# PRPOPOSED 620 WEST ELK AVENUE SELF STORAGE FACILITY
# PARKING ANALYSIS
# City of Glendale, California

**Prepared for:**

TROJAN STORAGE
1732 Aviation Boulevard, Suite 217
Redondo Beach, CA 90278

**Prepared by:**

RK ENGINEERING GROUP, INC.
4000 Westerly Place, Suite 280
Newport Beach, CA 92660

**Alex Tabrizi, PE, TE**


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# List of Attachments

## Exhibits



## Tables

# 1.0 Introduction

## 1.1 Purpose of Report & Study Objectives

The purpose of this parking study is to determine the number of parking spaces required to adequately serve the proposed 620 West Elk Avenue Self Storage Facility.

The project site is located east of the Interstate 5 (I-5) Freeway and south of Colorado Boulevard at 620 West Elk Avenue in the City of Glendale. The site is bound by West Elk Avenue to the north and Vine Avenue to the south.

The proposed project consists of displacing the existing printing business and land use with 214,745 square feet of self-storage containing approximately 1,600 storage units.

The City of Glendale Municipal Code only has guidelines on parking requirements for either general industrial use, research and development, or warehouse and wholesale.

Warehouse and industrial land uses are generally referred to uses and buildings where raw materials or manufactured goods maybe stored before export or distribution for sale. This broad definition and categorization includes uses with generally massive space and large trucking operations and relatively intense traffic and parking activities throughout a typical day.

Hence, warehouse and industrial use category is not an accurate representation of the operations for self-storage uses which generally has a much less intense level of operations and activities throughout a typical day.

Since the City of Glendale does not have specific guidelines to determine the number for parking spaces for self-storage use, this study will determine the parking required to adequately serve the prosed project based on parking demand guidelines specifically set for self-storage use.

The study estimates the parking demand for the proposed project based on the following sources:

- City of Glendale's general warehouse use per the Municipal Code;
- Other Cities' Municipal Codes which have guidelines and requirement specific to self-storage use;

- *Institute of Transportation Engineers (ITE) Parking Generation (4th Edition)* parking requirements for mini-warehouse (self-storage) land use; and

- Parking required per similar existing self-storage sites.

The study then determines if the number of parking spaces planned to be provided by the proposed project are adequate to serve the proposed use.

## 1.2 Site Location & Project Description

The project site is located east of the Interstate 5 (I-5) Freeway and south of Colorado Boulevard at 620 West Elk Avenue in the City of Glendale. The site is bound by West Elk Avenue to the north and Vine Avenue to the south.

The proposed project consists of displacing the existing printing business and land use with 214,745 square feet of self-storage mini warehouse containing approximately 1,600 storage units.

The proposed project is planned to provide a total of forty (40) parking spaces consisting of thirty (30) standard parking spaces and ten (10) loading spaces.

Access for the proposed project is planned via one unsignalized driveway on West Elk Avenue and one unsignalized driveway on Vine Street.

Exhibit A shows the site location. Exhibit B shows the project site plan.

