

February 6, 2023

Ms. Egle Athari
BunnyBears LLC
8559 Fanita Drive
Santee, CA 92071

LLG Reference: 3-22-3545

Subject: **BunnyBears Santee Parking Study**
Santee, California

Dear Ms. Athari:

INTRODUCTION / PURPOSE OF REPORT

Linscott, Law & Greenspan, Engineers LLG has prepared this parking study letter report for the BunnyBears Santee Site (hereafter referred to as the “Project”).

The BunnyBears Preschool is located at 8559 Fanita Drive, Santee, CA 92071 and currently accommodates 43 students. It is proposed to acquire the property adjacent to the existing school and allow an additional 43 students. The purpose of this report is to conduct an analysis of the actual conditions to determine the amount of parking required to serve 43 and 86 students.

Included in this letter report are the following:

- Existing Conditions
- City Parking Standards
- Parking Demand Study Results
- Conclusion

Figure 1 shows the Project Area Map. **Figure 2** shows the Proposed Project Site Plan.

Figures are attached at the end of this letter report.

Philip M. Linscott, PE (1924-2000)

William A. Law, PE (1921-2018)

Jack M. Greenspan, PE (Ret.)

Paul W. Wilkinson, PE (Ret.)

John P. Keating, PE (Ret.)

David S. Shender, PE

John A. Boarman, PE

Clare M. Look-Jaeger, PE (Ret.)

Richard E. Barretto, PE

Keil D. Maberry, PE

Walter B. Musial, PE

Kalyan C. Yellapu, PE

Dave Roseman, PE

An LG2WB Company Founded 1966

EXISTING CONDITIONS

The BunnyBears Santee site is located at 8559 Fanita Drive.

Fanita Drive is currently built as a 4-lane roadway and transitions to a 2-lane roadway south of Prospect Avenue. Fanita Drive runs from Mission Gorge Road in the north to Grossmont College Drive in the south. No sidewalks are present on either side of the roadway in the Project area. Fanita Drive has a 40 mph posted speed limit within the City of Santee.

The BunnyBears Santee site currently provides a total of approximately 14 parking spaces. There are 4 parking spaces designated for staff, and approximately 10 parking spaces designated to be used during pick-up/drop-off times.

Currently, BunnyBears Santee serves 43 students, has 3 classrooms, and 6 staff members.

CITY PARKING STANDARDS

Section 13.24.040 of the City of Santee Municipal Code provides parking requirements for a day cares/preschools, which are outlined below in *Table 1*.

Table 1 City of Santee Municipal Code Parking Requirements	
Parking Code Land Use	Required Off-Street Parking Rate^a
Day care centers not accessory to an existing business, including preschools and nursery school	1 parking space / staff member + 1 parking space / 5 children

Footnotes:

- a. Rates from the City of Santee Municipal Code, *Section 13.24.040 Parking requirements*

To determine the Project’s City-Code-based parking requirement, applicable rates for each of the Project’s existing and proposed uses were used, which can be seen below in *Table 2*. Based on 43 students and 6 staff members, 15 parking spaces would be required. It is proposed to add 43 students and 7 more staff members are expected. For 86 students and 13 staff members, **31 spaces** would be required.

Table 2 City of Santee Municipal Code Parking Calculations				
Building	Parking Code Land Use	Quantity	Required Off-Street Parking Rate	Required Off-Street Parking
Existing Preschool	Other Uses	43 students & 6 staff	1 space / staff + 1 space / 5 children	15 spaces
Proposed Preschool Expansion	Other Uses	43 students & 7 staff	1 space / staff + 1 space / 5 children	16 spaces
Total Required Parking Per City Code				31

Footnotes:

- a. Rates from the City of Santee Municipal Code, *Section 13.24.040 Parking requirements*

PARKING DEMAND STUDY RESULTS

In addition to the City-Code-based parking requirement analysis, a site-specific parking occupancy survey was conducted to determine the actual parking demand at the preschool. Parking surveys were conducted between Tuesday March 22nd and Thursday March 24th, 2022. Parking occupancy counts were collected at 7:15am to 8:45am every 15 minutes, and 4:00pm to 5:30pm every 15 minutes to capture peak parking demand.

Table 3 contains the results of this study. As shown in *Table 3*, the parking lot's maximum observed occupancy was 7 total spaces, which was observed during the AM peak period. Therefore, it can be concluded that the project site's maximum existing parking demand for 43 students and 6 staff members is 7 spaces. We can conclude that the parking demand for 86 students and 13 staff members (double the existing plus 1 staff space) would be *15 spaces*.

Figure 3 shows the counted parking areas.

		Tuesday (3/22)		Wednesday (3/23)		Thursday (3/24)	
Observation No.	Time	Area 1 ^a	Area 2 ^b	Area 1	Area 2	Area 1	Area 2
1	7:15 AM	0	1	1	1	1	4
2	7:30 AM	1	2	2	0	2	0
3	7:45 AM	1	3	2	0	1	2
4	8:00 AM	2	4	2	2	2	1
5	8:15 AM	2	2	3	3	3	2
6	8:30 AM	2	4	4	3	3	4
7	8:45 AM	3	1	4	1	3	4
<i>AM Maximum Observed</i>		3	4	4	3	3	4
8	4:00PM	2	2	1	4	1	1
9	4:15 PM	2	4	1	4	1	5
10	4:30 PM	2	3	1	3	1	4
11	4:45 PM	2	3	0	1	1	1
12	5:00 PM	2	2	0	4	1	3
13	5:15 PM	2	0	0	1	0	2
14	5:30 PM	1	0	0	0	0	1
<i>PM Maximum Observed</i>		2	4	1	4	1	5

Footnotes:

- a. Area 1 = Designated Staff Parking
- b. Area 2 = Pick-up/Drop-off Parking

CONCLUSIONS

Based on City Code standards, a total of 31 spaces would be needed for an 86-student preschool. However, based on a multi-day parking survey at the school, 15 spaces is calculated to be a sufficient parking supply and is recommended.

