

Date: 8/22/2019

Mr. Matthew Taylor
City of Riverside / Planning Division
3900 Main st
Riverside, CA 92501

(P19-0189-0192)

SUBJECT: COLUMBIA AVE PROJECT PARKING ANALYSIS

As requested per correction matrix item #4 regarding Project (P19-0729-0182) issued April 10th 2019 , APECO Engineering, has prepared this parking analysis to forecast future parking demand for the shopping center a.k.a. Columbia Avenue Project. This study will evaluate parking at this site using Riverside Municipal Code 19.580.060.

PROJECT LOCATION AND DESCRIPTION

The project site is located at 1820 Columbia avenue on the south side of Colombia avenue and in between East La Cadena and Chicago avenue in Riverside, CA. The project site is currently vacant. **APNs: 210-043-002-0, 210-043-005-3, 210-043-006-4, 210-043-007-5, 210-043-008-6, 210-043-009-7, 210-043-040-4, 210-043-041-5, 210-043-042-6.** (See Vicinity Map **Figure 1** and Site Plan **Figure 2**)

The project site has 18,053 of gross leasable area in square feet. As shown in attachment A, we anticipate having 10 tenants ranging in size from 942 to 4318 square feet. Aside from Empire pharmacy, we anticipate the other tenants to be quick service retail such as a dry cleaner, doughnut shop, and a convenient store.

Two alternative tenant lists and tenant sizes are being considered for this location. Each alternative aims to maximize the potential benefit for future patrons of this center, which are residents of Riversides North Side neighborhood and employees of the greater Hunter Park area. (table-1 on page 9 and table-2 on page 10)

METHODOLOGY

For each alternative, the projected parking demand was calculated using the following method:

Method-1 Applies Riverside Municipal Code 19.580.06

Applies the parking requirements included in Section 19.580.06, "Parking Requirements," of the City's Municipal Code. This method treats each tenancy as a "stand alone" at maximum demand. (*please see attached Appendix A: Riverside City Municipal Code: 19.580.06 "Parking Requirements"*)

RESULTS

The application of Method-1, current Riverside Municipal Code 19.580.06, to the Columbia Ave project would require Alternative #1 to have 89 parking stalls (33 parking stall deficit, a variance of 37.07%). For Alternative #2, 70 parking stalls (14 parking stalls deficit, a variance of 26.31%).

DISCUSSION

Method-1, Riverside Municipal Code 19.580.06 addresses parking supply, not parking demand. It overestimates the parking needs for this site as this method requires parking stalls based on leasable square footage per tenant for the entire site. This method assumes that each tenant will need said amount of parking for the entire 24 hour day.

Analyzing the alternative tenant lists, it is apparent that different tenants will have different parking demands at different times of weekdays and weekends. The success of this shopping center is based on the right mix of tenant's, not more parking stalls, which is why 56 parking stalls is sufficient for this shopping center. Not the 89 for tenant list #1 or 77 for tenant list #2 for parking stalls as required by Riverside Municipal Code 19.580.06.

This shopping center is being built on the edge of a residential neighborhood we expect some of the patrons to walk to the shopping center rather than drive. Therefore, not everyone who will patronize this shopping center will need a parking stall.

A convenient store has committed to this shopping center. It will occupy 3851 square feet, which is required, per R.M.C. 19.580.06, to have 16 parking stalls. It is highly unlikely that a convenient store will occupy 16 parking stalls at any one time.

A smoke shop has committed to this shopping center. It will occupy 1495 square feet,

which is required, per R.M.C. 19.580.06, to have 6 parking stalls. It is highly unlikely that a smoke shop will occupy 6 parking stalls at any one time.

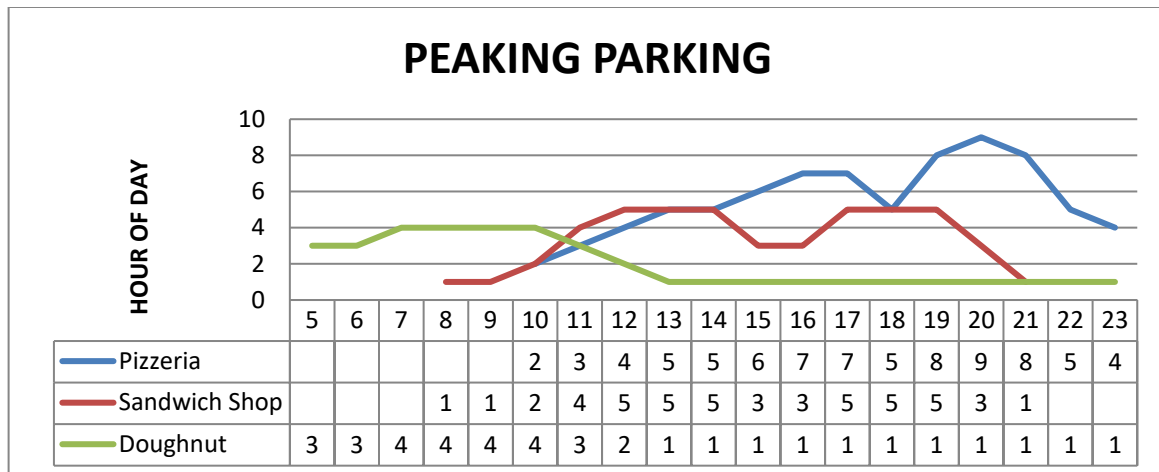
A dry cleaner has committed to this shopping center. It will occupy either 1189 or 1472 square feet. Per R.M.C. 19.580.06 it is required to have either 5 or 6 parking stalls. It is highly unlikely that it will occupy 5 or 6 parking stalls at any one time.

Below is data about three quick service restaurants, QRS, that would work for this site. These three QSR can coexist at this site without causing parking conflict or encroachment on streets because they have different peak hours and therefore different parking demands.

As shown in the analysis of a doughnut shop (see attachment page # 12), the highest parking accumulation occurred during the morning hours between 7 am and 10 am. After the 10 am parking accumulation all other parking accumulations captured no more than 2 cars. This tenant under-utilized its allocated parking stalls. The square footage of this model site is 1,280. The required parking under M.C. 19.580.06 is 13 parking stalls. The provided parking was 9 total, 8 standard and 1 handicap, a variance of 30.77%. Our parking utilization survey found that this site could operate with 4 parking stalls, 44.44% of provided parking or 30.77% of m.c.19.580.06 require parking stalls without conflict or encroachment on streets or parking on other properties.

