

3516 and 3520 Schaefer Street, Culver City, CA
Mechanical Parking Operational Plan
March 18th, 2019

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Culver City
Planning Division

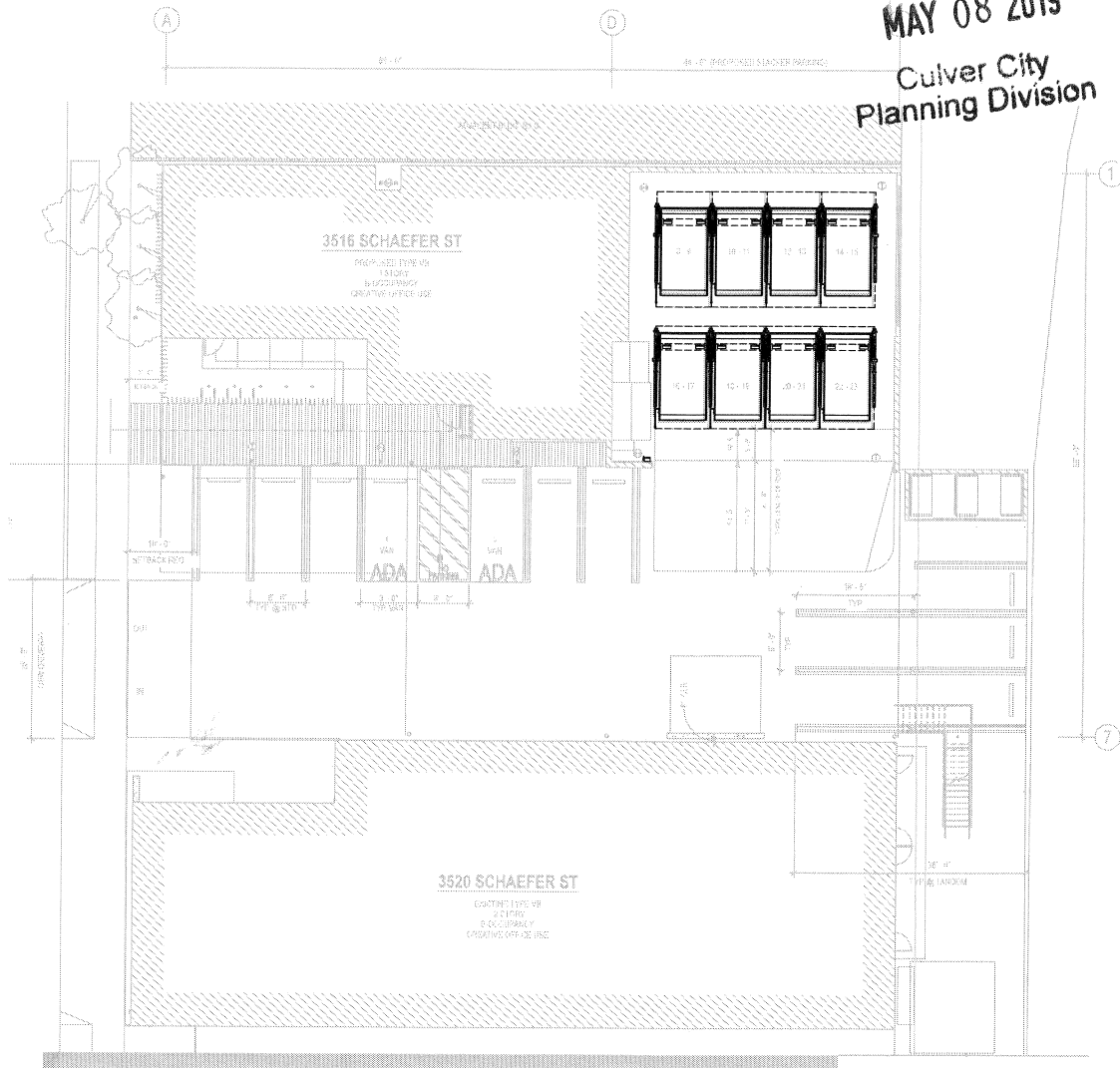


Exhibit A Overall Site Plan
3516 and 3520 Schaefer Street, Culver City, CA

1.0 Project Summary:

The proposed Creative Office Project located at 3516 - 3520 Schaefer Street, Culver City, CA consists of two existing buildings; one existing creative office building at 3520 Schaefer St, Culver City, CA, and one proposed creative office building addition at 3516 Schaefer Street in Culver City, CA. The existing building at 3520 Schaefer was permitted with 0 parking stalls required. The proposed building addition at 3516 Schaefer consists of 17,217 SF of creative office space. The entire site provides 28 onsite parking stalls including 2 Accessible Parking Stalls, 8 **ParkPlus** two level DP003 mechanical parking units parking 16 cars, 4 tandem parking stalls and 6 surface parking stalls for a total of 28 cars. Thousands of the **ParkPlus** double mechanical Car Stackers™ Model DP003 have been installed in similar applications across the United States since 1969. The **ParkPlus** DP003 Parking System is used in attendant assisted operated applications common with creative office use.

2.0 Site Plan:

Upon entering the main driveway from Schaefer Street, the tenants/employees will drive to the tenant drop off area for the parking attendants to take the cars and park them in the **ParkPlus** DP003 Mechanical Parking Stackers™ and the surface parking stalls.

3.0 Operational Plan:

The Operational Plans shown below in Exhibit B and C illustrates the location and access to the **ParkPlus** DP003 double parking stackers™ and surface parking stalls during both peak AM and peak PM periods. During morning peak AM traffic, the parking attendant will have Car Stackers™ positioned in the down position. This will allow for the quickest filling of the parking system. Tenants will be instructed to pull forward in the tenant loading area and either instructed to exit the car at the loading area or pull forward to an reservoir parking area. After the parking area is clear, The attendants will raise the platforms after filling the platforms with the cars. The Car Stackers™ will raise to their full upright position in approximately 15 - 20 seconds. The AM peak hour demand will have 15 cars enter the property, The PM peak hour demand will also have 15 cars exiting the property. 3 attendants parking an average of 5-10 cars each per hour, will easily meet the peak hour parking demands and not impact surrounding streets and neighborhoods with additional parking.

Tandem Surface Parking:

The parking attendants will work as a team to gain access to the deepest tandem parked cars. One attendant will move the first car and park it in the reservoir parking space temporarily while the second attendant moves the second tandem car to the tenant pick up area. The first attendant will then drive the car from the reservoir area back to the tandem parking stalls.

Oversized Vehicle Parking

Oversized vehicles can be accommodated in the **ParkPlus** Car Stackers. If the vehicle is larger than 6'-8" in height or over 6000 lbs in weight, The car can be parked in the on-site surface parking stalls.

Two parking attendants will be operating the parking services Monday - Friday between the hours of 8:00 am and 7:00 pm. A third valet will also be working Monday - Friday between the hours of 9:00 and 5:00. Any remaining cars left after 7:00 pm will be parked on the surface stalls or under the raised platforms of the mechanical parking units for tenants to pick up their cars after hours.

