

MEMORANDUM

DATE: July 31, 2025

To: Clarke Campion, BCT Development

FROM: Ambarish Mukherjee, PE, AICP, Principal

SUBJECT: Parking Management Plan for the Chino Corporate Center Residential Project (LSA Project No. 20242048)

LSA has developed a Parking Management Plan (PMP) for the proposed Chino Corporate Center Residential Project (project). The proposed project consists of 110 multi-family residential dwelling units. The proposed project is located on the south side of Corporate Center Avenue, west of Ramona Avenue in the City of Chino (City). This PMP was prepared to ensure that adequate and convenient parking for residents and visitors of the proposed project is provided and that the parking provided is consistent with the requirements of the City Municipal Code Section 20.18.030.

The proposed project will construct 110 multi-family housing units that are comprised of 3 one-bedroom units, 24 two-bedroom units, 47 three-bedroom units, and 36 four-bedroom units. The proposed project will provide 231 total parking spaces, comprised of 3 single car garage spaces, 120 side by side garage spaces, 94 tandem garage spaces, and 14 surface spaces. In addition, there is potential for on-street parking along Corporate Center Avenue. The existing site is currently vacant and is bordered by Corporate Center Avenue to the north, State Route 71 (SR-71) to the south, Ramona Avenue to the east, and the Extended Stay America to the west. Figure 1 illustrates the regional and project location. Figure 2 illustrates the conceptual site plan for the proposed project. (All figures are provided in Attachment A).

This PMP has been prepared based on prior work experience on similar projects and LSA's understanding of the City Municipal Code parking requirements. This PMP sets forth the framework to ensure adequate parking is provided for the proposed project.

Project Parking Requirement by the City

According to City Municipal Code - Section 20.18.030 (Number of Parking Spaces Required), the proposed project is required to provide 230 parking spaces as shown in Table A (all tables are provided in Attachment B). As shown in Table B, the project is providing 231 parking spaces, comprised of 3 single car garage spaces, 120 side by side garage spaces, 94 tandem garage spaces, and 14 surface spaces. Figure 3 illustrates the project parking diagram. Therefore, the project will be providing one additional parking space compared to what is required per the City's Municipal Code.

Project Parking Requirement by the Density Bonus Law

The project is proposing that ten (10) percent of the total number of residential dwelling units are available as low-income rental units. As such, the proposed project qualifies under the State of California Density Bonus Law (Government Code Section 65915) which allows for a reduction in parking requirements. According to CA Density Bonus Law (Government Code Section 65915), the proposed project is required to provide 211 parking spaces as shown in Table C. It should be noted that the CA Density Bonus Law doesn't provide any rates for guest parking. Therefore, the city's parking rates were applied for guest parking to calculate total parking requirements under the CA Density Bonus Law as shown in Table C.

As shown in Table D, the project is providing 231 parking spaces which exceeds the requirement of 211 parking spaces per the CA Density Bonus Law (Government Code Section 65915) by 20 parking spaces. Therefore, the proposed project will have adequate parking pursuant to the CA Density Bonus Law.

Parking Management Plan Measures

After the project is constructed and occupied, professional on-site management will oversee daily operations. As such, professional on-site management may monitor the project parking demand and may implement any of the below measures should the need arise:

1. Upon the residents' request for residential parking permit(s), the professional onsite management shall issue parking permits based on unit type and availability.
2. Visitor parking passes shall be requested from the professional onsite management on a first-come/first-served basis.
3. All vehicles will be required to have parking permits or visitor parking passes. Vehicles parked in residential spaces without a residential permit or visitor pass will be towed at the vehicle owner's expense.
4. The professional onsite management shall continuously monitor and ensure that the total number of issued residential parking permits does not exceed the parking supply.
5. The professional onsite management shall perform visual inspections on a regular basis on garages to ensure spaces are used for parking and not storage.
6. The parking for the proposed project shall be monitored and evaluated on a regular basis by the property management and/or appropriate actions shall be taken to ensure that the necessary PMP measures are being implemented and enforced.

