



ALIQUOT

April 30, 2018

Minal Jeswani
Redwood City, CA
Via e-mail: mjeswanipartners@gmail.com

Subject: Draft Parking Impact Analysis for 2181 Doolittle Drive in San Leandro

Dear Minal:

We understand that you are proposing a parking exemption for the proposed development of a 3,700 square feet retail space at 2181 Doolittle Drive (Project) in San Leandro (see Google Maps photos below). This letter summarizes the expected parking demand for the Project.



Photo 1: Current lot on Doolittle Drive



Photo 2: Current lot on Marina Boulevard

Existing Parking Conditions

On Thursday, April 19, 2018, parking occupancy data was collected at 30-minute intervals (between 12:00 p.m. and 3:00 p.m.) for marked and unmarked spaces in the following area near the Project:

- Street parking on:
 - Doolittle from Sitka to Barrow
 - Barrow from Doolittle to Nome
 - Marina from Doolittle to Nome



- Lot 1 (Corner of Doolittle and Barrow)
- Lot 2 (Corner of Doolittle and Marina)

Parking Inventory and Occupancy

Table 3 summarizes the location of the 129 public on-street parking spaces in the area. Photo 3 shows the on-street spaces and Lot 1 (with 24 spaces) and Lot 2 (with 8 spaces) at 2181 Doolittle Drive. Numbers on the map represent the spaces available and occupancy over a 3-hour average (noon-3 p.m. on 4/19/18).

Table 3: Inventory of On-Street & Lot Parking Spaces

Block face (Street: Between)	Space Type	Inventory
Doolittle: Sitka-Barrow (Eastside or ES)	Unmarked*	25
Doolittle: Sitka-Barrow (Westside or WS)	Unmarked*	23
Doolittle: Barrow-Marina (ES)	Unmarked*	7
Doolittle: Barrow-Marina (WS)	Unmarked	0
Barrow: Doolittle-Juneau (Northside or NS)	Unmarked	7
Barrow: Doolittle-Juneau (Southside or SS)	Unmarked	7
Barrow: Juneau-Fairbanks (NS)	Unmarked	7
Barrow: Juneau-Fairbanks (SS)	Unmarked	8
Barrow: Fairbanks-Nome (NS)	Unmarked	7
Barrow: Fairbanks-Nome (SS)	Unmarked	7
Marina: Doolittle-Nome (NS)	Unmarked	12
Marina: Doolittle-Nome (SS)	Unmarked**	17
Marina: Doolittle-Nome (SS)	Green***	2
Lots		
Lot 1 (Corner of Doolittle and Barrow)	Unmarked	23
	Handicap	1
Lot 2 (Corner of Doolittle and Marina)	Unmarked	8
Total Spaces		161

Notes: *= No Truck Parking 6:00P-6:00A.

**=Street Sweeping 4th Wednesday 8:00A-12:00P

***=Street Sweeping 1st Tuesday 8:00A-12:00P



Photo 3: Key = Spaces available, 3-hour average occupancy

The parking survey (see Exhibit A for details) indicates that the peak occupancy occurred at 12:00 p.m., with the following results:

- Nearby streets [44 of 129 (or 34%) parking spaces occupied]
- Lot 1 (18 of 24 or 75%)
- Lot 2 (3 of 8 or 38%). Per your 4/30/18 email, only one of the vehicles belong to an employee.
- Total for Streets and Lots (65 out of 161 or 40%).

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Tables 4 and 5 summarize the parking occupancy percentage for the 24 spaces in Lot 1 and 8 spaces in Lot 2, respectively.

Table 4: Parking Occupancy at Lot 1 (Doolittle & Barrow) on Thursday, 4/19/18

Time	12:00p	12:30p	1:00p	1:30p	2:00p	2:30p	3:00p
Occupied Spaces	18	14	12	8	7	4	2
Percent Occupied	75%	58%	50%	33%	29%	17%	8%

Table 5: Parking Occupancy at Lot 2 (Doolittle & Marina) on Thursday, 4/19/18

Time	12:00p	12:30p	1:00p	1:30p	2:00p	2:30p	3:00p
Occupied Spaces	3	3	3	4	4	4	4
Percent Occupied	38%	38%	38%	50%	50%	50%	50%

Parking Duration in Lots 1 and 2

During the parking occupancy survey, parking duration data was also collected in Lots 1 and 2 by recording the three digits of the vehicle license plate in 30 minutes interval. Table 6 summarizes how long the 30 surveyed vehicles were parked in Lot 1. The results indicate that almost two-thirds of the vehicles in Lot 1 were parked for less than one hour and are therefore probably customers.

