

# CES Clyde E. Sweet and Associates

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## CRAB POT RESTAURANT PARKING STUDY AND EVALUATION

MAY 02 2014

### INTRODUCTION

CITY OF LA QUINTA  
COMMUNITY DEVELOPMENT

The Crab Pot restaurant is proposing an expansion, however, it is a unique situation. The restaurant expansion is actually a relocation of the restaurant tables to an area separate from the bar. This is intended to improve the family dining atmosphere and isn't actually an expansion of the restaurant in traditional terms. Consequently, a parking study was undertaken to measure the parking use and availability in the restaurant's peak period.

### PARKING STUDY AREA

The parking study was carried out for the Crab Pot restaurant, including street parking on Desert Club Drive and Avenida La Fonda, east of Desert club Drive, the first section of median parking on Avenida La Fonda, the joint use parking next to Desert Sage and the joint use parking at the Opus Bank.

### PARKING STUDY TIME

The study was conducted for the peak period on the peak day of the restaurant operation. The peak hour was determined to be Friday from 5:30 p.m. to 6:30 p.m. The study was conducted from 5:30 p.m. to 7:30 p.m. The intervals were tallied each 15 minutes for parking turnover and occupancy.

Inside the restaurant, the survey obtained the number of cars of the seated persons in the restaurant, and the number of persons arriving in each vehicle was observed. The duration in the restaurant appears to be 1 hour and 15 minutes. If arrival time and departure time is added, the time would be 1.5 hours. If arriving cars are counted during the peak hour and 15 minutes on each side, the maximum number of parked vehicles for the restaurant was 30.

The original estimate was 20 vehicles during the 6:00 to 7:00 p.m. peak hour. The available parking was in excess of the restaurant peak needs. The revised parking analysis shows the parking in excess of the restaurant peak needs.

### ON STREET – DESERT CLUB DRIVE AND EAST ON AVENIDA LA FONDA

The on street parking showed 13 spaces empty during the peak hour, with 119 spaces in use during the peak hour.

The vehicles using the restaurant were observed to use the street parking and the median parking with minimal use of the lot next to Desert Sage and only two vehicles used the Opus Bank parking lot. The survey results are shown in Appendix A. The overall area plan is shown in Appendix B.

## MEDIAN PARKING – AVENIDA LA FONDA

The median parking showed 11 spaces in use long term with 8 available due to turnover during the peak hour.

## DESERT SAGE JOINT PARKING

This parking area had 16 spaces available for parking during the peak hour with 10 long term vehicle.

## OPUS BANK JOINT PARKING

This parking area had 9 spaces available for parking during the peak hour with 4 vehicles using one space in the peak hour and 3 long term vehicles..

The total available empty spaces during the peak hour of the restaurant was 46. This is in addition to the 30 vehicle spaces in use during the peak period. The total spaces available during the peak restaurant hour was 76.

## EXPECTED NEEDS

The parked cars during the peak period was 30. The original estimate was 20. If the restaurant patronage was to grow 50 percent, it would require 45 parking spaces out of the the 76 available.

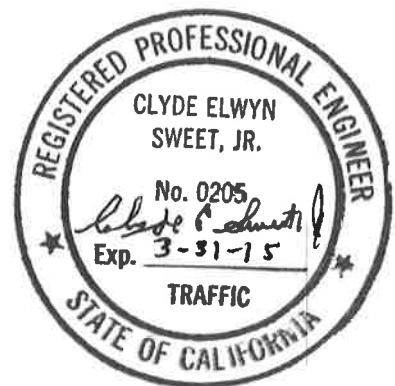
## CONCLUSION

It appears that the parking provided, including the joint areas, is adequate for the peak restaurant operation, even if the business increases 50 percent in the peak hour.