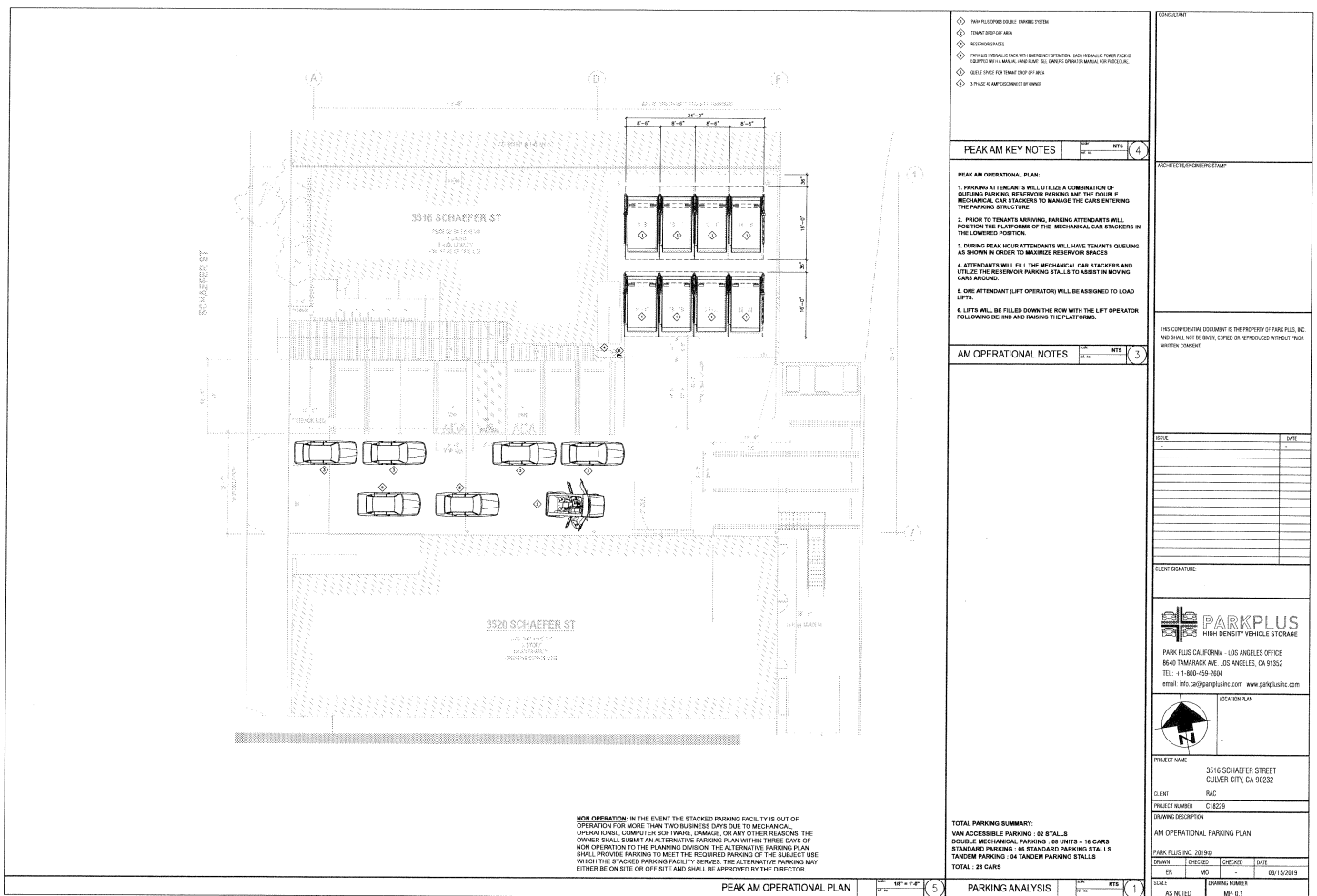


Exhibit B: AM Operational Parking Plan

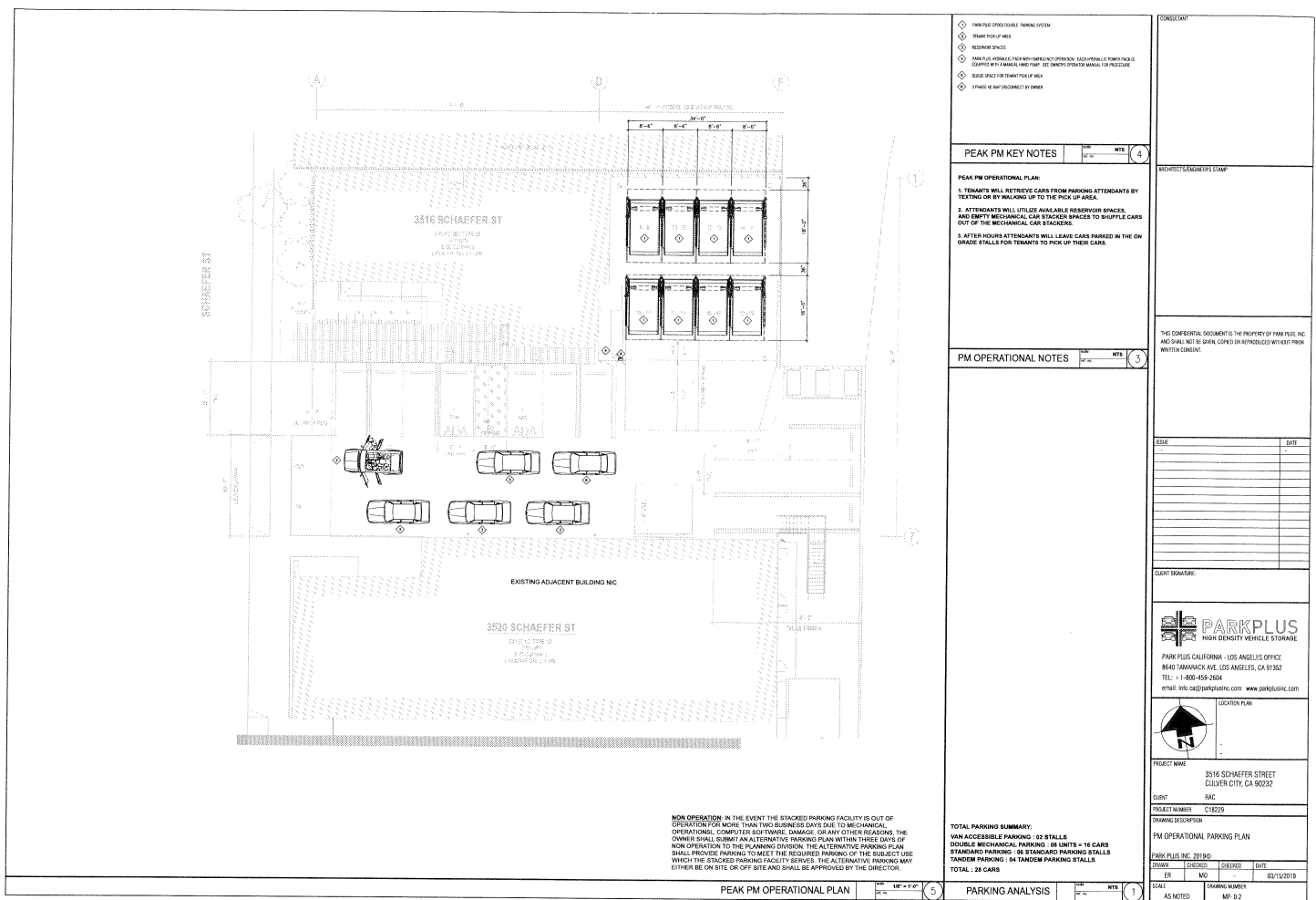


