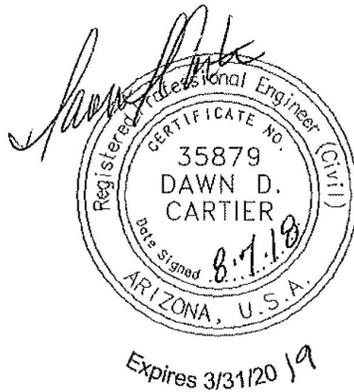


HERMOSA INN PARKING ANALYSIS

NWC of Palo Cristi Road & Stanford Drive



Prepared for:

Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, Arizona 85253

By:

CivTech, Inc.
8590 East Shea Boulevard
Suite 130
Scottsdale, Arizona 85350
(480) 659-4250

August 2018
CivTech Project # 18-0610

TABLE OF CONTENTS

EXECUTIVE SUMMARY 1

CONCLUSION 2

BACKGROUND AND PURPOSE..... 2

PROPOSED DEVELOPMENT..... 2

HERMOSA INN PARKING CALCULATION METHODOLOGY 3

 Parking Generation..... 3

 Parking Calculation..... 3

 Shared Parking Analysis..... 4

RESORT PEAK SEASON WEEKDAY AND WEEKEND RESULTS 5

APPENDIX

LIST OF TABLES

Table 1 – Resort Parking Summary 1

Table 2 – Non-Shared Parking Spaces Required..... 4

Table 3 – Shared Parking Spaces Required* 4

Table 4 – Peak Season Peak Event Resort Parking Summary 5



In 2007, a major amendment for the Hermosa Inn (“Resort”) was approved by the Town. Since then, the Town has approved one minor amendment and two managerial amendments. This parking demand analysis has been prepared in conjunction with the proposed 2018 minor amendment. The total conditioned space and total proposed coverage has not increased since 2007, but there has been modification to some of the specific uses. A parking demand analysis was conducted for the Resort to determine the number of parking spaces required to support the resort’s guest rooms, meeting spaces, amenities and Lon’s restaurant when fully utilized. Spa memberships for offsite guests (residents in the area) are being considered as long as the parking demand is not exceeded with the addition of this use. These calculations determine the overall peak parking requirements for the area pursuant to the August 2018 site plan. A shared parking analysis was completed to account for the changes in parking demand created by alternate uses within the Resort and supporting areas including the hotel, restaurants, offices, event areas and recreation areas during various times of the day. The shared parking analysis for the Resort was conducted using a shared parking methodology approved by the Town of Paradise Valley for two scenarios, ‘Peak Use’ for both Weekdays and Weekends, between the hours of 6:00 a.m. and 12:00 a.m. This letter documents the findings of the analysis for the Resort and all of its inclusive uses and updates an earlier parking study prepared for the Resort.

Hermosa Inn is unique in its service to local patrons. It provides 49 guest rooms along with a highly acclaimed restaurant (Lon’s) which is known to attract many local residents.

EXECUTIVE SUMMARY

Shared parking calculations were performed for the Resort for the peak utilization. Once the latest renovations are complete, the parking lot will be reconfigured to provided 179 spaces during the day and 185 spaces at night and on the weekends. Parking at the Hermosa Inn will be valet only. These spaces provide enough parking supply for the highest use during the peak season. **Table 1** provides a summary of the resort parking.

Table 1 – Resort Parking Summary

	Spaces
Valet Parking Provided – Day	179
Valet Parking Provided - Evening	185

Parking spaces shown in the plan are striped for valet parking although they could provide 146 typical self-parking spaces by roping off the second parking stall in the tandem spaces along the north side of the property. The parking spaces are designed with a width of nine feet and a depth of eighteen feet. The valet scenario considers the use of only the 185 striped spaces shown in the plan but could accommodate some additional parking at the discretion of the valet operator.

Without shared parking, the Town of Paradise Valley SUP Guidelines indicates that 198 parking spaces are required during the peak use period. This includes an additional 20 spaces allocated to employees that is outside of the Town’s SUP guidelines to account for the unique character of the Resort. The proposed resort facility meets the parking requirements as determined by the Town of Paradise Valley’s SUP Guidelines using a shared parking demand model.



