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Kurt Zumwalt, CEO
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Via email: kzumwalt@zumwaltconst.com

Mr. Zumwalt:

This letter summarizes the parking analysis conducted for the Cal Manor project in Atascadero. The project is located at 10165 El Camino Real and is occupied by an existing building with 95 units of affordable senior housing. The proposed project would construct 76 additional units for a total of 171 units. The project proposes a total of 151 on-site parking spaces to serve the 171 units.

The Institute of Transportation Engineers' (ITE) *Parking Generation Manual, 5th Edition* provides parking demand rates for a variety of land uses based on surveys of existing facilities. The Manual includes data for Senior Adult Housing (Land Use #252) like the proposed project. The surveys reported a range of surveyed peak parking demand rates between 0.45 - 0.67 spaces per dwelling unit, with an average rate of 0.61 spaces per dwelling unit. Applying the average rate to the proposed project yields a peak parking demand of 105 spaces ($0.61 \times 171 = 104.3$). Applying the maximum observed rate yields a peak demand of 115 spaces. The proposed supply of 151 spaces exceeds these demand estimates.

Note that these rates are for market-rate senior housing, not affordable housing. ITE data shows that affordable housing projects generate fewer trips and lower parking demand than market-rate projects. Therefore the above data is conservative since it was derived from market-rate housing.

In summary the proposed parking supply is expected to be more than adequate to accommodate the project's peak parking demand. Please let me know if you have any questions.

Sincerely,

Central Coast Transportation Consulting

Joe Fernandez, PE, AICP
Principal