surplus (+) or Deficiency (-):	

Total Gross Spaces (Unadjusted): 5,207
Total Adjusted Spaces: 4,355 16% Reduction due to Adjustments
Weekend Shared Peak Demand: 3,071 25% Reduction due to Sharing
Weekend Shared Peak Demand: 3,071
Future Supply: 3,824
Weekend Parking Surplus (+) or Deficiency (-): 753
41% Total Reduction from Gross Spaces

