

Half Moon Bay Downtown Parking Occupancy Survey August – September 2019

Existing Conditions information for consideration with proposed Zoning
Amendments for the Mixed-Use Districts and Parking Standards

Downtown Parking by Time Limit



Weekday Noon

Data was collected on a Monday at noon to represent the typical occupancy of a weekday during the lunch rush in Downtown Half Moon Bay. Total street parking was 65% occupied at this time while all the available parking lots were only 37% occupied. Parking availability was evenly dispersed throughout Downtown, meaning that any location Downtown has street parking that is less than 70% occupied within one block. The highest occupancy rates were concentrated near the intersection of Mill and Main Street, which offers the first available parking as cars enter Half Moon Bay's Downtown from Highway 92. Mill Street was 88% occupied at this time, while Main Street was 76% occupied. All the parking lots were below 50% occupancy with the exception of Ted Adcock, which is 58% occupied and the Half Moon Bay Library, which is 84% occupied. Overall, there seems to be no shortage of available parking Downtown during the weekday lunch rush despite certain areas of concentration.

School Dismissal

Data was collected on a Wednesday afternoon when school was in session in late August to account for any traffic related to Cunha Intermediate School. A count of the number of Downtown spaces was conducted at 3 p.m., which is approximately when the school is dismissed. As expected, the streets immediately surrounding the school saw a significant increase in parking occupancy, namely Church and Correias. The Library parking lot was significantly more occupied during this time, perhaps because of students going there after school or due to parents parking there as it is the only public lot near the school. The Cunha Lot was not impacted as parking is restricted to staff members and those with permits during school hours. Other than these immediate areas surrounding the school, the rest of Half Moon Bay's Downtown parking occupancy was not significantly different.

Friday Noon

Counts were collected starting Friday at noon to provide data of another weekday later in the week that may receive a different amount of traffic in the Downtown area during the lunch rush. Total street parking was 61% occupied while the parking lots in total were 60% occupied. Main and Mill Street were the most highly concentrated as Main Street was 87% occupied and Mill was 86% occupied. However, all other streets were less than 70% occupied with the exception of Miramontes. Shoreline Shopping Center was the most populated parking lot at 80% occupancy. Parking was still readily available; however, as no location Downtown was more than a block away from a street that was above 70% occupancy.

Friday Night

Data was collected on Friday night at 7:00 pm to account for the dinner peak as people return to Half Moon Bay and get off work. During this time, 67% of on street parking was occupied while 53% of the parking lot spaces were occupied. Parking was concentrated around Main Street, with Main being 89% occupied, Johnston 70%, and Purissima 71%; while Mill Street was 80% occupied. This overall high occupancy rate was

expected and is associated with restaurants located along Main Street at their service peak hours at the beginning of the weekend. Shoreline Shopping Center was similarly busy, with 81% occupancy, likely due to its concentration of retail and restaurants. Despite this notable increase in occupancy along the streets directly adjacent to Main Street as well as Shoreline, parking was still readily available within two blocks along Church Street, which had 72% of its parking spaces available along with many other blocks throughout the Downtown area.

