

March 15, 2021

Mr. Patrick Fiedler
FIEDLER GROUP
299 North Euclid Avenue, Suite 550
Pasadena, CA 91101

Subject: Futurity Iwatani Hydrogen Fueling Project Parking Analysis, City of Redondo Beach, CA

Dear Mr. Fiedler:

RK ENGINEERING GROUP, INC. (RK) is pleased to provide this on-site parking analysis for the proposed Futurity Iwatani Hydrogen Fueling Project located on the southeast corner of the Inglewood Avenue / Artesia Boulevard intersection in the City of Redondo Beach.

The proposed project consists of modifying the existing Mobil gas station and convenience store site to add hydrogen fueling stations.

With the addition of the hydrogen fueling stations, some of the on-site parking spaces will be displaced and lost.

This parking analysis has been prepared to determine if adequate on-site parking will be provided to serve the existing and proposed uses on the project site after implementation of the proposed project.

Existing & Proposed Site Conditions

The Site currently contains the following existing uses and elements:

- 838 square feet of Convenience Store;
- 6 dual-sided gasoline pumps (12 fueling positions);
- 13 On-Site Parking Spaces; and

- Automotive repair shop.

After implementation of the proposed project, the site will contain the following uses and elements:

- 838 square feet of Convenience Store (no change);
- 6 dual-sided gasoline pumps (12 fueling positions) (no change);
- 6 On-Site Parking Spaces (elimination of 7 existing spaces);
- Automotive repair shop (no change); and
- Addition of hydrogen fueling with 2 fueling hoses)

Exhibit A shows the site location. Exhibit B shows the proposed site plan.

Implementation of the proposed project is not expected to result in changes to the activities of convenience store and other on-site uses. Hence, after implementation of the proposed project, the on-site parking demand is expected to be the same as existing conditions.

Existing On-Site Parking Demand

As previously noted, implementation of the proposed project is not expected to result in changes to the activities of convenience store and other on-site uses. Hence, after implementation of the proposed project, the on-site parking demand is expected to be the same as existing conditions.

To determine the existing on-site parking demand for the site, RK has collected data on the existing parking activities.

To establish a comprehensive database for both weekday and weekend conditions, parking activities were observed during the following days:

- Thursday November 19, 2020;
- Friday November 20, 2020;
- Saturday November 21, 2020; and
- Sunday November 22, 2020.

The study and counts were taken during coronavirus restrictions and the data collected/gas station usage may potentially be affected by the restrictions.

Based on discussions with the project applicant:

- The site traffic and activities during the month of November and days of observation can be considered typical for the site; and
- The peak operating time period for the site is considered to be 2:00 PM to 5:00 PM.

Hence to capture the peak site operations, RK conducted the parking count and observations during the above listed days from 1:30 PM to 5:30 PM. The observations were conducted and recorded in 5-minute intervals.

To document detailed on-site parking activities and determine the parking demand associated with each element of the site, the observations were recorded to document parking demand for various users and activities. The observed activities were identified and documented for each of the following categories in five-minute intervals:

1. Parking demand associated with site employees (this parking demand is considered to be associated with the site land uses and needs to be accommodated by designated parking spaces);

2. Parking demand associated with patrons that parked in a designated parking space and only visited the convenience store or other site services (this parking demand is considered to be associated with the site land uses and needs to be accommodated by designated parking spaces);
3. Parking demand associated with vehicles parked off-site or near the site and used the site services (this parking demand is considered to be associated with the site land uses and needs to be accommodated by designated parking spaces);
4. Parking demand associated with vehicles utilizing the auto repair shop and parking in front of the repair bays/garage (this parking demand is considered to be associated with the site land uses but does not require designated parking spaces as the vehicles stayed in front of the auto repair bays);
5. Number of vehicles associated with patrons that only parked at the fueling stations for the sole purpose of purchasing fuel (this parking demand is considered to be associated with the site land uses but does not require designated parking spaces as the vehicles stayed at the pumps);
6. Number of vehicles associated with patrons that parked at the fueling stations to purchase fuel and then visited the convenience store as their vehicle remained at the pump (this parking demand is considered to be associated with the site land uses but does not require designated parking spaces as the vehicles stayed at the pumps); and
7. Parking demand associated with vehicles either parked in a designated space or in undesignated areas but did not utilize any of the site services. These could be drivers of rideshare services using the site to wait for their next ride assignment, drivers pulling over to use their cell phone in a safe area, etc. (this parking demand is not considered to be associated with the site land uses and should not require designated parking spaces as they are related to activities not associated with the site and its uses).

The Table below summarizes the user types based on the observations:

User Category	Observed Activity	Activity Associated with Site Services?	Requires Designated Parking Space?
1.	Employee Parking	Yes	Yes
2.	Convenience Store & Other Related Services Only Users Parked <u>On</u> -Site	Yes	Yes
3.	Convenience Store & Other Related Services Only Users Parked <u>Off</u> -Site	Yes	Yes
4.	Parked at Auto Repair Bay	Yes	No
5.	Fuel Pump Only Users Parked at the Pumps	Yes	No
6.	Fuel Pump then Convenience Store & Other Related Services Parked at the Pumps	Yes	No
7.	Non-Site Related Activities & Vehicles	No	No

Detailed parking demand observation count and activity data is contained in Appendix A.

