

## **Attachment 5**

**Parking Memorandum from  
Fehr & Peers (April 21, 2008)**



## MEMORANDUM

Date: April 21, 2008  
To: Vince Bertoni, City of Beverly Hills  
From: Chris Gray, Fehr & Peers  
**Subject: Beverly Hilton Revitalization Plan- Parking Issues**

OC06-0056

This memorandum provides additional information related to the parking supply, demand, and utilization at the proposed Beverly Hilton project. This memorandum addresses the following issues:

- Parking demand
- Parking code requirements
- Parking adequacy

### PARKING DEMAND

We determined parking demand for the project based on data collected both by Fehr & Peers and Walker Parking Consultants, who had been hired by the Project Applicant. Fehr & Peers collected demand data condominiums and restaurants similar to what would be proposed at the site. Condominium sites were surveyed along the Wilshire Corridor as those could be representative of the future residential development on the site. We surveyed parking at several destination restaurants including Spagos, Mastro's, and Lawrys. We calculated parking demand rates for the condominiums and the restaurants based on this observed data.

Walker Parking Consultants prepared a shared parking study relating to the site using site-specific data collected at the existing Hilton hotel. We conducted an extensive review of this demand study and concluded the following:

- Overall, we determined that the study applied industry standard techniques and methodologies
- The parking demand rates collected and used by Walker were similar to data collected in other studies

Walker Parking provided data for hotel guests, hotel visitors, employees, and event attendees. Data provided included overall demand and an hourly breakdown. This parking demand scenario corresponds to an 83 percentile day with an attendance of 385 persons, which is the average size event at the Hilton.

Using data from both of these studies, we concluded that the parking demand associated with the project would be as described in Table 1.

<b>TABLE 1</b>			
<b>PARKING DEMAND SCENARIOS</b>			
<b>Scenario</b>	<b>Project Description</b>	<b>Parking Demand</b>	<b>Parking Supply</b>
Original Proposal (Analyzed in DEIR)	352 rooms in Hilton 170 rooms in Waldorf 120 condominiums Waldorf Restaurant	944	1,422
Planning Commission Recommended	352 rooms in Hilton 170 rooms in Waldorf 60 condominiums Waldorf Restaurant	824	1,733 striped + 450 valet
Staff Recommendation	352 rooms in Hilton 170 rooms in Waldorf 90-110 condominiums Waldorf Restaurant	924	1,572 striped + 280 lifts + 331 valet
Source: Fehr & Peers, 2008			

Based on information above, we can conclude that the project has sufficient parking to meet the anticipated demand including an average sized event. The DEIR also concluded that the project had sufficient parking based on the 1,422 parking supply and the original project description, which has a higher number of units than now is currently recommended.

**PARKING CODE COMPLIANCE**

Both City Staff and Fehr & Peers evaluated parking code compliance related to the project. This evaluation of parking code compliance assumed the following:

- Only those new elements of the project would be required to provide full parking based on parking code requirements.
- The existing Hilton Hotel is not required to provide parking based on parking code requirements as the hotel is an existing non-conforming use.

Based on these assumptions, the parking code requirements for the project are provided in Table 2. Based on the configuration of the project, the parking requirements will range from 1,183 to 1,379. The parking requirements for the project currently proposed by Staff ranges from 1,300 to 1,345 based on the number of condominium units.

<b>TABLE 2</b>			
<b>PARKING CODE SCENARIOS</b>			
<b>Scenario</b>	<b>Project Description</b>	<b>Parking Code Required</b>	<b>Parking Supply</b>
Original Proposal (Analyzed in DEIR)	352 rooms in Hilton 170 rooms in Waldorf 120 condominiums Waldorf Restaurant	1,379	1,422
Planning Commission Recommended	352 rooms in Hilton 170 rooms in Waldorf 60 condominiums Waldorf Restaurant	1,183	1,733 striped + 450 valet
Staff Recommendation	352 rooms in Hilton 170 rooms in Waldorf 90-110 condominiums Waldorf Restaurant	1,300-1,345	1,572 striped + 280 lifts + 331 valet
Source: Fehr & Peers, 2008			

**PARKING ADEQUACY**

As noted above, the project has sufficient parking based on the demand estimates and the City's parking requirements, as per the Municipal Code. Both this analysis and the previous DEIR concluded that the project had sufficient parking. The parking was determined to be adequate at 1,422 spaces previously. By providing additional parking, City Staff is allowing for a buffer which will limit the potential for any parking spillover from unforeseen factors at this time.

We hope you find this information helpful. If you have any questions or comments, please call Chris Gray at 949-859-3200 or by e-mail at [c.gray@fehrrandpeers.com](mailto:c.gray@fehrrandpeers.com).