

PC ATTACHMENT 3



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September 10, 2024

Ron Santos
Community Development Department
City of Lake Forest
100 Civic Center Dr.
Lake Forest, CA 92630

Subject: Lake Forest Pickleball Haven - Parking Analysis (LSA Project No. 20241969)

Dear Mr. Santos:

LSA is pleased to submit this parking analysis for the proposed Lake Forest Pickleball Haven (project) at 25871 Atlantic Ocean Drive in Lake Forest, California. The proposed project would convert the entire existing warehouse building (approximately 33,565 square feet (sf)) to include 14 indoor pickleball courts and 2,535 sf of office use. The overall building footprint would remain at 33,565 sf with no changes proposed to the building envelope. The project site is located in the Pacific Commercentre Planned Community, south of Bake Parkway, east of Baffin Bay Drive, west of Dimension Drive, and north of Atlantic Ocean Drive. Primary access into the facility and parking area is provided via one driveway on Atlantic Ocean Drive. Figure 1 (all figures attached) illustrates the regional and project location. Figure 2 illustrates the conceptual site plan for the project.

The purpose of this parking analysis is to identify the projected parking demand for the proposed project and determine whether adequate parking would be provided on site. Given the lack of specific parking rates for pickleball facilities in the City of Lake Forest (City) Municipal Code, the analysis references parking standards from both the City and the Institute of Transportation Engineers (ITE). Although the City's Municipal Code does not provide a specific parking rate for pickleball facilities, the analysis draws comparisons to the most comparable use being tennis courts to that of parking rates established by ITE, while considering the similarities in usage and also acknowledging the differences in the amenities provided.

EXISTING CONDITIONS/PARKING REQUIREMENTS

The existing project site at 25871 Atlantic Ocean Drive is approved for 33,565 sf of warehouse use. According to the City of Lake Forest's Municipal Code, warehouse uses require parking at a rate of 1 space per 500 sf of floor area. Based on this parking rate, the existing warehouse would require 68 parking spaces. The project site has an existing parking supply of 83 spaces.

PROPOSED PROJECT

Pickleball Haven will operate daily from 7:00 a.m. to 10:00 p.m., featuring 14 indoor courts and 2,535 sf of office space. The proposed project involves converting 31,030 sf of warehouse to indoor pickleball courts and the remaining 2,535 sf to general office use. The facility will be staffed by 3 to 5 employees per shift, and will offer court bookings, private lessons, group clinics, and a concession/merchandise stand. Access to the facility and play will require membership, with no public walk-ins allowed. The focus will be on open-play at all times for members. There may also be league play. But there will not be any site-wide tournaments conducted at this facility.

The City's Municipal Code does not provide specific parking rates for pickleball courts. The most comparable use in the Municipal Code would be Tennis Courts, as both tennis and pickleball can be played in singles or doubles formats and require similar parking spaces. According to the City's Municipal Code, Tennis Courts are required to provide three spaces per court, along with one space per 250 sf of general office use. If the City's Tennis Court parking rate were applied, a total of 53 parking spaces would be required for the land use change at 25871 Atlantic Ocean Drive. This includes 42 spaces for the 14 pickleball courts and 11 spaces for the 2,535 sf of general office use. Table A summarizes the proposed project land uses and parking requirements for the City of Lake Forest.

Table A: Lake Forest Land Use Parking Summary

Existing Land Use	Total Square Feet	Municipal Code Parking Rates	Required Spaces per Municipal Code
Warehousing	33,565	1/500	68
Total	33,565	-	68
Proposed Land Use	Total Square Feet	Municipal Code Parking Rates	Required Spaces
Office	2,535	1/250	11
14 Pickleball Courts	31,030	3 spaces for each Court ¹	42
Total	33,565	-	53

Source: LSA (2024).

¹ Application of a comparable land use from Lake Forest Municipal Code Section 9.168.070 Off-street parking requirements: Tennis Club, Commercial.

