

## Board of Zoning and Building Appeals

I cannot attend the March 13th meeting due to a family event in Florida. March 13<sup>th</sup> is my birthday. John Grauer will represent my interests regarding the 3-car variance request.

I understand the city's requirement for parking spaces differs from actual usage. My study, attached, shows that we do not need 64 spaces; our average usage is 20 cars, representing 38% occupancy rate for parking spaces. Tenants have confirmed no parking issues, except during peak Market times when prime spots are taken, though ample space exists in the West lot. I have attached tenant letters regarding parking.

Mr. Bishop mentioned needing proof of 61 spaces. Our maps show at least 58 spots, with three restricted spots making a total of 61. We are requesting a 3 spot variance to meet the city's 64-space requirement.

Thank you for your consideration in this matter.



Charles P. Simmelink

Owner

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"Mr. Bishop thinks the best bet is to apply for a variance for the 3 spaces. They would have to demonstrate that they have the spaces, it cannot be hearsay. Mr. Butler wants to know if the calculation today would be sufficient to give to the Board of Zoning and Building Appeals, they wouldn't have to go to that meeting and work through the calculation again. Mr. Bishop reiterated that they would need some form of deliverable that shows 61 spaces. Right now, the Planning Commission is just taking their word for it, they would need to submit something that shows the 61 spaces. Mr. Reich lets them know that members of the Board of Zoning and Building Appeals will more than likely go to the property and count those spaces so being truthful is crucial in granting the variance.

Mr. Butler wants clarification; we are relying on our count of 58 current parking spaces as accurate and are being asked by the Planning Commission to supply 61 parking spaces. We will be asking the Board of Zoning and Building Appeals for a variance for 3 spaces. The Commission agrees to that, and Mr. Reich ensures that the minutes will reflect this. Mr. Bishop says they need to be able to demonstrate the 58 parking spots and can narrate the 3 restricted spots ...

Mr. Bishop moved to grant approval subject to obtaining a variance for 3 parking spaces for a change of occupancy at 1156 Linda St. with the assumption of reducing the required 80 spaces to 64 spaces based on Section 1187.15 (a). Mr. Allen seconded.

I counted the cars in the lot for almost a month at various time periods. I also counted all vehicles in the lot, including those from Advanced/Latina, which had cars and trucks in the lot for repairs and cleaning of the space.

The results of the study showed that the average number of cars parking at different times was around 20 parking spaces. The occupancy rate averaged 38% of the existing parking spaces.

Based on my understanding of the tenants' parking needs, I assessed the need for 28 spaces for the low range- including Advanced. This is more than the actual amount of 20 car average. The reason for this is that Advanced typically used 6-8 spaces for only part of the month and generally had only 1-3 parking spaces in preparation for their opening.

In summary, we averaged 20 cars last month. The study indicates that when Advanced opens their facility, it could add 6-8 cars, bringing this total closer to my low estimate parking needs of 28 spaces. This is still below a 50% occupancy use, leaving room for additional parking if required by tenants on busy days.

Date	Time	# Cars in Lot	% Lot Used
Jan 13th	2:30	19	33%
Jan 13th	5:00	17	29%
Jan 14th	11:00	20	34%
Jan 16th	10:00	24	41%
Jan 21st	11:00	11	19%
Jan 24th	12:00	27	47%
Jan 28th	1:00	22	38%
Jan 30th	1:30	23	40%
Feb 3rd	1:00	15	26%
Feb 3rd	2:30	19	33%
Feb 4th	11:30	20	34%
Feb 4th	4:00	21	36%
Feb 5th	1:00	21	36%
Feb 5th	3:00	26	45%
Feb 6th	2:00	16	28%
Feb 6th	4:30	18	31%
Feb 7th	2:00	18	31%
Feb 10th	3:00	20	34%
Feb 11th	2:30	30	52%
Feb 12th	1:00	25	43%
Feb 14th	11:30	20	34%
Feb 14th	2:00	18	31%
Feb 17th	1:30	16	28%
Feb 18th	11:30	19	35%
Feb 18th	2:00	26	48%
Average		20.44	38%