CONCLUSION

The parking provided by the Hermosa Inn will accommodate the peak resort utilization. The Resort will provide a valet only scenario which will accommodate the required parking.

The parking for a resort hotel typically peaks during an event which happens in the evening. A majority of the resort staff work during the day. Therefore, spaces that are used during the day for employee parking are available in the evening when the parking for the resort is at its highest.

Up to 20 spa memberships, available for daytime use until 7:00 p.m., could be offered at the Hermosa Inn without impacting the parking supply. A minimum of 18 parking spaces are available for spa members which suggests as many as ninety percent (90%) of the spa members could be at the Hermosa Inn simultaneously.

BACKGROUND AND PURPOSE

The Hermosa Inn is a resort for which the Town approved a major amendment to the Special Use Permit (SUP) in 2007 for a total of 49 rooms/keys. Since 2007, the SUP has been amended three times. A new minor amendment is being proposed; the overall square footage will not increase from what was approved in 2007 but some of the specific uses are being modified and relocated. TASK Engineering prepared the *Hermosa Inn Traffic Impact Study* in 2007. A copy of that study was provided to CivTech for reference as necessary in this statement. The purpose of the original study was to estimate the number of trips to be generated by the new facilities and address the number of parking spaces required for the then-proposed facilities. This statement was completed to conform to Town of Paradise Valley standards. In 2007, before it was remodeled, the Hermosa Inn provided 35 guest rooms. The 2007 SUP approved 49 rooms; that number has not increased.

PROPOSED DEVELOPMENT

The Hermosa Inn is proposing to reallocate space with some new construction while not exceeding the existing approved square footage. The specific uses are listed in Attachment B-1. The local patronage of the resort's restaurant and meeting spaces were considered to ensure that parking would be provided for a higher than typical number of non-guests utilizing the facilities.

Some of the facilities are amenities for guests and others. These facilities will also be accessible to the general public. Several new uses are identified. First of these is Building 24, which is 1,844 square feet (SF) of new back of house facilities that will not generate trips or the need for parking spaces. Existing Building 23, to which Building 24 represents an expansion, currently serves as an employee cafeteria and offices. With completion of Building 24, these facilities will be relocated into the new building and Building 23 will be converted into a new restaurant kitchen without any seating and a staff of two or three.

Of the three facilities that are expected to be open or available to the general public, two of the three are banquet room facilities and the third is the event lawn. Only two of these facilities could be used at any one time. The event lawn will be offered for use only with rental of one of the banquet rooms, which would serve as a back-up/alternative location should inclement weather make use of the event lawn questionable or impossible.

Spa memberships are being considered. These memberships will include use of the spa, fitness center and swimming pool. Some onsite parking is already included for the spa. The number of



memberships available will be based on the available parking supply as determined by this study.

Parking for the resort will be provided along the east and north sides of the resort connected by internal driveways. The main parking area for the Resort as proposed will consist of 185 valet spaces. The parking spaces are 9-feet wide by 18-feet deep. Parking along the northern property line provides tandem spaces allowing two vehicles to be stacked which works well for valet and for employee shift parking. If these parking spaces were treated as single deep parking stalls, 146 spaces would be provided. Therefore, the resort could provide 146 self-parking spaces if the valet only scenario was not available.

HERMOSA INN PARKING CALCULATION METHODOLOGY

Parking Generation

Parking demand was calculated using the rates provided by the Town of Paradise Valley SUP Guidelines. Square footage for various uses (i.e. restaurant, meeting rooms, etc.) and/or the number of units were based on a summary Resort program and corresponding August 2018 site plan as well as information provided by the Hermosa Inn. Site plans for the Resort including the Resort Summary Program have been included in Appendix A. The following assumptions were made when generating parking for each use.

- ◆ Section 4 of the *Town of Paradise Valley Special Use Permit Guidelines* was used to determine the number of spaces required for the resort and uses located within and around the hotel.¹

Each use within the Resort was placed into one of the six categories presented within Section 4 of the SUP Guidelines.