Per the Site Plan, 20 parking spaces are proposed. Therefore, there are sufficient parking spaces proposed.

Please call us at 858.300.8800 if you have any questions or comments regarding this letter report.

Sincerely,

Linscott, Law & Greenspan, Engineers

A handwritten signature in blue ink, appearing to read 'JBoarman', is positioned below the company name.

John Boarman, P. E.
Principal

LIST OF FIGURES

- Figure 1 – Project Area Map
- Figure 2 – Conceptual Site Plan
- Figure 3 – Counted Parking Areas

FIGURES



Figure 1
Project Area Map

BunnyBears Santee Site

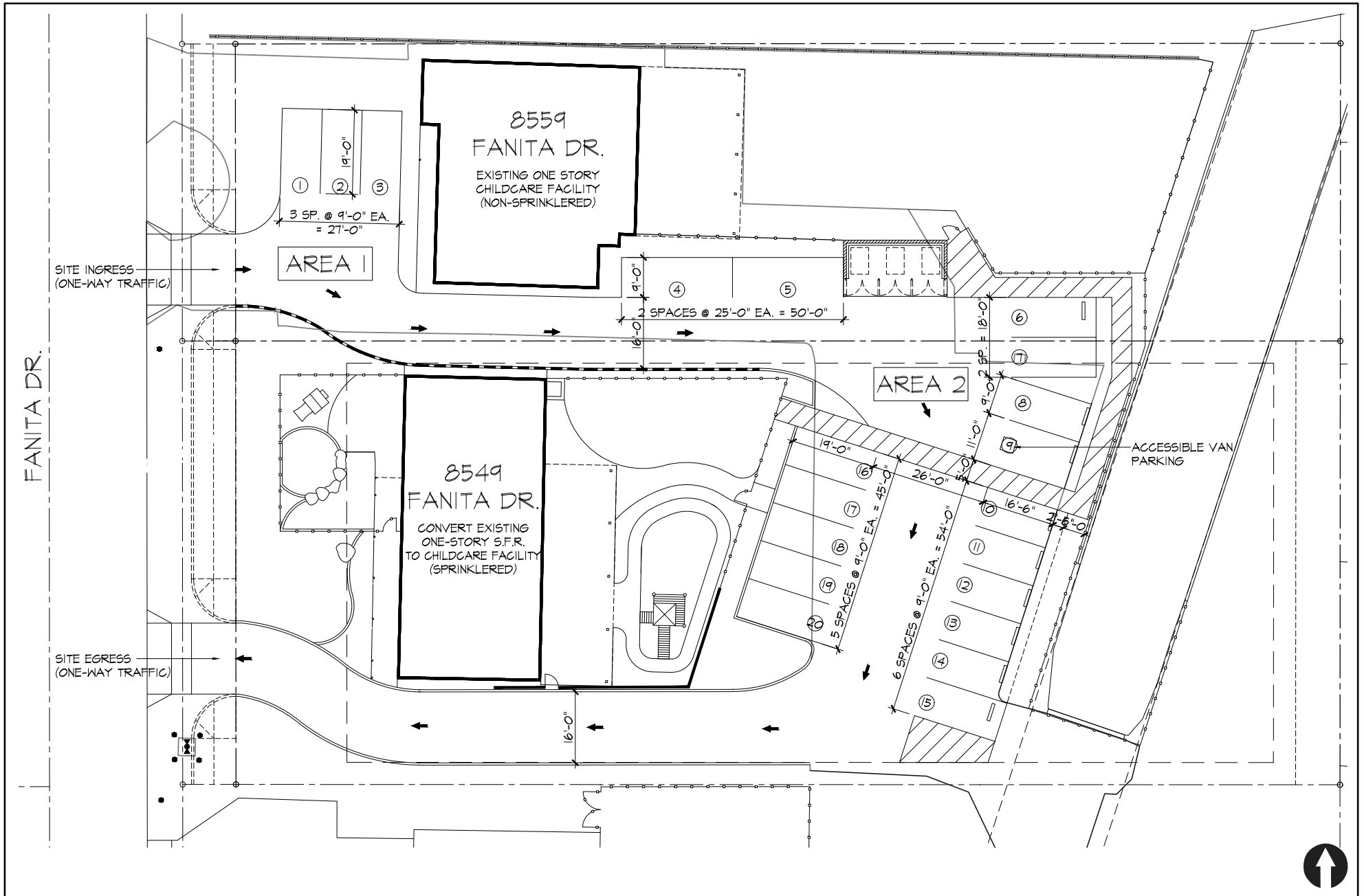


Figure 2

Conceptual Site Plan

BUNNYBEARS SANTEE SITE



Figure 3

Counted Parking Areas

BUNNYBEARS SANTEE SITE