

EXHIBIT C

CAMDEN PARKING ALLOCATION ANALYSIS

Updated: 9/14/2018

REQUIRED PARKING PER PD-6			
Use	Parking Ratio	DU or SF	# of Spaces
Blackstone / Sovereign	Entitlement	N/A	120
Camden Residential	1.00 per OBR	-	-
	2.00 per 1BR+	538	1,076
*Proposed 1 BR	2.00 per 1BR+	1	2
Guest	1 per 6DU		90
Residential Subtotal			1,288
Retail (incl. 2013 Live/Work)	4/1,000 GFA	26,000	104
Office (Verizon/GTE)	3/1,000 GFA		340
TOTAL SPACES			1,730

ORIGINAL PARKING SCHEDULE (2000 Entitlement)	
User / Entity	# of Spaces Req.
Blackstone / Sovereign Condominiums	120
Verizon/GTE	340
Camden Harbor View	978
TOTAL SPACES	1,438

PROPOSED PARKING SCHEDULE	
User / Entity	# of Spaces Req.
Blackstone / Sovereign Condominiums Chestnut Lot (110) + Windsor Lot (10)	120
Verizon/GTE (Parking agreement terminated 2016)	0
Camden Harbor View	978
Camden New 1BR	2
*City of Long Beach (lease expires 2019)	275
*Homeland Security (lease)	25
Surplus / Unencumbered Spaces	38
TOTAL SPACES	1,438

From: [Nick Vasuthasawat](#)
To: [Nick Vasuthasawat](#)
Subject: FW: Camden Harbor View Parking
Date: Wednesday, October 03, 2018 1:10:42 PM

From: Jan van Dijs [<mailto:jan@jrvandijs.com>]
Sent: Thursday, September 27, 2018 2:55 PM
To: Christopher Koontz <Christopher.Koontz@longbeach.gov>; Nick Vasuthasawat <Nick.Vasuthasawat@longbeach.gov>; Amy Harbin <Amy.Harbin@longbeach.gov>
Cc: Matthew Wister <matthew.wister@studio-111.com>; Jae L <jae.l@captivate1st.com>
Subject: Fwd: Camden Harbor View Parking

Please see attached email from the adjacent property owner. We have finalized the easement agreement as of today and we should be able to address parking in a few weeks.

Regards,

Jan

Begin forwarded message:

From: "Thompson, J.D." <JThompson@camdenliving.com>
Subject: Camden Harbor View Parking
Date: September 27, 2018 at 2:42:16 PM PDT
To: Jan van Dijs <jan@jrvandijs.com>
Cc: Gabriel Barreras <Gabriel.Barreras@longbeach.gov>

Jan,

As discussed, we understand that the ownership of 200 Ocean would like to negotiate the long term lease of 21 parking spaces. We are open to having this discussion and are willing to enter into lease negotiations assuming we can come to agreeable terms in principle.

Thanks,

J.D. Thompson
Camden
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