Saturday Noon

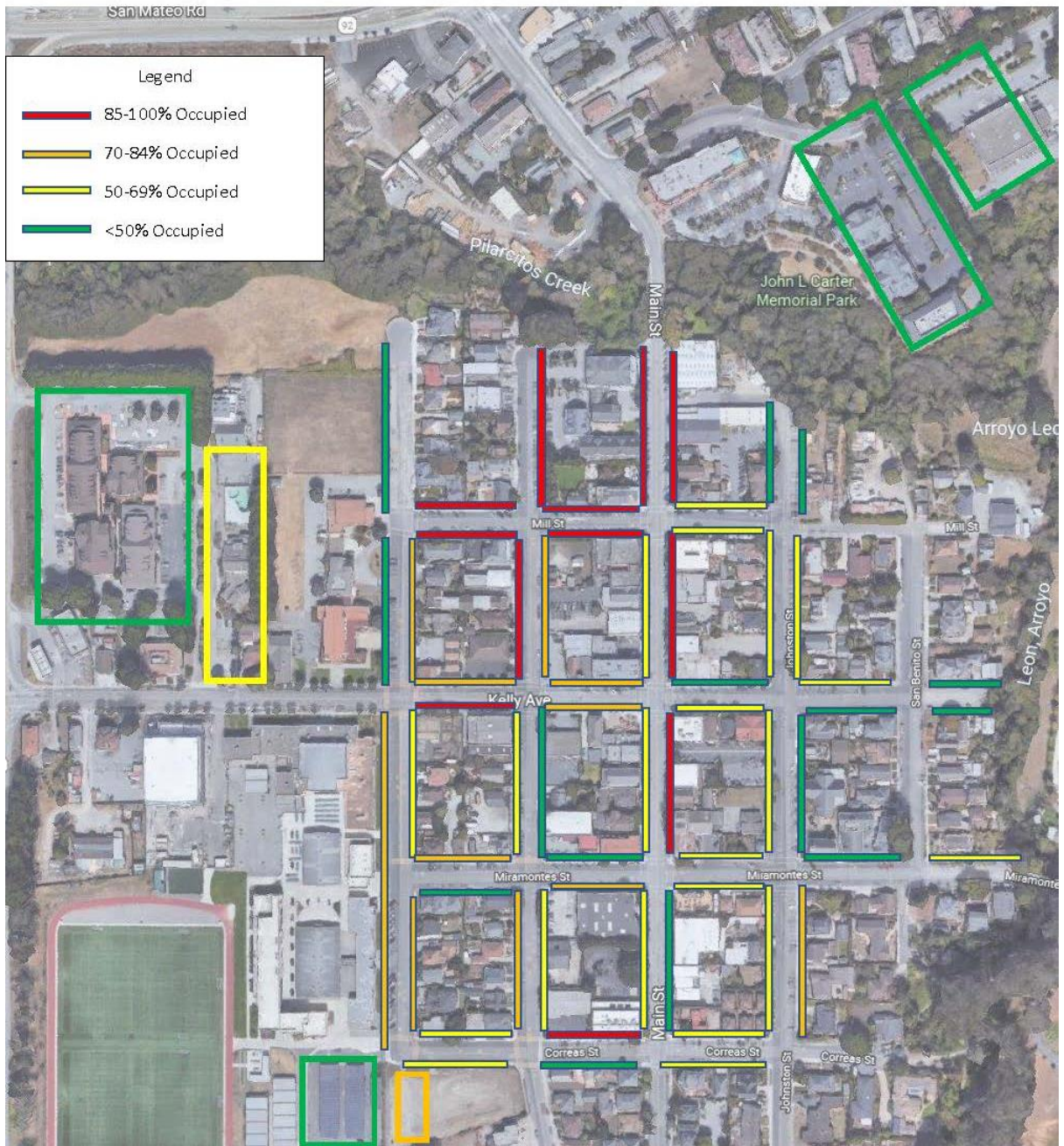
Data was collected starting at noon on a Saturday in summer to account for weekend traffic, where the influx of visitors to Half Moon Bay is at its peak. It should be noted that during this count, the Coastside Farmers' Market was occurring in the Shoreline Shopping Center parking lot as well as a special event occurring in the field north of Our Lady of the Pillar Catholic Church. These events each significantly affected the parking occupancy in the Shoreline parking lot, the Ted Adcock parking lot; as well as Church and surrounding streets. The Downtown's street parking was 77% occupied and the parking lots were 51% occupied at this time. The Ted Adcock parking lot and the Shoreline Shopping Center parking lot were both above 85% occupancy. All the streets located Downtown were 50% full at this time, with Church, Kelly, Main and Mill at or above 80% occupancy. Despite this, parking was still readily available at the Stone Pine Office Park parking lot as well as Cunha Intermediate School, the Post Office, and several blocks throughout the Downtown which were still less than 50% occupied. During this peak time, with multiple events occurring Downtown, there was still plentiful parking within a five minute walk ($\frac{1}{4}$ mile) of any location Downtown.