ITE PARKING GENERATION RATES

To further evaluate the parking demand for the proposed project, a comparison to the ITE Parking Generation Manual (6th Edition) was made. Using rates from the ITE Parking Generation Manual, the most comparable reference is both Land Use 490 (Tennis Court) and Land Use 491 (Raquet/ Tennis Club), which includes other uses such as handball and pickleball in its description. Land Use 490 suggests a parking rate of 3.17 spaces per court, while Land Use 491 suggests 3.93 spaces per court. It should be noted that the ITE rate for Land Use 491 may include ancillary facilities such as a sauna, spa, and or weight room. Since the proposed pickleball facility will not offer these amenities, the actual parking demand may be lower than what the ITE rate suggests for this land use category. Therefore, as shown on Table B, using the conservative ITE rate of 3.93 spaces per court, the 14 pickleball courts would require 56 spaces. When combined with the 11 spaces required for the (2,535 sf) office use, the total parking demand according to the ITE standard for the proposed project would be 67 spaces. In comparison, applying the Land Use 490 rate of 3.17 spaces per court results in a total demand of 45 spaces for the courts and 11 spaces for the office, for a combined total of 56 spaces.

Table B: ITE Land Use Parking Summary

Land Use	Rate per Court	Courts	Total Parking Spaces for Courts	Office Space ¹	Total Spaces Required
ITE Land Use 490 ¹	3.17	14	45	11	56
ITE Land Use 491 ²	3.93	14	56	11	67

Source: LSA (2024).

¹ Tennis Court

² Raquet/Tennis Club

PARKING ANALYSIS

As mentioned previously, the project site provides a total of 83 parking spaces, which exceeds the parking demand under both the City and ITE standards. Table C below provides a comparison of the parking requirements based on different rates, including the City of Lake Forest's Tennis Court parking rate, as well as the ITE's Land Use 490 and Land Use 491 rates. As on Table C, under the City's Tennis Court rate of 3 parking spaces per court, the project requires a total of 53 spaces (42 spaces for the courts and 11 spaces for the general office space), resulting in a surplus of 30 spaces, or approximately 36.1 percent. Under the more conservative ITE rate of 3.93 parking spaces per court, the total parking demand would be 67 spaces (56 spaces for the courts and 11 spaces for the general office space), leaving a surplus of 16 spaces, or about 19.3 percent.

Table C: Parking Demand Comparison

Parking Scenario	Total Spaces Required	Total Spaces Provided	Surplus Spaces	Percentage of Surplus Parking
Lake Forest Tennis Court Rate	53	83	30	36.1%
ITE Land Use 490 - Tennis Court Rate	56	83	27	33.7%
ITE Land Use 491 - Raquet/Tennis Club Rate	67	83	16	19.3%

Source: LSA (2024).

¹ (3 spaces per court + 1 per 250 sf office)

² (3.17 spaces per court + 1 per 250 sf office)

³ (4 spaces per court + 1 per 250 sf office)

OPERATIONAL ANALYSIS

The maximum number of people per court is 4 players. With 14 pickleball courts, this would be 56 players maximum at one time. Assuming every player drives a vehicle, this would require 56 parking spaces. However, pickleball is a more social sport, that attracts couples and family members. Based on this, the likelihood of carpooling to the facility is high.

The day-to-day scheduling of courts can be programmed so that the transition of players does not occur at one time. If the maximum number of players results in 56 parking spaces, and 11 spaces are provided for the office, that means that 16 parking spaces (or 4 courts) are available for the transition between players.

CONCLUSIONS

Based on the parking analysis, a parking supply of 83 spaces would more than adequately accommodate the parking demand for the proposed pickleball facility. Under the City's Tennis Court rate, which requires 53 spaces, there would be a surplus of 30 spaces, representing approximately 36.1 percent surplus parking. Using the more conservative ITE rate, which requires 67 spaces, there would still be a surplus of 16 spaces, or about 19.3 percent surplus parking. The parking supply provided on site will accommodate having four players per court (i.e., four cars parked per court with no carpools) and still have 16 spaces available for the transition of players. Therefore, the proposed project, which involves converting 31,030 sf of warehouse to 14 indoor pickleball courts and 2,535 sf to general office use, would have ample parking on site with using either the City's established Tennis Court rate or the ITE Land Use 490/491 parking rate.

If you have any questions, please call me at (949) 553-0666.