As shown in the analysis of quick service sandwich shop (see attachment page # 15), square footage of this model site is 1,528. The required parking under M.C. 19.580.06 is 16 parking stalls. The provided parking is 22, 20 standard and 2 handicap. Our parking utilization survey found that this site could operate with 5 parking stalls, 33.33% of M.C. 19.580.06 required parking stalls without conflict or encroachment on streets or parking on other properties. The highest parking accumulation occurred during 12 noon and 2 pm and again between 5 pm and 7 pm, 5 cars. The parking accumulation at 8 am and 9 am was 1 car. The parking accumulation was 2 cars at 10 am. This shows that peaking parking needs between a doughnut shop and a quick service sandwich shop would not overlap.

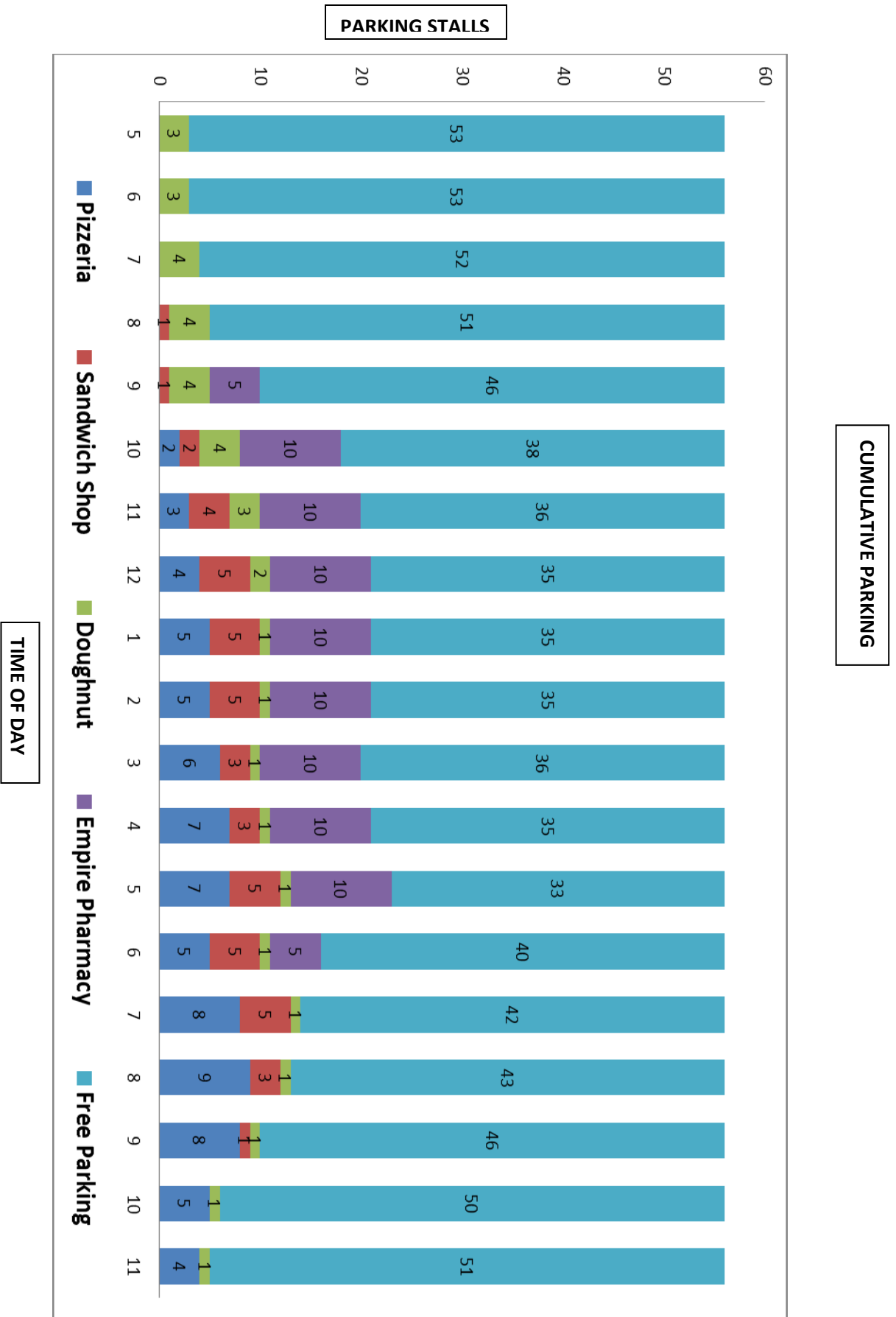
As shown in the analysis of quick service pizzeria (see attachment page # 18) the highest parking accumulation occurred in the late evening between 7 pm and 9pm on Friday and between 4 pm and 8 pm on Saturday. This tenant under-utilized the amount of parking per M.C. 19.580.060 by 43.75%. The square footage for this model site is 1600 and it can operate with 9 parking stalls, 56.25% of M.C. 19.580.060 required parking without conflict or encroachment on streets or parking on other properties.



Empire pharmacy will occupy 4318 square feet at this shopping center and will have **no walk-in** customers at this location. Its core business is delivering and shipping medications to patient homes where nurses give patients medication. Their parking stall requirement is 12 stalls per M.C. 19.580.06, but at most they will occupy 10 parking stalls.

The proposed list of tenants for this development will have sufficient parking to meet the needs of the tenants and their patrons. By extrapolating data from the above three parking studies future tenants will not have the exact same hours of operations nor the same peak hours. Patrons of one tenant will not compete with patrons of another for parking at this shopping center.¹ Either of the two tenant mix lists will be ideal for this shopping center.