Eventful Saturday

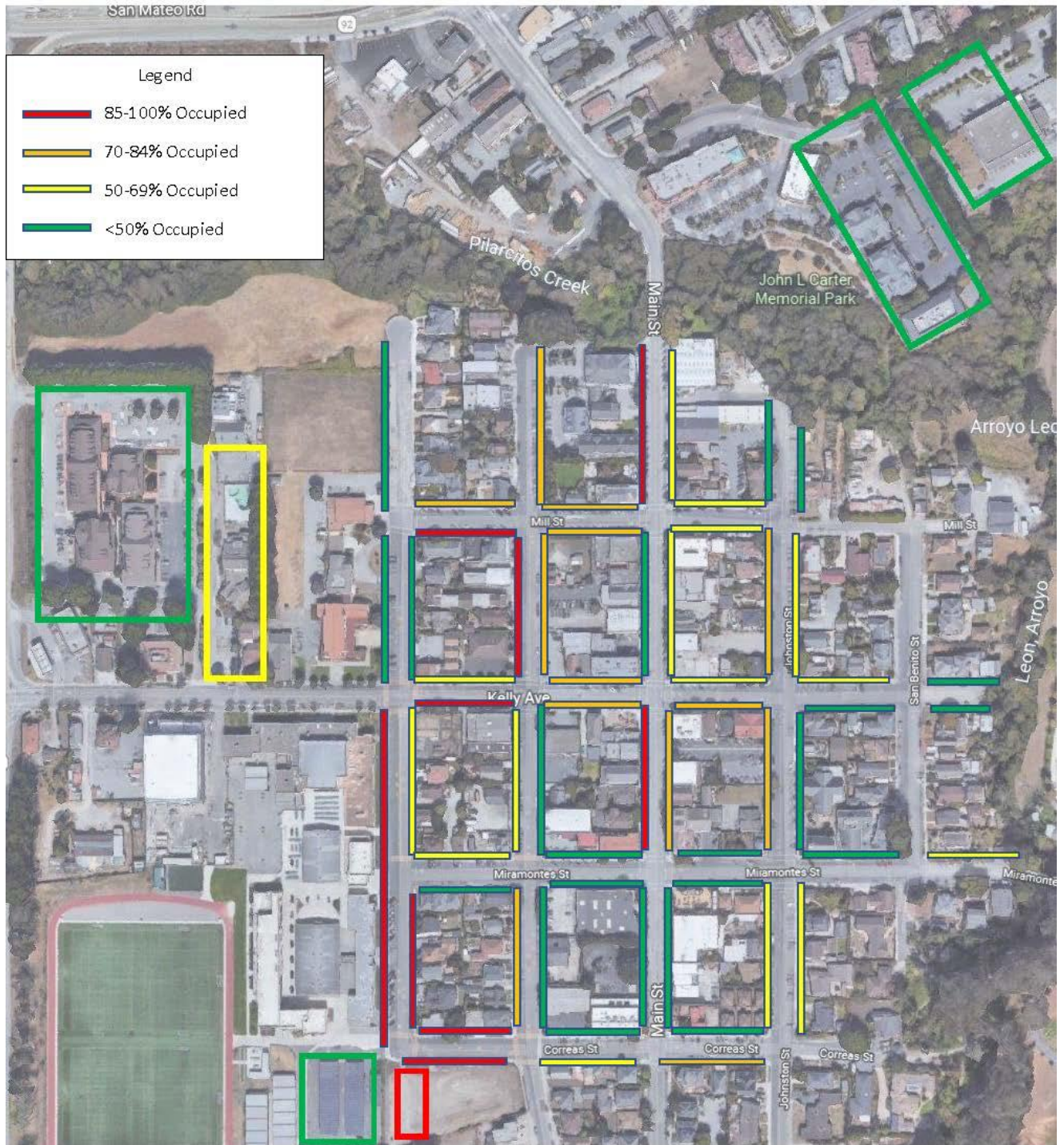
Data was collected on Saturday afternoon between 4:30 and 5:30 PM. Late afternoon September 21, 2019 was specifically selected because it was anticipated to be a heavy peak period due to a favorable weather forecast and multiple overlapping events. The heavily attended Summers End Music Festival in Carter Park, a wedding at San Benito House, events at the Library and Portuguese Culture Center, recreational activities on the Cunha School campus, and Saturday evening services at Our Lady of Pillar Church were all concurrently on-going during the survey period. It was a warm summer day and foot traffic was notably busy on Main Street. Parking occupancy was higher than for any other surveyed time; however, despite the "eventfulness" of the survey period, parking could be found within one block of any business or public use in the Downtown area covered by this survey. Surveying this eventful time period reinforced the other survey time periods by highlighting that Downtown's highest parking occupancy is Main Street between the Main Street Bridge and Kelly Avenue; and on Mill Street, especially within one block of Main Street. Parking was readily available on most of the Johnston, Purissima, and Church Street blocks, with the exception of Church Street near Our Lady of the Pillar Church during mass. A tractor was parked on the south side of Kelly Avenue near Johnston Street.

