Based upon the weekday parking requirements, the vacant units are projected to require 9 parking spaces and the proposed project (Taphouse Restaurant) is projected to require 69 parking spaces, for a total of 78 parking spaces on weekdays (see Table 4). Based upon the weekend parking requirements, the vacant units are projected to require 4 parking spaces and the proposed project (Taphouse Restaurant) is projected to require 107 parking spaces, for a total of 111 parking spaces on weekends (see Table 4).

ANTICIPATED ACTUAL PEAK PARKING DEMAND

As indicated in Table 5, the expected peak parking demand is 169 occupied parking spaces on weekdays and 174 occupied parking spaces on weekends for the Bridgecreek Plaza. However, a ten (10) percent overage is recommended to assure there is adequate parking. The total maximum likely parking demand of 186 occupied parking spaces on weekdays and 192 occupied parking spaces on weekends will allow for parking on-site and provide sufficient additional parking for the existing and proposed land uses based upon the existing 229[1] parking spaces.

CONCLUSIONS

1. The project site is located at 8901 Warner Avenue within the Bridgecreek Plaza in the City of Huntington Beach.

2. A total of 229 shared parking spaces are currently provided in the Bridgecreek Plaza.

3. The maximum number of occupied parking spaces at the Bridgecreek Plaza is 91 parked vehicles on a Friday from 12:00 PM to 1:00 PM.

4. The maximum number of occupied parking spaces at the Bridgecreek Plaza is 36 parked vehicles on a Saturday from 10:30 AM to 11:00 AM.

5. Based upon the weekday parking requirements, the vacant units are projected to require 9 parking spaces and the proposed project (Taphouse Restaurant) is projected to require 69 parking spaces, for a total of 78 parking spaces on weekdays (see Table 4). Based upon the weekend parking requirements, the vacant units are projected to require 4 parking spaces and the proposed project (Taphouse Restaurant) is projected to require 107 parking spaces, for a total of 111 parking spaces on weekends (see Table 4).

[1] The Bridgecreek Plaza has 211 parking spaces on-site. However, an additional 18 off-site parking spaces are located at the Archstone Apartments parking lot to the north of the Bridgecreek Plaza. The 18 parking spaces were allotted to Bridgecreek Plaza with the design of their shared Magnolia Street driveway. Although Bridgecreek Plaza has a total of 229 parking spaces, only the 211 on-site parking spaces were included in the parking study.

ATTACHMENT NO. 7.3

Mr. Dwight Chornomud
TAPHOUSE RESTAURANT
July 19, 2011

6. The total maximum likely parking demand of 186 occupied parking spaces on weekdays and 192 occupied parking spaces on weekends will allow for parking on-site and provide sufficient additional parking for the existing and proposed land uses based upon the existing 229 parking spaces.

It has been a pleasure to service your needs on the Taphouse Restaurant project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 973-8383.

Sincerely,

KUNZMAN ASSOCIATES, INC.

Carl Ballard
Principal Associate

#4960

KUNZMAN ASSOCIATES, INC.