¹ See page 24. Data from Local Parking Utilization Surveys



RESTAURANTS

Under Riverside Municipal code 19.580.060 (Parking Requirements) restaurant represents all of the various forms of restaurants, sit-down, drive-through, fast food, take-out, café, cafeteria, and excludes any outdoor dining. Urban Land Institute, ULI, has expanded the definition of restaurant because they have found that the different kinds of restaurants have different parking requirements. The ULI breaks down restaurants into these different categories:

- **Fine Dining without bar**
- **Fine Dining with bar**
- **Family Restaurant without bar**
- **Family Restaurant with bar**
- **Fast food ready to eat with sit down or take out**
- **Fast food with take away only**

Fine dining restaurants usually require reservations, serve dinner and sometimes lunch. Their hours of operations are usually from 11 am to 11 pm with peak patronage from 7pm to 10pm on week days and 8pm to 9 pm on weekends. Patrons usually spend over an hour per visit. Patrons have longer stays at these facilities if they have an attached bar.

Family restaurants usually do not require reservations and serve breakfast, lunch, and dinner. Patrons usually spend less than an hour per visit. Peak hours of business are 12pm to 1pm weekdays and weekends.

Fast food restaurants also known as high-turnover restaurants, have the shortest visits per patron. Many prepare food to be consumed off site. Their peak hours of business are usually 12pm to 2pm weekdays and weekends.

Other factors that should be considered in determining parking requirements for a restaurant are the area of the reception area, the dining area, and the food preparation area. Some restaurants that have a small dining area or no dining area and prepare food for consumption off site would not have the same parking demand that a steak house with a bar would require. A doughnut shop, which sells goods to be consumed off site, is classified as a restaurant in Riverside. If this doughnut shop has its goods prepared offsite, it would not have a large work force and therefore would not have a large employee parking demand. A doughnut shop typically has patrons in and out in less than 5 minutes, which theoretically means one parking stall can turnover twenty times per hour.

The parking studies provided earlier prove that the parking demand for quick service restaurants is lower than what Riverside Municipal Code 19.580.60 mandate. Therefore, this shopping center could accommodate three quick service restaurants with different peak hours without parking conflict or encroachment on streets.

TECHNOLOGY AND CONSUMER BEHAVIOR

Since Riverside Municipal Code 19.580.60 was written the Amazons, Uber-Eats and Grub-Hubs of the world have drastically changed shopping center demographics and dynamics. Aside from influencing consumer behavior, these companies have changed time spent in brick and mortar stores, driving patterns, and parking needs of all shopping centers.

Fast food establishments, as the name suggests provide food very quickly. However, Technology such as mobile phone applications, allow for these fast food establishments to prepare and have food ready prior to the customers arrival.

As more restaurant orders are being placed via Mobile applications customers are spending less time in the physical stores today than any time prior. Customers are placing their orders and paying for them before they arrive at the shopping center so that when they get to the store, they pick up their order and leave. Now less time is spent in the store by customers and therefore less time is spent occupying parking stalls. This is a growing trend in consumer behavior and is the reason we believe none dine in restaurants should be treated as regular retail outlets when it comes to determining parking per gross leasable area. Many national quick service restaurants use mobile applications, and it is making up a growing portion of their orders.² This trend is expected to grow and make up a larger percentage of their future orders. Therefore quick service restaurants will be spending less time face to face with their customers.³ This leads us to the conclusion that shopping centers with high-turn over fast food restaurants need less parking than **Method-1**, R.M.C. 19.580.60, requires because they will be able to put more cars in each parking stall per hour per day.

Not only are consumers picking up online orders, but delivery services are also playing a larger role in businesses like Subways Restaurant and Little Caesars. There are 7 food delivery services that cover the project site and surrounding area.

Food Courier Services Covering Project site⁴		
ChowNow	Splick-it	Uber Eats
eHungry	Square Order	Zuppler
Grub Hub		

These Delivery services help reduce the parking needs for the above-mentioned tenants.

Keeping time spent in store in mind, all doughnut shops prepare their goods between 12am and 5am so that they are fresh for sale from 6am to 12 noon. With this in mind the average time a customer spends in a doughnut shop is about 3 minutes.⁵ Quick service restaurants, like Little Caesars have Pizza's ready at all of their locations from

² 2014 survey by the ad agency Sullivan Higdon & Sink.

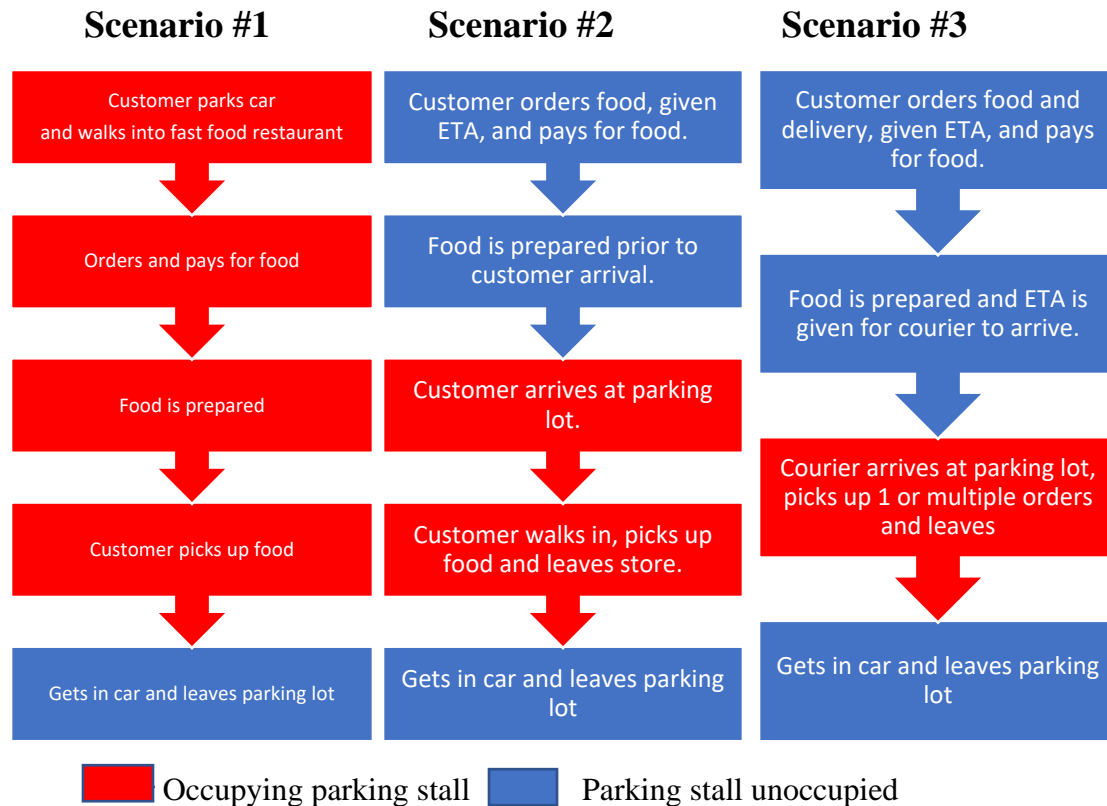
³ 2014 survey by the ad agency Sullivan Higdon & Sink.