Sincerely,

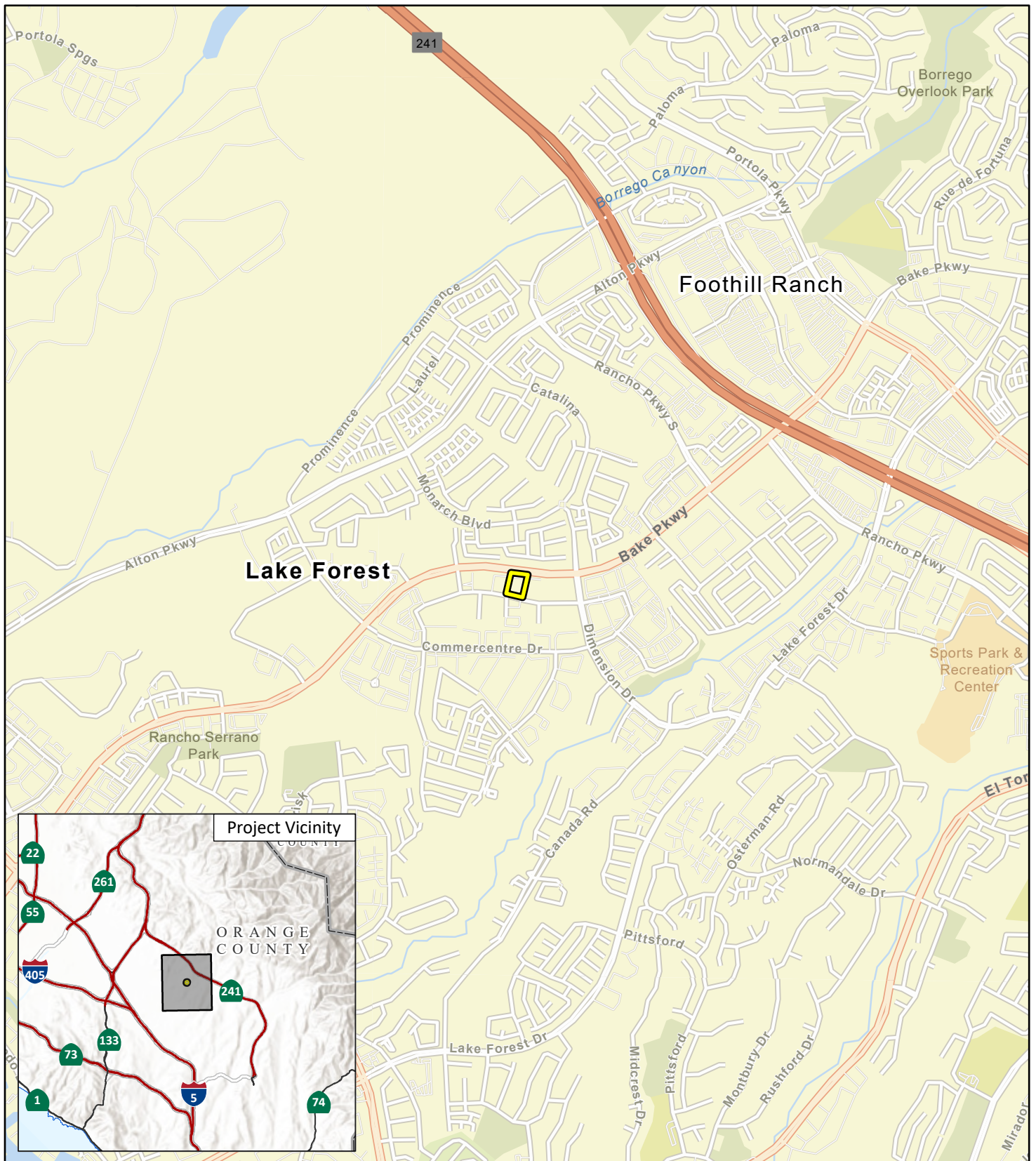
LSA Associates, Inc.



