
Appendix K-4

Parking Demand Study

Memorandum

Date: June 29, 2023
To: Glenn Adamick
From: Drew Heckathorn and Sarah Brandenberg, Fehr & Peers
Subject: **Wiley Canyon Parking Demand Study**

LA22-3372

This technical memorandum summarizes the results of a parking demand analysis conducted by Fehr & Peers for the Wiley Canyon project located at 24924 Hawkbryn Avenue in the City of Santa Clarita. To assess the adequacy of the proposed parking supply for the project site, parking demand estimates were developed using the City of Santa Clarita Municipal Code (SCMC) parking requirements and the Urban Land Institute (ULI) *Shared Parking* methodology¹.

Project Description

The Wiley Canyon project is a proposed redevelopment at 24924 Hawkbryn Avenue in the City of Santa Clarita. The project site is a former mule ranch that is no longer in active operation. The proposed project would redevelop the site with the following land uses:

- 379 multifamily residential units
 - 32 studio units
 - 144 one-bedroom units
 - 180 two-bedroom units
 - 23 three-bedroom units
- Senior living facility
 - 130 independent living units
 - 61 assisted living units
 - 26 memory care beds
- 8,914 square feet of commercial space²

¹ *Shared Parking, Third Edition*, Urban Land Institute, Washington D.C., 2020

² The dimensions of individual commercial uses for the project are not specified on the site plan. In consultation with the development team, it is assumed that the commercial use breakdown would be about 1,000 square feet of café and the remaining 7,914 square feet would be for a fitness center.



The project site plan is included as an attachment to this memorandum. The project proposes to provide 966 parking spaces, including 582 spaces reserved for multifamily residents and 109 spaces reserved for senior living residents. The remaining spaces will be shared between the commercial and residential guest spaces.

Parking Analyses

Municipal Code Required Parking

The project site is located within one of the City of Santa Clarita’s “Mixed Use – Neighborhood” zones. Per SCMC Chapter 17.55, mixed use zones have unique development standards, including for parking requirements. **Table 1** shows the parking requirements for the project site using the mixed use standards found in the SCMC.

Land Use	Parking Ratio [1]	Units	Required Spaces
Multifamily – 2+ Bedrooms	2 Spaces per Unit	203 units	406
Multifamily – 1 Bedroom or Studio	1 Space per Unit	176 units	176
Multifamily – Visitors	0.5 Space per Unit	379 units	190
Community Care Facility [2]	0.5 Space per Unit	130 units	65
Community Care Facility – Visitors	0.125 Space per Unit	130 units	17
Residential Health Care Facility [3]	0.5 Space per Unit or Bed	87 units	44
Nonresidential Component [4]	5 Spaces per KSF	8,914 KSF	45
Mixed Use Development Standards – Total Parking Required			943

[1] KSF = 1,000 square feet

[2] Community Care Facility use includes the Independent Living units of the proposed project. The general standards found in Chapter 17.42 of the SCMC are applied since this parking ratio is lower than the mixed use residential requirements.

[3] Residential Health Care Facility use includes the Assisted Living and Memory Care units/beds of the proposed project. The general standards found in Chapter 17.42 of the SCMC are applied since this parking ratio is lower than the mixed use residential requirements.

[4] Nonresidential Component includes the entire commercial use of the proposed project.

Source: Fehr & Peers, 2022.

As shown in Table 1, the total parking required for the proposed project is 943 spaces. This can be accommodated by the proposed 966 parking spaces.

Shared Parking Demand Analysis

The ULI sponsored a national study in 1984 that established a basic methodology for analyzing parking demand in mixed use developments and developed averages for parking ratios by land use. Fehr & Peers staff was involved in the 2005 update of this national study sponsored by ULI.



An additional update to the study was sponsored by ULI in 2020. The analysis presented in this memorandum uses data from the *Shared Parking, Third Edition* report. The report compiles empirically collected hourly parking demand data at a variety of mixed use centers with multiple land uses. Temporal and seasonal variations of individual land uses are central to the idea of leveraging shared parking efficiencies. Many uses will experience peak parking demand at different times of day and days of the week. For example, a fine dining restaurant typically experiences peak parking demand in the evening and lower demand during the morning and midday. Commercial office uses typically experience peak parking demand mid-morning during a weekday and lower demand in the evenings. In a mixed use center, it is typically not necessary to provide parking to serve the peak parking demand for each individual use, because they occur at different times of day. The *Shared Parking* methodology also considers the level of internal trips in a mixed use center that reduce overall parking demand. For example, a resident of a mixed use center that walks to an on-site restaurant or retail use, leaving their car parked in the designated residential parking area.

