
ATTACHMENT NO. 6

Parking Management Plan

Project: Renovation of Vehicle Service Facility

Culver City Motor Cars, Inc.

11039 Washington Boulevard, Culver City, CA

April 4, 2022

EXECUTIVE SUMMARY

The Project and its Functions

The renovated Project will continue to function as the company's corporate office and an overflow service facility for Culver City Motor Cars, Inc., dba Culver City Volvo and Mazda.

- The corporate office component will continue to house the company's Controller and administrative staff.
- The service facility portion will provide automobile repair and maintenance services, utilizing 3 existing and 3 new service bays.
- An existing auto photography booth will be retained within the building. This space is used to photograph approximately 12 vehicles each month for the dealership websites. Customers increasingly view and make decisions about purchasing vehicles based on these online images (instead of visiting dealerships in person).
- There will be no customer access to the site. All customer interactions will be at the Culver City Volvo and Mazda dealership at 11201-11215 Washington Boulevard. Automobiles requiring service will be driven by technicians from the dealership to the service facility, where the work will be performed. Upon completion of service, each vehicle will be driven back to the dealership.
- There will be no cars stored on site, except for vehicles undergoing service, or awaiting completion of service.
- Parking will be provided for staff's personal vehicles and cars awaiting service only.
- Parking will be divided between 2 existing lots on the south and north sides of the facility. Interior parking spaces will also be provided within the building. Vehicles will not be parked on public streets. Test drives will be oriented to Washington Place and Washington Boulevard, and single-family residential streets will be avoided to the extent feasible . There will be approximately 20-25 test drives per day.

.

DAILY AND WEEKLY OPERATIONS

Staffing

Work Schedules:

All staff: Mon–Fri staggered schedule (between 7:30am–6:00pm) Occasional Saturdays (8:00am–1:30pm).

Up to 6 administrative personnel are on-site at one time.

Up to 6 vehicle service technicians are on-site at one time.

Site Access

- Site access will only be available to staff working on site.
- Each parking lot will be gated, and have automatic gates operated via remote control.
- Entry to each parking lot will be via Tilden Ave. only.

Parking Design

- **Automobile Parking**

- **Vehicle Services – Maintenance / Repair**

- 3 spaces per service bay

- 6 bays = 18 spaces (3 existing bays, 3 proposed bays)

- **Office and Storage**

- 1 space per 350 SF of office and storage area

- $5,426 \text{ SF} / 350 \text{ SF} = 16 \text{ spaces}$

- **Total Automobile Parking Required: 34 spaces**

- **Total Automobile Parking Provided: 34 spaces**

- 9 compact spaces

- 2 accessible spaces

- 7 EV capable spaces (20% of required automobile parking)

- 3 EV ready spaces (10% of required automobile parking)

- 3 full EV charger/charging spaces (10% of required automobile parking)

- **Bicycle Parking**

- **Total Bicycle Parking Required: 2 stalls (5% of required automobile parking)**

- **Total Bicycle Parking Provided: 2 stalls**

Tandem and Drive Aisle Stacked Parking Spaces

- All staff will have assigned parking spaces. No customers will park on site.
- On-site service technicians will be available and responsible for assisting with parking activities whenever tandem parking or drive aisle stacked spaces are used. These technicians will also manage use of EV and ADA parking spaces when these spaces are needed. Sufficient space is provided behind tandem spaces and throughout the parking lot to ensure that retrieval of any blocked cars will not impact adjacent streets.
- Given that a maximum of 12 staff (including up to 6 administrative personnel and up to 6 vehicle service technicians) will be on site at any given time, and a maximum of 6 vehicles will be parked at service bays within the building, there generally will not be more than 18 parking spaces (out of a total of 34 available parking spaces) occupied by vehicles at any given time. Therefore, no vehicles associated with the project site will need to park in public street parking spaces.
- The Operator will minimize the amount of time that cars awaiting service are stored at the project site. As soon as service is completed, vehicles will be returned to the Culver City Volvo and Mazda dealership site at 11201-11215 Washington Boulevard.

Conceptual Site Plan