⁴ Google search conducted on 5/31/2019 for project site vicinity, conducted Jalal Rahman

⁵ Winchells corporate phone call conducted by kahlid ali on May 21st 2019.

the hours of 4pm to 8 pm so that customers are spending less than 5 minutes in their store during peak business hours.⁶

Comparing the effect of mobile application technology on Consumer behavior
And how it directly reduces parking needs at shopping centers



In Scenario #1, a parking stall is occupied prior to customer ordering food. That parking stall is occupied thru the whole process: Pre order, order, prep, and pick up.

In Scenario #2, a parking stall is occupied after the order has been placed and prepared. Customer arrives to pick up prepared food and leaves.

In Scenario #3, a parking stall is occupied after one or multiple orders have been placed and prepared. Courier arrives, occupies one parking stall, picks up orders and leaves to do deliveries.

Riverside Municipal Code 19.580.060 was written when the standard work flow for fast food restaurants was as explained in scenario #1. During this time a car occupied a parking stall during the entire process of a fast food order. In today's world, scenarios #2 and #3 are the norm. Customers order fast food via their mobile phones, and can

⁶ <https://littlecaesars.com/en-us/contact-us/for-the-media/pizza-portal-nationwide/>

pick up the order after it has been prepared or they can choose to have it delivered to them. In scenario # 2, the customer occupies the parking stall only to pick the food and leave, which eliminates three steps from the entire process. In scenario #3 a courier occupies a parking stall once one or several orders are ready for pick up. This method which is the most common method used today, eliminates three steps from the entire process and also saves multiple parking spots if the courier is picking up multiple orders.

SUMMARY OF FINDINGS AND CONCLUSION

The application of Method-1, current municipal code 19.580.06, to the Columbia Ave project would require Alternative #1 to have 89 parking stalls (33 parking stall deficit, a variance of 37.07%). For Alternative #2, 70 parking stalls (14 parking stalls deficit, a variance of 26.31%).

Fifty-six parking stalls are sufficient for this shopping center, which is nestled in between a residential neighborhood and an industrial park. Patrons for this shopping center will come from these two demographics. Residents from the neighborhood can walk to the shopping center. Local workers will not spend much time per trip at this center as they will only patronize quick service retail before, during, and after work.

The success of this shopping center is the right mix of tenants, not more parking stalls. It is not likely that a 3,851 square foot convenient store will ever have 16 people in it at any given time. Therefore, requiring it to have 16 parking stalls, per R.M.C. 19.580.06, is not necessary. Also having tenants with different hours of operation and different peak hours of business means tenant's will not be competing for the same parking stalls but will be using the same parking stalls at different times of the day. To conclude, it is our recommendation to approve building of this shopping center with 56 parking stalls.

We appreciate the opportunity to prepare this analysis for the proposed Columbia Avenue project. Should you have any questions or need additional assistance, please reach out to me at (760) 497-3795.

_____ Date:_____

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Alternative Tenant List-1

Type of business	Area of Tenant (sq ft)	Municipal Code Riverside, CA "19.580.06" (1 parking stall per X sq ft)	Parking stalls Per tenant (Municipal Code Riverside, CA "19.580.06")
Building-A Convenient Store	3851	250	16
Unit B-1 Quick service restaurant	1124	100	12
Unit B-2 Quick service restaurant	942	100	10
Unit B-3 dry cleaner	1189	250	5
Unit B-4 Doughnut Shop	982	100	10
Unit B-5 Cell phone provider	1029	250	5
Unit C-1 Beauty supply Store	1651	250	7
Unit C-2 Generic retail	1472	250	6
Unit C-3 Smoke Shop	1495	250	6
Building -D EMPIRE PHARMACY	4318	250-office 250-pharmacy 1000-wharehouse	12 ⁷
TOTAL BUILDINGS SQ. FT	18053		
Required Parking per Municipal Code "19.580.06"			89
Provided Parking on Site Plan			53 + 3 handicap
Required Parking per Municipal Code "19.580.06"	-	Provided Parking on Site Plan	= Difference Variance Needed
89	-	56	= 33 37.07%

⁷ 4318 sq ft: 2250 sq ft warehouse, 1568 sq ft pharmacy area, 500 sq ft office use area.

Alternative Tenant List -2

Type of business	Area of Tenant (sq ft)	Municipal Code Riverside, CA "19.580.06" (1 parking stall per X sq ft)	Parking stalls Per tenant Municipal Code Riverside, CA "19.580.06"
Building-A-1 Convenient Store	3851	250	16
Unit B-1 Mailing/shipping outlet	1124	250	5
Unit B-2 Insurance agent	942	250	4
Unit B-3 Cell phone provider	1189	250	5
Unit B-4 Generic retail	982	250	4
Unit B-5 Beauty Supply Store	1029	250	5
Unit C-1 Generic retail	1651	250	7
Unit C-2 Dry Cleaner	1472	250	6
Unit C-3 Smoke Shop	1495	250	6
Building -D EMPIRE PHARMACY	4318	250-office 250-pharmacy 1000-wharehouse	12 ⁸
TOTAL BUILDINGS SQ. FT	18053		
Required Parking per Municipal Code "19.580.06"			70
Provided Parking on Site Plan			53 + 3 handicap
Required Parking per Municipal Code "19.580.06"	-	Provided Parking on Site Plan	= Difference Variance Needed
70	-	56	= 14 20%

⁸ 4318 sq ft: 2250 sq ft warehouse, 1568 sq ft pharmacy area, 500 sq ft office use area.