On-Street Parking

Currently, there are on-street parking restrictions along both sides of Corporate Center Avenue and along the project frontage. Based on the project understanding and current discussion with City staff, there is the potential to modify the existing parking restriction along Corporate Center Avenue in order to allow additional residential vehicular parking once the proposed project is constructed. The project proposes to provide 23 public street parking spaces along Corporate Center Avenue after the project completes its offsite improvements. Additionally, based on coordination with City staff, the project will install "No

Commercial Vehicle Parking” signage to restrict commercial vehicles from parking overnight along the project frontage (southern curb of Corporate Center Avenue). The northern curb of Corporate Center Avenue will continue to have on-street parking restrictions.

Conclusion

The implementation of PMP strategies such as having a professional on-site management to monitor the parking demand, an optional permitting program should the need for one arise, and options to modify or remove the current parking restrictions as previously identified along Corporate Center Avenue are anticipated to alleviate potential parking deficiencies in the event the need arises.

If you have any questions, please do not hesitate to contact me at (951) 781-9310 or at ambarish.mukherjee@lsa.net.

Attachments: A – Figures 1, 2, and 3
 B – Tables A, B, C, and D

ATTACHMENT A

FIGURES 1, 2 AND 3

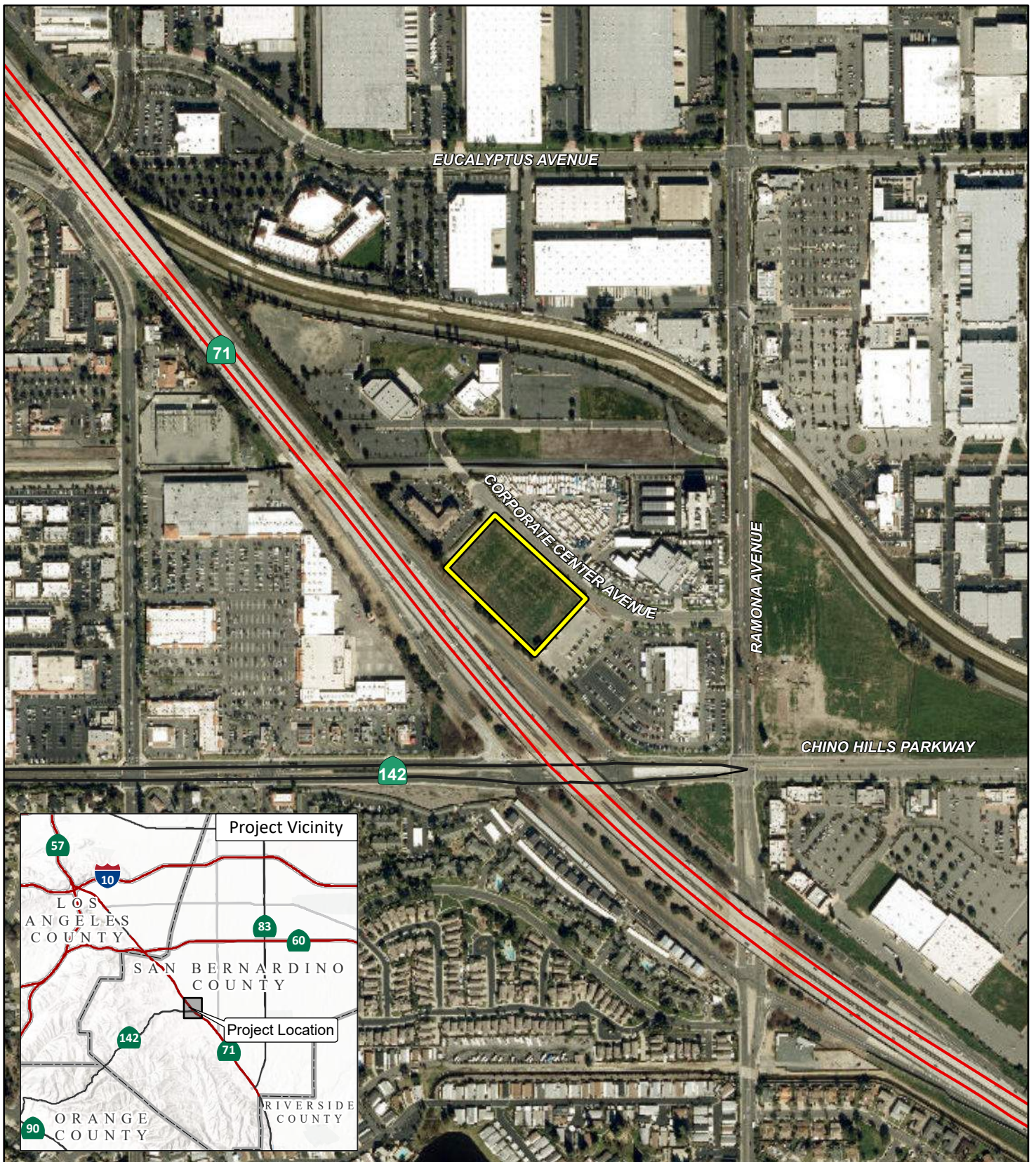
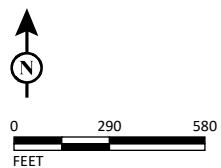