Thursday Site-Related Parking Demand Requiring Designated Parking Spaces

Table 1 shows the observed parking demand and activities by user type for Thursday November 19, 2020.

As shown in Table 1, during the observation time period on Thursday November 19, 2020, the site-related activities that require a designed parking space (user categories 1, 2, and 3) had a maximum parking demand of five (5) parking spaces.

As also shown in Table 1, during the observation time period on Thursday November 19, 2020, a maximum of six (6) vehicles were parked at the pumps, leaving six (6) fueling positions open at any given time.

Friday Site-Related Parking Demand Requiring Designated Parking Spaces

Table 2 shows the observed parking demand and activities by user type for Friday November 20, 2020.

As shown in Table 2, during the observation time period on Friday November 20, 2020, the site-related activities that require a designed parking space (user categories 1, 2, and 3) had a maximum parking demand of six (6) parking spaces.

As also shown in Table 2, during the observation time period on Friday November 20, 2020, a maximum of six (6) vehicles were parked at the pumps, leaving six (6) fueling positions open at any given time.

Saturday Site-Related Parking Demand Requiring Designated Parking Spaces

Table 3 shows the observed parking demand and activities by user type for Saturday November 21, 2020.

As shown in Table 3, during the observation time period on Saturday November 21, 2020, the site-related activities that require a designed parking space (user categories 1, 2, and 3) had a maximum parking demand of three (3) parking spaces.

As also shown in Table 3, during the observation time period on Saturday November 21, 2020, a maximum of six (6) vehicles were parked at the pumps, leaving six (6) fueling positions open at any given time.

Sunday Site-Related Parking Demand Requiring Designated Parking Spaces

Table 4 shows the observed parking demand and activities by user type for Sunday November 22, 2020.

As shown in Table 4, during the observation time period on Sunday November 22, 2020, the site-related activities that require a designed parking space (user categories 1, 2, and 3) had a maximum parking demand of two (2) parking spaces.

As also shown in Table 3, during the observation time period on Sunday November 22, 2020, a maximum of six (6) vehicles were parked at the pumps, leaving six (6) fueling positions open at any given time.

Forecast Parking Demand After Implementation of Proposed Project

As previously noted, after implementation of the proposed project, the site will contain the following uses and elements:

- 838 square feet of Convenience Store (no change);
- 6 dual-sided gasoline pumps (12 fueling positions) (no change);
- 6 On-Site Parking Spaces (elimination of 7 existing spaces);
- Automotive repair shop (no change); and
- Addition of hydrogen fueling with 2 fueling hoses.

Implementation of the proposed project is not expected to result in changes to the activities of convenience store and other on-site uses. Hence, after implementation of the proposed project, the on-site parking demand is expected to be the same as existing conditions.

Based on the observed parking demand count and activities, under existing conditions, the site-related activities that require a designed parking space (user categories 1, 2, and 3) never exceeded a parking demand of six (6) parking spaces.

It should be noted, based on the observed parking demand count and activities, during the observation time periods on any of the count days, no more than a maximum of six (6) vehicles were parked at the pumps, leaving six (6) fueling positions open at any given time of any observation period and day to be used for vehicles needing to park on the site.

Hence, based on this analysis, the proposed six (6) on-site parking spaces are forecast to be adequate to serve the site after implementation of the proposed project.

It is recommended to maintain adequate parking capacity for the site users, the site operator and management actively observe and eliminate activities from non-site related users and prohibit them from parking and staying on the project site.

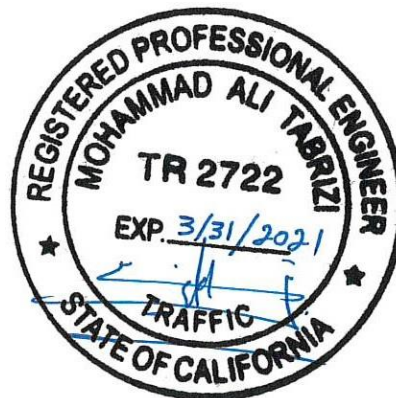
RK appreciates the opportunity to assist on this project. If you have any questions regarding this analysis and report, please call me at (949) 474-0809.

Respectfully submitted,
RK ENGINEERING GROUP, INC.



