

**ATTACHMENT 2**  
**AERIAL PHOTO**



Project Site

S. MADERA AVE.

W. D ST.

ATTACHMENT 3  
APPLICANT'S  
PARKING  
REDUCTION LETTER

The American Rhino  
753 Madera Ave  
Kerman CA 93630

To the Kerman Community Development Department,

This is in regards to the proposed The American Rhino Restaurant (1800 SF) located at 753 Madera Ave Kerman. We are requesting a special review of the parking at this location. We are asking for consideration and special review of our issue of 18 stall reduction of the parking lot in the backlot.

Corona Real Bakery (1800 SF) is located at 751 Madera Ave Kerman. This business uses only 1 parking in the back for its 1 employee. Corona Real Bakery uses most of its 1800 square feet for its kitchen and baking area and has a very small footprint for its retail shop in front. This business is busy early in the mornings and has foot traffic that enters from the front of the store, Madera Ave. The customer will park their car on the main street of Madera Ave. Their customers are walk up customers that come from around the neighborhood.

The space at 741 Madera Ave Kerman (1800 SF) is vacant and has no effect on the parking in the back.

Smoke Shop 737 Madera Ave Kerman (900 SF) has 1 employee working at any given time and they have no peak hours. They do NOT have multiple customers come in at any one time of the day thus this business does not affect the back parking lot.

The Dance Studio (900 SF) is located at 735 Madera Ave Kerman. They only have 1 employee most of the time and 2 when it is busy. Their busy time is after school until about 5pm. The customers get dropped off and picked up for their classes from the front of the shop on Madera Ave.

So Fresh Cuts Barbershop (1800 SF) is located at 733 Madera Ave Kerman. This business has approximately 2-3 employees at a time. They do not have rush hours because most of the customers are by appointment only, and most of these appointments are on the weekend. The customers enter from the front of the shop and park their car on the main road on Madera Ave.

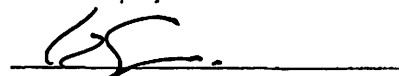
The American Rhino Restaurant would like the City of Kerman to consider the unusual conditions that warrant a parking reduction. As we have outlined that the back parking may be used as a multiple use parking lot with the nearby business. Each business has a different peak time and most of their customers use the front road parking located on Madera Ave. These other businesses listed have less use of the back parking lot.

The American Rhino Restaurant would like to thank the City of Kerman for their consideration and special review of our issue of 18 stall reduction of the parking lot in the backlot.

Sincerely,

Gurbir Sapraaj

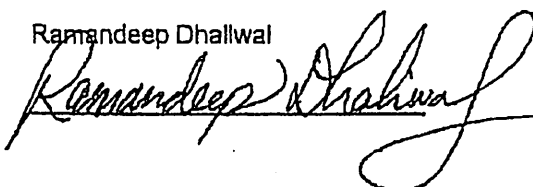
Date



4/5/2024

Ramandeep Dhallwal

Date



04/05/24