Local Survey # 1

Winchell's Donut House

Address: 1705 University Ave, Riverside, CA 92507 on the corner of Chicago avenue and University avenue
City : Riverside
County: Riverside
State: California

Store size: 1,280 square feet
Provided parking stalls, 8 standard and 1 handicap



This site was selected for survey to compare parking data for future Winchells or other doughnut shop that will be established at 1820 Columbia avenue Riverside, CA. This site is a stand alone building. It is assumed that all parked cars in the parking stalls on this site will be for patrons of Winchell's Donut House. This site is 2.1 miles away from our proposed site.

Date Collected: Monday 6/3/2019 and Tuesday 6/4/2019

Collected Data

Monday 6/3/19				Tuesday 6/4/19		
Time	Occupied Parking Stalls	Parking stalls Provided	Residual/(deficit)	Occupied Parking Stalls	Parking Stalls Provided	Residual/(deficit)
5:00 am	2	8 + 1 HC	7	3	8 + 1 HC	6
6:00 am	3	8 + 1 HC	6	3	8 + 1 HC	6
7:00 am	4	8 + 1 HC	5	4	8 + 1 HC	4
8:00 am	4	8 + 1 HC	5	4	8 + 1 HC	4
9:00 am	4	8 + 1 HC	5	4	8 + 1 HC	4
10:00 am	4	8 + 1 HC	5	4	8 + 1 HC	4
11:00 am	2	8 + 1 HC	7	3	8 + 1 HC	6
12:00 pm	1	8 + 1 HC	8	2	8 + 1 HC	7
1:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8
2:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8
3:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8
4:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8
5:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8
6:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8
7:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8
8:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8
9:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8
10:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8
11:00 pm	1	8 + 1 HC	8	1	8 + 1 HC	8

 PEAK HOUR

Peak Parking Required is 4 parking stalls

Riverside City Parking Requirement per municipal code 19.580.06 is 13 parking stalls

Monday

Field Technician: Basam Abdelhady (from 4:30 am to 4:30 pm)

Field Technician: Omar Cervantes (from 4:30 pm to 11:15 pm)

Tuesday

Field Technician: Basam Abdelhady (from 4:30 am to 4:30 pm)

Field Technician: Omar Cervantes (from 4:30 pm to 11:15 pm)

Field technician collected parked car count in the provided parking stalls on the hour from 5am to 11pm.

Field technician sat across the street, Chicago ave, next to O'Reilly Auto Parts at 1691 University avenue.

Local Survey # 2

Subways Resturant

Address: 67260 Ramon rd Cathedral City, CA 92234

City : Cathedral City

County: Riverside

State: California

Store size: 1,528 square feet

Provided parking stalls, 20 standard and 2 handicap

Hours of operation: M-F: 8 am to 9 pm sat & sun: 9 am to 9 pm



This site was selected for survey to compare parking data for future Subway Restaurant that will be established at 1820 Columbia avenue Riverside, CA. This site is a stand-alone building. The rest of the shopping center is currently vacant and under repair. It is assumed that all parked cars in the parking stalls on this site will be for patrons of Subway Restaurant.

Date Collected: Monday 6/10/2019 and Tuesday 6/11/2019

Collected Data

		Monday 6/10/2019		Tuesday 6/11/2019	
Time	Parking stalls Provided	Occupied Parking Stalls	Residual/ (deficit)	Occupied Parking Stalls	Residual/ (deficit)
8:00 am	20+2	1	21	1	22
9:00 am	20+2	1	21	1	21
10:00 am	20+2	2	20	1	21
11:00 am	20+2	4	18	3	19
12:00 pm	20+2	5	17	5	17
1:00 pm	20+2	5	17	5	17
2:00 pm	20+2	5	17	5	17
3:00 pm	20+2	3	19	4	18
4:00 pm	20+2	3	19	4	18
5:00 pm	20+2	5	17	5	17
6:00 pm	20+2	5	17	5	17
7:00 pm	20+2	5	17	5	17
8:00 pm	20+2	3	19	3	19
9:00 pm	20+2	1	21	1	21

	PEAK HOUR
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Peak Parking Required is 5 parking stalls

Riverside City Parking Requirement per municipal code 19.580.09 is 16 parking stalls

Monday

Field Technician: Omar Cervantes (from 7:30 am to 9:30 pm)

Tuesday

Field Technician: Omar Cervantes (from 7:30 am to 9:30 pm)

Field technician collected number of cars parked in the provided parking stalls on the hour from 8 am to 9 pm. Field technician sat in the parking lot just north of the drive way on San Luis Rey drive so that they can see the entire parking lot.

Local Survey # 3

Little Caesars Pizza

Address: 8916 Limonite avenue Riverside, CA 92509
City : Jurpa Valley
County: Riverside
State: California

Store size: 1,600 square feet

Parking Required per municipal code 19.580.060 is 16 parking stalls

Hours of operation: Sunday -Thursday: 10:30 am to 10 pm Friday & Saturday: 10:30 am to 11:00 pm



This site was selected for survey to compare parking data for future Little Caesar's Restaurant that will be established at 1820 Columbia avenue Riverside, CA. This establishment is not a stand alone building. To determine parking utilization we counted number of employees in the store along with number of parties of people buying pizza in the store at given time.

Date Collected: Friday 6/7/2019 and Saturday 6/8/2019

Collected Data

	Friday 6/7/2019	Saturday 6/7/2019
Time	Occupied Parking Stalls	Occupied Parking Stalls
10:00 am	2	2
11:00 am	3	3
12:00 pm	4	4
1:00 pm	5	5
2:00 pm	5	5
3:00 pm	6	5
4:00 pm	7	8
5:00 pm	7	8
6:00 pm	5	9
7:00 pm	8	7
8:00 pm	9	8
9:00 pm	8	7
10:00 pm	5	5
11:00 pm	4	4

	PEAK HOUR
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Peak Parking Required is 9 parking stalls

Riverside City Parking Requirement per municipal code 19.580.09 is 16 parking stalls

Monday

Field Technician: Omar Cervantes (from 9:30 am to 4:30 pm)

Field Technician: Basam Abdelahdy (from 4:30 pm to 11:00 pm)

Tuesday

Field Technician: Omar Cervantes (from 9:30 am to 4:30 pm)

Field Technician: Basam Abdelhady (from 4:30 pm to 11:00 pm)

Field technician collected number of cars parked in the provided parking stalls on the hour from 8 am to 9 pm. Field technician sat in the parking lot just north of the drive way on San Luis Rey drive so that they can see the entire parking lot.