William Kunzman, P.E.
Principal

ATTACHMENT NO. 7.4

Table 1

Bridgecreek Plaza Tenant List

Unit #	Tenant Name	Land Use	Quantity	Units[1]	Hours of Operation
100	Debra Bolla	Office	624	TSF	7:30 AM - 5:00 PM Monday, 7:30 AM - 4:30 PM Tuesday,Wednesday by Appointment, 7:30 AM - 6:30 PM Thursday, 7:30 AM - Noon Friday, 7:30 AM - 2:00 PM Saturday (Once a month)
101	21st Century Dental	Medical	1,275	TSF	7:30 AM - 3:30 PM Monday/Tuesday/Thursday/Friday, 8:30 AM - 6:30 PM Wednesday
108	Bridgecreek Realty	Office	3,556	TSF	9:00 AM - 6:00 PM Monday - Friday
120	Bridgecreek Realty	Office	625	TSF	9:00 AM - 6:00 PM Monday - Friday
121	Bridgecreek Realty	Office	426	TSF	9:00 AM - 6:00 PM Monday - Friday
122	Environmental Compliance Product	Office	519	TSF	8:00 AM - 4:00 PM Monday - Friday
125	Healthy Eye Center	Medical	1,171	TSF	9:00 AM - 5:45 PM Monday/Friday, 11:00 AM - 6:45 PM Tuesday/Thursday, 9:00 AM - 3:45 PM Saturday
135	Mohammed Sohaib Travel	Office	561	TSF	10:00 AM - 6:00 PM Monday - Friday
145	CNB Mortgage	Office	1,078	TSF	10:00 AM - 4:00 PM Monday - Friday
150	Vacant	Office	744	TSF	N/A
151	Ange Lite Skin Care	Retail	636	TSF	N/A
153	Global Network Solutions	Office	472	TSF	N/A
159	Emerald Cut Hair Salon	Retail	1,147	TSF	10:00 AM - 7:00 PM Monday - Friday, 9:00 AM - 7:00 PM Saturday
160	Center for Wellness Office	Office	1,575	TSF	8:30 AM - 6:00 PM Monday/Wednesday/Friday, 2:00 PM - 6:00 PM Tuesday, Thursday
161-162	Melad & Associates	Office	2,525	TSF	8:00 AM -5:00 PM Monday - Friday
163-164	Jolly Deluxe Spa	Retail	2,036	TSF	10:00 AM - 9:00 PM Monday - Sunday
166	Thai Nguyen	Office	1,385	TSF	10:00 AM - 6:00 PM Tuesday - Saturday
167	Vacant	Office	830	TSF	N/A
168	Wingood Insurance Agency	Office	830	TSF	9:00 AM - 5:00 PM Monday - Friday, Saturday by Appointment
201	Laurence Pearl MD	Medical	2,085	TSF	8:30 AM - 6:00 PM Monday/Wednesday/Friday, 2:00 PM - 5:00 PM Tuesday/Thursday
202	Dr. Grwen Finestone, M.F.T, Ph.D, C.T	Office	868	TSF	Appointment Only
206-215-222	Pacific Moon Real Estate	Office	2,184	TSF	8:30 AM - 5:30 PM Monday - Friday
219	Howard Zubkoff (Contractor Services Group)	Office	372	TSF	N/A
223	Sue Berman, CCH	Office	143	TSF	7:00 AM - 7:00 PM Monday-Friday
224	Kaushal Sharma, MD	Office	400	TSF	8:00 AM - 5:00 PM Monday - Friday
226	Christopher Leicht, CPA	Office	462	TSF	9:00 AM - 5:00 PM Monday - Friday
227	Lopez & Company	Office	968	TSF	8:00 AM - 5:00 PM Monday - Friday
228	State Farm Insurance	Office	2,500	TSF	9:00 AM - 5:00 PM Monday - Friday
230	Kim Ngoc Investment, Inc.	Office	326	TSF	10:00 AM - 8:00 PM Monday - Sunday
238	Rex Hodges, Inc	Office	709	TSF	10:00 AM - 3:00 PM Monday/Wednesday/Thursday
239	Eckles Construction	Office	1,286	TSF	8:00 AM - 5:00 PM Monday - Friday
250	Azimi Pearsall & Associates, Inc	Office	518	TSF	7:00 AM - 7:00 PM Monday - Friday
250	America West Real Easte Services, Inc	Office	518	TSF	7:00 AM - 5:00 PM Monday - Friday
260	Vacant	Office	591	TSF	N/A
261	AllState	Office	835	TSF	8:30 AM - 5:00 PM Monday - Friday
262	Law Office of Jennifer Le	Office	454	TSF	8:00 AM - 5:00 PM Monday - Friday
263	Vacant	Office	177	TSF	N/A
16931	Carrows	Food	4,730	TSF	6:00 AM - 10:00 PM Monday - Sunday
8901	Taphouse Restaurant	Food	10,268	TSF	
Total			51,785	TSF	