FIGURE 1

LSA

LEGEND

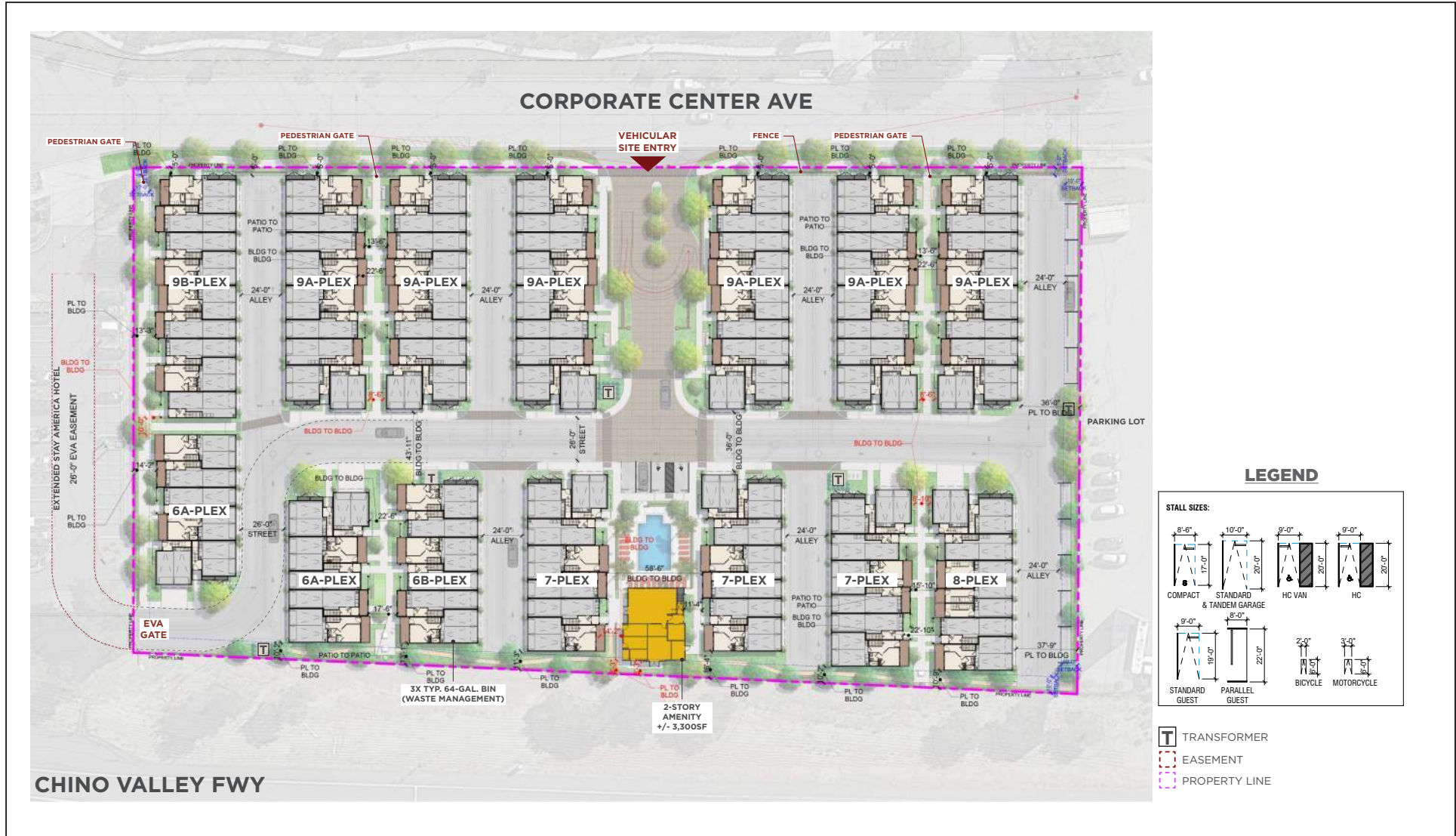
 Project Location



SOURCE: ESRI Streets, 2021; Google Earth, 2023.

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*Chino