Table 6: Parking Duration at Lot 1 (Doolittle & Barrow) on Thu, 4/19/18, Noon-3:00p

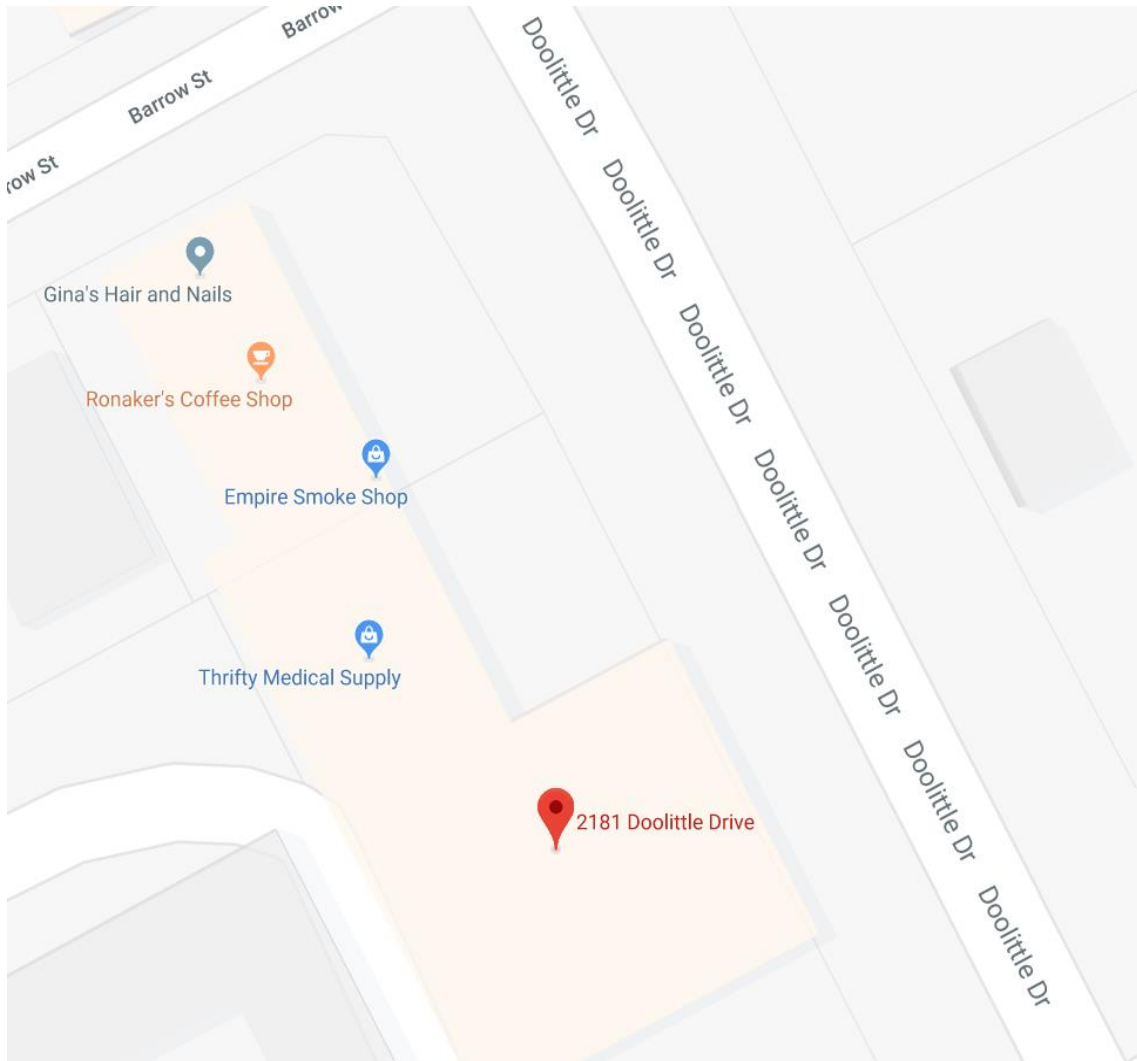
Approximate Duration	0.50 hour	0.75 hour	Min. 1 hour	Minimum 1.5 hours	Min. 2 hours	Minimum 2.5 hours	Min. 3 hours
Number of Vehicles	17	6	2	1	1	1	2
Percent of Total	57%	6%	7%	3%	3%	3%	7%