Alex Tabrizi, PE, TE
Principal

Attachment





Legend:

— = Project Site Boundary



Exhibit B

Site Plan

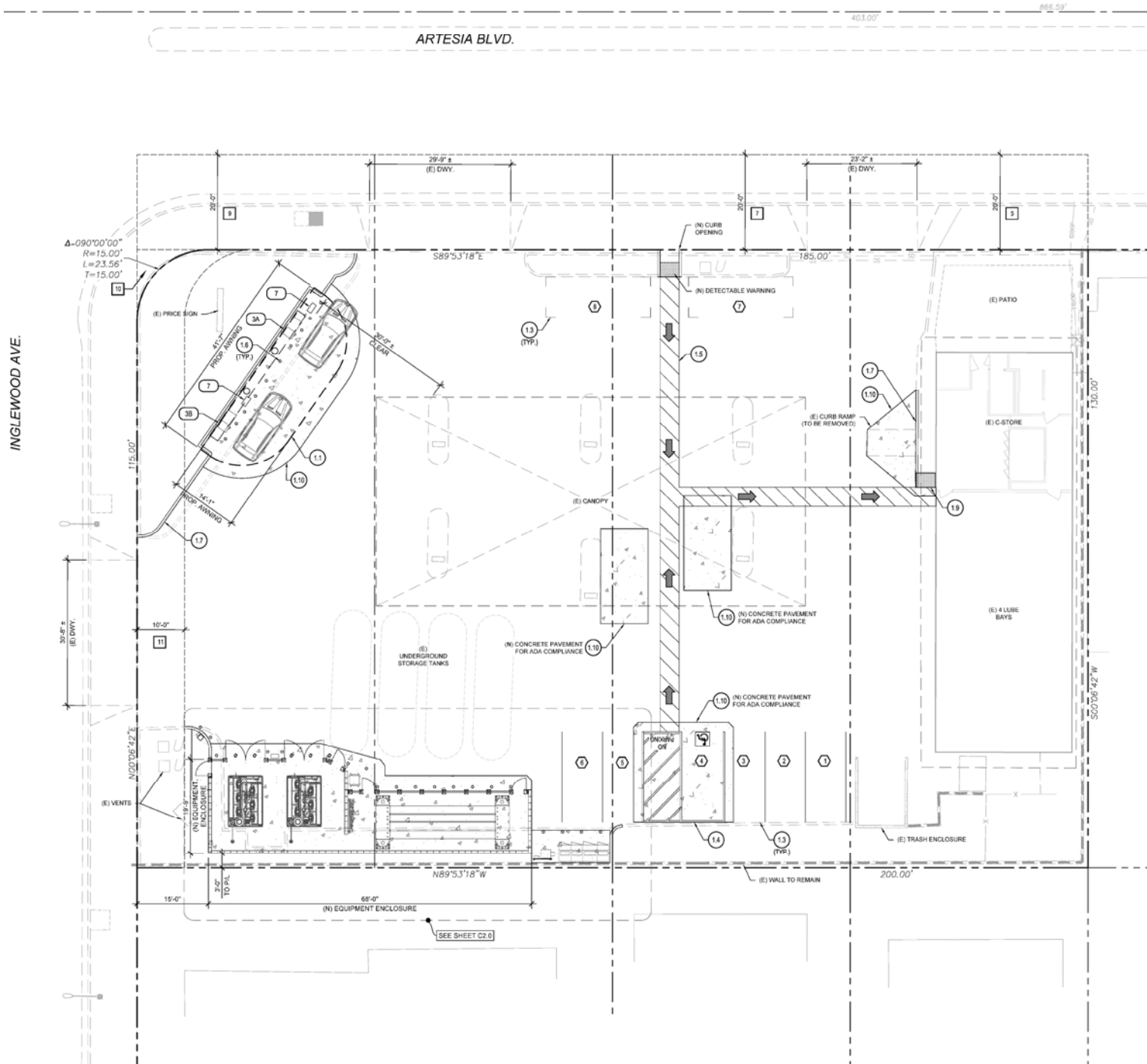


Table 1
Redondo Beach Mobil Gas Station Observed Parking Activities
Thursday November 19, 2020