Exhibit C: PM Operational Parking Plan

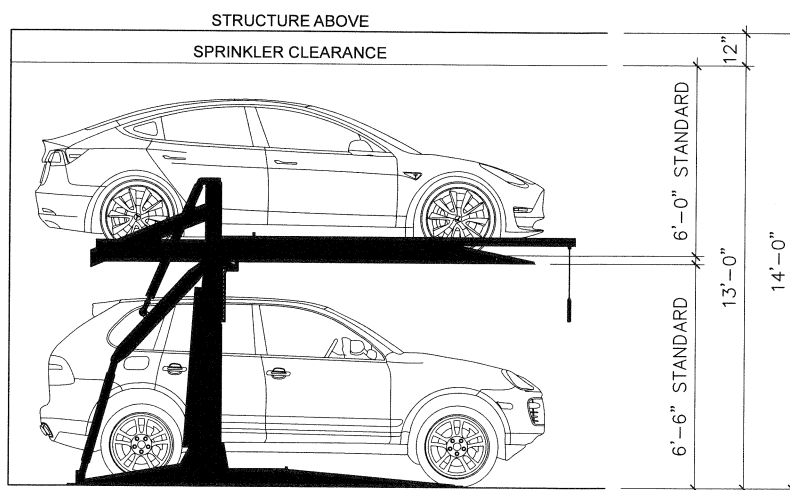
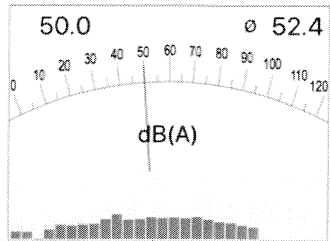