Ken Wilhelm

Principal

Attachments: Figure 1: Regional and Project Location
 Figure 2: Conceptual Site Plan



LSA


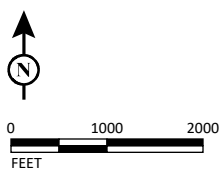
 Project Location

FIGURE 1



SOURCE: Esri Street Map 2024

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Lake Forest Pickleball Haven
Regional and Project Location

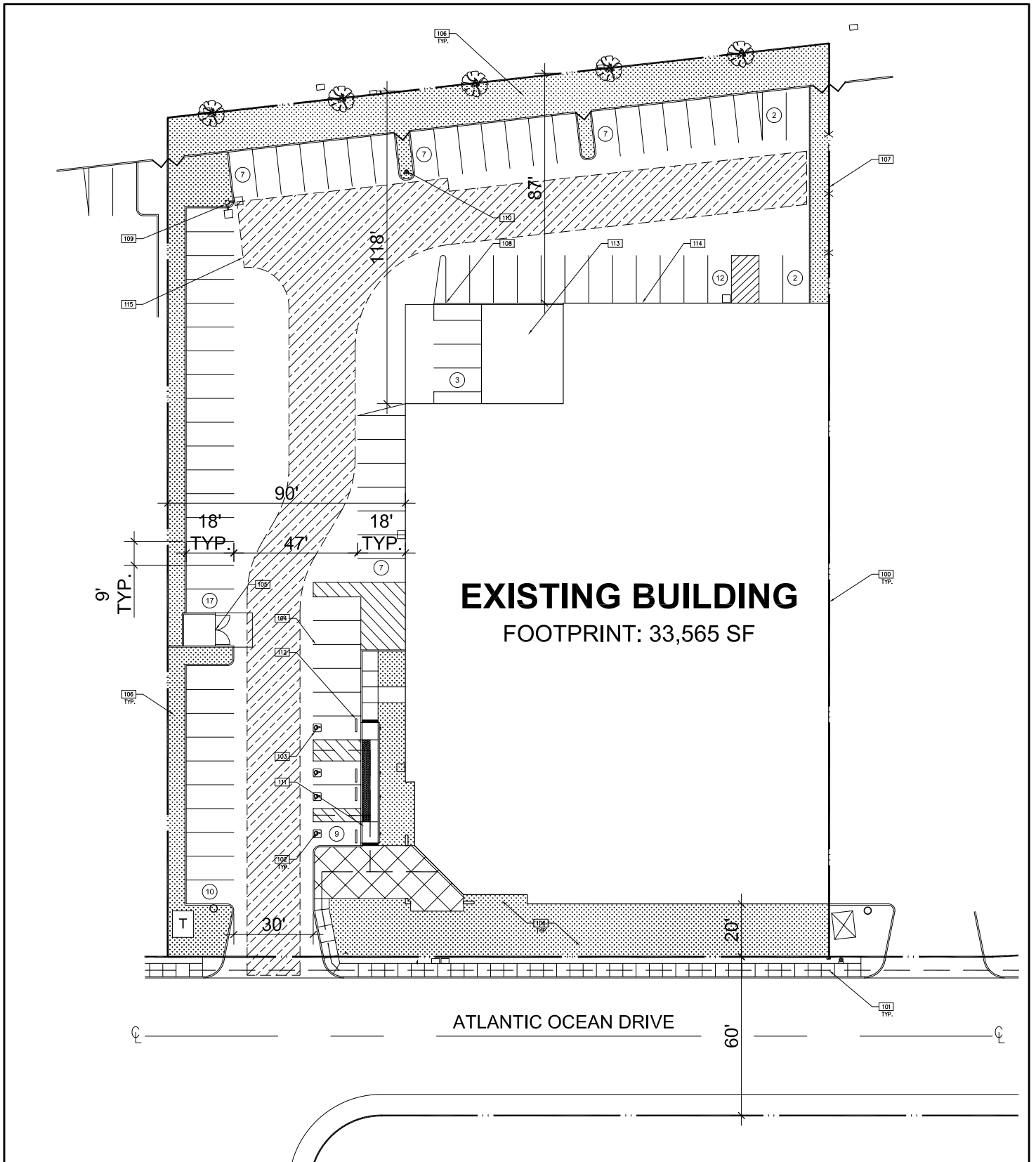


FIGURE 2

LSA



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FEET

SOURCE: Ware Malcomb

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Lake Forest Pickleball Haven
Conceptual Site Plan