blank cells represent zero (0) observed parking demand

Time	Number of Parking Spaces Currently Provided	Number of Fueling Pump Spaces Currently Provided (6 Double-Sided Fueling Pumps)	Parking Space Use Associated with Gas Station & Convenience Store Use				Vehicle Repair Garage Use & Vehicles Parked in Front of the Garage ³	Fueling Pump Parking Use Associated with Land Use			Unknown/Other ⁶	Total
			Employee	Convenience Store Users Only ¹	Off-site Parking ²	Total		Fueling Station Users Only ⁴	Fueling Station and Convenience Store Users ⁵	Total		
1:30 PM	13	12	3			3		1	3	4	5	12
1:35 PM	13	12	3			3	1	1		1	5	10
1:40 PM	13	12	3	1		4	1			0	5	10
1:45 PM	13	12	3	1		4	2	2		2	5	13
1:50 PM	13	12	3			3	2		1	1	5	11
1:55 PM	13	12	3			3	2		2	2	5	12
2:00 PM	13	12	3			3	2			0	5	10
2:05 PM	13	12	3			3				0	5	8
2:10 PM	13	12	3			3		1	1	2	5	10
2:15 PM	13	12	3			3	1	1	1	2	5	11
2:20 PM	13	12	3			3	1	2		2	5	11
2:25 PM	13	12	3			3	1	2		2	5	11
2:30 PM	13	12	3			3	2			0	5	10
2:35 PM	13	12	3			3	1	1	1	2	5	11
2:40 PM	13	12	3			3	1		2	2	5	11
2:45 PM	13	12	3			3	1	2		2	5	11
2:50 PM	13	12	3			3	1			0	5	9
2:55 PM	13	12	3			3	1	2		2	5	11
3:00 PM	13	12	3	1		4	1		3	3	4	12
3:05 PM	13	12	3			3	1		1	1	4	9
3:10 PM	13	12	3	1		4	2	1		1	4	11
3:15 PM	13	12	3	1		4	2	2	1	3	4	13
3:20 PM	13	12	4			4		1	1	2	4	10
3:25 PM	13	12	4	1		5	1			0	4	10
3:30 PM	13	12	4			4		2	1	3	4	11
3:35 PM	13	12	4			4		2	1	3	4	11
3:40 PM	13	12	4	1		5		1		1	4	10
3:45 PM	13	12	4			4				0	4	8
3:50 PM	13	12	4			4		2	1	3	4	11
3:55 PM	13	12	4			4				0	4	8
4:00 PM	13	12	4			4		1		1	5	10
4:05 PM	13	12	4	1		5	1		1	1	5	12
4:10 PM	13	12	4			4	1		3	3	6	14
4:15 PM	13	12	4			4	1		2	2	4	11
4:20 PM	13	12	3	1		4				0	4	8
4:25 PM	13	12	3	1		4			1	1	4	9
4:30 PM	13	12	3	1		4	1	2	2	4	4	13
4:35 PM	13	12	3	1		4	1	1	1	2	4	11
4:40 PM	13	12	2	1		3		1	1	2	4	9
4:45 PM	13	12	2	1		3		2		2	4	9
4:50 PM	13	12	2	1		3		4	2	6	4	13
4:55 PM	13	12	1	1		2		2	3	5	4	11
5:00 PM	13	12	1	1		2			1	1	4	7
5:05 PM	13	12	1	2		3			1	1	4	8
5:10 PM	13	12	1	2		3		1		1	4	8
5:15 PM	13	12	1	1		2				0	4	6
5:20 PM	13	12	1	1		2				0	4	6
5:25 PM	13	12	1	1		2		1	1	2	4	8
5:30 PM	13	12	1	1		2			1	1	4	7
Maximum			4	2	0	5	2	4	3	6	6	14

¹ Parking associated with users that only parked at the designed stalls to use the convenience store service.

² Parking associated with users that parked off-site and used any of the site-related services.

³ Parking associated with users that parked in front of the garage to utilize the mechanic repair shop services. The vehicles did not utilize designated parking spaces.

⁴ Parking associated with users that parked at the fuel pumps to fuel up only and then left the site.

⁵ Parking associated with users that parked at the fuel pumps to fuel up or not and then walked over to visit the convenience store.

⁶ Parking associated with users just parked on the site and never used any of the site-related services. These could potentially be rideshare drivers that parked on-site waiting for their next ride or drivers potentially parking to use their cell phone, etc.

Table 2
Redondo Beach Mobil Gas Station Observed Parking Activities
Friday November 20, 2020

blank cells represent zero (0) observed parking demand

Time	Number of Parking Spaces Currently Provided	Number of Fueling Pump Spaces Currently Provided (6 Double-Sided Fueling Pumps)	Parking Space Use Associated with Gas Station & Convenience Store Use				Vehicle Repair Garage Use & Vehicles Parked in Front of the Garage ³	Fueling Pump Parking Use Associated with Land Use			Unknown/Other ⁶	Total
			Employee	Convenience Store Users Only ¹	Off-site Parking ²	Total		Fueling Station Users Only ⁴	Fueling Station and Convenience Store Users ⁵	Total		
1:30 PM	13	12	5			5	1		2	2	3	11
1:35 PM	13	12	5			5	1	2	4	6	3	15
1:40 PM	13	12	5			5	1	1	2	3	3	12
1:45 PM	13	12	5			5	1		2	2	3	11
1:50 PM	13	12	5			5	1	1		1	3	10
1:55 PM	13	12	5	1		6	1	1		1	3	11
2:00 PM	13	12	5			5	2	1	1	2	3	12
2:05 PM	13	12	5			5	1	1	3	4	3	13
2:10 PM	13	12	5	1		6	1	1	2	3	3	13
2:15 PM	13	12	5			5	1	1		1	3	10
2:20 PM	13	12	5			5	3	1	1	2	3	13
2:25 PM	13	12	5			5	3		2	2	3	13
2:30 PM	13	12	6			6	2	1	1	2	3	13
2:35 PM	13	12	6			6	2	3	1	4	3	15
2:40 PM	13	12	6			6	1	1	2	3	3	13
2:45 PM	13	12	6			6	1	2		2	3	12
2:50 PM	13	12	5			5	1	4	2	6	3	15
2:55 PM	13	12	5			5	4	1		1	3	13
3:00 PM	13	12	5			5	2	3	1	4	3	14
3:05 PM	13	12	5			5	2			0	3	10
3:10 PM	13	12	5	1		6	2		1	1	3	12
3:15 PM	13	12	4	1		5	1	1		1	3	10
3:20 PM	13	12	4			4	2	2	2	4	3	13
3:25 PM	13	12	4			4	1	1		1	3	9
3:30 PM	13	12	4			4	1	1	3	4	3	12
3:35 PM	13	12	4			4	1	2	1	3	3	11
3:40 PM	13	12	4			4	1			0	3	8
3:45 PM	13	12	3			3	2		1	1	3	9
3:50 PM	13	12	3			3	2		2	2	3	10
3:55 PM	13	12	3			3	1		2	2	4	10
4:00 PM	13	12	2			2	1	1	2	3	4	10
4:05 PM	13	12	2			2	1	3	2	5	3	11
4:10 PM	13	12	2			2	1		1	1	3	7
4:15 PM	13	12	2			2	1		1	1	3	7
4:20 PM	13	12	2	2		4	1	1	1	2	3	10
4:25 PM	13	12	2			2	1		3	3	3	9
4:30 PM	13	12	2			2	1	3	1	4	3	10
4:35 PM	13	12	2			2	2	2		2	3	9
4:40 PM	13	12	2			2	2	1		1	3	8
4:45 PM	13	12	2			2	1	3		3	3	9
4:50 PM	13	12	2			2	1	1	1	2	3	8
4:55 PM	13	12	2			2	1	1	1	2	3	8
5:00 PM	13	12	2			2	2			0	3	7
5:05 PM	13	12	2			2	1			0	3	6
5:10 PM	13	12	2			2	1	1	1	2	3	8
5:15 PM	13	12	2			2	1	3	2	5	3	11
5:20 PM	13	12	2			2	1	1	2	3	3	9
5:25 PM	13	12	2			2	1	1		1	3	7
5:30 PM	13	12	2			2	1	2		2	3	8
Maximum			6	2	0	6	4	4	4	6	4	15