Local Survey # 3

Empire Pharmacy

Address: 1340 Massachusetts ave Riverside, CA 92507

City: Riverside

County: Riverside

State: California

Store size: 2,500 square feet

Provided parking stalls, 20 standard and 2 handicap

Hours of operation: M-F: 9 am to 6 pm sat & sun: closed



This site was selected for survey to compare parking data for future Empire Pharmacy. Empire Pharmacy is a closed door pharmacy. Currently Empire Pharmacy occupies 7 parking stalls at its current location. They do not have walk in customers. When they transition to the larger facility they look to increase in house staff by up to 3 more people. They will occupy 4318 square feet which puts their parking stall requirement at 17 parking stalls. They will only need 10 of these parking stalls.

Date Collected: Monday 5/27/2019 and Tuesday 5/28/2019

Collected Data

Time	Parking stalls Provided	Occupied Parking Stalls	Residual/ (deficit)	Occupied Parking Stalls	Residual/ (deficit)
9:00 am	20+2	5	21	5	21
10:00 am	20+2	7	20	7	20
11:00 am	20+2	7	18	7	18
12:00 pm	20+2	7	17	7	17
1:00 pm	20+2	7	17	7	17
2:00 pm	20+2	7	17	7	17
3:00 pm	20+2	7	19	7	19
4:00 pm	20+2	7	19	7	19
5:00 pm	20+2	7	17	7	17
6:00 pm	20+2	5	17	5	17

	PEAK HOUR
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Peak Parking Required is 7 parking stalls

Riverside City Parking Requirement is 10 parking stalls

Field Technician: (from 8:30 am to 6:30 pm)

Field Technician: (from 8:30 am to 6:30 pm)

Field technician sat in parking lot from 8:30 am to 9 am and from 6 pm to 6:30 pm. From 9am to 6 pm the field technician entered the pharmacy and sat next to front door to observe foot traffic. Empire Pharmacy currently shares a parking lot with different tenants and it was determined the best way to estimate parking demand on Empire Pharmacy was to sit in the store and count every person in the store as a car at the top of the hour.

Appendix A

19.580.060 - Parking requirements.

- A. *Minimum parking requirements.* The number of off-street parking spaces required by Table 19.580.060 (Required Spaces) shall be considered the minimum necessary for each use, unless off-street parking reductions are permitted pursuant to provisions herein. In conjunction with a conditional use, site plan review or planned residential development permit, the designated Approving or Appeal Authority may increase these parking requirements if it is determined that they are inadequate for a specific project.
- B. *Uses not listed.* The number of parking spaces required for uses not specifically listed in Table 19.580.060 (Required Spaces) shall be determined by the Community & Economic Development Director or his/her designee based on common functional, product or compatibility characteristics and activities. Such determination is considered a formal interpretation of this title and shall be decided and recorded as such pursuant to Chapter 19.060 (Interpretation of Code).
- C. *Mixed use complexes and parking credits.* In the case of shared parking facilities within a complex, the development shall provide the sum of parking spaces required for each separate use. However, if there are multiple uses in a complex with different operating characteristics, such as daytime office and nighttime commercial entertainment oriented uses, the Community & Economic Development Director or his/her designee may grant a mixed use parking credit to reduce the total number of required spaces by up to a maximum of 15 percent of the total required spaces. Another factor in favor of granting a credit is proximity to a transit stop. The following requirements apply to granting of a mixed use parking credit:
1. The applicant shall provide a parking analysis specifying the proposed mix of uses and the operating characteristics of each type use; including hours of operation and individual parking requirements. The analysis shall provide adequate justification for granting the credit.
 2. A covenant shall be recorded on the property limiting the mix of uses to those identified in the original parking analysis, including a mix with similar operating characteristics.
- D. *Required spaces.* Table 19.580.060 (Required Spaces) below sets forth minimum off-street parking requirements for number of spaces. Except as otherwise specifically stated, the following rules apply to this table.
1. "Square feet" (sq. ft.) means "gross square feet" and refers to total building gross floor area unless otherwise specified, not including areas used for off-street parking or loading spaces.
 2. Where parking spaces are required based on a per-employee ratio, this shall mean the total number of employees on the largest working shift.
 3. Where the number of seats is listed to determine required parking, seats shall be construed to be fixed seats. Where fixed seats provided are either benches or bleachers, each 24 linear inches of the bench or bleacher shall be considered a seat.
 4. When the calculation of the required number of off-street parking spaces results in a fraction of a space, the total number of spaces shall be rounded up to the nearest whole number.
 5. In addition to the requirements in Table 19.580.060 (Required Spaces), spaces shall be provided for trucks and other vehicles used in the business, of a number and size adequate to accommodate the maximum number of types of trucks and/or vehicles to be parked on the site at any one time.
 6. Where maximum distance is specified from the lot, the distance shall be the walking distance measured from the nearest point of the parking facility to the nearest point of the building or area that such facility is required to serve.
 7. Unless otherwise stated, the required parking shall be located on the same lot or within the same complex as the use.

Table 19.580.060
Required Spaces

Use	Number of Spaces Required
A	
Ambulance Service	1 space/ambulance plus 1 space/250 square feet of office area
Animal Keeping: a. Kennel (Dogs and Cats) b. Horse Stable - Commercial	a. 1 space/250 square feet of floor area b. 1 space/employee plus 1 space/5 stalls
Appliance sales or repair (household)	1 space/500 square feet of floor area ⁽¹³⁾
Assemblies of People - Entertainment and Non Entertainment ⁽¹⁵⁾ (Includes places of worship, fraternal service organizations, indoor theater, stadiums, auditoriums, auction houses, community centers, clubs or meeting halls)	1 space/4 fixed seats or 1 space/30 square feet of floor area in the main assembly area for non-fixed seats. ⁽¹³⁾ Additional requirements applicable to incidental Dwelling Unit(s) ⁽¹⁷⁾
Arcades and Internet Cyber Cafes	1 space/250 square feet of floor area ⁽¹³⁾
Assisted Living	0.5 spaces/bed
B	
Banks and Financial Service a. Automated teller situated as part of a bank or financial institution, located indoor or outdoor b. Automated teller separate from a bank or financial institution, located outdoor c. Drive through automated teller or indoor automated teller associated with a retail use.	1 space/180 square feet ⁽¹³⁾ a. No spaces required. b. 2 spaces for the first teller station and 1 space per each additional teller station, all located on the same lot or within 100 feet of the teller station. ⁽¹¹⁾ c. No spaces required.
Bars, Saloons, Cocktail, Lounges and Taverns	1 space/100 square feet of floor area ⁽¹²⁾
Bed and Breakfast Inn	1 space/guest room ⁽¹⁶⁾