Respectfully Submitted,

*Clyde E. Sweet, Jr. P.E.*

Clyde E. Sweet, Jr. P.E. T.E.  
California Professional Engineer



CRAB POT RESTAURANT PARKING STUDY AND EVALUATION

APPENDIX A

PARKING INVENTORY, DURATION AND AVAILABILITY DATA SHEETS

**City of La Quinta**  
**Crab Pot Restaurant**  
**License Plate Survey**  
**February 21, 2014**  
**On Street Parking - Desert Club Drive / Avenida La Fonda**

Time	17:00	17:15	17:30	17:45	18:00	18:15	18:30	18:45	19:00	19:15	19:30	19:45	20:00
Space #													
1		S757	S757	S757	S757		R716	R716	R716	R716	R716		
2	1VAC	1VAC	1VAC	1VAC	1VAC	L975	L975	L975	L975	L975	L975		
3	29J1	29J1	29J1	29J1	3DPQ	3DPQ	3DPQ	3DPQ	3DPQ	3DPQ			
4	G527	G527	G527	S679	S679	S679	S679	S679		Z144	Z144	Z144	Z144
5	H871	H871	N676	THPN	THPN	THPN	THPN	P535	P535	P535	P535	P535	
6	K768	K768	K768	K768	K768	K768	K768	K768		7742	7742		
7	C883	C883	C883	C883	NPMB	NPMB	NPMB	B525	B525	B525	B525	B525	B525
8	Z854	Z854	Z854	Z854	Z854	Z854	Z854	Z854	Z854	Z854	Z854	Z854	Z854
9	V415	V415	V415	V415	V415	V415	V415	V415	V415	V415	V415	V415	V415
10	F799	F799	F799	F799	F799	F799	F799	F799	F799	F799	F799	F799	F799
11	6679	6679	6679	6679	6679	6679	6679	2453	2453	2453	2453	2453	2453
12	5IRF	5IRF	5IRF	5IRF	5IRF	5IRF	5IRF	5IRF	5IRF	5IRF			
13	KM97	KM97	KM97	KM97	KM97								
14				V336	V336	V336	V336	V336	V336	V336	V336	V336	V336
15	IRD2	IRD2		7ALE	7ALE	7ALE	7ALE	7ALE	7ALE	7ALE	7ALE	7ALE	7ALE
16	BETC	BETC	N341	N341	N341	N341	N341	N341	N341	N341	N341	N341	N341
17			7XHN	7XHN	7XHN	7XHN	7XHN	7XHN	7XHN	7XHN	7XHN	7XHN	7XHN
18	NOMA	NOMA		Y430	Y430	Y430	Y430	Y430	Y430	Y430	Y430	Y430	Y430
19	C143	C143	C143	C143	C143	C143	C143	C143	C143	C143	C143	C143	C143
20	2616	2616	2616	2616		3DWN	3DWN	3DWN	3DWN	3DWN	3DWN	3DWN	W378
21	EZAG	EZAG	EZAG	EZAG	EZAG	EZAG	EZAG	EZAG					
22													
23						F591	F591	F591	F591	F591	F591	F591	F591
24	7330	7330	7330	7330	7330	7330	7330	7330	7330	7330	7330	7330	7330
25	P963	P963	P963	P963	P963	P963	P963	P963	P963	P963	P963	P963	P963
26	T519	T519	T519	T519	T519	T519	T519	T519	T519	T519	T519	T519	T519
27	P586	P586	P586	P586	P586	X968	X968	X968	X968	X968	A863	A863	A863
28	S622	S622	S622	S622	S622	S622	S622	S622	S622	S622	S622	S622	S622
29	U381	U381	U381	U381	U381	U381	U381	U381	U381	U381	U381	U381	U381
30	1GHH	1GHH	1GHH	1GHH	1GHH	1GHH	1GHH	1GHH	1GHH	1GHH	1GHH	1GHH	1GHH
31	F904	F904	F904	F904	F904	F904	F904	F904	F904	F904	F904	F904	F904
32	USHA	USHA	USHA	U188	U188	U188	U188	U188	U188	U188	U188	U188	E947
33	8985	8985	8985	8985	8985	8985	8985	J268	J268	J268	J268	J268	J268
Total Occupancy	28	29	28	31	30	30	31	31	28	30	28	25	24
Available Spaces	5	4	5	2	3	3	2	2	5	3	5	8	9
Average Utilization	85%	88%	85%	94%	91%	91%	94%	94%	85%	91%	85%	76%	73%
	Consecutive spaces indicate the same car occupies the spot												
	Indicates an empty space												
	Indicates a new vehicle is parked in the space												

Average Turnover	1.4
Average Duration	1 Hr. 45 Min.