¹ Parking associated with users that only parked at the designed stalls to use the convenience store service.

² Parking associated with users that parked off-site and used any of the site-related services.

³ Parking associated with users that parked in front of the garage to utilize the mechanic repair shop services. The vehicles did not utilize designated parking spaces.

⁴ Parking associated with users that parked at the fuel pumps to fuel up only and then left the site.

⁵ Parking associated with users that parked at the fuel pumps to fuel up or not and then walked over to visit the convenience store.

⁶ Parking associated with users just parked on the site and never used any of the site-related services. These could potentially be rideshare drivers that parked on-site waiting for their next ride or drivers potentially parking to use their cell phone, etc.

Table 3
Redondo Beach Mobil Gas Station Observed Parking Activities
Saturday November 21, 2020

blank cells represent zero (0) observed parking demand

Time	Number of Parking Spaces Currently Provided	Number of Fueling Pump Spaces Currently Provided (6 Double-Sided Fueling Pumps)	Parking Space Use Associated with Gas Station & Convenience Store Use				Vehicle Repair Garage Use & Vehicles Parked in Front of the Garage ³	Fueling Pump Parking Use Associated with Land Use			Unknown/Other ⁶	Total
			Employee	Convenience Store Users Only ¹	Off-site Parking ²	Total		Fueling Station Users Only ⁴	Fueling Station and Convenience Store Users ⁵	Total		
1:30 PM	13	12	2			2	1		1	1	5	9
1:35 PM	13	12	2			2	2	1		1	5	10
1:40 PM	13	12	2	1		3	2	1	1	2	5	12
1:45 PM	13	12	2			2	1	2	1	3	5	11
1:50 PM	13	12	2			2	1	3		3	5	11
1:55 PM	13	12	2			2	1	3	2	5	5	13
2:00 PM	13	12	2			2	1	1	1	2	5	10
2:05 PM	13	12	2			2	1		1	1	5	9
2:10 PM	13	12	2			2			1	1	5	8
2:15 PM	13	12	1			1		4	2	6	6	13
2:20 PM	13	12	1			1		3	1	4	5	10
2:25 PM	13	12	2			2		1	1	2	5	9
2:30 PM	13	12	2		1	3		2		2	5	10
2:35 PM	13	12	1			1		1	1	2	5	8
2:40 PM	13	12	1			1		2		2	5	8
2:45 PM	13	12	1			1				0	5	6
2:50 PM	13	12	1			1			2	2	5	8
2:55 PM	13	12				0		1	2	3	5	8
3:00 PM	13	12				0		3		3	5	8
3:05 PM	13	12				0		1		1	5	6
3:10 PM	13	12		1		1		2	1	3	5	9
3:15 PM	13	12				0		1	1	2	5	7
3:20 PM	13	12		1		1		2	1	3	5	9
3:25 PM	13	12	1	1		2				0	5	7
3:30 PM	13	12	1			1		1	1	2	5	8
3:35 PM	13	12	1	1		2		1	2	3	5	10
3:40 PM	13	12	1	2		3		3		3	5	11
3:45 PM	13	12	1	2		3				0	5	8
3:50 PM	13	12	1			1		1		1	6	8
3:55 PM	13	12	1			1				0	5	6
4:00 PM	13	12	1			1				0	5	6
4:05 PM	13	12	1			1		2	2	4	5	10
4:10 PM	13	12	1			1			2	2	5	8
4:15 PM	13	12	1	1		2		2	1	3	5	10
4:20 PM	13	12	1	2		3		3		3	5	11
4:25 PM	13	12	1			1				0	5	8
4:30 PM	13	12	1			1				0	5	6
4:35 PM	13	12	1			1			1	1	5	7
4:40 PM	13	12	1			1				0	5	6
4:45 PM	13	12	1			1			3	3	5	9
4:50 PM	13	12	1			1		2	1	3	5	9
4:55 PM	13	12				0				0	6	6
5:00 PM	13	12				0	1	1	3	4	6	11
5:05 PM	13	12				0		1	3	4	5	9
5:10 PM	13	12				0			3	3	5	8
5:15 PM	13	12				0			1	1	5	6
5:20 PM	13	12				0		1	1	2	5	7
5:25 PM	13	12				0		1	2	3	5	8
5:30 PM	13	12				0		1	2	3	5	8
Maximum			2	2	1	3	2	4	3	6	6	13