Corporate Center Residential Project
Parking Management Plan
Regional and Project Location*



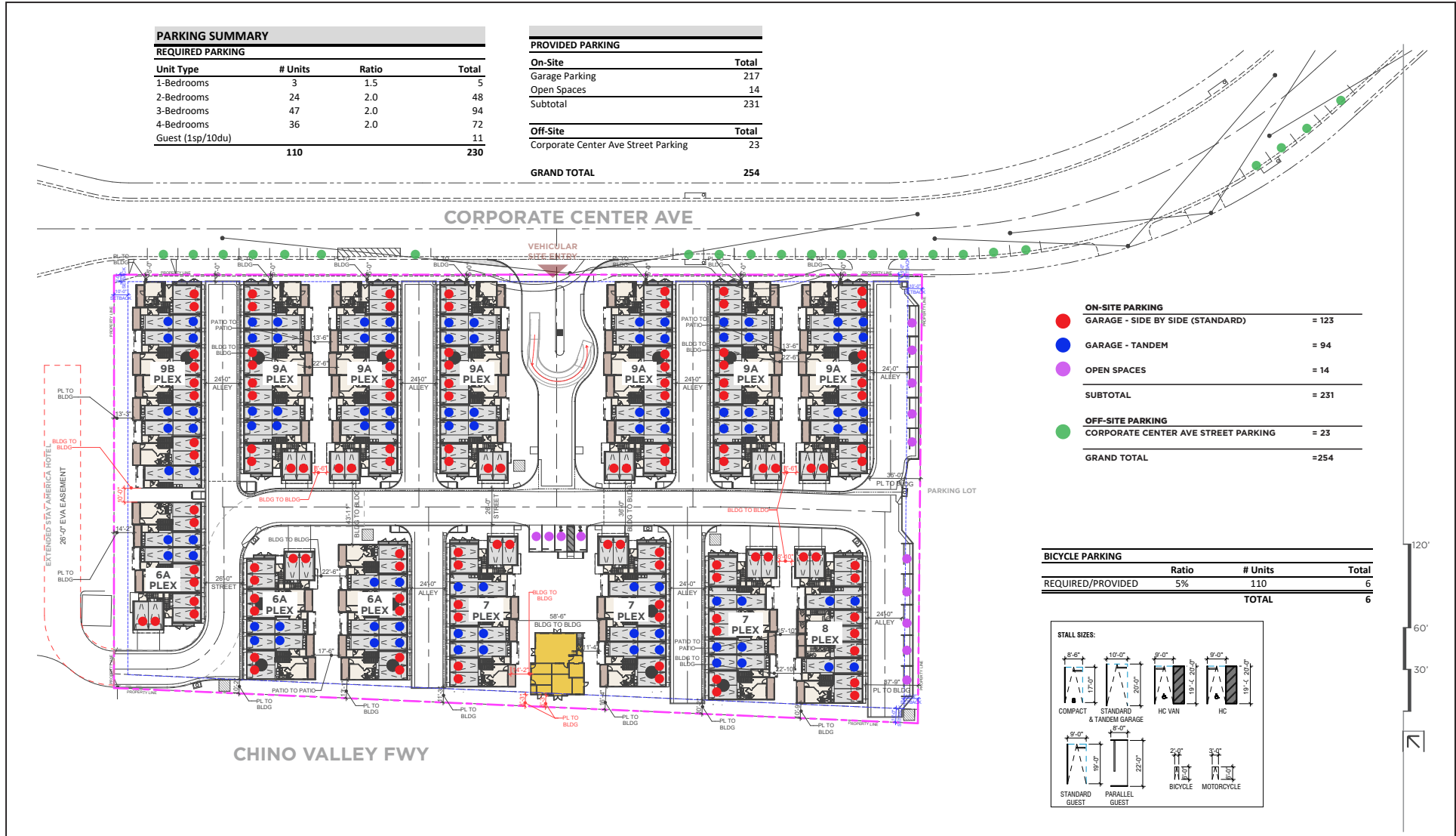
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FIGURE 2