Parking Calculation

Parking was calculated for individual uses within the Resort using the rates documented in Section 4 of the SUP Guidelines. The gross parking required for each use was calculated. The gross parking was then prorated by assigning a percentage indicating the overlap from guests already staying within the resort (“on-site”) vs. drawing new trips (vehicles) from “off-site” which creates the need for parking from offsite demand. All parking for guest rooms and employees was determined to be completely “off-site”. Parking generated by all other uses was assumed to be used by Resort occupants (“on-site”) and non-Resort occupants (“off-site”). Therefore, overlap percentages were applied to these uses to account for the “on-site” occupants who will already be parked as part of the resort guest room rate. The percentages applied to the uses were determined from data provided by Hermosa Inn for their existing resort operation noting some changes in guest patterns anticipated with a desire to bring in more meetings/conventions. The assumptions have been refined to reflect the character and demographics of a typical resort user for the Hermosa Inn.

The parking demand was calculated for the peak use of the hotel. The average use of the hotel would likely occur during the resort off-season however, the resort will remain in a valet only scenario even during the off-season. Peak demand calculations were prepared to provide a

¹ Town of Paradise Valley Special Use Permit Guidelines Section 4 “Resorts”

parking demand during the resorts peak season including events which would have a higher number of local users.

The net number of parking spaces for each use was summed to obtain the minimum *non-shared* parking requirements for the average and peak scenarios. The results of the calculations are presented in **Table 2**. Detailed calculations are attached in Appendix B.

Table 2 – Non-Shared Parking Spaces Required

Calculation Method	Parking Spaces
	Peak Use
Town of Paradise Valley SUP Guidelines	198

Shared Parking Analysis

For projects with a variety of land uses, the parking demand for each land use would peak at different hours. Therefore, the actual number of spaces needed at a given hour is less than cumulative parking demand. *Shared Parking* Urban Land Institute [ULI] describes shared parking as follows:

“Shared parking is defined as a parking space that can be used to serve two or more individual land uses without conflict or encroachment. The opportunity to implement shared parking is the result of two conditions:

- Variations in the peak accumulation of parked vehicles as the result of different activity patterns of adjacent or nearby land uses (by hour, by day, by season)
- Relationships among land use activities that result in people’s attraction to two or more land uses on a single auto trip to a given area or development”

To determine the total number of shared parking spaces required between different land uses, a parking occupancy rate analysis was conducted. To calculate the total number of shared spaces required, the non-shared parking spaces (as previously calculated and shown in Table 3) are multiplied by the occupancy rate for that hour represented as a percentage of use. This analysis was completed using the distribution data as suggested by the Urban Land Institute’s *Shared Parking*. ITE does not provide time of day data for a ‘Leisure Hotel’ or a ‘Resort Hotel’.

Occupancy is dependent upon peak seasonal factors, days of the week, and time periods. Two scenarios were established, weekday and weekend. Each scenario looks at time periods beginning at 6:00 a.m. and ending at 12:00 a.m.

The “adjusted” net number of parking spaces required for each use during each time period is aggregated. The resultant is the required number of spaces for each time period. The shared parking demand required is determined by the greatest of the aggregate values calculated, weekday total or weekend total. The shared parking results are presented in **Table 3**. Detailed calculations are attached within Appendix C.

Table 3 – Shared Parking Spaces Required*

Scenario	Shared Parking Spaces	
	Weekday	Weekend



<i>Peak Use</i>	163	183
-----------------	-----	-----

A total of 183 shared parking spaces will be required during the peak utilization.

RESORT PEAK SEASON WEEKDAY AND WEEKEND RESULTS

During the peak season the resort will be fully utilized with full occupancy of the guest rooms, meeting rooms, restaurant and event areas. A peak season parking calculation was prepared to account for the possibility that the users of the meeting rooms and event areas could be different from the guests within the resort. To account for the possibility of a higher number of non-guest (“off-site”) users, the ratios applied to Lon’s restaurant/patio and the Last Drop Bar/patio were modified to allow for 25 percent on-site and 75 percent off-site use. The analysis was also prepared assuming that meeting rooms would contain individual non-related groups during the same time period. Some of the space within Hermosa Inn was not considered since its use is exclusive to patronage of another area. For example, the Library Patio was not considered separate square footage for events since this area could only be utilized by patrons already using the Library meeting room. These assumptions and operational parameters would require the resort to provide 183 shared parking spaces to accommodate the likelihood of a peak event. This is 2 spaces less than the provided parking as shown on the site plan.