Boardinghouse	1 space/guest room ⁽¹²⁾
Bus Terminal	⁽⁵⁾
Business Support Services (Including graphic reproduction, computer services, etc.)	1 space/250 square feet of floor area ⁽¹³⁾
Caretaker Living Quarters	1 space/dwelling unit
Catering Establishment	1 space/employee plus 1 space/500 square feet of floor area ⁽¹³⁾
Cemeteries, Mortuaries, Funeral Chapels and ancillary uses a. With indoor facilities b. Outdoor only	a. See "Assemblies of People" for parking requirements b. ⁽⁵⁾
Commercial Storage (mini-warehouse, self-storage facilities)	1 space/250 square feet of office area plus 1 space for a resident manager or caretaker ⁽¹⁰⁾
Outdoor Storage Yard	The greater of: 1 space/4,000 square feet net lot area or 1 space/250 square feet of office space or 1 space/500 square feet of enclosed storage
D	
Day Care Facilities (more than six people): a. Children (day care centers, preschools, infant centers) b. Adult (not in a group home)	1 space/employee plus 1 space/facility vehicle plus 1 space/10 persons at facility capacity. ⁽¹⁰⁾
Drug Store/Pharmacy	1 space/250 square feet of floor area ⁽¹³⁾
Dwelling: a. Single-family dwelling b. Multiple-family dwelling c. Studio Unit	a. 2 spaces within a private garage/dwelling unit b. 1.5 spaces/dwelling unit with 1 bedroom plus 2 spaces/dwelling unit with 2 or more bedrooms ⁽¹⁾ c. 1 space/dwelling unit d. 1) When a garage, carport or covered parking

d. Accessory Dwelling Unit	is demolished or converted to an ADU, replacement parking for the primary dwelling shall be required. 2) No parking is required for the ADU.
E	
Equipment Sales/Construction: a. Small - Rental and Repair b. Large - Rental and Repair	a. 1 space/500 square feet of office or retail area b. 1 space/500 square feet of office area and 2 spaces/repair bay, in addition to the service bays
F	
Family Day Care Homes: a. Small Family Day Care Home b. Large Family Day Care Home	a. No requirement beyond standard single-family use b. 1 space for the single-family dwelling plus 1 space/employee not residing in the home and a drop-off/pick-up space(4)
Farmers Market - Certified	(5)
Food and Beverage Sales	See "Retail Sales" for parking requirements
Furniture Stores	1 space/500 square feet of floor area ⁽¹³⁾
G	
Group Housing: a. 6 or fewer residents b. more than 6 residents	a. 1 enclosed space/dwelling unit b. ⁽⁵⁾
H	
Heliport	10 spaces plus 1 space/2 seats on largest helicopter accommodated on the site ⁽¹³⁾
Helistop	5 spaces ⁽¹³⁾

Home Improvement Sales and Service a. With outdoor storage/display area	1 space/250 square feet a. 1 space/1000 square feet storage/outdoor display area
Home Improvement Boutique/Showroom and Related Installation Facilities	1 space/500 square feet of floor area
Hotel	1 space/guest room ⁽¹⁰⁾
L	
Laundry, Commercial	1 space/350 square feet of floor area
Lumber Yard and Building Materials - With or Without Outdoor Storage	1 space/350 square feet of office area plus 1 space/1000 square feet storage/outdoor display area
M	
Manufacturing (industrial zones)(3)	1 space/350 square feet of floor area ⁽¹³⁾
Medical Services: a. Hospital b. Medical/Dental Office c. Laboratory, Research/Development d. Emergency Medical Service - urgent care e. Optometrist office	a. 1 space/bed ⁽¹²⁾ b. 1 space/180 square feet of floor area ⁽¹³⁾ c. 1 space/250 square feet of floor area d. 1 space/180 square feet of floor area e. 1 space/250 sq. ft. of floor area (minimum of 5 spaces) ⁽¹³⁾
Mobile Home Park	1 space/mobile home site plus 1 off-street guest space/5 mobile home sites
Model Homes	2 spaces/model home
Motel	1 space/sleeping or living unit ⁽¹⁰⁾
O	
Offices - Business and Professional	1 space/250 square feet of office area ⁽¹³⁾
Offices - Public or Private Utility Office with Payment Center	1 space/180 square feet of office area ⁽¹³⁾

Outdoor sales , display or storage	5 spaces plus 1 space/250 square feet of office area
P	
Plant Nursery ⁽⁶⁾	5 spaces plus 1 space/250 square feet of building area
Personal Service ⁽⁷⁾	1 space/250 square feet of floor area ⁽¹³⁾
Public Uses (Public utility and services facilities)	⁽⁵⁾
R	
Rail Transit Station	⁽⁵⁾
Recreational Facilities - Commercial: a. Billiard Parlor and Pool Halls b. Bowling Alleys c. Skate Facility (indoor/outdoor) d. Amusement Parks e. Golf Courses and Driving Ranges f. Health/Fitness Club ⁽¹⁵⁾ g. Swimming Pool h. Specialty Non-Degree (Dance and Martial Arts) i. Other indoor and outdoor facilities	a. 1 space/250 square feet b. 5 spaces/bowling lane ⁽¹²⁾ c. 1 space/100 square feet of floor area d. ⁽⁵⁾ e. 5 spaces/hole, 1.5 spaces/tee on the driving range plus additional spaces required for ancillary uses per the provisions of the Zoning Code. f. 1 space/150 square feet of floor area g. ⁽⁵⁾ h. ⁽⁵⁾ i. ⁽⁵⁾
Recycling Centers : a. Paper, glass plastic, aluminum and nonferrous metals b. Solid Waste Transfer Stations and Material Recovery Facilities	a. 1 space/employee plus 1 space/1,000 square feet of floor area b. 1 space/employee
Recycling Facilities: a. Indoor Collection Center b. Reverse Vending Machine c. Reverse Vending Machine - Bulk Type d. Mobile Recycling Unit	a. ⁽⁵⁾ b. No additional parking is required c. ⁽⁵⁾ d. 1 space/attendant (if applicable)