[1] TSF = Thousand Square Feet

ATTACHMENT NO. 7.5

Table 2

Friday (July 15, 2011) Parking Count

Time Period	Number of Parked Vehicles and Percentage of Occupied Parking Spaces									
	Parking Zone A		Parking Zone B		Parking Zone C		Parking Zone D		Total[1]	
Parking Spaces Provided	52		59		35		65		211	
7:00 AM - 7:30 AM	0	0%	3	5%	3	9%	0	0%	6	3%
7:30 AM - 8:00 AM	0	0%	3	5%	6	17%	0	0%	9	4%
8:00 AM - 8:30 AM	10	19%	9	15%	14	40%	3	5%	36	17%
8:30 AM - 9:00 AM	11	21%	15	25%	17	49%	4	6%	47	22%
9:00 AM - 9:30 AM	13	25%	20	34%	22	63%	6	9%	61	29%
9:30 AM - 10:00 AM	15	29%	23	39%	19	54%	6	9%	63	30%
10:00 AM - 10:30 AM	14	27%	30	51%	16	46%	13	20%	73	35%
10:30 AM - 11:00 AM	15	29%	32	54%	15	43%	12	18%	74	35%
11:00 AM - 11:30 AM	18	35%	38	64%	22	63%	11	17%	89	42%
11:30 AM - 12:00 PM	18	35%	37	63%	23	66%	11	17%	89	42%
12:00 PM - 12:30 PM [2]	15	29%	45	76%	21	60%	10	15%	91	43%
12:30 PM - 1:00 PM [2]	17	33%	44	75%	21	60%	9	14%	91	43%
1:00 PM - 1:30 PM	14	27%	47	80%	15	43%	5	8%	81	38%
1:30 PM - 2:00 PM	14	27%	34	58%	8	23%	5	8%	61	29%
2:00 PM - 2:30 PM	14	27%	36	61%	8	23%	7	11%	65	31%
2:30 PM - 3:00 PM	13	25%	37	63%	9	26%	9	14%	68	32%
3:00 PM - 3:30 PM	13	25%	39	66%	10	29%	9	14%	71	34%
3:30 PM - 4:00 PM	12	23%	37	63%	12	34%	8	12%	69	33%
4:00 PM - 4:30 PM	12	23%	33	56%	15	43%	9	14%	69	33%
4:30 PM - 5:00 PM	10	19%	29	49%	14	40%	11	17%	64	30%
5:00 PM - 5:30 PM	11	21%	28	47%	14	40%	10	15%	63	30%
5:30 PM - 6:00 PM	3	6%	25	42%	12	34%	4	6%	44	21%
6:00 PM - 6:30 PM	2	4%	26	44%	15	43%	1	2%	44	21%
6:30 PM - 7:00 PM	1	2%	22	37%	18	51%	0	0%	41	19%

[1] The Bridgecreek Plaza has 211 parking spaces on-site. However, an additional 18 off-site parking spaces are located at the Archstone Apartments parking lot to the north of the Bridgecreek Plaza. The 18 parking spaces were allotted to Bridgecreek Plaza with the design of their shared Magnolia Street driveway. Although Bridgecreek Plaza has a total of 229 parking spaces, only the 211 on-site parking spaces were included in the parking study.

[2] Maximum number of occupied parking spaces - 91 vehicles from 12:00 PM - 1:00 PM

ATTACHMENT NO. 7.6

Table 3

Saturday (July 16, 2011) Parking Count

Time Period	Number of Parked Vehicles and Percentage of Occupied Parking Spaces									
	Parking Zone A		Parking Zone B		Parking Zone C		Parking Zone D		Total	
Parking Spaces Provided	52		59		35		65		211	
7:00 AM - 7:30 AM	0	0%	7	12%	2	6%	0	0%	9	4%
7:30 AM - 8:00 AM	0	0%	7	12%	11	31%	1	2%	19	9%
8:00 AM - 8:30 AM	0	0%	14	24%	14	40%	2	3%	30	14%
8:30 AM - 9:00 AM	0	0%	20	34%	9	26%	5	8%	34	16%
9:00 AM - 9:30 AM	0	0%	19	32%	10	29%	4	6%	33	16%
9:30 AM - 10:00 AM	0	0%	18	31%	10	29%	5	8%	33	16%
10:00 AM - 10:30 AM	0	0%	18	31%	12	34%	5	8%	35	17%
10:30 AM - 11:00 AM [2]	0	0%	17	29%	15	43%	4	6%	36	17%
11:00 AM - 11:30 AM	0	0%	15	25%	15	43%	4	6%	34	16%
11:30 AM - 12:00 PM	0	0%	12	20%	15	43%	3	5%	30	14%
12:00 PM - 12:30 PM	0	0%	13	22%	11	31%	4	6%	28	13%
12:30 PM - 1:00 PM	1	2%	11	19%	11	31%	6	9%	29	14%
1:00 PM - 1:30 PM	1	2%	13	22%	10	29%	3	5%	27	13%
1:30 PM - 2:00 PM	1	2%	14	24%	8	23%	5	8%	28	13%
2:00 PM - 2:30 PM	0	0%	15	25%	12	34%	3	5%	30	14%
2:30 PM - 3:00 PM	0	0%	15	25%	12	34%	3	5%	30	14%
3:00 PM - 3:30 PM	2	4%	13	22%	11	31%	6	9%	32	15%
3:30 PM - 4:00 PM	1	2%	11	19%	7	20%	4	6%	23	11%
4:00 PM - 4:30 PM	0	0%	11	19%	7	20%	3	5%	21	10%
4:30 PM - 5:00 PM	0	0%	13	22%	3	9%	4	6%	20	9%
5:00 PM - 5:30 PM	1	2%	13	22%	5	14%	2	3%	21	10%
5:30 PM - 6:00 PM	1	2%	13	22%	4	11%	2	3%	20	9%
6:00 PM - 6:30 PM	1	2%	13	22%	4	11%	0	0%	18	9%
6:30 PM - 7:00 PM	0	0%	12	20%	2	6%	0	0%	14	7%