Exhibit A
# Location Map


N

**Legend:**

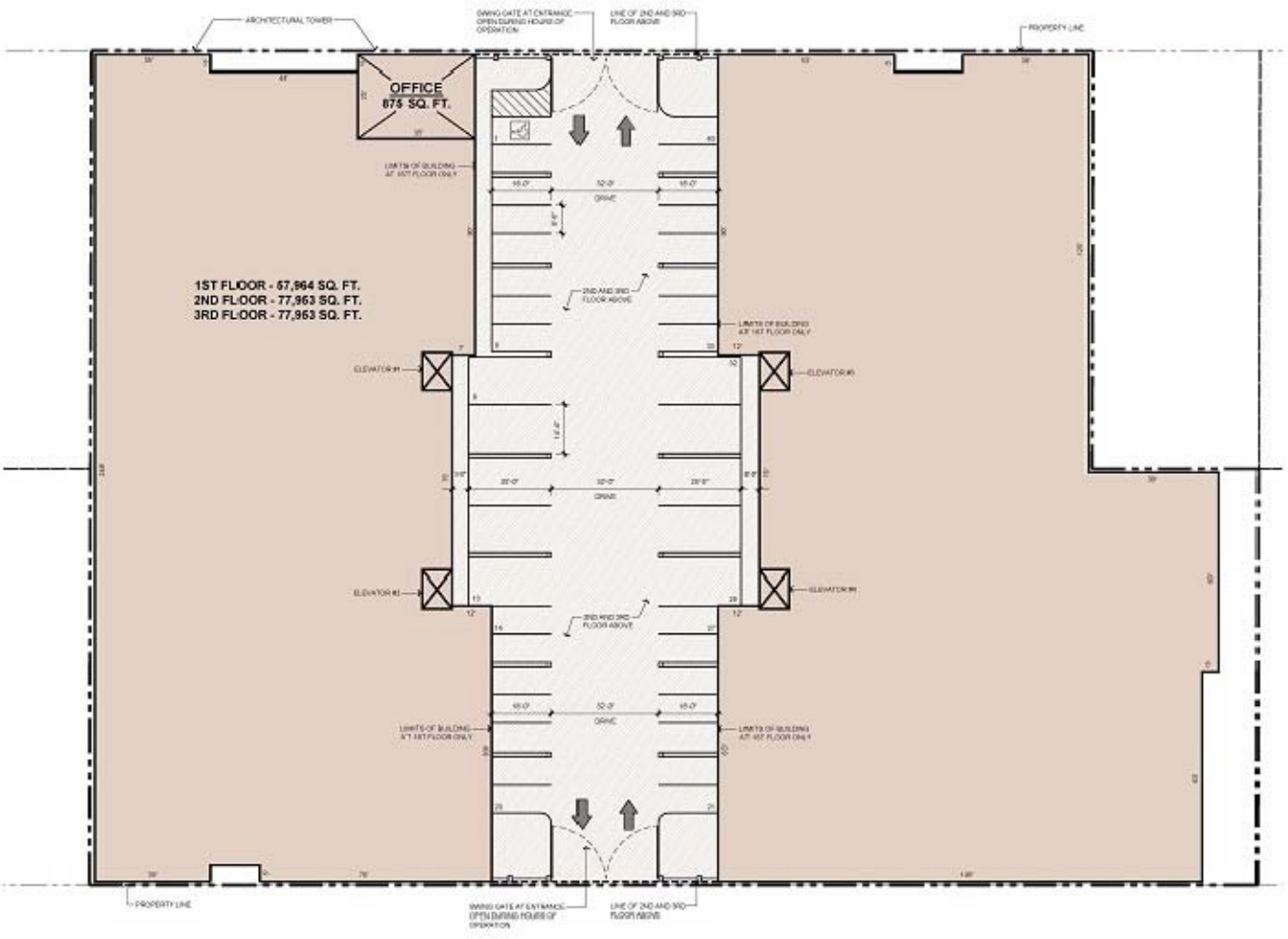
✳ = Project Site



RK engineering group, inc.

Exhibit B

# Site Plan

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# 2.0 Parking Required Per City of Glendale Municipal Code

The City of Glendale does not have specific guidelines to determine the number for parking spaces for self-storage use. Instead, the City of Glendale Municipal Code only has guidelines on parking requirements for either general industrial use, research and development, or warehouse and wholesale.

Table 2-1 shows the parking required for the proposed project per the City of Glendale's Municipal Code based on the general warehouse land use category.

**Table 2-1**
**Proposed Project**
**Parking Required per the City Glendale of Municipal Code**

| Land Use | Size | | Parking Requirement | Number of Parking Spaces Required | Parking Spaces Provided | Adequate Parking Spaces Provided? |
|---|---|---|---|---|---|---|
| | Gross Square Feet | Storage Units | | | | |
| Self-Storage | 214,745 | 1,600 | *Warehouse & Wholesaling:* One (1) space per one thousand (1,000) square feet of floor area [1] | 215 | 40 | No |

**Notes:**

1 = Per the City of Glendale Municipal Code Section 30.32.050, Table 30-32-D.

As shown in Table 2-1, based on the City of Glendale's Municipal Code, using the Warehouse and Wholesaling land use category, the proposed project requires 215 parking spaces.

As also shown in Table 2-1, since the proposed project is planned to provide 40 parking spaces, based on the City of Glendale's Municipal Code, using the Warehouse and Wholesaling land use category, the 40 parking spaces are not adequate to serve the proposed project.