This information has been summarized in **Table 4** below.

Table 4 – Peak Season Peak Event Resort Parking Summary

Calculation Methodology	Parking Required		Parking Provided
	Gross	Shared	Valet Only
Town SUP Guidelines	198	183	185

APPENDIX

APPENDIX A SITE PLAN / RESORT SUMMARY PROGRAM



AREA CALCULATIONS

EXISTING CONDITIONED SF	42,991 SF
FUTURE CONDITIONED SF	11,737 SF
FUTURE CONDITIONED SF (NOT SHOWN)*	962 SF
TOTAL CONDITIONED SF	55,690 SF
EXISTING OVERHANG SF	9,894 SF
FUTURE OVERHANG SF	3,253 SF
FUTURE OVERHANG SF (NOT SHOWN)*	201 SF
TOTAL OVERHANG	13,348 SF

* AREAS NOT SHOWN ARE RESERVED FOR FUTURE SUP AMENDMENT.

PROJECT DATA

	APPROVED	PROPOSED
Site Area	6.356 Acres Net	277,022 SF
Square Footage		
Proposed Coverage (Conditioned Space)	55,690 SF = 20.10%	55,690 SF = 20.10%
Proposed Coverage (Porches, Loggia, Patios)	13,348 SF = 4.82%	13,348 SF = 4.82%
Total Proposed Lot Coverage (Max. Lot Coverage per SUP Guidelines: 25.00%)	69,038 SF = 24.92%	69,038 SF = 24.92%
Total Proposed Parking Lot Area:	59,261 SF	67,778 SF
Density		
Proposed Guest Room Keys:	49 Units	49 Units
Parking		
Self Parking	140 spaces	146 spaces
with Valet Parking	156 spaces	179 daytime spaces 185 evening spaces

SUMMARY TABLE

Building	USE	KEYS
1	Guest Room	2
2	Guest Room	2
3	Guest Room	2
4	Guest Room	2
5	Guest Room	6
6	Lobby and Administration	
7	Guest Room	6
8	Guest Room	3
9	Guest Room	3
10	Guest Room	3
11	Guest Room	3
12	Exterior Events	4
13	Guest Room	3
14	Guest Room	3
15	Guest Room	4
16	Guest Room	2
17	Guest Room	2
18	Guest Room	2
19	Fitness and Spa	2
20	Restroom Building and Storage	
21	Storage	
22	Trash	
23	Back of House	
24	New Back of House	
25	Storage	
26	Meeting and Events	
27	Exterior Patio	
28	Restaurant	
28a	Bar	
28b	Covered Porch	
28c	Banquet Room Expansion	
29	Open Garden Patio	
30	Valet Canopy	
31	Dining Loggia w/ Fireplace	
32	Bar Loggia w/ Fireplace	
33	Auto Court	
34	Existing Fireplace	
35	Existing Fountain	
36	Sliding Parking Lot Gate	
37	Exterior Gas Fireplace	
38	Exterior Cooking Fireplace	
39	Masonry Wall at 6'-0"	
40	Fountain	
41	Pool/Spa	
42	All Hotel Rooms & Dining Areas Shall have Fireplaces	
43	Pathway Trellis	
44	Restroom Building	
45	Combination retaining wall and screen fence or solid wall for maintenance yard	
46	Mechanical equipment and storage	
Total		49

CVL CONSULTANTS
 Civil Engineering
 Water Systems
 Wastewater Treatment
 Land Planning
 Energy
 Land Survey
 Landscape Architecture
 Construction Management

4550 N. 12th Street
 Phoenix, AZ, 85014
 phone 602.264.6831
 fax 602.264.0928
 web www.cvlci.com

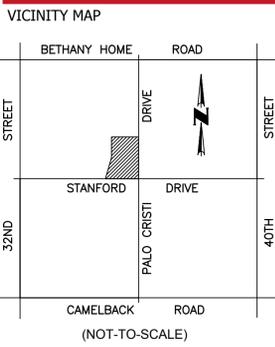
OWNER / DEVELOPER
ALLRED'S HERMOSA INN, LLC
 5734 E RANCHO MANANA BLVD
 CAVE CREEK, AZ 85331