[1] The Bridgecreek Plaza has 211 parking spaces on-site. However, an additional 18 off-site parking spaces are located at the Archstone Apartments parking lot to the north of the Bridgecreek Plaza. The 18 parking spaces were allotted to Bridgecreek Plaza with the design of their shared Magnolia Street driveway. Although Bridgecreek Plaza has a total of 229 parking spaces, only the 211 on-site parking spaces were included in the parking study.

[2] Maximum number of occupied parking spaces - 36 vehicles from 10:30 AM - 11:00 AM

ATTACHMENT NO. 7.7

Table 4

Additional Parking Spaces Required By City of Huntington Beach Parking Code

Unit #	Land Use	Quantity	Units[2]	Parking Code Requirement	Parking Spaces Required[1]	
					Weekday[3]	Weekend[4]
150	Office	744	TSF	1 parking space per 250 square feet	3	1
167	Office	830	TSF	1 parking space per 250 square feet	3	1
260	Office	591	TSF	1 parking space per 250 square feet	2	1
263	Office	177	TSF	1 parking space per 250 square feet	1	1
8901	Restaurant - Seating	9,799	TSF	1 parking space per 100 square feet	69	98
	Restaurant - Dancing[5]	469	TSF	1 parking space per 50 square feet	0	9
Total					78	111

[1] Source: City of Huntington Beach and Urban Land Institute,Shared Parking, 2nd Edition, 2005. The Urban Land Institute provides splits for weekdays and weekends. These splits were applied to the City Parking Code.

[2] TSF = Thousand Square Feet

[3] Weekday is defined as 6:00 AM Monday through 5:00 PM Friday.

[4] Minimum of 1 parking spaces for each office use.

[5] The dancing floor area is expected for use during the weekday (see Footnote 3).

ATTACHMENT NO. 7.8

Table 5

Parking Demand Summary

Descriptor	Number of Parking Spaces	
	Weekday	Weekend
Maximum Parking Demand During Parking Survey[1]	91	63
Parking Spaces Required for Vacant Units[2]	9	4
Parking Spaces Required for Proposed Restaurant - Seating	69	98
Parking Spaces Required for Proposed Restaurant - Dancing[3]	0	9
Expected Peak Parking Demand	169	174
10% Overage Factor	17	18
Total Maximum Parking Demand	186	192
Parking Spaces Provided[4]	211	211

[1] See Tables 2 and 3. The weekday is defined as 6:00 AM Monday through 5:00 PM Friday.

