



HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum



Date: April 2, 2024

To: Ms. Carolyn Mogollon

From: Gary Black and Jonathan Chang

Subject: Parking Study for the Proposed Assisted Living Facility Expansion at 4075 El Camino Way in Palo Alto, California



Hexagon Transportation Consultants, Inc. has completed a parking study for the proposed expansion to the existing assisted living facility at 4075 El Camino Way in Palo Alto, California. The project would add 18 new units to the existing 121-unit facility. The facility has 48 parking spaces in a garage and 7 spaces in a front parking lot, for a total of 55 parking spaces. The parking study was conducted to determine if the existing number of parking spaces provided on-site would be sufficient with the addition of the new units.



Data Collection



Hexagon determined that the peak parking occupancy period for this location is on Tuesday, Thursday, and Friday from 9:00 AM to 11:00 AM. As seen in Table 1, Hexagon collected parking counts on these days in March of 2024.

**Table 1
Parking Counts**

March 19, 2024		March 21, 2024		March 22, 2024	
Time	Occupied Spaces	Time	Occupied Spaces	Time	Occupied Spaces
9:00am	19	9:00am	19	9:00am	20
9:30am	22	9:30am	21	9:30am	18
10:00am	17	10:00am	19	10:00am	21
10:30am	21	10:30am	22	10:30am	21
11:00am	21	11:00am	23	11:00am	23
Peak OCP	22	Peak OCP	23	Peak OCP	23



Based on the parking data collected, a ratio for number of parking spaces required for each dwelling unit in the facility was determined in Table 2. There are a total of 55 parking spaces provided on-site. Thus, Hexagon has determined that the total capacity that the parking garage and parking lot can accommodate is 289 units.



Table 2
Parking Ratio

Parking Occupancy	Parking Ratio	Dwelling Units
23	0.19	121
55	0.19	289

Conclusions

The project proposes to add a total of 18 new units to the existing 121-unit facility. That would amount to a total of 139 units. 139 units is well within the determined maximum capacity of 289 units, thus the additional units added to the development would not cause any issues with insufficient parking.