Min.=Minimum

On the other hand, three out of the four vehicles in Lot 2 was parked there for at least three hours (recorded every interval between noon and 3:00 p.m. The fourth vehicle was recorded at 1:30 p.m. and recorded the next three intervals leading up to 3:00 p.m. Vehicles parked for a long duration (i.e., minimum of three hours) typically belong to employees of nearby businesses. Our understanding is that Lots 1 and 2 are for the following businesses (see Google Map below):

- Thrifty Medical Supply [3,150 square feet (SF), Monday-Friday, 10 a.m.-5 p.m.]
- Empire Smoke Shop (432 SF, Monday-Friday, 10 a.m.-9 p.m.)
- Ronaker's Coffee Shop (1,287 SF, Monday-Friday, 5:30 a.m.-3 p.m.)
- Gina's Hair and Nails (406 SF, Monday-Friday, 10 a.m.-7 p.m.)

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Expected Parking Demand

The total square footage for the four existing businesses at the Project site is approximately 5,275 SF (=3,150+432+1,287+406). With a total of 19 vehicles (associated with 2181 Doolittle) parked in Lots 1 and 2 during the peak occupancy survey time (i.e., noon on 4/19/18), the peak parking demand for the Project is estimated to be 3.6 spaces (=19/5.275 KSF) per thousand square feet. Applying this rate to the Project results in a peak parking demand of 13 spaces (=3.6 spaces/KSF x 3.7 KSF) for the proposed 3,700 SF retail development.

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Conclusions

Based on the above analysis, the expected total peak parking demand at 2181 Doolittle Drive is 32 spaces (=19 spaces occupied at noon of 4/19/18 + 13 Project demand spaces). For Retail Sales (General), the San Leandro Zoning Code requires:

1 space per 200 sq. ft. for the first 5,000 sq. ft.; 1 space per 250 sq. ft. for the area over 5,000 sq. ft.

Applying these rates to 8,975 SF (=5,275 SF Existing + 3,700 SF Project) of Retail Sales results in the following parking requirement:

- 25 spaces (=1 space/200 SF x 5,000 SF)
- 16 spaces (=1 space/250 SF x 3,975 SF)
- 41 spaces (=25+16) required for 8,975 SF of Retail Sales.

Our understanding is that you propose to provide 34 parking spaces at 2181 Doolittle Drive. Since the expected peak parking demand is 32 spaces, we expect that there would be adequate on-site parking for both employees and customers the great majority of the time. Should an approaching customer find that the lot is full, the natural tendency is to look for nearby free public on-street parking. The results of the 4/19/18 parking occupancy survey indicate that there was plenty of on-street parking available on Doolittle Drive and Marina Boulevard (adjacent to the Project) between noon and 3:00 p.m.

Thank you for the opportunity to provide this analysis. Please contact me with your questions and/or comments.

Sincerely,

Gordon Lum, PE

Enclosures: Exhibit A-Parking Occupancy Data
Exhibit B-Parking Duration Data

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EXHIBIT A: 2181 Doolittle Parking Occupancy Data