¹ Parking associated with users that only parked at the designed stalls to use the convenience store service.

² Parking associated with users that parked off-site and used any of the site-related services.

³ Parking associated with users that parked in front of the garage to utilize the mechanic repair shop services. The vehicles did not utilize designated parking spaces.

⁴ Parking associated with users that parked at the fuel pumps to fuel up only and then left the site.

⁵ Parking associated with users that parked at the fuel pumps to fuel up or not and then walked over to visit the convenience store.

⁶ Parking associated with users just parked on the site and never used any of the site-related services. These could potentially be rideshare drivers that parked on-site waiting for their next ride or drivers potentially parking to use their cell phone, etc.

Table 4
Redondo Beach Mobil Gas Station Observed Parking Activities
Sunday November 22, 2020

blank cells represent zero (0) observed parking demand

Time	Number of Parking Spaces Currently Provided	Number of Fueling Pump Spaces Currently Provided (6 Double-Sided Fueling Pumps)	Parking Space Use Associated with Gas Station & Convenience Store Use				Vehicle Repair Garage Use & Vehicles Parked in Front of the Garage ³	Fueling Pump Parking Use Associated with Land Use			Unknown/Other ⁶	Total
			Employee	Convenience Store Users Only ¹	Off-site Parking ²	Total		Fueling Station Users Only ⁴	Fueling Station and Convenience Store Users ⁵	Total		
1:30 PM	13	12				0		1	1	2	5	7
1:35 PM	13	12				0		1	2	3	5	8
1:40 PM	13	12				0		2	1	3	5	8
1:45 PM	13	12				0		3	1	4	5	9
1:50 PM	13	12				0		2		2	5	7
1:55 PM	13	12				0		1	1	2	5	7
2:00 PM	13	12				0		1		1	5	6
2:05 PM	13	12		1		1		4	2	6	5	12
2:10 PM	13	12		1		1		2	1	3	5	9
2:15 PM	13	12		1		1		1	1	2	5	8
2:20 PM	13	12		1		1				0	5	6
2:25 PM	13	12		1		1		1	1	2	5	8
2:30 PM	13	12		1		1	1	2	2	4	5	11
2:35 PM	13	12				0		1	1	2	5	7
2:40 PM	13	12				0		1	1	2	5	7
2:45 PM	13	12				0	1	1	3	4	5	10
2:50 PM	13	12		1		1		2	2	4	5	10
2:55 PM	13	12		2		2	2		4	4	5	13
3:00 PM	13	12				0	2			0	5	7
3:05 PM	13	12		1		1			1	1	5	7
3:10 PM	13	12				0				0	5	5
3:15 PM	13	12				0			1	1	5	6
3:20 PM	13	12				0		1		1	5	6
3:25 PM	13	12				0			2	2	5	7
3:30 PM	13	12				0			2	2	5	7
3:35 PM	13	12		1		1		3	1	4	5	10
3:40 PM	13	12				0			2	2	5	7
3:45 PM	13	12				0	1		3	3	5	9
3:50 PM	13	12				0			1	1	5	6
3:55 PM	13	12				0			1	1	5	6
4:00 PM	13	12		1		1		2	1	3	5	9
4:05 PM	13	12				0		1		1	5	6
4:10 PM	13	12				0		2	1	3	5	8
4:15 PM	13	12		1		1			2	2	5	8
4:20 PM	13	12				0				0	5	5
4:25 PM	13	12				0		1		1	5	6
4:30 PM	13	12				0				0	5	5
4:35 PM	13	12				0		3		3	5	8
4:40 PM	13	12				0		1	1	2	5	7
4:45 PM	13	12				0			2	2	5	7
4:50 PM	13	12				0			1	1	5	6
4:55 PM	13	12				0		1	1	2	5	7
5:00 PM	13	12				0	1		2	2	5	8
5:05 PM	13	12				0			1	1	5	6
5:10 PM	13	12				0		2	2	4	5	9
5:15 PM	13	12				0			3	3	5	8
5:20 PM	13	12				0		2	1	3	5	8
5:25 PM	13	12				0		1		1	5	6
5:30 PM	13	12				0				0	5	5
Maximum			0	2	0	2	2	4	4	6	5	13

¹ Parking associated with users that only parked at the designed stalls to use the convenience store service.

