

ATTACHMENT 3



June 30, 2020

Train-X Wellness Center LLC
Attn: Andrew Goldstein
21088 Bake Parkway, Suite 108
Lake Forest, CA 92630

**Re: Parking Study for Train-X Sports + Wellness
21088 Bake Parkway, Suite 108, Lake Forest**

Dear Andrew,

Per your request, we have conducted a parking study for proposed wellness center. The purpose of this study is to demonstrate whether sufficient parking is provided. This letter presents our methodology, finding, and recommendation in regards to the sufficiency of parking.

PROJECT INFORMATION

Train-X Sports + Wellness is a proposed instructional facility of sports and wellness training (3,200 square feet) at 21088 Bake Parkway, Suite 108, in the City of Lake Forest. The hours of operation are 6 am to 7 pm Monday thru Thursday, 6 am to 4 pm Friday, and 6 am to 1 pm Saturday. The facility will schedule classes of small group training with a maximum of eight (8) members. The facility expects up to four (4) staff in the premise at any time, including trainers, chiropractic doctors, and receptionists. All classes require reservation in advance with no walk-in availability. Class schedule will be staggered to provide gaps of 10 to 15 minutes in order to ensure orderly transition and prevent spiked parking demand between classes.

The subject facility is situated in Lake Forest's Spectrum Centre Business Park, a large complex of 16 multi-purpose buildings, as shown in **Exhibit 1**. Parking spaces within the business complex are shared by all tenants and their customers.

K2 Traffic Engineering, Inc.

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PARKING CALCULATION

The proposed facility provides a classroom of small group training with a maximum of eight (8) students on reservation basis and no walk-ins are allowed. Parking requirement for such specific use has not been defined in Lake Forest Municipal Codes. The study conducted a research of comparable parking standards of other cities and the results are shown in **Table 1**.

Table 1. Comparable Parking Standards

City	Land Use	Parking Requirement
Mission Viejo	Art/Dance Studio	1 space per employee plus 1 space per 2 students
Tustin	Studios for dance, art, martial arts, one-on-one personal fitness; Tutoring facilities	1 space for each instructor plus 1 space for each 3 students present at any one time

As a conservative approach, the study recommends the stricter parking ratio of one space per employee plus one space per two (2) students of comparable parking requirements. With up to four (4) staff and eight (8) students at any time, the project would require eight (8) parking spaces.

The business park was originally approved for three (3) parking spaces per 1,000 sq. ft. of gross floor area. The parking allotment is 10 stalls for the subject unit of 3,200 square feet. Project's parking surplus is two (2) spaces, compared to the original parking allotment. The effective proposed parking ratio is 10 spaces for 12 people, equivalent to 0.83 spaces per person.

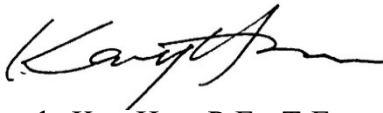
Table 2. Parking Calculation

Use	Parking Calculation	Quantity	Parking Spaces
Original Allotment	3 spaces per 1,000 sq. ft.	3,200 sq.ft.	10
Train-X Sports + Wellness	1 space for each staff plus 1 space per 2 students	4 staffs & 8 students	8
Parking Redundancy			2

As shown in **Table 2**, the project has a parking redundancy of two (2) parking spaces. The proposed usage is expected to generate fewer parking demand than its original allotment. Provided that staggering schedule with gaps of 10 to 15 minute gaps to ensure orderly transition and prevent spiked parking demand between classes, sufficient parking has been provided in Spectrum Centre Business Park to accommodate project's parking demand and no parking overflow is anticipated.

Regards,

K2 Traffic Engineering, Inc.



Jende Kay Hsu, P.E., T.E.
California Licensed TR2285



	(3)	Mobile home parks	2 covered spaces within an enclosed garage and 1 uncovered guest space for each unit
	(4)	Residential day care	2 spaces in addition to those required for primary residence
	(5)	Second dwelling	1 parking space per unit or per bedroom, whichever is greater
(b)	<i>Commercial uses:</i>		
	(1)	Arcade	1 space for each 200 sf. of gfa.
	(2)	Art/dance studio	1 space per employee, plus 1 space per 2 students
	(3)	Automobile/vehicle related:	
		Automobile service stations	See <u>section 9.11.020(c)(8)</u> (Specific Parking Plan)
		Automobile washing	2.5 spaces per washing stall
		Lube-n-tune	1 space per bay, plus 1 space for each employee, plus adequate queuing lanes
		Multitenant auto-related facilities	1 space for each 200 sf. of gfa., plus 1 space for each employee
		Vehicle repair/garage	5 spaces plus 1 space for each 200 sf. of gfa.

Pool and billiard rooms	2 spaces for each table, plus 1 space for each 250 sq. ft. of indoor gross floor area excepting the pool and billiard area, plus as required for ancillary uses
Skating rinks	1 space for each 150 sq. ft. of gross floor area, plus 1 space for each 250 sq. ft. of indoor gross floor area excepting the skating rink area, plus as required for ancillary uses
Libraries, museums, art galleries	1 space for each 300 sq. ft. of gross floor area
Performance theaters, meeting halls and membership organizations	1 space for each 3 fixed seats; or if no fixed seats are provided, 1 space for every 35 sq. ft. of gross assembly or viewing area
Places of assembly not specified elsewhere	1 space for each 3 fixed seats; or if no fixed seats are provided, 1 space for every 35 sq. ft. of gross assembly area, classrooms, meeting rooms, etc., based on the most intense simultaneous use
Schools (Private) Elementary and Middle	2 spaces per classroom, plus adequate drop-off/loading area as approved by the Community Development Director
Schools (Private) High Schools	1 space per 3 students, plus adequate drop-off/loading area as approved by the Community Development Director
Colleges/Universities (excluding related residential uses)	1 space per 3 students
Studios for dance, art, martial arts, one-on-one personal fitness; Tutoring facilities	1 space for each instructor plus 1 space for each 3 students present at any one time