

ATTACHMENT B

HYPERSPACE [The Arcade]
Conditional Use Permit for Expansion
New Address: 12 First Street, Los Altos CA

Contact Information:
Scott Peltz, Manager HYPERSPACE
peter@area151arcade.com
127 First Street
Los Altos, CA 94022

February 1, 2022

Executive Summary

The purpose of this application is to expand Hyperspace, a commercial recreation use located at 127 First Street, Los Altos to 129 First Street, Los Altos CA.

History

Hyperspace (aka Area 151) opened to the public in the fall of 2012 and has been a fixture of family fun in Downtown Los Altos for almost 10 years.

Due to high demand from customers, we are applying to expand our business to the adjacent space at 129 First Street.

Description of Business

The Arcade is a wholesome, family fun center with an assortment of games. Tickets, or virtual tickets on gaming cards are earned by players to redeem great prizes. The concept is based upon providing the community with a fun, safe, clean gathering place for parents with younger children, pre-teens and teenagers, and the young at heart to engage in competitive and redemption-based games.

Our business is a successful draw for customers to the downtown and is nice compliment to the other retail and restaurant establishments since opening ten years ago. Our hope with our new location is that it will be an even stronger attraction to the downtown with its expanded offerings and additional games.

Hyperspace is also great spot for birthday parties or community building-adult “fun” parties and events. The expanded location will provide the ability of our business to serve the community.

In summary, we will continue to create a sense of community in downtown Los Altos with a safe wholesome fun for all ages. The Arcade staff will be trained to help foster teamwork and enjoyable experience for patrons and neighbors.

RECEIVED

Date: 4/26/2022

**CITY OF LOS ALTOS
PLANNING**

Hours of Operation

Hours will remain the same as Area 151 for The Arcade as follows

Mon – Thurs: 12pm – 8pm

Friday: 12pm – 10pm

Saturday: 10am – 10pm

Sunday: 10am – 8pm

*subject to closures for holidays and private events

Store Layout

The ground floor is organized similar to the existing location, with games along the perimeter, token and change machines and a prize redemption counter staffed by employees. The existing commercial kitchen area at the 129 Street property will be reduced to a back of house/catering kitchen for special events only and will not be used for active food service as part of this application.

Outdoor seating will be provided on the front patio similar to the seating currently provided at 127 First Street with additional umbrella shading devices. We want to create a family friendly environment for patrons with smaller children, so they can run and play while their older family members are enjoying the arcade. We plan on keeping the existing rosemary at the street planting area so there will be no change to the underlying railings or planting in that area.

We will also provide onsite parking for our customers and employees in the back of the building with five regular stalls and one ADA stall next to building rear entrance.

Parking Requirements

Commercial Recreation Use requires 1 parking spot per every 3 employees and then additional parking as required by staff. Since our business opened in 2014, we have been monitoring our parking lot use. At any given time we see no cars, one car or a maximum of two cars in the parking lot. We usually have 2 - 4 staff members working at a time. Never have all spaces been used.

Our customers are mostly children not at driving age. In the age of free range parenting, a good portion of them [50-75%] arrive on their own or are dropped off by parents while they are conducting other personal and business activities in the downtown. Others may be hosted by the second parent of caregiver while driving parent conducts other personal and business activities.

Given the average age of our customer, we would argue that the Arcade is secondary in terms of parking demand to the downtown, not primary. For example, parents come to go grocery shopping, and park to buy groceries at Safeway, and while they shop their children can cross the street and play arcade games.

If parents were only going to the arcade as a primary use and not conducting other personal or business activities, we would expect a full parking lot. As such we believe this use is a perfect co-

tenancy for many of the businesses in the downtown and does not add to parking demand based on years of observation.

That said, 129 First Street has 6 regular parking spaces [Including an ADA space] in rear and will be very easy for customers to park to pick up or drop off kids at the rear entrance.

We are happy to add signage that says “parking in the rear” to encourage parking in the back with the parking we do have on site. But realistically, we do not expect a change in behavior patterns with our customers, and anticipate the parking will primarily be used by staff and ask that the staff and commission consider approving this use with the parking that is on site, as they did in our original parking application.

Staffing

We anticipate on average 2 full time staffers in the expanded arcade at peak time, during slower hours 1 staffer. During events, there will be up to 4 staffers, thus (1) dedicated parking space should be required at maximum and as many additional spaces as required by staff and the commission.