LANDSCAPE ARCHITECT
 TIMOTHY STARKEY
 4550 N 12TH STREET
 PHOENIX, AZ
 85014
 PHONE: 602.264.6831
 EMAIL: TSTARKEY@CVLCI.COM

PROJECT INFORMATION
HERMOSA INN
 5532 NORTH PALO CRISTI ROAD
 PARADISE VALLEY, AZ 85253

MINOR AMENDMENT TO SUP
 TOWN OF PARADISE VALLEY, AZ

CVL JOB 01.0263301



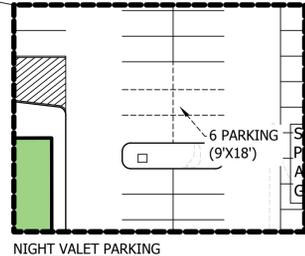
REVISION HISTORY

SEAL & ISSUE



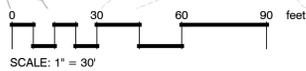
DESIGN: TBS
 DRAWN: RG
 CHECK: TBS

SITE AND USE PLAN
 2018



LIGHTING SHALL COMPLY WITH PREVIOUSLY APPROVED LIGHTING REQUIREMENTS

NOTE:
 EXISTING OLEANDER HEDGE (+12' TALL) SHALL REMAIN, BE FILLED, AND EXTENDED TO EAST PROPERTY LINE. MAXIMUM LIGHT SPILL TO ADJACENT PROPERTY SHALL BE 0.5 FC.



APPENDIX B NON-SHARED PARKING CALCULATIONS

**ATTACHMENT B-1
PEAK USE NON-SHARED PARKING
INCLUDING INTERNAL CAPTURE**

Hermosa Inn Parking Analysis

07/31/18

SUP Guideline	SUP Guideline Parking Requirement	Use	Qty. ⁽¹⁾	Unit	Equivalent Sq Ft	Gross Parking Required	Guest	Non-Guest	Net Parking Required	
Resort										
i.	1.2	space/guest unit	Guest Rooms	49	keys		59	0%	100%	59
iii(a).	1	space/50 SF (net dining area) in restaurants (interior)	Lon's Dining Room	828	sf		17	25%	75%	13
iii(a).	1	space/50sf meeting rooms, auditoriums or group assembly (interior)	Stetson Room	1,400	sf		28	75%	25%	7
iii(a).	1	space/50 SF (net dining area) in restaurants (interior)	Megargee	165	sf		4	25%	75%	3
iii(a).	1	space/50sf meeting rooms, auditoriums or group assembly (interior)	Adobe Room ⁽⁵⁾	500	sf		10	75%	25%	3
iii(a).	1	space/50 SF (net dining area) in restaurants (interior)	Grill Room	584	sf		12	25%	75%	9
iii(a).	1	space/50 SF (net dining area) in restaurants (interior)	Last Drop Bar	600	sf		12	25%	75%	9
iii(a).	1	space/50sf meeting rooms, auditoriums or group assembly (interior)	Wine Cellar	350	sf		7	75%	25%	2
iii(a).	1	space/50sf meeting rooms, auditoriums or group assembly (interior)	Library	500	sf		10	75%	25%	3
iii(a).	1	space/50sf meeting rooms, auditoriums or group assembly (interior)	Boardroom	350	sf		7	75%	25%	2
iii(b).	1	space/50 SF (net dining area) in restaurants (exterior)	Lon's Patio	2,600	sf		52	25%	75%	39
iii(b).	1	space/50sf meeting rooms, auditoriums or group assembly (interior)	Last Drop Patio ⁽⁵⁾	1,200	sf		24	25%	75%	18
iii(b).	1	space/50sf meeting rooms, auditoriums or group assembly (exterior)	Library/Board Room Patio ⁽²⁾	0	sf			100%	0%	0
iii(b).	1	space/50sf meeting rooms, auditoriums or group assembly (exterior)	Hideaway Patio ⁽²⁾	0	sf			100%	0%	0
iv.	1	space/50sf meeting rooms, auditoriums or group assembly (interior)	Mission Meeting Room	1,824	sf		37	75%	25%	10
			Outdoor Event Areas ⁽³⁾	1,600	sf					
⁽²⁾ vi(a).	1	space/300sf net occupied space in office & service establishments	Spa & Fitness	2,000	sf		7	90%	10%	1
		Other areas not listed in guidelines (circulation, storage, etc.)	Other		sf		0			0
					SUBTOTAL		286			178
					EMPLOYEE PARKING REQUIRED⁽⁴⁾		20			20