² Parking associated with users that parked off-site and used any of the site-related services.

³ Parking associated with users that parked in front of the garage to utilize the mechanic repair shop services. The vehicles did not utilize designated parking spaces.

⁴ Parking associated with users that parked at the fuel pumps to fuel up only and then left the site.

⁵ Parking associated with users that parked at the fuel pumps to fuel up or not and then walked over to visit the convenience store.

⁶ Parking associated with users just parked on the site and never used any of the site-related services. These could potentially be rideshare drivers that parked on-site waiting for their next ride or drivers potentially parking to use their cell phone, etc.

Appendix A

Parking Count Data

Mobil Gas Station Parking Survey

Location: 2714 Artesia Blvd
City: Redondo Beach, CA

Day: Thursday
Date: 11/19/2020

Time	Fueling Station Only	Fueling Station and Convenience Store	Convenience Store Only	Other Services	Employee	Unknown	Off-site Parking	Total
1:30 PM	1	3			3	5		12
1:35 PM	1			1	3	5		10
1:40 PM			1	1	3	5		10
1:45 PM	2		1	2	3	5		13
1:50 PM		1		2	3	5		11
1:55 PM		2		2	3	5		12
2:00 PM				2	3	5		10
2:05 PM					3	5		8
2:10 PM	1	1			3	5		10
2:15 PM	1	1		1	3	5		11
2:20 PM	2			1	3	5		11
2:25 PM	2			1	3	5		11
2:30 PM				2	3	5		10
2:35 PM	1	1		1	3	5		11
2:40 PM		2		1	3	5		11
2:45 PM	2			1	3	5		11
2:50 PM				1	3	5		9
2:55 PM	2			1	3	5		11
3:00 PM		3	1	1	3	4		12
3:05 PM		1		1	3	4		9
3:10 PM	1		1	2	3	4		11
3:15 PM	2	1	1	2	3	4		13
3:20 PM	1	1			4	4		10
3:25 PM			1	1	4	4		10
3:30 PM	2	1			4	4		11
3:35 PM	2	1			4	4		11
3:40 PM	1		1		4	4		10
3:45 PM					4	4		8
3:50 PM	2	1			4	4		11
3:55 PM					4	4		8
4:00 PM	1				4	5		10
4:05 PM		1	1	1	4	5		12
4:10 PM		3		1	4	6		14
4:15 PM		2		1	4	4		11
4:20 PM			1		3	4		8
4:25 PM		1	1		3	4		9
4:30 PM	2	2	1	1	3	4		13
4:35 PM	1	1	1	1	3	4		11
4:40 PM	1	1	1		2	4		9
4:45 PM	2		1		2	4		9
4:50 PM	4	2	1		2	4		13
4:55 PM	2	3	1		1	4		11
5:00 PM		1	1		1	4		7
5:05 PM		1	2		1	4		8
5:10 PM	1		2		1	4		8
5:15 PM			1		1	4		6
5:20 PM			1		1	4		6
5:25 PM	1	1	1		1	4		8
5:30 PM		1	1		1	4		7

Mobil Gas Station Parking Survey

Location: 2714 Artesia Blvd
City: Redondo Beach, CA

Day: Friday
Date: 11/20/2020

Time	Fueling Station Only	Fueling Station and Convenience Store	Convenience Store Only	Other Services	Employee	Unknown	Off-site Parking	Total
1:30 PM		2		1	5	3		11
1:35 PM	2	4		1	5	3		15
1:40 PM	1	2		1	5	3		12
1:45 PM		2		1	5	3		11
1:50 PM	1			1	5	3		10
1:55 PM	1		1	1	5	3		11
2:00 PM	1	1		2	5	3		12
2:05 PM	1	3		1	5	3		13
2:10 PM	1	2	1	1	5	3		13
2:15 PM	1			1	5	3		10
2:20 PM	1	1		3	5	3		13
2:25 PM		2		3	5	3		13
2:30 PM	1	1		2	6	3		13
2:35 PM	3	1		2	6	3		15
2:40 PM	1	2		1	6	3		13
2:45 PM	2			1	6	3		12
2:50 PM	4	2		1	5	3		15
2:55 PM	1			4	5	3		13
3:00 PM	3	1		2	5	3		14
3:05 PM				2	5	3		10
3:10 PM		1	1	2	5	3		12
3:15 PM	1		1	1	4	3		10
3:20 PM	2	2		2	4	3		13
3:25 PM	1			1	4	3		9
3:30 PM	1	3		1	4	3		12
3:35 PM	2	1		1	4	3		11
3:40 PM				1	4	3		8
3:45 PM		1		2	3	3		9
3:50 PM		2		2	3	3		10
3:55 PM		2		1	3	4		10
4:00 PM	1	2		1	2	4		10
4:05 PM	3	2		1	2	3		11
4:10 PM		1		1	2	3		7
4:15 PM		1		1	2	3		7
4:20 PM	1	1	2	1	2	3		10
4:25 PM		3		1	2	3		9
4:30 PM	3	1		1	2	3		10
4:35 PM	2			2	2	3		9
4:40 PM	1			2	2	3		8
4:45 PM	3			1	2	3		9
4:50 PM	1	1		1	2	3		8
4:55 PM	1	1		1	2	3		8
5:00 PM				2	2	3		7
5:05 PM				1	2	3		6
5:10 PM	1	1		1	2	3		8
5:15 PM	3	2		1	2	3		11
5:20 PM	1	2		1	2	3		9
5:25 PM	1			1	2	3		7
5:30 PM	2			1	2	3		8