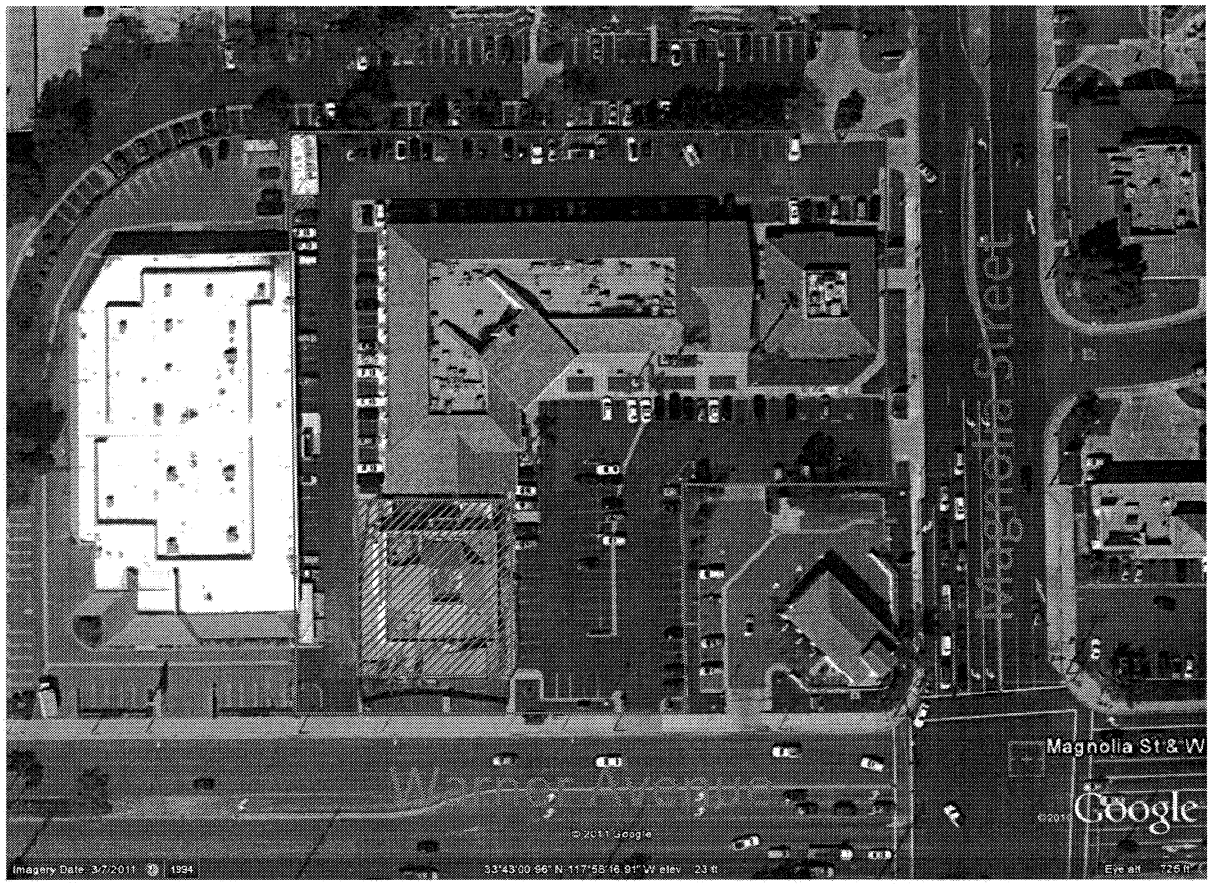
[2] See Table 4

[3] The dancing floor area is expected for use during the weekday (see Footnote 1).

[4] The Bridgecreek Plaza has 211 parking spaces on-site. However, an additional 18 off-site parking spaces are located at the Archstone Apartments parking lot to the north of the Bridgecreek Plaza. The 18 parking spaces were allotted to Bridgecreek Plaza with the design of their shared Magnolia Street driveway. Although Bridgecreek Plaza has a total of 229 parking spaces, only the 211 on-site parking spaces were included in the parking study.