GROSS TOTAL	0	286	NET TOTAL	198
--------------------	----------	------------	------------------	------------

Total Guest Room and Employee Parking (Hotel)			59
Total Restaurant Parking	6,477		94
Total Conference/Convention	4,424		24
Total Spa	2,000		1
Total Retail			0
Total Employee Parking Required			20
Totals	12,901		198

- (1) The square footage and number of seats shown was provided by management at the Hermosa Inn.
 - (2) Function space users will be the same as others already using the resort.
 - (3) Outdoor event users will be the same as those within other function space therefore their parking requirement was omitted to avoid double counting.
 - (4) Peak employee parking needed to support peak events scenario provided by Hermosa Inn staff - added to study but not required by SUP Guidelines
 - (5) Area is parked per assembly but has been included in the "Restaurant" column of shared parking to account for the likely time of day use by the patrons.
- *SUP Resort Guideline (iv.) reads "For each two seats or equivalent area in meeting rooms, auditoriums or group assembly areas - 1.0 space." Applicant is using SUP Country Club Guideline (x.) "event hall - 1 space per 50 square feet of assembly area or 1 space per 2 fixed or portable seats" as equivalent requirement.

APPENDIX C SHARED PARKING CALCULATIONS

Land Use	Hermosa Inn														SHARED PARKING DEMAND
	Resort Guest Rooms		Resort Employees		Restaurant		Conference		Spa		Retail		Residential		
Gross Size	49 Rooms		4,727 SF		6,477 SF		4,424 SF		2,000 SF		0 SF		0 Units		
Percent Adjustment	None		0%		70%		None		None		70%		None		
Net Size	49 Rooms		0 SF		6,477 SF		4,424 SF		2,000 SF		0 SF		0 Units		
Parking Rate	1.2 space/room		1 /employee		1 /50 SF		1 /50 SF		1 /300 SF		1 /300 SF		0 /Unit		
Req-d Spaces	59		20		94		24		25%		0		0		
Adjustments	None		None		w/ 75% Non-guest		w/ 25% Non-guest (meeting rooms)		w/ 10% non-guest		None		None		
Time of Day	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	75%	25%	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	TOTAL SPACES
6:00 AM	95%	57	5%	1	10%	10	0%	0	75%	1	0%	0	0%	0	69
7:00 AM	95%	57	30%	6	20%	19	0%	0	75%	1	3%	0	0%	0	83
8:00 AM	90%	54	90%	18	20%	19	50%	12	25%	1	10%	0	0%	0	104
9:00 AM	80%	48	90%	18	20%	19	100%	24	25%	1	30%	0	0%	0	110
10:00 AM	70%	42	100%	20	20%	19	100%	24	25%	1	45%	0	0%	0	106
11:00 AM	70%	42	100%	20	25%	23.5	100%	24	75%	1	70%	0	0%	0	110.5
12:00 PM	65%	39	100%	20	30%	29	100%	24	75%	1	85%	0	0%	0	113
1:00 PM	65%	39	100%	20	45%	43	100%	24	75%	1	95%	0	0%	0	127
2:00 PM	70%	42	100%	20	45%	43	100%	24	75%	1	100%	0	0%	0	130
3:00 PM	70%	42	100%	20	45%	43	100%	24	25%	1	100%	0	0%	0	130
4:00 PM	75%	45	90%	18	45%	43	100%	24	85%	1	90%	0	0%	0	131
5:00 PM	80%	48	75%	15	60%	57	80%	20	65%	1	75%	0	0%	0	141
6:00 PM	85%	51	60%	12	90%	85	80%	20	35%	1	65%	0	0%	0	169
7:00 PM	85%	51	55%	11	95%	90	80%	20	15%	1	10%	0	0%	0	173
8:00 PM	90%	54	55%	11	100%	94	80%	20	10%	1	10%	0	0%	0	180
9:00 PM	95%	57	55%	11	100%	94	80%	20	5%	1	10%	0	0%	0	183
10:00 PM	95%	57	45%	9	40%	38	25%	6	0%	0	0%	0	0%	0	110
11:00 PM	100%	59	45%	9	20%	19	0%	0	0%	0	0%	0	0%	0	87
MIDNIGHT	100%	59	30%	6	0%	0	0%	0	0%	0	0%	0	0%	0	65
Number of Parking Spaces With Shared Parking for Hermosa Inn															183
Number of Non-Shared Parking Spaces Required by City Code for Hermosa Inn															198