Mobil Gas Station Parking Survey

Location: 2714 Artesia Blvd
City: Redondo Beach, CA

Day: Saturday
Date: 11/21/2020

Time	Fueling Station Only	Fueling Station and Convenience Store	Convenience Store Only	Other Services	Employee	Unknown	Off-site Parking	Total
1:30 PM		1		1	2	5		9
1:35 PM	1			2	2	5		10
1:40 PM	1	1	1	2	2	5		12
1:45 PM	2	1		1	2	5		11
1:50 PM	3			1	2	5		11
1:55 PM	3	2		1	2	5		13
2:00 PM	1	1		1	2	5		10
2:05 PM		1		1	2	5		9
2:10 PM		1			2	5		8
2:15 PM	4	2			1	6		13
2:20 PM	3	1			1	5		10
2:25 PM	1	1			2	5		9
2:30 PM	2				2	5	1	10
2:35 PM	1	1			1	5		8
2:40 PM	2				1	5		8
2:45 PM					1	5		6
2:50 PM		2			1	5		8
2:55 PM	1	2				5		8
3:00 PM	3					5		8
3:05 PM	1					5		6
3:10 PM	2	1	1			5		9
3:15 PM	1	1				5		7
3:20 PM	2	1	1			5		9
3:25 PM			1		1	5		7
3:30 PM	1	1			1	5		8
3:35 PM	1	2	1		1	5		10
3:40 PM	3		2		1	5		11
3:45 PM			2		1	5		8
3:50 PM	1				1	6		8
3:55 PM					1	5		6
4:00 PM					1	5		6
4:05 PM	2	2			1	5		10
4:10 PM		2			1	5		8
4:15 PM	2	1	1		1	5		10
4:20 PM	1				1	5		7
4:25 PM		1			1	5		7
4:30 PM		2			1	5		8
4:35 PM		1			1	5		7
4:40 PM					1	5		6
4:45 PM		3			1	5		9
4:50 PM	2	1			1	5		9
4:55 PM						6		6
5:00 PM	1	3		1		6		11
5:05 PM	1	3				5		9
5:10 PM		3				5		8
5:15 PM		1				5		6
5:20 PM	1	1				5		7
5:25 PM	1	2				5		8
5:30 PM	1	2				5		8

Mobil Gas Station Parking Survey

Location: 2714 Artesia Blvd
City: Redondo Beach, CA

Day: Sunday
Date: 11/22/2020

Time	Fueling Station Only	Fueling Station and Convenience Store	Convenience Store Only	Other Services	Employee	Unknown	Off-site Parking	Total
1:30 PM	1	1				5		7
1:35 PM	1	2				5		8
1:40 PM	2	1				5		8
1:45 PM	3	1				5		9
1:50 PM	2					5		7
1:55 PM	1	1				5		7
2:00 PM	1					5		6
2:05 PM	4	2	1			5		12
2:10 PM	2	1	1			5		9
2:15 PM	1	1	1			5		8
2:20 PM			1			5		6
2:25 PM	1	1	1			5		8
2:30 PM	2	2	1	1		5		11
2:35 PM	1	1				5		7
2:40 PM	1	1				5		7
2:45 PM	1	3		1		5		10
2:50 PM	2	2	1			5		10
2:55 PM		4	2	2		5		13
3:00 PM				2		5		7
3:05 PM		1	1			5		7
3:10 PM						5		5
3:15 PM		1				5		6
3:20 PM	1					5		6
3:25 PM		2				5		7
3:30 PM		2				5		7
3:35 PM	3	1	1			5		10
3:40 PM		2				5		7
3:45 PM		3		1		5		9
3:50 PM		1				5		6
3:55 PM		1				5		6
4:00 PM	2	1	1			5		9
4:05 PM	1					5		6
4:10 PM	2	1				5		8
4:15 PM		2	1			5		8
4:20 PM						5		5
4:25 PM	1					5		6
4:30 PM						5		5
4:35 PM	3					5		8
4:40 PM	1	1				5		7
4:45 PM		2				5		7
4:50 PM		1				5		6
4:55 PM	1	1				5		7
5:00 PM		2		1		5		8
5:05 PM		1				5		6
5:10 PM	2	2				5		9
5:15 PM		3				5		8
5:20 PM	2	1				5		8
5:25 PM	1					5		6
5:30 PM						5		5