However, warehouse and industrial land uses are generally referred to uses and buildings where raw materials or manufactured goods maybe stored before export or distribution for sale. This broad definition and categorization includes uses with generally massive space and large trucking operations and relatively intense traffic and parking activities throughout a typical day. Hence, warehouse and industrial use category is not an accurate representation of the operations for self-storage uses which generally has a much less intense level of operations and activities throughout a typical day.

# 3.0 Parking Required Per Other Cities' Municipal Codes

Unlike the City of Glendale, there are some jurisdictions which have parking guidelines and requirements in their Municipal Code specifically for self-storage use.

The following Cities have parking requirements specific to self-storage use:

- City of Long Beach;
- City of Pomona; and
- City of Temecula.

Table 3-1 shows the parking required for the proposed project per the City of Long Beach, City of Pomona, and City of Temecula Municipal Code based on the self-storage land use category.

**Table 3-1**
**Proposed Project**
**Parking Required per the Municipal Code of Other Cities for Self-Storage Use**

| Land Use | Size | | Parking Requirement | Number of Parking Spaces Required | Parking Spaces Provided | Adequate Parking Spaces Provided? |
|---|---|---|---|---|---|---|
| | Gross Square Feet | Storage Units | | | | |
| ***City of Long Beach:*** | | | | | | |
| Self-storage | 214,745 | 1,600 | *Mini-Warehouse (Personal Storage):* 3 spaces plus 1 per 100 units [1] | 19 | 40 | Yes |
| ***City of Pomona:*** | | | | | | |
| Self-Storage | 214,745 | 1,600 | *Self-Storage Facilities:* The off-street parking requirement shall be a minimum of eight parking spaces and shall be located in close proximity to the rental office. The parking requirement for the residential manager's/caretaker's unit shall be two spaces. [2] | 8 | 40 | Yes |
| ***City of Temecula:*** | | | | | | |
| Self-Storage | 214,745 | 1,600 | *Self-Storage/Mini-Storage Warehouse Facilities:* 1 space for every 200 storage units (a minimum of 4 spaces including the disabled space), and 2 covered parking spaces if a manager's residential unit is provided. [3] | 8 | 40 | Yes |

**Notes:**

1 = Per the City of Long Beach Municipal Code Section 21.41.216, Table 41-1C.

2 = Per the City of Pomona Municipal Code Section .5809-12.

3 = Per the City of Temecula Municipal Code Section 17.24.040, Table 17.24.040.

As shown in Table 3-1:

- Based on the City of Long Beach Municipal Code, using the Mini-Warehouse (Personal Storage) land use category, the proposed project requires 19 parking spaces.

- Based on the City of Pomona Municipal Code, using the Self-Storage Facilities land use category, the proposed project requires 8 parking spaces.

- Based on the City of Temecula Municipal Code, using the Self-Storage/Mini-Warehouse Facilities land use category, the proposed project requires 8 parking spaces.

As also shown in Table 3-11, since the proposed project is planned to provide 40 parking spaces, based on the three Cities Municipal Code (Long Beach, Pomona, and Temecula), using the more specific parking requirement for self-storage land use, the proposed project is planned to provide more than adequate parking spaces to accommodate the proposed land use.

# 4.0 Parking Required Per ITE

The *Institute of Transportation Engineers (ITE) Parking Generation (4th Edition)* provides parking requirements for mini-warehouse (self-storage) use.

Based on ITE Parking Generation:

*"Mini-warehouses are buildings in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as "self-storage" facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access points."*

Average parking demand is as follows based on study of existing sites conducted by ITE:

- Weekday Conditions: 0.14 vehicles per 1,000 square feet of gross floor area, or 1.34 vehicles per each 100 storage units.

- Saturday Conditions: 0.11 vehicles per 1,000 square feet of gross floor area.

Table 4-1 shows the parking required for the proposed project per the *Institute of Transportation Engineers (ITE) Parking Generation (4th Edition)* based on the Mini-warehouse land use category.