Restaurant (sit-down, drive-through, fast food, take-out, café, cafeteria, excluding any outdoor dining area)	1 space/100 square feet of floor area ⁽¹²⁾
Retail Sales (uses not located in a regional shopping center - i.e., In the CRC Zone) ⁽⁸⁾	1 space/250 square feet of floor area ⁽¹³⁾
S	
Schools: a. College, Community College, University, and Professional b. Elementary or Secondary (Junior High) c. High School d. Vocational and Technical	a. ⁽⁵⁾ b. 2 space/classroom plus 2 bus loading spaces c. 7 spaces/classroom plus 3 bus loading spaces d. 0.75 spaces/employee plus 0.75 spaces/student at maximum enrollment ^{(9) (13)}
Senior Housing	1.1 spaces/unit ⁽²⁾
Shelters, Emergency	Based upon demonstrated need, provided that the standards do not require more parking than that for other residential or commercial uses within same zone.
Shopping Center - Regional (i.e., in the CRC Zone)	1 space/200 square feet of gross leasable floor area
Single Room Occupancies	1 space/dwelling unit
Student Housing (including dormitories, fraternities, sororities, etc.)	1.1 spaces/bed ⁽¹⁰⁾
Supportive Housing	Based upon demonstrated need, provided that the standards do not require more parking than that for other residential uses within same zone.
T	
Taxi Company with Vehicle Storage	1 space/taxi plus 1 space/250 square feet of office area

Transitional Housing	Based upon demonstrated need, provided that the standards do not require more parking than that for other residential uses within same zone.
Tutoring Center	1 space per each faculty/staff; 1 space/2 students, for students 16 years old or older; and, 1 space/10 students, for students under 16 years old
V	
Vehicle Fuel Station: a. With Accessory Retail/Convenience Market b. With Vehicle Maintenance/Repair c. With Indoor Storage Area d. With Restaurants (including all cooking, serving and seating areas) e. With Car Wash	a. 1 space/250 square feet of retail area including cooler areas ⁽¹⁴⁾ b. 2 spaces/service bay ⁽¹⁴⁾ c. 1 space/1,000 square feet of storage area ⁽¹⁴⁾ d. 1 space/100 square feet of floor area ⁽¹⁴⁾ e. 1 space/washing bay ⁽¹⁴⁾
Vehicle Parts and Accessories	See "Retail Sales" for parking requirements
Vehicle Repair - Major or Minor	6 spaces on same lot plus 2 additional spaces/service bay, in addition to the service bays ⁽¹¹⁾
Vehicle Sales, Rental, Leasing - New or Used a. Without Outdoor Display b. With Outdoor Display	a. See "Retail Sales" for parking requirements b. 5 spaces plus 1 space/250 square feet of office area
Vehicle Wash Facilities: a. Full Service - Automated b. Self Service - (No separate office or retail use)	a. 1 space/2 employees of largest shift (Adequate stacking and drying areas as determined by Conditional Use Permit) b. 1 space/2 washing bays or stalls in addition to the bays
Veterinary Services (clinic and hospital, may include accessory grooming and boarding)	1 space/180 square feet of floor area
W	

<i>Warehousing and Wholesale Distribution Centers</i>	1 space/1,000 square feet of floor area plus 1 space/250 square feet of office area ⁽¹³⁾
<i>Wireless Telecommunication Facilities</i>	(5)

Table 19.580.060

Notes:

1. See Section 19.580.070 B (Multiple Family Dwellings) for additional requirements. For the purpose of calculating parking requirements for multiple family dwellings, dens, studies, Studio Unit(s), or other similar rooms that may be used as bedrooms shall be considered bedrooms.
2. For senior housing projects, 50 percent of the required spaces shall be covered either in a garage or carport.
3. For the purposes of parking requirements, this category includes corporation yards, machine shops, tin shops, welding shops, manufacturing, processing, packaging, treatment, fabrication, woodworking shops, cabinet shops, and carpenter shops and uses with similar circulation and parking characteristics.
4. Required parking spaces may be in tandem, and the driveway may be used for the required drop-off and pick-up space.
5. Parking ratio to be determined by the designated Approving or Appeal Authority in conjunction with required land use or development permits, based on the impacts of the particular proposal and similar uses in this table.
6. Excluding lath and green houses.
7. Includes barber shops, beauty salons/spas, massage, tanning, tailors, dry cleaning, self-service laundry, travel agencies, electrolysis, acupuncture/acupressure, and tattoo parlors.
8. For the purposes of parking requirements, this category includes antique shops, gun shops, pawn shops, pet stores, and second-hand stores.
9. Additional parking for assembly rooms or stadiums is not required.
10. Parking may be provided on the same or adjoining lot.
11. Parking may be provided on the same lot or within 100 feet of the subject site.
12. Parking may be provided on the same lot or within 150 feet of the subject site.
13. Parking may be provided on the same lot or within 300 feet of the subject site.
14. The pump islands are not counted as parking stalls.
15. A reduction in the number of required parking spaces may be permitted subject to a parking study and a shared parking arrangement.
16. Where strict adherence to any parking standards would significantly compromise the historic integrity of a property, the Development Review Committee may consider variances that would help mitigate such negative impacts, including consideration of tandem parking, allowances for on-street parking, alternatives to planter curbing, wheel stops, painted striping, and asphalt or concrete surfacing materials.
17. Parking shall be provided in accordance with Chapter 19.545.060 (Parking Standards Incentive). A parking analysis may be provided to justify modifications from those standards. The parking analysis shall identify the parking needs to address the operating hours and characteristics of the operations to provide for adequate parking at all times.

(Ord. [7457](#) § 1(Exh. A), 2019; Ord. 7408 §1, 2018; Ord. 7331 §94, 2016; Ord. 7235 §11, 2013; Ord. 7109 §11, 2010; Ord. 6966 §1, 2007)