Counts Unlimited Inc.  
 PO Box 1178  
 Corona, CA 92878  
 (951)268-6268

**City of La Quinta**  
**Crab Pot Restaurant**  
**License Plate Survey**  
**February 21, 2014**  
**Avenida La Fonda - Median Parking**

Time	17:00	17:15	17:30	17:45	18:00	18:15	18:30	18:45	19:00	19:15	19:30	19:45	20:00
Space #													
1	5VAA	5VAA	5VAA	5VAA	5VAA	1313	1313	1313	1313	1313	1313	1313	
2	U461	U461	U461	U461	E495	E495	E495	E495	E495	L132	L132	L132	L132
3	A327	A327	A327	A327	A327	A327	Y790	Y790	Y790	Y790	Y790	Y790	6NPC
4	G882	G882	Y257	Y257	Y257	Y257	Y257	Y257	Y257	Y257	Y257	Y257	Y257
5	T261	7373	7373	7373	7373	M635	M635	M635	M635	M635	M635	M635	M635
6	V979	NPR	NPR	F980	F980	F980	F980	F980	F980	F980	F980	F980	F980
7	F237	F237	F237	F237	F237	F237	F237	F237	F237	F237	F237	F237	F237
8	G319	G319	G319	G319	G319	G319	X814	X814	X814	X814	X814	X814	
9	5457	5457	5457	8BNL	8BNL	8BNL	8BNL	8BNL	1415	EMP	EMP	EMP	EMP
10	V827	Y773	Y773	Y773	Y773	Y773	Y773	Y773	Y773	Y773	Y773	Y773	Y773
11	A699	A699	A699	A699	A699	A699	A699	A699	R828		N410	N410	N410
12	5338	T978	T978	T978	T978	M211	M211	M211	M211	M211	M211	M211	M211
13	F481	T261	T261	8GHE	8GHE	8GHE	8GHE	8GHE	8GHE	8GHE	8GHE	8GHE	8GHE
14	2069	V827	V827	V827	V827	V827	V827	V827	V827	V827	V827	V827	V827
15	L210	L210	L210	L210	L210	L210	L210	L210	L210	L210	L210	L210	L210
16	NPB	NPB	NPB	NPB	NPB	NPB	NPB	NPB	NPB	NPB	NPB	NPB	NPB
17	U845	A302	W276	W276	W276	W276	W276	W276	W276	36E1	X535	X535	X535
18	K847	T070	T070	T070	T070	T070	T070	T070	T070	T070	T070	T070	T070
19	U181	U181	U181	U181	U181	U181	U181	U181	U181	GOOD	GOOD	GOOD	GOOD
20	U845	J665	J665	J665	J665	J665	J665	8ZWT	8ZWT	8ZWT	8ZWT	8ZWT	8ZWT
Total Occupancy	20	20	20	20	20	20	20	20	20	19	20	20	18
Available Spaces	0	0	0	0	0	0	0	0	0	1	0	0	2
Average Utilization	100%	100%	100%	100%	100%	100%	100%	100%	100%	95%	100%	100%	90%
Consecutive spaces indicate the same car occupies the spot													
Indicates an empty space													
Indicates a new vehicle is parked in the space													

Average Turnover	2.5
Average Duration	1 Hr. 17 Min.

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**City of La Quinta  
Crab Pot Restaurant  
License Plate Survey  
February 21, 2014  
Desert Sage Parking**

