

Best Western Marina Pacific Hotel
1697 Pacific Avenue

Summary of Parking Requirements

Expansion (Including Grandfathered Rights)

Component	Parking Rate	Number of Spaces Required
Existing uses	varies	92 existing
Guest Rooms 93-122 (30 rooms)	1 per 3 guest rooms	10 new
TOTAL REQUIRED FOR ADDITION		102
TOTAL TO BE PROVIDED		92 (existing) + 16 (aisle) = 108
DIFFERENCE		6 spaces in excess of requirements

Current Standards for Expanded Hotel (If first built at proposed size today)

Component	Parking Rate (Specific Plan)	Number of Spaces Required
General (765 s.f. lobby)	1 per 500 s.f.	2
Guest Rooms 1-30	1 per guest room	30
Guest Rooms 31-60	1 per 2 guest rooms	15
Guest Rooms 61-122 (61 rooms)	1 per 3 guest rooms	21
Meeting Room (1,035 s.f.)	1 per 35 s.f.	30
Breakfast Room (504 s.f.) (used for guests only and closed by 11:00 a.m.)	1 per 35 s.f. (1 per 100)	14 (5)
Beach Impact Zone	1 per 640 s.f. ground floor area (1,906.8)	3
Total Required if New Use		115 (106)
TOTAL TO BE PROVIDED		92 (existing) + 16 (aisle) = 108