Street: Between	Space Type	Inventory	12:00:00 PM	12:30:00 PM	1:00:00 PM	1:30:00 PM	2:00:00 PM	2:30:00 PM	3:00:00 PM	Average Occupancy	Additional Restrictions
NORTH/SOUTH STREETS											
Doolittle: Sitka-Barrow (ES)	Unmarked	25	10	14	14	14	14	13	12	52%	No Truck Parking 6:00P-6:00A
Doolittle: Sitka-Barrow (WS)	Unmarked	23	7	7	7	7	6	9	12	34%	No Truck Parking 6:00P-6:00A
Doolittle: Barrow-Marina (ES)	Unmarked	7	0	0	0	0	0	0	0	0%	No Truck Parking 6:00P-6:00A
Doolittle: Barrow-Marina (WS)	Unmarked	0	0	0	0	0	0	0	0	N/A	N/A
EAST/WEST STREETS											
Barrow: Doolittle-Juneau (NS)	Unmarked	7	4	4	4	4	4	4	2	53%	N/A
Barrow: Doolittle-Juneau (SS)	Unmarked	7	3	2	2	2	2	2	2	31%	N/A
Barrow: Juneau-Fairbanks (NS)	Unmarked	7	6	6	6	6	6	5	5	82%	N/A
Barrow: Juneau-Fairbanks (SS)	Unmarked	8	2	2	1	1	1	1	3	20%	N/A
Barrow: Fairbanks-Nome (NS)	Unmarked	7	1	0	0	0	0	0	0	2%	N/A
Barrow: Fairbanks-Nome (SS)	Unmarked	7	1	2	2	1	1	1	1	18%	N/A
Marina: Doolittle-Nome (NS)	Unmarked	12	2	2	4	4	4	5	5	52%	Street Sweeping 4th Wednesday 8:00A-12:00P
Marina: Doolittle-Nome (SS)	Unmarked	17	6	6	8	7	5	5	6	38%	Street Sweeping 1st Tuesday 8:00A-12:00P
	Green	2	2	2	1	1	0	0	1		
LOTS											
Lot 1 (Corner of Doolittle and Barrow)	Unmarked	23	17	14	12	7	6	4	2	39%	N/A
	Handicap	1	1	0	0	1	1	0	0		
Lot 2 (Corner of Doolittle and Marina)	Unmarked	8	3	3	3	4	4	4	4	45%	N/A
Totals		161	65	64	64	59	54	53	55	37%	
Total % Occupancy		100%	40%	40%	40%	37%	34%	33%	34%		

EXHIBIT B: PARKING DURATION DATA

LOT 1 (Corner of Doolittle and Barrow)

LOCATION	12:00:00 PM	12:30:00 PM	1:00:00 PM	1:30:00 PM	2:00:00 PM	2:30:00 PM	3:00:00 PM
LOT 1	4YE	X	X	X	X	X	X
LOT 1	8H9	X	X	X	X	X	X
LOT 1	X	7FF	7FF	X	X	X	X
LOT 1	X	AKL	X	X	NON	X	X
LOT 1	4UK	4UK	4UK	X	X	X	X
LOT 1	7AX	7AX	7AX	7AX	7AX	7AX	7AX
LOT 1	6RA	6RA	6RA	6RA	6RA	X	X
LOT 1	4KH	4KH	4KH	4KH	4KH	4KH	X
LOT 1	7UN	X	X	X	X	7LQ	X
LOT 1	BCT	BCT	BCT	BCT	BCT	BCT	BCT
LOT 1	6U5	6U5	7WG	X	7KP	X	X
LOT 1	7YN	7YN	D8C	X	X	X	X
LOT 1	6RT	6RT	6RT	6RT	X	X	X
LOT 1	7W1	7KG	X	8CR	X	X	X
LOT 1	8BE	X	X	X	X	X	X
LOT 1	X	72D	7KO	7KO	X	X	X
LOT 1	N3W	X	X	X	X	X	X
LOT 1	X	X	X	X	X	X	X
LOT 1	X	X	7CL	X	X	X	X
LOT 1	X	X	X	X	X	X	X
LOT 1	6RG	6RG	6RG	X	X	X	X
LOT 1	D98	D98	X	X	X	X	X
LOT 1	5W1	X	X	X	X	X	X
LOT 1 (ADA)	6L4	X	X	D98	D98	X	X
Occupancy	18	14	12	8	7	4	2
%Occupancy	75%	58%	50%	33%	29%	17%	8%

LOT 2 (Corner of Doolittle and Marina)

LOT 2	X	X	X	X	X	X	X
LOT 2	X	X	X	X	X	X	X
LOT 2	7DI	7DI	7DI	7DI	7DI	7DI	7DI
LOT 2	X	X	X	X	X	X	X
LOT 2	7J1	7J1	7J1	7J1	7J1	7J1	7J1
LOT 2	8UP	8UP	8UP	8UP	8UP	8UP	8UP
LOT 2	X	X	X	7GC	7GC	7GC	7GC
LOT 2	X	X	X	X	X	X	X
Occupancy	3	3	3	4	4	4	4
% Occupancy	38%	38%	38%	50%	50%	50%	50%