To evaluate the number of spaces needed under shared parking conditions, the mix of land uses proposed for the Wiley Canyon project were analyzed using the *Shared Parking* methodology. The following three figures show the results of this analysis. **Figure 1** shows the weekday parking demand for the project by month. **Figure 2** shows the weekend parking demand for the project by month. **Figure 3** shows the parking demand during the peak month for the project by hour.

Utilizing the *Shared Parking* methodology, we estimate the overall peak demand for the project would occur in December and January at 7:00 PM on a weekday. During this period, total parking demand is estimated to be 734 spaces, which is 76% of the available supply. These findings suggest the site has adequate parking to accommodate the Wiley Canyon project. Further details on the parking demand assumptions used in this analysis are included as an attachment to this memorandum.



Figure 1: Weekday Month-by-Month Estimated Parking Demand

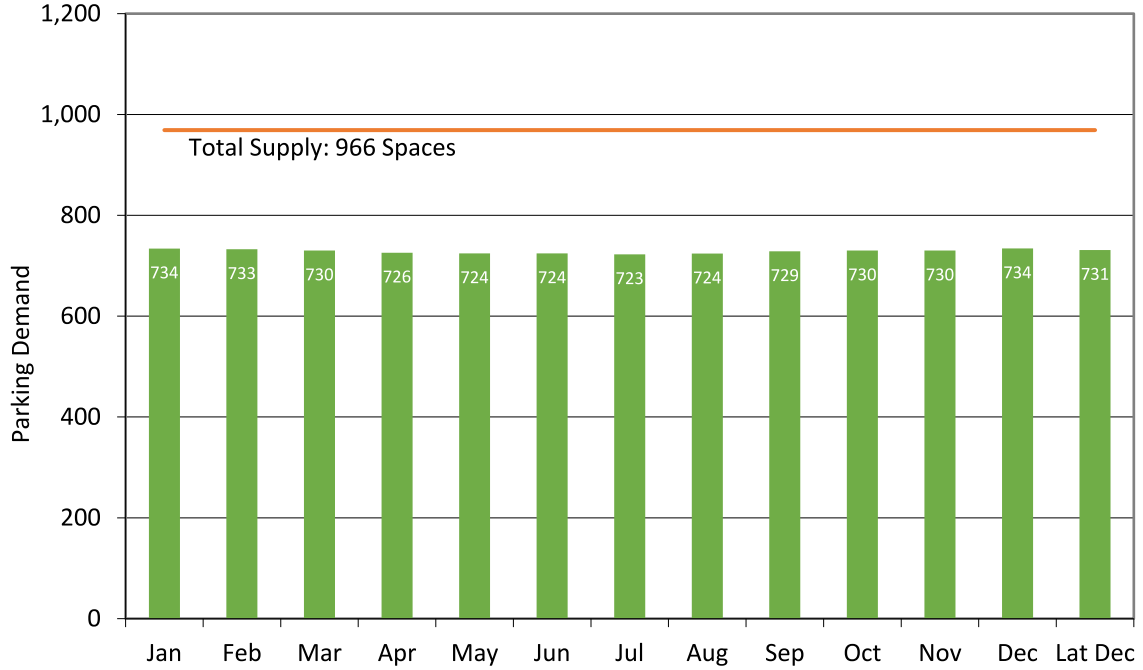


Figure 2: Weekend Month-by-Month Estimated Parking Demand

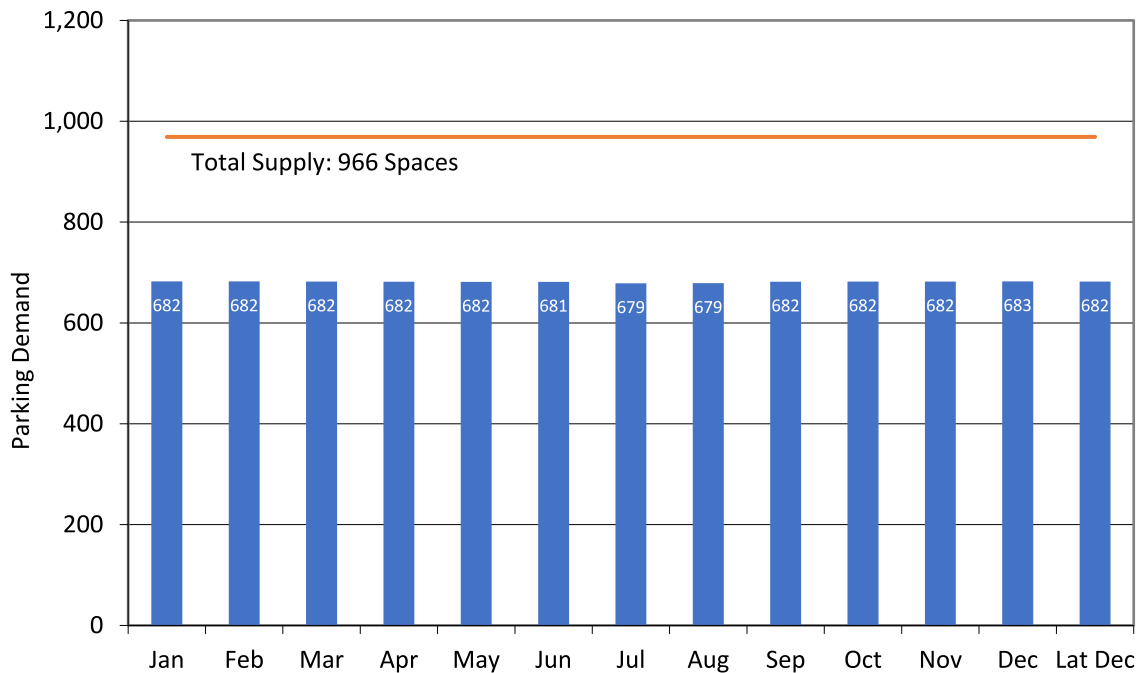
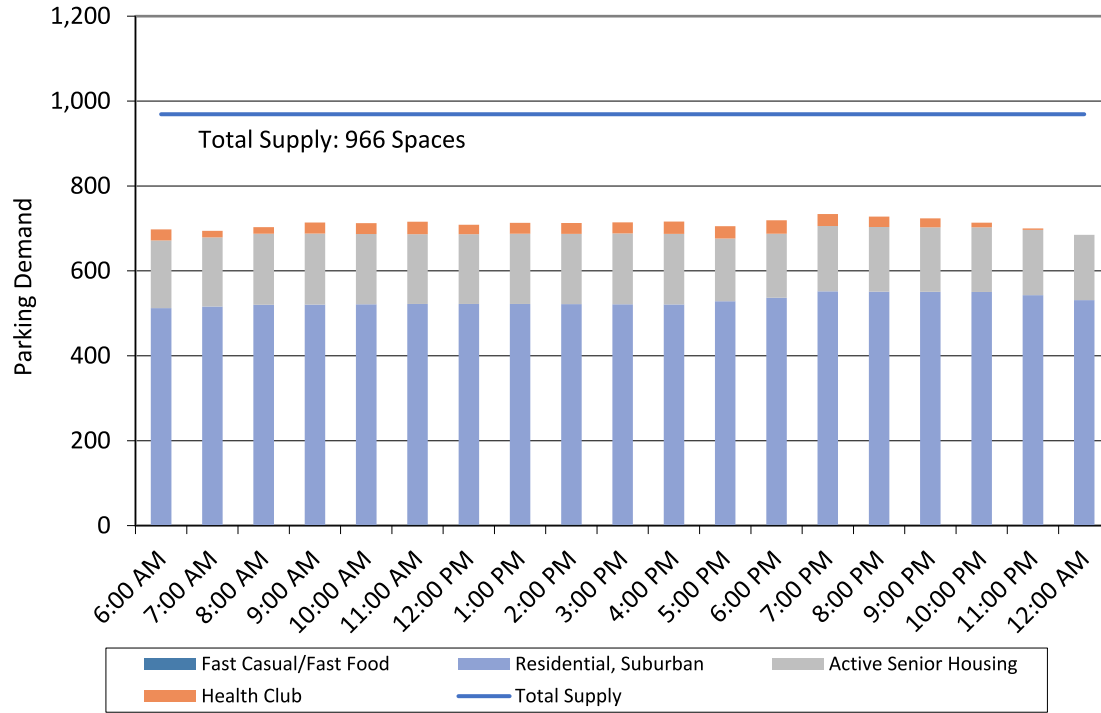


