



April 7, 2025

Mr. Gerald Caldwell
Caldwell Builders
1313 Cooper Road
Sebastopol, CA 95472

Parking Study for the 3410 Industrial Drive Church Project in Santa Rosa

Dear Mr. Caldwell;

W-Trans has completed an evaluation of the potential parking demand associated with the Industrial Drive Thrive Church Project in the City of Santa Rosa. The proposed project would update the use of the space previously occupied by Rock Star University at 3410 Industrial Drive for use as a church. The purpose of this letter is to document the parking demand for the proposed facilities to determine if the existing parking supply would be adequate to meet the expected parking demand.

Project Description

The proposed project would create a new use permit for a church or "Meeting Facility." The church sanctuary and support space would measure 3,300 square feet to include worship services or other events associated with religious facilities. Church services are expected to occur on Sunday mornings from 10:00 a.m. to 11:30 a.m. The proposed parking supply includes 34 spaces.

Parking Analysis

Parking Requirements

The project was analyzed to determine the minimum number of parking spaces required per the City of Santa Rosa's *Municipal Code*, Section 20.36.040. The parking requirements were based on the "meeting facility, public or private" land use, which most closely fits the project description. The City Code requires one space for every four fixed seats or one space for every 50 square feet of assembly area. The project does not identify fixed seating, so the required parking was based on the 3,300 square feet of assembly area. The project as proposed would be required to provide 66 total vehicle parking spaces, 32 more than the proposed supply. The City also requires one bicycle parking space for every 4,000 square feet of total area, resulting in one required bicycle space for the project.

Parking Demand

The anticipated peak parking demand for the project was estimated using standard rates published by the Institute of Transportation Engineers (ITE) in *Parking Generation*, 6th Edition, 2023. The parking demand of the project was estimated using the published standard rates for Church (ITE LU #560). The ITE rates indicate that the average peak parking demand during Sunday service would be for 46 spaces, 12 more spaces than the proposed supply. Table 1 shows the City parking requirements and ITE peak parking demand estimate.

Table 1 – Vehicle Parking Requirements

| Land Use | Units | Supply (spaces) | City Requirements | | ITE Peak Parking Demand | |
|----------|---------|-----------------|----------------------|-----------------|-------------------------|-----------------|
| | | | Rate | Spaces Required | Rate | Spaces Required |
| Church | 3.3 ksf | 34 | 1.0 space per 50 sf* | 66 | 13.94 per ksf | 46 |

Note: *Meeting facility, public or private; sf = square feet; ksf = 1,000 square feet

Since the ITE peak parking demand estimate exceeds the proposed supply by 12 spaces, an on-street parking survey was conducted to measure peak occupancy levels on a Sunday morning to determine if sufficient availability exists to accommodate the overflow demand. Counts were conducted every half-hour on April 6 from 9:30 a.m. to 12 p.m. of the 100 on-street spaces located within approximately 350 feet of the project site (i.e., east on Industrial Drive to Airway Drive, north on Industrial Drive to 3347 Industrial Drive, and south on Industrial Drive to 3331 Industrial Drive). Peak on-street parking demand occurred at 10:30 a.m. when 11 spaces were occupied, leaving 89 spaces vacant. Given the church's excess peak parking demand of 12 spaces, there is sufficient on-street parking supply to accommodate the overflow demand.

Conclusions and Recommendations

- The project as proposed would be required to provide 66 vehicle parking spaces and one bicycle parking space according to the City Code. The proposed vehicle parking supply would include 34 off-street spaces and therefore not meet City requirements.
- The project would be expected to generate a peak parking demand of 46 spaces during Sunday service, resulting in demand exceeding the proposed supply by 12 spaces.
- Parking occupancy counts show there are no fewer than 89 vacant on-street parking spaces available on Sunday morning within 350 feet of the project site, during the church's peak worship services, indicating there is sufficient on-street parking supply to accommodate the overflow demand of 12 vehicles.

Please let us know if you have any questions about this information. Thank you for giving us the opportunity to provide these services.

Sincerely,



Gabriel Ramos, EIT
Assistant Engineer



Brian Canepa, TDM-CP
Principal