Time	17:00	17:15	17:30	17:45	18:00	18:15	18:30	18:45	19:00	19:15	19:30	19:45	20:00
Space #													
1	X805	X805	X805	X805	X805	X805	X805	X805	X805	X805	X805	X805	X805
2			P325	P325	P325	P325	P325	P325	P325	P325	P325	P325	P325
3					M563	M563	M563	M563	M563	M563	M563		
4	V116	V116	V116	V116	S212	S212	S212	S212	S212	S212	S212	S212	S212
5			K193	K193	K193	K193	K193			Y638	Y638	Y638	Y638
6	A699	A699	A699	A699	A699	0EY2	0EY2	0EY2	0EY2	0EY2	0EY2	0EY2	0EY2
7	G763	G763	G763	G763	G763	G763	G763	G763	G763	G763	7905	7905	7905
8			Y825	Y825	Y825	Y825	Y825	Y825	Y825	Y825	Y825	Y825	Y825
9						U302	U302	U302	U302	U302	U302	U302	U302
10					Z586	Z586	Z586	Z586	Z586	Z586	Z586		
11		U564	U564	U564	U564	U564	U564	5033	5033	5033	5033		
12		K193						H762	H762	H762		N072	
13	T764	T764	T764	T764	T764	T764	T012	T012	T012	T012	T012		
14	V538	V538	V538	V538	V538	V538	V538	V538	V538	V538	TETX	TETX	TETX
15					7HBA	7HBA	7HBA	7HBA	7HBA	7HBA			
16	4GLL	4GLL	4GLL	4GLL	4GLL	4GLL	4GLL	4GLL	4GLL	4GLL			
17	Y016	Y016	Y016				Z924	Z924	Z924	Z924	Z924		
18										U694			
19									6404	6404	6404		
20						P522	P522	P522	P522	P522	P522	P522	
21			U564	U564	U564	U564	U564	U564	U564	U564	U564	U564	U564
22			2084	2084	2084	2084	2084	2084	2084	2084	2084	2084	2084
23							Z472	Z472	Z472	Z472	Z472		
24			9042	9042	9042	9042	9042	9042	9042	9042	9042	9042	9042
25						5GGE	5GGE	5GGE	5GGE	5GGE	5GGE	5GGE	5GGE
26	G814	G814	G814	G814	G814	G814	G814	G814	G814	G814	G814	G814	G814
Total Occupancy	9	11	16	15	18	21	22	24	24	26	22	16	14
Available Spaces	17	15	10	11	8	5	4	2	2	0	4	10	12
Average Utilization	35%	42%	62%	58%	69%	81%	85%	92%	92%	100%	85%	62%	54%
	Consecutive spaces indicate the same car occupies the spot												
	Indicates an empty space												
	Indicates a new vehicle is parked in the space												

Average Turnover	1.4
Average Duration	1 Hr. 39 Min.

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**City of La Quinta  
Crab Pot Restaurant  
License Plate Survey  
February 21, 2014  
Opus Bank Parking**

Time	17:00	17:15	17:30	17:45	18:00	18:15	18:30	18:45	19:00	19:15	19:30	19:45	20:00
Space #													
1								4619					
2	Z441	Z441	Z441	Z441	Z441	Z441	Z441	Z441	Z441	Z441	Z441	Z441	Z441
3													
4						V238	V238	V238	V238	V238	V238	V238	V238
5	E304	E304	E304	E304									
6													
7													
8	D072	D072											
9													
10	V325	V325	V325	V325	V325	V325	V325	V325	V325	V325	V325	V325	V325
11													
12	M663	M663	M663	M663									
13	3116	3116	3116	3116	3116	3116	3116	3116	3116	3116	3116	3116	3116
Total Occupancy	6	6	5	5	3	4	4	5	4	4	4	4	4
Available Spaces	7	7	8	8	10	9	9	8	9	9	9	9	9
Average Utilization	46%	46%	38%	38%	23%	31%	31%	38%	31%	31%	31%	31%	31%
Consecutive spaces indicate the same car occupies the spot													
Indicates an empty space													
Indicates a new vehicle is parked in the space													

Average Turnover	1.0
Average Duration	1 Hr. 49 Min.

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**City of La Quinta**  
**Crab Pot Restaurant**  
**Total Count of Cars Parked for Crab Pot Patrons**  
**February 21, 2014**

Time	17:00	17:15	17:30	17:45	18:00	18:15	18:30	18:45	19:00	19:15	19:30	19:45	20:00	TOTAL
Amount of Cars Parked for Crab Pot Patrons				9	7	6	8	6	7	4				47

Counts Unlimited Inc.  
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 Corona, CA 92880  
 (951) 268-6268



CRAB POT RESTAURANT PARKING STUDY AND EVALUATION

APPENDIX B

AREA MAP

**Crab Pot**



**Selected parcel(s):**  
770-122-017

**\*IMPORTANT\***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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