Parking Occupancy Maps

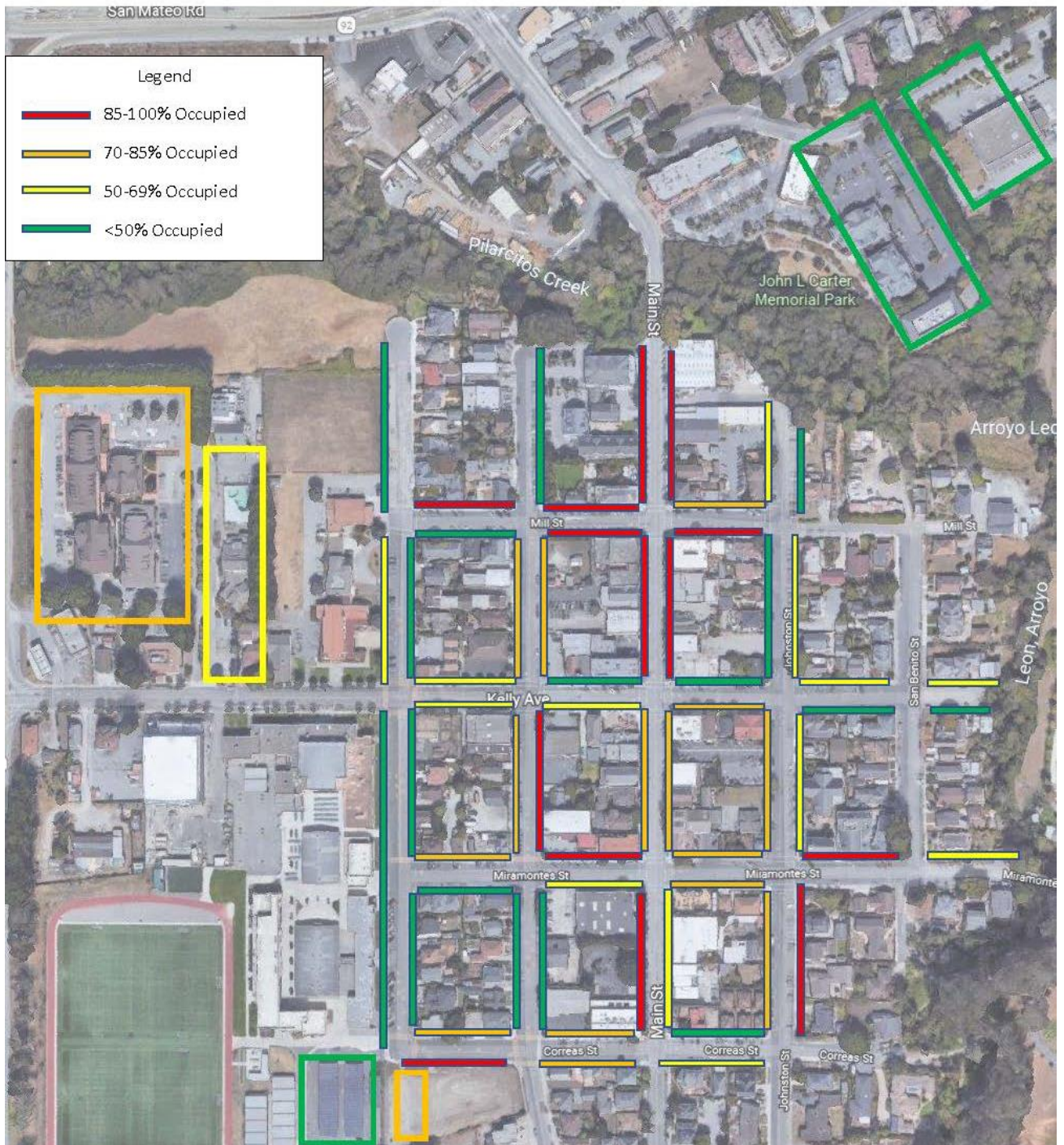
Downtown Parking Map: Noon Weekday



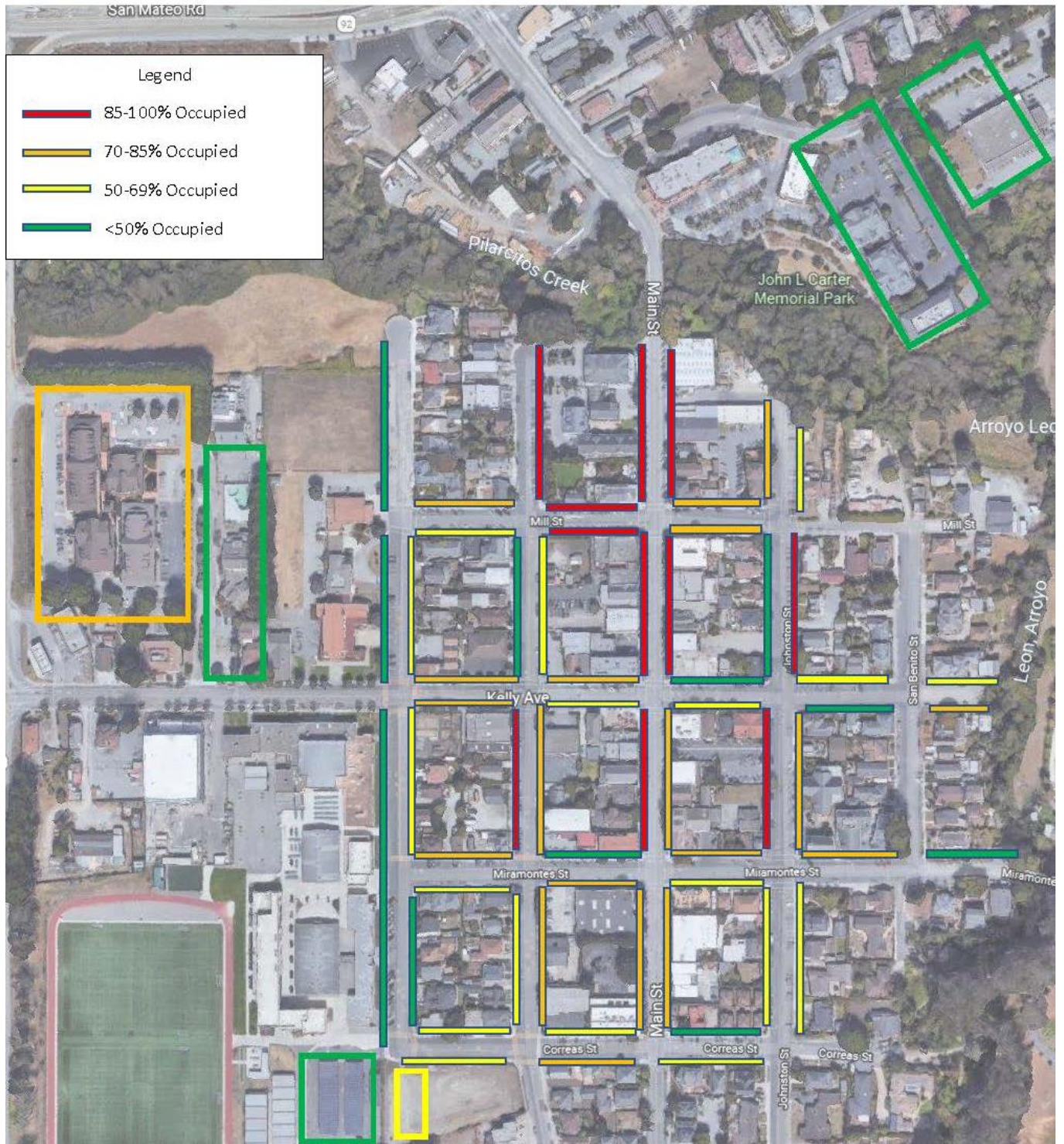