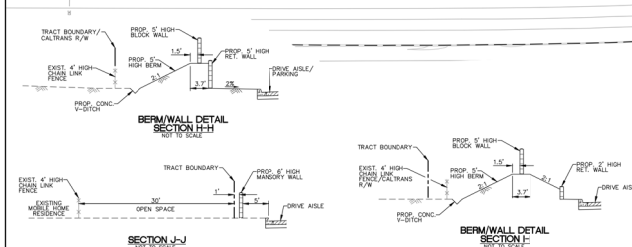
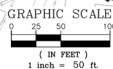
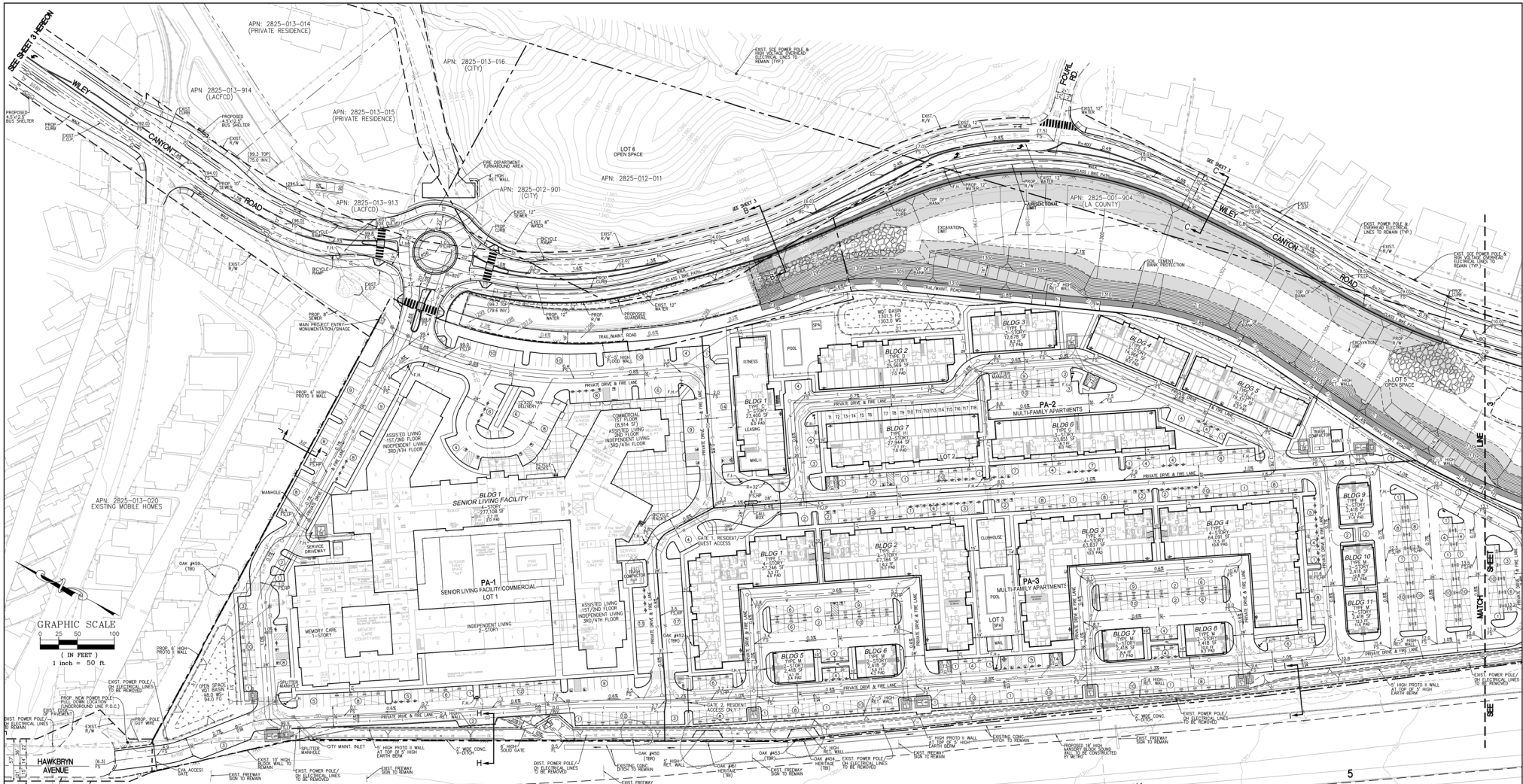