Land Use	Hermosa Inn														SHARED PARKING DEMAND
	Resort Guest Rooms		Resort Employees		Restaurant		Conference		Spa		Retail		Residential		
Gross Size	49 Rooms		4,727 SF		6,477 SF		4,424 SF		2,000 SF		0 SF		0 Units		
Percent Adjustment	None		0%		None		None		None		None		None		
Net Size	49 Rooms		0 SF		6,477 SF		4,424 SF		2,000 SF		0 SF		0 Units		
Parking Rate	1.2 /50 SF		1 /emp		1 /50 SF		1 /50 SF		1 /300 SF		1 /300 SF		0 /Unit		
Req-d Spaces	59		20		94		24		1		0		0		
Adjustments	None		None		w/ 75% Non-guest		w/ 25% Non-guest		w/10% Non-Guest		None		None		
Time of Day	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	% OF PEAK	# OF SPC	TOTAL SPACES
6:00 AM	95%	57	5%	1	20%	19	0%	0	75%	1	0%	0	0%	0	78
7:00 AM	95%	57	30%	6	20%	19	0%	0	75%	1	3%	0	0%	0	83
8:00 AM	90%	54	90%	18	20%	19	50%	12	25%	1	10%	0	0%	0	104
9:00 AM	80%	48	90%	18	20%	19	100%	24	25%	1	30%	0	0%	0	110
10:00 AM	70%	42	100%	20	20%	19	100%	24	25%	1	45%	0	0%	0	106
11:00 AM	70%	42	100%	20	30%	29	100%	24	75%	1	73%	0	0%	0	116
12:00 PM	65%	39	100%	20	30%	29	100%	24	75%	1	85%	0	0%	0	113
1:00 PM	65%	39	100%	20	45%	43	100%	24	75%	1	95%	0	0%	0	127
2:00 PM	70%	42	100%	20	45%	43	100%	24	75%	1	100%	0	0%	0	130
3:00 PM	70%	42	100%	20	45%	43	100%	24	25%	1	100%	0	0%	0	130
4:00 PM	75%	45	90%	18	45%	43	100%	24	85%	1	90%	0	0%	0	131
5:00 PM	80%	48	70%	14	60%	57	75%	18	65%	1	75%	0	0%	0	138
6:00 PM	85%	51	40%	8	90%	85	75%	18	35%	1	65%	0	0%	0	163
7:00 PM	85%	51	20%	4	95%	90	50%	12	15%	1	10%	0	0%	0	158
8:00 PM	90%	54	20%	4	100%	94	25%	6	10%	1	10%	0	0%	0	159
9:00 PM	95%	57	20%	4	100%	94	25%	6	5%	1	10%	0	0%	0	162
10:00 PM	95%	57	20%	4	40%	38	25%	6	0%	0	0%	0	0%	0	105
11:00 PM	100%	59	10%	2	20%	19	0%	0	0%	0	0%	0	0%	0	80
MIDNIGHT	100%	59	5%	1	0%	0	0%	0	0%	0	0%	0	0%	0	60
Number of Parking Spaces With Shared Parking for Hermosa Inn															163
Number of Non-Shared Parking Spaces Required by City Code for Hermosa Inn															198