ATTACHMENT NO. 7.9

Figure 1
Project Location Map



Legend

▨ = Project Site

N

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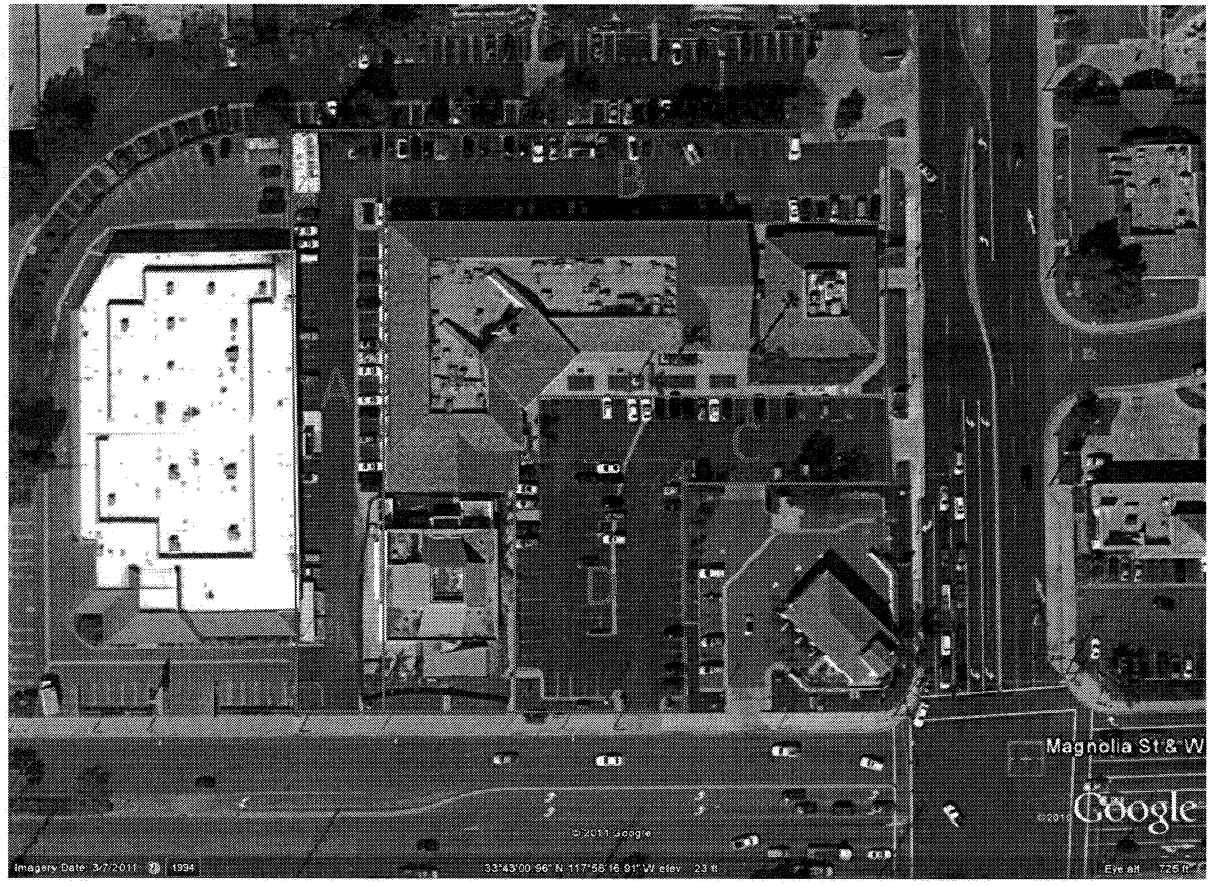
4960/1