**Table 4-1**
**Proposed Project**
**Parking Required per ITE**

| Land Use | Size | | Parking Requirement | Number of Parking Spaces Required | Parking Spaces Provided | Adequate Parking Spaces Provided? |
|---|---|---|---|---|---|---|
| | Gross Square Feet | Storage Units | | | | |
| ***Weekday Conditions:*** | | | | | | |
| Self-Storage | 214,745 | 1,600 | *Mini-Warehouse:* 0.14 vehicles per 1,000 square feet of gross floor area, or 1.34 vehicles per each 100 storage units. | 31 | 40 | Yes |
| ***Saturday Conditions:*** | | | | | | |
| Self-Storage | 214,745 | 1,600 | *Mini-Warehouse:* 0.11 vehicles per 1,000 square feet of gross floor area. | 24 | 40 | Yes |

As shown in Table 4-1, based on the *ITE Parking Generation*, using the Mini-Warehouse land use category, the proposed project requires 31 parking spaces for weekday conditions and 24 spaces for Saturday conditions.

As also shown in Table 4-1, since the proposed project is planned to provide 40 parking spaces, based on the *ITE Parking Generation*, using the Mini-Warehouse land use category, the proposed project is planned to provide more than adequate parking spaces to accommodate the proposed land use.

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# 5.0 Parking Required Per Similar Existing Sites

Table 5-1 summarizes the characteristics of other existing similar self-storage sites and their provided parking capacity.

**Table 5-1**
**Parking Provided for Similar Existing Sites**

| Land Use | Size (Gross Square Feet) | Location | Parking Spaces Provided | Parking Ratio (Spaces per 1,000 Square Feet) |
|---|---|---|---|---|
| Self-Storage | 118,451 | 4800 San Fernando Road, Glendale, CA | 9 | 0.08 |
| Self-Storage | 114,966 | 13241 Jeffrey Road, Irvine, CA | 16 | 0.14 |
| Self-Storage | 75,754 | 9890 Pacific Heights Boulevard, San Diego, CA | 9 | 0.12 |
| Self-Storage | 79,068 | 1618 Bladenburg Road NE, Washington, D.C | 10 | 0.13 |

As shown in Table 5-1, based on four (4) similar existing self-storage sites, the parking ratio for the provided parking versus the gross floor area is between 0.08 to 0.14 spaces per each 1,000 square feet of gross floor area.

Table 5-2 summarizes the parking required for the proposed project conservatively utilizing the highest parking to floor area ratio (0.14) from the similar existing sites.

**Table 5-2**
**Proposed Project**
**Parking Required Per Existing Similar Sites**

| Land Use | Size | | Parking Requirement | Number of Parking Spaces Required | Parking Spaces Provided | Adequate Parking Spaces Provided? |
|---|---|---|---|---|---|---|
| | Gross Square Feet | Storage Units | | | | |
| Self-Storage | 214,745 | 1,600 | 0.14 vehicles per 1,000 square feet of gross floor area. | 31 | 40 | Yes |

As shown in Table 5-2, conservatively utilizing the highest parking ratio of 0.14 spaces per each 1,000 square feet of gross floor area from the four (4) similar existing sites, the proposed project requires 31 parking spaces.

As also shown in Table 5-2, since the proposed project is planned to provide 40 parking spaces, based on the highest parking ratio of 0.14 spaces per each 1,000 square feet of gross floor area from the four (4) similar existing sites, the proposed project is planned to provide more than adequate parking spaces to accommodate the proposed land use.

# 6.0 Findings & Conclusions

The purpose of this parking study is to determine the number of parking spaces required to adequately serve the proposed 620 West Elk Avenue Self-Storage Facility.

The project site is located east of the Interstate 5 (I-5) Freeway and south of Colorado Boulevard at 620 West Elk Avenue in the City of Glendale. The site is bound by West Elk Avenue to the north and Vine Avenue to the south.

The proposed project consists of displacing the existing printing business and land use with 214,745 square feet of self-storage containing approximately 1,600 storage units.

The proposed project is planned to provide a total of forty (40) parking spaces consisting of thirty (30) standard parking spaces and ten (10) loading spaces.

Access for the proposed project is planned via one unsignalized driveway on West Elk Avenue and one unsignalized driveway on Vine Street.

The City of Glendale Municipal Code only has guidelines on parking requirements for either general industrial use, research and development, or warehouse and wholesale.

Warehouse and industrial land uses are generally referred to uses and buildings where raw materials or manufactured goods maybe stored before export or distribution for sale. This broad definition and categorization includes uses with generally massive space and large trucking operations and relatively intense traffic and parking activities throughout a typical day.