Exhibit D: DP003 Double Car Stacker Elevation

4.0 Technical Studies:

The proposed **ParkPlus Car Stackers™** have been approved by both the City of Los Angeles and the New York City Testing Labs to be used in all commercial and residential applications. The **ParkPlus Car Stackers™** have been in use for almost 50 years. The parking system comes fully galvanized to prevent wear and tear. The Acoustic reading below indicates that the noise levels for the double parking units are between 45.9 dB(A) and 54.2 dB(A). This operating noise level is within the levels of normal speech. See Diagram below



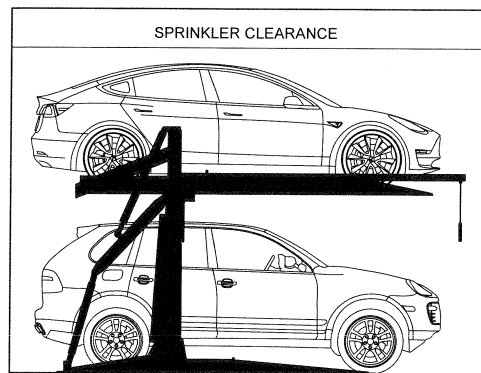
reset min. 45.9 max. 54.2

dB(A) dB(C) dB(lin)

Impulse 125ms 1s

● ○ ○ ○ ○

Measure Reference Help Calibration Settings



DP003 SIDE ELEVATION

LOUDNESS COMPARISON CHART (dBA)

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
Jet Fly-over at 1000 ft	110	Rock Band
Gas Lawn Mower at 3 ft	100	
	90	Food Blender at 3 ft
Diesel Truck at 50 ft at 50 mph	80	Garbage Disposal at 3 ft
Noisy Urban Area, Daytime	70	Vacuum Cleaner at 10 ft
Gas Lawn Mower at 100 ft	60	Normal Speech at 3 ft
Commercial Area	50	Large Business Office
Heavy Traffic at 300 ft	40	Dishwasher Next Room
Quiet Urban, Daytime	30	Theater, Large Conference Room (Background)
Quiet Urban, Nighttime	20	Library
Quiet Suburban, Nighttime	10	Bedroom at Night, Concert Hall (Background)
	0	Broadcast/Recording Studio
	0	Lowest Threshold of Human Hearing

5.0 Back Up Power:

The proposed **ParkPlus Car Stackers™** Model DP003 will be powered by a 10HP Hydraulic Power Unit (HPU). The HPU models are equipped with a manual hand pump for lowering vehicles in case of a power outage. See enclosed The ParkPlus Product Manual for detailed instructions in section 8.2. See attached ParkPlus Operations Plan above for HPU locations.

Emergency Contacts

RAC along with the Parking Attendant Company will provide emergency contacts.

RAC Contact: _____ Phone: _____

Parking Attendant Contact: _____ Phone: _____

6.0 Inspection Reports:

The proposed **ParkPlus** QDP003 Double Car Stackers™ is recommended to be maintained and inspected by a **ParkPlus** certified technician twice a year for commercial applications. The enclosed **ParkPlus** Product Manual has a copy of the Inspection and Maintenance Checklist in Section 11.

7.0 Non-Operation:

The proposed **ParkPlus** DP003 Double Car Stackers™ has an unprecedented service tract record with mechanical parking units operating with minimal maintenance for 25+ years. All parts are readily available in stock and typically can be repaired or replaced within 48 hrs. In the unlikely event of a system failure and the Parking Units being non-operational, the lifts can be manually lowered and used in the down portion. The remaining vehicles can be parked by the parking attendant in the drive aisles or the surface parking stalls of the garage.

This report was prepared in accordance with the Zoning Code Amendment P2016-0077-ZCA for Alternative Parking Provisions. If any additional technical data is required please do not hesitate to contact our engineering department for further answers.

PARK PLUS CALIFORNIA



MICHAEL O'BRYAN
PRESIDENT