Chino Corporate Center Residential Project
Parking Management Plan

Conceptual Site Plan



LSA

FIGURE 3

Chino Corporate Center Residential Project
Parking Management Plan

Parking Diagram

ATTACHMENT B

TABLES A, B, C AND D

Table A: Parking Calculation using City Code

Land Use	Spaces/Unit ¹	Units	Spaces Required
<i>Residential Uses</i>			
One Bedroom	1.5	3	5
Two Bedroom	2.0	24	48
Three Bedroom	2.0	47	94
Four Bedroom	2.0	36	72
Guest	0.1	110	11
Total			230

Notes:

¹ City of Chino Municipal Code - Section 20.18.030 (Number of Parking Spaces Required).

Table B: Parking Summary by Space Type using City Code

Parking Type	Number of Spaces by Type	Provided Spaces	
		Ratio	Total Spaces
Garage - Single	3	1	3
Garage - Side by Side	60	2	120
Garage - Tandem	47	2	94
Surface Parking	14	1	14
Total Parking Spaces Provided			231
Total Parking Spaces Required by Municipal Code			230
Parking Spaces Exceeding Municipal Code Requirement			1

Table C: Parking Calculation using CA Density Bonus Law

Land Use	Spaces/Unit ¹	Units	Spaces Required
<i>Residential Uses</i>			
One Bedroom	1	3	3
Two Bedroom	1.5	24	36
Three Bedroom	1.5	47	71
Four Bedroom	2.5	36	90
Guest ²	0.1	110	11
Total			211

Notes:

¹ State of California Density Bonus Law (Government Code Section 65915).

² City of Chino Municipal Code - Section 20.18.030 (Number of Parking Spaces Required).

**Table D: Parking Summary by Space Type using CA
Density Bonus Law**

Parking Type	Number of Spaces by Type	Provided Spaces	
		Ratio	Total Spaces
Garage - Single	3	1	3
Garage - Side by Side	60	2	120
Garage - Tandem	47	2	94
Surface Parking	14	1	14
Total Parking Spaces Provided			231
Total Parking Spaces Required by CA Density Bonus Law			211
Parking Spaces Exceeding CA Density Bonus Law Requirement			20