ATTACHMENT NO. 7.10

Figure 2
Parking Lot Zone Boundary Map



Legend

A = Parking Lot Zone Letter

——— = Parking Lot Zone Boundary

N

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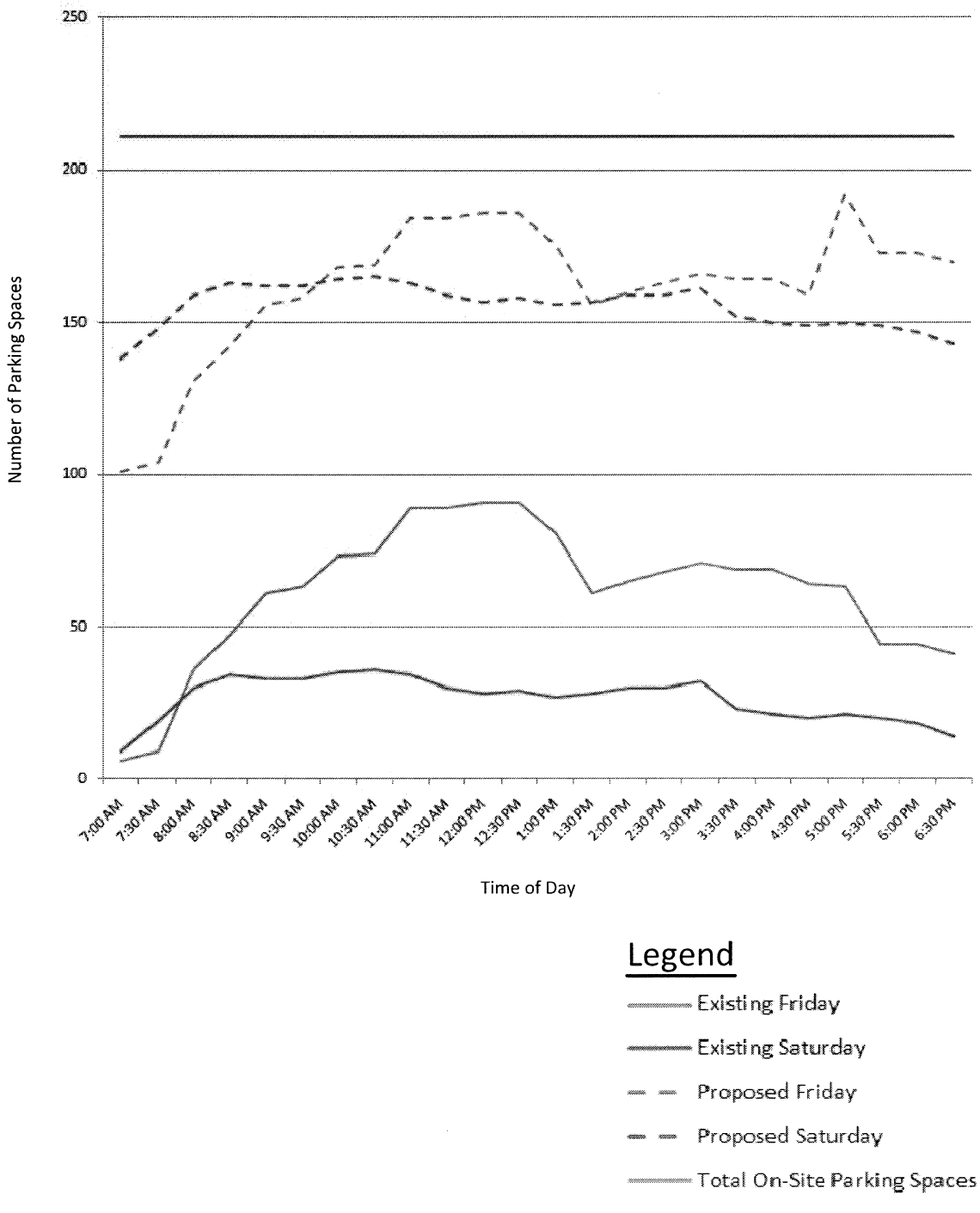
Figure 3
Parking Survey Summary Graph



4960/3

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ATTACHMENT NO. 7.12

APPENDIX A

GLOSSARY OF TRANSPORTATION TERMS

ATTACHMENT NO. 7.13

GLOSSARY OF TRANSPORTATION TERMS

COMMON ABBREVIATIONS

AC:	Acres
ADT:	Average Daily Traffic
Caltrans:	California Department of Transportation
DU:	Dwelling Unit
ICU:	Intersection Capacity Utilization
LOS:	Level of Service
TSF:	Thousand Square Feet
V/C:	Volume/Capacity
VMT:	Vehicle Miles Traveled

TERMS

AVERAGE DAILY TRAFFIC: The total volume during a year divided by the number of days in a year. Usually only weekdays are included.

BANDWIDTH: The number of seconds of green time available for through traffic in a signal progression.

BOTTLENECK: A constriction along a travelway that limits the amount of traffic that can proceed downstream from its location.

CAPACITY: The maximum number of vehicles that can be reasonably expected to pass over a given section of a lane or a roadway in a given time period.

CHANNELIZATION: The separation or regulation of conflicting traffic movements into definite paths of travel by the use of pavement markings, raised islands, or other suitable means to facilitate the safe and orderly movements of both vehicles and pedestrians.

CLEARANCE INTERVAL: Nearly same as yellow time. If there is an all red interval after the end of a yellow, then that is also added into the clearance interval.

CORDON: An imaginary line around an area across which vehicles, persons, or other items are counted (in and out).

CYCLE LENGTH: The time period in seconds required for one complete signal cycle.

CUL-DE-SAC STREET: A local street open at one end only, and with special provisions for turning around.

DAILY CAPACITY: The daily volume of traffic that will result in a volume during the peak hour equal to the capacity of the roadway.

DELAY: The time consumed while traffic is impeded in its movement by some element over which it has no control, usually expressed in seconds per vehicle.

DEMAND RESPONSIVE SIGNAL: Same as traffic-actuated signal.

