

PARKING MANAGEMENT PLAN

6210 Riverside Drive Townhome Project

City of Chino, California

1. Introduction

This Parking Management Plan (“PMP”) has been prepared for the proposed 6210 Riverside Drive Townhome Project (“Project”) located at the northwest corner of Riverside Drive and Mountain Avenue in the City of Chino, California. The purpose of this PMP is to establish operational measures and management strategies intended to ensure the long-term functionality, availability, and proper utilization of on-site parking for residents and visitors.

This PMP has been prepared to address concerns regarding parking demand, guest parking availability, garage utilization, and ongoing parking enforcement within the Project. The PMP is intended to demonstrate that the Project will provide adequate parking consistent with the requirements of the City of Chino Municipal Code Section 20.18.030 and applicable California Density Bonus Law provisions.

The proposed Project consists of 210 multi-family residential dwelling units comprised of the following unit mix:

- 59 two-bedroom units
- 91 three-bedroom units
- 60 four-bedroom units

The Project proposes a total of 450 on-site parking spaces consisting of:

- 206 side-by-side garage parking spaces
- 214 tandem garage parking spaces
- 30 surface parking spaces

This PMP establishes parking management procedures that may be implemented by the property owner and/or professional property management company onsite to ensure that parking resources are effectively monitored, maintained, and enforced over the life of the Project.

2. Parking Supply and Compliance

Pursuant to California Government Code Section 65915 the Project is required to provide parking based on unit type, and no guest parking (see Table 2.3). The Project has exceeded the minimum parking required by state law by 74 spaces. Furthermore, while City of Chino Municipal Code Section 20.18.030 (see Table 2.2) is overridden by State law, the Project has exceeded the City’s required parking count by 9 spaces (see table 2.1).

2.1 Parking Provided

Land Use	Spaces/Unit	Units	Spaces Provided
Residential Uses			
Two Bedroom	2.0	59	118
Three Bedroom	2.0	91	182
Four Bedroom	2.0	60	120
Guest	0.14	210	30
Total			450

2.2 Parking Calculation Using City of Chino Municipal Code Section 20.18.030

Land Use	Spaces/Unit	Units	Spaces Required
Residential Uses			
Two Bedroom	2.0	59	118
Three Bedroom	2.0	91	182
Four Bedroom	2.0	60	120
Guest	0.1	210	21
Total			441

2.3 Parking Calculation Per California Government Code Section 65915

Land Use	Spaces/Unit	Units	Spaces Required
Residential Uses			
Two Bedroom	1.5	59	89
Three Bedroom	1.5	91	137
Four Bedroom	2.5	60	150
Total			376

3. Parking Management Objectives

The primary objectives of this Parking Management Plan are as follows:

1. Ensure adequate parking remains available for residents and guests
2. Prevent misuse of garage spaces for storage purposes
3. Minimize overflow parking impacts on surrounding streets and adjacent properties
4. Promote orderly and safe circulation throughout the Project
5. Establish clear parking enforcement procedures
6. Maintain long-term parking functionality through active property management oversight

4. Parking Management Measures

Following occupancy of the Project, the property owner and/or professional on-site management company shall implement and enforce the following parking management measures.

4.1 Resident Parking Assignment

Each dwelling unit has two attached, covered parking spaces. Residents shall be informed through lease agreements that assigned garage spaces are intended for vehicle parking, and shall not be used for storage.

Furthermore, residents shall be directed not to use guest parking spaces or surface visitor spaces.

4.2 Parking Permit Program

Property management may implement a parking permit system for residents and visitors if necessary.

Potential measures may include:

- Resident parking decals or permits
- Visitor parking passes
- Digital guest registration systems
- License plate registration
- Temporary parking permits for guests and contractors

Parking permits may be issued based on unit type, parking allocation, and parking availability.

4.3 Visitor Parking Management

Surface parking spaces shall primarily serve visitors, guests, short-term parking needs, delivery vehicles, and property management operations.

Visitor parking shall operate on a first-come, first-served basis.

Property management may establish time limitations or guest registration procedures if necessary to ensure visitor parking turnover and availability.

4.4 Garage Utilization Requirements

Garage spaces are intended to function as active vehicle parking spaces and not as storage areas.

To maintain parking availability:

- Residents shall be required to maintain garages in a condition that allows vehicle parking.
 - Property management may conduct periodic visual inspections of garages.
 - Lease agreements will prohibit excessive storage that prevents vehicle parking.
 - Property management may issue notices of violation if garages are found to be unusable for parking purposes.
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4.5 Parking Enforcement

The property owner and/or property management shall maintain authority to enforce parking regulations within the Project.

Enforcement measures may include:

- Warning notices
- Fines or administrative penalties pursuant to lease agreements
- Vehicle towing in accordance with California Vehicle Code requirements
- Revocation of guest parking privileges

Vehicles parked in unauthorized spaces, fire lanes, drive aisles, or without required permits may be subject to towing at the vehicle owner's expense.

4.6 Monitoring and Adaptive Management

Property management shall periodically monitor parking utilization within the Project.

If parking demand patterns indicate operational concerns, management may implement additional measures including:

- Expanded permit controls
- Guest parking restrictions
- Time-limited parking
- Increased enforcement activities
- Resident education and communication programs

The PMP is intended to be adaptive and flexible to respond to changing parking conditions over time.

5. On-Street Parking Conditions

Currently, on-street parking is not allowed on Riverside Drive and Mountain Avenue along the Project frontage.

The Project is designed to accommodate parking demand within the on-site parking supply. The number of garage and surface parking spaces provided is intended to minimize potential spillover parking impacts onto surrounding public streets.

Additionally:

- The Project includes a parking supply that exceeds minimum state and city parking requirements
 - Visitor parking spaces are incorporated into the Project design
 - Active parking management and enforcement measures will help preserve parking availability
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6. Resident Education and Lease Provisions

To ensure long-term effectiveness of this PMP, parking policies shall be communicated to residents through:

- Lease agreements
- Move-in orientation materials
- Parking signage throughout the Project

Resident education materials may address:

- Assigned parking requirements
 - Guest parking rules
 - Garage usage expectations, maintaining required dimensions for parking only and not storage
 - Towing policies
 - Vehicle registration procedures
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7. Emergency Access and Safety

All parking management activities shall maintain adequate emergency vehicle access and internal circulation.

Parking shall be prohibited in:

- Fire lanes
- Drive aisles
- Emergency access routes
- Loading and service areas
- ADA-accessible spaces without proper authorization

Appropriate signage and pavement markings shall be maintained throughout the Project.

8. Conclusion

The proposed 6210 Riverside Drive Townhome Project provides a substantial on-site parking supply that exceeds applicable state and municipal code parking requirements and is sufficient to accommodate anticipated resident and visitor parking demand.

Implementation of the parking management strategies identified in this PMP — including active property management oversight, garage utilization requirements, visitor parking controls, parking enforcement procedures, and ongoing parking monitoring — will help ensure efficient parking operations and minimize the potential for parking deficiencies or spillover impacts.

Accordingly, the Project is anticipated to provide adequate and functional parking consistent with the City of Chino Municipal Code and applicable State regulations.