Hence, warehouse and industrial use category is not an accurate representation of the operations for self-storage uses which generally has a much less intense level of operations and activities throughout a typical day.

Since the City of Glendale does not have specific guidelines to determine the number for parking spaces for self-storage use, this study will determine the parking required to adequately serve the prosed project based on parking demand guidelines specifically set for self-storage use.

The study estimates the parking demand for the proposed project based on the following sources:

- City of Glendale's general warehouse use per the Municipal Code;
- Other Cities' Municipal Codes which have guidelines and requirement specific to self-storage use;
- *Institute of Transportation Engineers (ITE) Parking Generation (4th Edition)* parking requirements for mini-warehouse (self-storage) land use; and
- Parking required per similar existing self-storage sites.

The study then determines if the number of parking spaces planned to be provided by the proposed project are adequate to serve the proposed use.

## ***Parking Required Per City of Glendale Municipal Code***

Based on the City of Glendale's Municipal Code, using the Warehouse and Wholesaling land use category, the proposed project requires 215 parking spaces.

Since the proposed project is planned to provide 40 parking spaces, based on the City of Glendale's Municipal Code, using the Warehouse and Wholesaling land use category, the 40 parking spaces are not adequate to serve the proposed project.

However, warehouse and industrial land uses are generally referred to uses and buildings where raw materials or manufactured goods maybe stored before export or distribution for sale. This broad definition and categorization includes uses with generally massive space and large trucking operations and relatively intense traffic and parking activities throughout a typical day. Hence, warehouse and industrial use category is not an accurate representation of the operations for self-storage uses which generally has a much less intense level of operations and activities throughout a typical day.

## ***Parking Required Per Other Cities' Municipal Codes***

Based on the City of Long Beach Municipal Code, using the Mini-Warehouse (Personal Storage) land use category, the proposed project requires 19 parking spaces.

Based on the City of Pomona Municipal Code, using the Self-Storage Facilities land use category, the proposed project requires 8 parking spaces.

Based on the City of Temecula Municipal Code, using the Self-Storage/Mini-Warehouse Facilities land use category, the proposed project requires 8 parking spaces.

Since the proposed project is planned to provide 40 parking spaces, based on the three Cities Municipal Code (Long Beach, Pomona, and Temecula), using the more specific parking requirement for self-storage land use, the proposed project is planned to provide more than adequate parking spaces to accommodate the proposed land use.

***Parking Required Per ITE***

Based on the *ITE Parking Generation*, using the Mini-Warehouse land use category, the proposed project requires 31 parking spaces for weekday conditions and 24 spaces for Saturday conditions.

Since the proposed project is planned to provide 40 parking spaces, based on the *ITE Parking Generation*, using the Mini-Warehouse land use category, the proposed project is planned to provide more than adequate parking spaces to accommodate the proposed land use.

***Parking Required Per Similar Existing Sites***

Based on four (4) similar existing self-storage sites, the parking ratio for the provided parking versus the gross floor area is between 0.08 to 0.14 spaces per each 1,000 square feet of gross floor area.

Conservatively utilizing the highest parking ratio of 0.14 spaces per each 1,000 square feet of gross floor area from the four (4) similar existing sites, the proposed project requires 31 parking spaces.

Since the proposed project is planned to provide 40 parking spaces, based on the highest parking ratio of 0.14 spaces per each 1,000 square feet of gross floor area from the four (4) similar existing sites, the proposed project is planned to provide more than adequate parking spaces to accommodate the proposed land use.

***Conclusions***

Based on the City of Glendale's Municipal Code, using the Warehouse and Wholesaling land use category, the 40 parking spaces are not adequate to serve the proposed project.

However, warehouse and industrial land uses are generally referred to uses and buildings where raw materials or manufactured goods maybe stored before export or distribution for sale. This broad definition and categorization includes uses with generally massive space and large trucking operations and relatively intense traffic and parking activities throughout a typical day. Hence, warehouse and industrial use category is not an accurate representation of the operations for self-storage uses which generally has a much less intense level of operations and activities throughout a typical day.

***Utilizing various other parking demand guidelines and data specifically developed for self-storage use, the proposed project is forecast to require between eight (8) and 31 parking spaces. Hence, the 40 parking spaces planned to be provided by the proposed project are forecast to be more than adequate to accommodate the proposed land use.***