Downtown Parking Map: School Dismissal



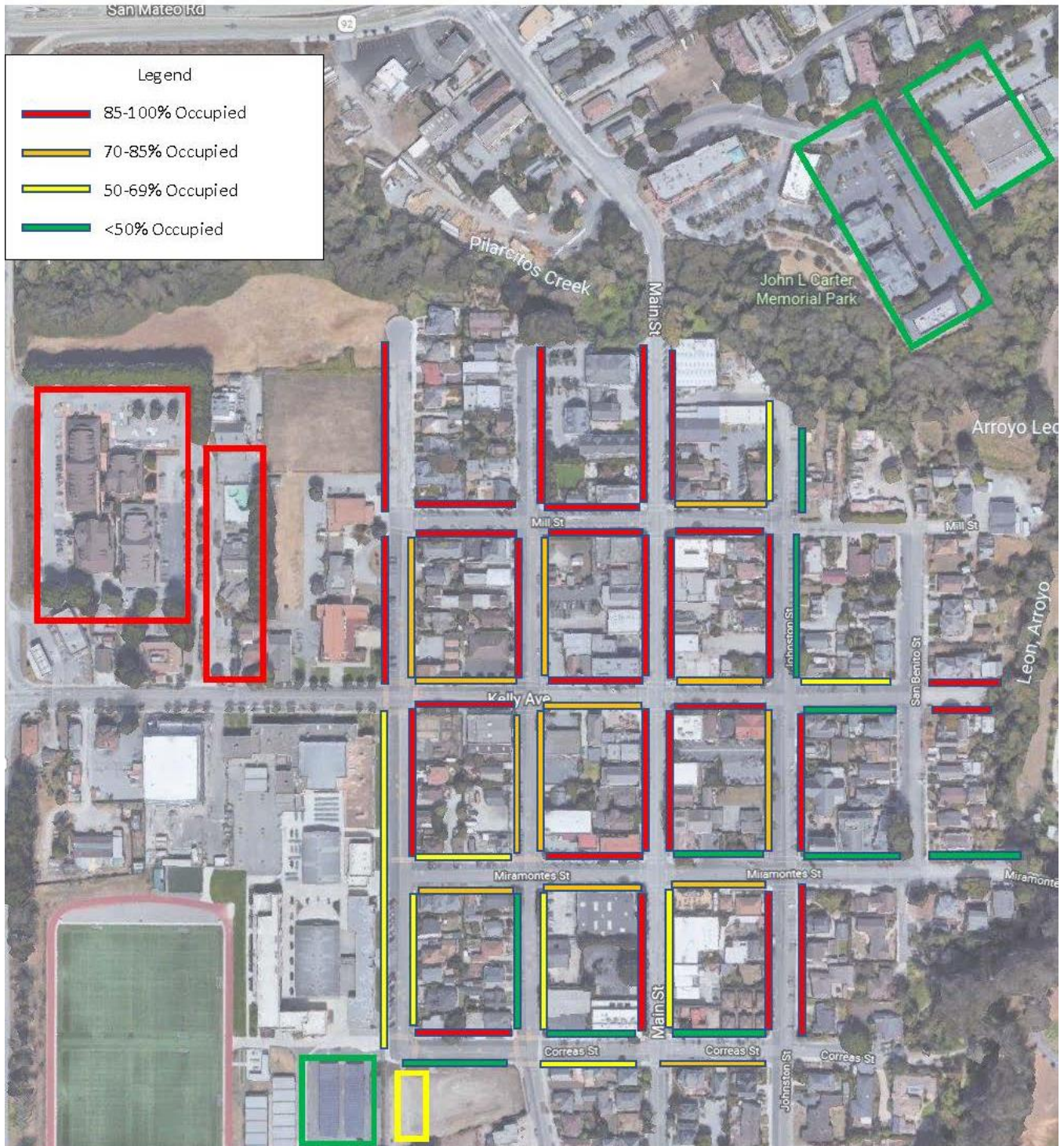
Downtown Parking Map: Noon Friday



Downtown Parking Map: Friday Night



Downtown Parking Map: Noon Saturday



Downtown Parking Map: Eventful Saturday

