

Parking Analysis (Staff Review)

1. Parking. The project meets parking requirements with the approval of a 10% minor modification to parking requirements. See analysis below.

- a. Analysis. The proposed 7 Brew building is constructed over 47 existing parking spaces required for the existing shopping center, and 2 parking spaces will be removed due to the pedestrian path to connect to the Cesar Chavez Street sidewalk for a total of 49 spaces. The project provides 7 new parking spaces. The proposed project is a drinking establishment that is required to provide one space for each forty-five (45) square feet of customer area, plus one space for each two hundred (200) square feet of noncustomer area. The proposed building at 910 square feet is required to provide 5 parking spaces. The 2 additional parking spaces can be credited towards the missing parking spaces at the center, which means the project removes 47 total parking spaces.
- b. Pursuant to Section C.1 of Chapter 17.54.010, existing commercial buildings are required to provide one (1) parking space per two hundred fifty (250) square feet of gross floor area. Based on this standard, a minimum of 492 parking spaces are required. The existing commercial center provides 501 available parking spaces (511 parking spaces are at the center, however an existing drive-thru ATM makes 10 parking spaces unavailable).
- c. The project may qualify for a minor modification pursuant to section 17.70.120, which allows for a 10% deviation from a numeric standard.
- d. See parking calculations below:

Existing Square Footage (approximate): 123,000	Minimum of 492 Required Parking Spaces (123,000/ 1 space for every 250 SF = 492 required spaces)
Existing Available Parking Spaces	501 Parking Spaces
7 Brew Removed Parking Spaces	47 missing parking spaces
Total Available Parking Spaces at the commercial center with the construction of 7 Brew Project	454 Available Parking Spaces for the Commercial Center (501 spaces- 47 spaces=454 spaces)
10% Modification	443 minimum parking spaces with the approval of a minor modification. (10% of 492 = 49 spaces allowed to be removed.) (492 required spaces – 49 allowable removed spaces = 443 spaces allowed with approval of a minor modification) The center would be at a surplus of 11 parking spaces if approved.

Conclusion:	Since 454 spaces are more than the 443 minimum spaces required with the approval of a 10% minor modification, the project would be in compliance with parking standards with a minor modification.
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