Figure 3: Peak Month Daily Parking Demand by Hour (Weekday)



Summary of Findings

Based on the City’s parking requirements, the proposed parking supply for the project is sufficient. Additionally, the findings from the *Shared Parking* approach demonstrate that the proposed parking supply is more than adequate to accommodate all uses. Utilizing the *Shared Parking* methodology, peak parking demand was estimated to be 734 spaces, including 512 spaces reserved for multifamily residents. However, even if 602 spaces were reserved (as proposed), the proposed parking supply is still adequate to accommodate peak parking demand for all proposed land uses.



PROJECT SUMMARY:
 GROSS AREA: 31.8 AC
 TOTAL LOTS: 6
 MULTI-FAMILY APARTMENTS: 379 UNITS
 SENIOR LIVING FACILITY: 277,108 SF
 INDEPENDENT LIVING: 130 UNITS
 ASSISTED LIVING: 61 UNITS
 MEMORY CARE: 26 BEDS
 COMMERCIAL: 8,914 SF

ASSESSOR PARCELS: 2825-012-007, 2825-012-010, 2825-012-011
PROJECT ADDRESS: 2824 HANBKRYN AVENUE, NEWHALL, CA 91321
OWNER: WILEY CANYON, LLC
 SHERIDAN-EBBERT DEVELOPMENT
 ROYAL CLARK DEVELOPMENT COMPANY
 13120 TELFAIR AVENUE
 STOLMAR, CA 91342
 (818) 364-7500
 A/T/R: SCOTT SHERIDAN

PLANNING AREA 1 SUMMARY:
SENIOR LIVING BUILDING AREA:
 1ST FLOOR: 82,982 SF
 2ND FLOOR: 73,922 SF
 3RD FLOOR: 61,321 SF
 4TH FLOOR: 58,883 SF
 TOTAL: 277,108 SF

COMMERCIAL AREA: 1ST FLOOR: 8,914 SF
GROSS BUILDING AREA: 286,022 SF
 INDEPENDENT LIVING: 130 UNITS
 ASSISTED LIVING: 61 UNITS
 MEMORY CARE: 26 BEDS

PLANNING AREA 2 SUMMARY:
 MULTI-FAMILY APARTMENTS:

BLDG. NO.	TOTAL AREA (SQ FT)
1	21,858
2	23,827
3	10,936
4	13,224
5	17,835
6	22,311
7	26,202
TOTAL	130,594

MEMORIAL AREA: LEADING, FITNESS, CLUB: 5,886 SF

PLANNING AREA 3 SUMMARY:
 MULTI-FAMILY APARTMENTS:

BLDG. NO.	TOTAL AREA (SQ FT)
8	52,865
9	62,803
10	56,456
11	59,710
12	12,845
TOTAL	247,378

AMENITY AREAS: CLUBHOUSE: 2,400 SF

SENIOR LIVING PARKING SUMMARY:
 PARKING REQUIRED:

ASSISTED LIVING- 61 UNITS x 0.5/UNIT PLUS	31 STALLS
INDEPENDENT LIVING- 130 UNITS x 0.5/UNIT PLUS	82 STALLS
MEMORY CARE- 26 BEDS x 0.5/UNIT PLUS	13 STALLS
COMMERCIAL- 8,914 SF x 1/250 SF	36 STALLS
TOTAL:	162 STALLS

PARKING PROVIDED:

ASSISTED LIVING-	31 STALLS
INDEPENDENT LIVING-	82 STALLS
MEMORY CARE-	13 STALLS
COMMERCIAL-	36 STALLS
VEHICLE-	42 STALLS
TOTAL:	224 STALLS (48 COVERED)

APARTMENTS PARKING SUMMARY:
 PARKING REQUIRED:

GARAGES-	90 STALLS
CARPORTS-	18 STALLS
GUESTS (COVERED)-	18 STALLS
GUESTS (OPEN)-	18 STALLS
TOTAL:	134 STALLS (178 COVERED)

PA-1 PARKING PROVIDED:

GARAGES-	120 STALLS
CARPORTS-	201 STALLS
GUESTS (COVERED)-	18 STALLS
GUESTS (OPEN)-	18 STALLS
TOTAL:	314 STALLS (424 COVERED)

PA-2 PARKING PROVIDED:

GARAGES-	1 STALL
CARPORTS-	1 STALL
OPEN-	7 STALLS
TOTAL:	9 STALLS

PA-3 PARKING PROVIDED:

GARAGES-	8 STALLS
CARPORTS-	18 STALLS
OPEN-	13 STALLS
VAN-	1 STALL
TOTAL:	40 STALLS

ELECTRIC VEHICLE PARKING PROVIDED:

GARAGES-	1 STALL
CARPORTS-	1 STALL
OPEN-	1 STALL
TOTAL:	3 STALLS

ELECTRIC VEHICLE PARKING PROVIDED:

GARAGES-	1 STALL
CARPORTS-	1 STALL
OPEN-	1 STALL
TOTAL:	3 STALLS

REMARKS: PARKING STUDY & BEING PERFORMED AND WILL BE PROVIDED AT A LATER DATE.

ALLIANCE
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 SHERIDAN-EBBERT DEVELOPMENT/
 ROYAL CLARK DEVELOPMENT COMPANY
 13120 TELFAIR AVENUE
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 CARLSBAD, CA 92008
 (760) 431-8888
 PLANS PREPARED UNDER THE DIRECTION OF:
 CRAIG W. HANITEXER R.C.E. 51923



Project: Wiley Canyon
 Description: Proposed Project

Shared Parking Demand Summary																		
Peak Month: JANUARY -- Peak Period: 7 PM, WEEKDAY																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand	Peak Hr Adj	Peak Mo Adj	Estimated Parking Demand
	Quantity	Unit										7 PM	January		7 PM	December		
Retail																		
Food and Beverage																		
Fast Casual/Fast Food Employee	1,000	sf GLA	12.40	100%	10%	1.24	ksf GLA	12.70	100%	10%	1.27	ksf GLA	80%	85%	1	80%	96%	1
			2.00	100%	56%	1.12		2.00	100%	28%	0.56		90%	96%	1	90%	100%	1
Entertainment and Institutions																		
Health Club Employee	7,914	sf GLA	6.60	100%	56%	3.67	ksf GLA	5.50	100%	10%	0.56	ksf GLA	90%	100%	27	60%	100%	3
			0.40	100%	56%	0.22		0.25	100%	28%	0.07		75%	100%	2	75%	100%	-
Hotel and Residential																		
Residential, Suburban																0%		
Studio Efficiency	32	units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	70%	100%	-	80%	100%	-
1 Bedroom	144	units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	70%	100%	-	80%	100%	-
2 Bedrooms	180	units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	70%	100%	-	80%	100%	-
3+ Bedrooms	23	units	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	70%	100%	-	80%	100%	-
Reserved	100%	res spaces	1.35	100%	100%	1.35	unit	1.35	100%	100%	1.35	unit	100%	100%	512	100%	100%	512
Visitor	379	units	0.10	100%	100%	0.10	unit	0.15	100%	100%	0.15	unit	100%	100%	38	100%	100%	57
Active Senior Housing Residents	217	units	0.55	100%	100%	0.55	unit	0.42	100%	100%	0.42	unit	98%	100%	118	98%	100%	91
			0.30	100%	56%	0.17		0.30	100%	28%	0.08		98%	100%	36	98%	100%	18
Office																		
Additional Land Uses																		
													Customer/Visitor	183	Customer	151		
													Employee/Resident	39	Employee/Resident	19		
													Reserved	512	Reserved	512		
													Total	734	Total	683		