DENSITY: The number of vehicles occupying in a unit length of the through traffic lanes of a roadway at any given instant. Usually expressed in vehicles per mile.

DETECTOR: A device that responds to a physical stimulus and transmits a resulting impulse to the signal controller.

DESIGN SPEED: A speed selected for purposes of design. Features of a highway, such as curvature, superelevation, and sight distance (upon which the safe operation of vehicles is dependent) are correlated to design speed.

DIRECTIONAL SPLIT: The percent of traffic in the peak direction at any point in time.

DIVERSION: The rerouting of peak hour traffic to avoid congestion.

FORCED FLOW: Opposite of free flow.

FREE FLOW: Volumes are well below capacity. Vehicles can maneuver freely and travel is unimpeded by other traffic.

GAP: Time or distance between successive vehicles in a traffic stream, rear bumper to front bumper.

HEADWAY: Time or distance spacing between successive vehicles in a traffic stream, front bumper to front bumper.

INTERCONNECTED SIGNAL SYSTEM: A number of intersections that are connected to achieve signal progression.

LEVEL OF SERVICE: A qualitative measure of a number of factors, which include speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience, and operating costs.

LOOP DETECTOR: A vehicle detector consisting of a loop of wire embedded in the roadway, energized by alternating current and producing an output circuit closure when passed over by a vehicle.

MINIMUM ACCEPTABLE GAP: Smallest time headway between successive vehicles in a traffic stream into which another vehicle is willing and able to cross or merge.

MULTI-MODAL: More than one mode; such as automobile, bus transit, rail rapid transit, and bicycle transportation modes.

OFFSET: The time interval in seconds between the beginning of green at one intersection and the beginning of green at an adjacent intersection.

PLATOON: A closely grouped component of traffic that is composed of several vehicles moving, or standing ready to move, with clear spaces ahead and behind.

ORIGIN-DESTINATION SURVEY: A survey to determine the point of origin and the point of destination for a given vehicle trip.

PASSENGER CAR EQUIVALENTS (PCE): One car is one Passenger Car Equivalent. A truck is equal to 2 or 3 Passenger Car Equivalents in that a truck requires longer to start, goes slower, and accelerates slower. Loaded trucks have a higher Passenger Car Equivalent than empty trucks.

PEAK HOUR: The 60 consecutive minutes with the highest number of vehicles.

PRETIMED SIGNAL: A type of traffic signal that directs traffic to stop and go on a predetermined time schedule without regard to traffic conditions. Also, fixed time signal.

PROGRESSION: A term used to describe the progressive movement of traffic through several signalized intersections.

SCREEN-LINE: An imaginary line or physical feature across which all trips are counted, normally to verify the validity of mathematical traffic models.

SIGNAL CYCLE: The time period in seconds required for one complete sequence of signal indications.

SIGNAL PHASE: The part of the signal cycle allocated to one or more traffic movements.

STARTING DELAY: The delay experienced in initiating the movement of queued traffic from a stop to an average running speed through a signalized intersection.

TRAFFIC-ACTUATED SIGNAL: A type of traffic signal that directs traffic to stop and go in accordance with the demands of traffic, as registered by the actuation of detectors.

TRIP: The movement of a person or vehicle from one location (origin) to another (destination). For example, from home to store to home is two trips, not one.

TRIP-END: One end of a trip at either the origin or destination; i.e. each trip has two trip-ends. A trip-end occurs when a person, object, or message is transferred to or from a vehicle.

TRIP GENERATION RATE: The quality of trips produced and/or attracted by a specific land use stated in terms of units such as per dwelling, per acre, and per 1,000 square feet of floor space.

TRUCK: A vehicle having dual tires on one or more axles, or having more than two axles.

UNBALANCED FLOW: Heavier traffic flow in one direction than the other. On a daily basis, most facilities have balanced flow. During the peak hours, flow is seldom balanced in an urban area.

VEHICLE MILES OF TRAVEL: A measure of the amount of usage of a section of highway, obtained by multiplying the average daily traffic by length of facility in miles.

~~APPENDIX B~~

~~TAPHOUSE RESTAURANT ARCHITECTURAL PLANS~~

ATTACHMENT NO. 7.18

~~APPENDIX C~~

~~CITY OF HUNTINGON BEACH PARKING CODE~~

ATTACHMENT NO. 7.19