



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION
CC: TAMARA LETOURNEAU, BARRY CURTIS, AND JENNIFER LE
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: NOVEMBER 21, 2018
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

Willa

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. Project descriptions have been kept brief for this notice. Please feel free to contact me by e-mail at willa.bouwens-killeen@costamesaca.gov if you have any questions or would like further details.

ZA-18-58 **2228 NEWPORT BLVD., SUITE A2**

Minor Conditional Use Permit to deviate from the shared parking requirement for a 1,175-square-foot dance studio located at 2228 Newport Boulevard, Suite A2. The dance studio provides group classes from 6:00 AM to 10:00 AM and 6:00 PM to 10:00 PM on weekdays and from 6:00 AM until Noon and 5:00 PM to 10:00 PM on weekends. All other times will be reserved for one-on-one private lessons.

Approved, subject to conditions.

Comments received: One in support.

COLGAN, JULIE

Subject: Application No. ZA-18-58

Importance: High

From: James Reppert [<mailto:jimrep@att.net>]

Sent: Wednesday, November 14, 2018 8:00 AM

To: PLANNING COMMISSION <PLANNINGCOMMISSION@ci.costa-mesa.ca.us>

Cc: danceafterhours@gmail.com

Subject: Application No. ZA-18-58

Importance: High

Dear Planning Commission,

As a resident of Costa Mesa for over 10 years, residing at 2220 Elden Avenue, exactly one block away from the property in question and who drives past that property at the intersection of Virginia Place and Newport Boulevard multiple times per day (on average,) I am extremely familiar with the parking that occurs both in and surrounding the parking lot in question, during the hours stated in the application description. In my opinion, the permit for the above referenced application **should be granted**, as the resulting impact would be negligible.

Sincerely,

James Reppert



Virus-free. www.avast.com



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

November 21, 2018

Shawn Vitale
503 ½ Marigold Avenue
Corona Del Mar, CA 92625

**RE: ZONING APPLICATION ZA-18-58
MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM SHARED
PARKING REQUIREMENTS FOR A DANCE STUDIO (AFTERHOURS)
2228 NEWPORT BOULEVARD, SUITE A2, COSTA MESA**

Dear Ms. Vitale:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on November 28, 2018, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Daniel Inloes at (714) 754-5088, or at daniel.inloes@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description and Analysis
 Findings
 Conditions of Approval and Code Requirements
 Business Description
 Approved Conceptual Plans
 Shared Parking Table

cc: Engineering
 Fire Protection Analyst
 Building Safety Division

PROJECT DESCRIPTION

The project site, 2228 Newport Boulevard -- located at the northeast corner of Newport Boulevard and Virginia Place -- is zoned Local Business District (C1) and has a General Plan land use designation of Commercial-Residential. The surrounding zoning designations include Local Business District to the north, south, east, and the Costa Mesa Freeway to the west. The site is currently developed as a retail center and is improved with a 7,635 square-foot commercial building and 29-shared on-site parking spaces, with ingress/egress from both Newport Boulevard and Virginia Place.

The proposed use offers a dance studio (AfterHours) for adult students (ages 15 and older) who wish to learn a variety of dance forms. The proposed studio will occupy a 1,175 square-foot space, located in the existing multi-tenant commercial building. The proposed floorplan includes a small entry and reception space, a large dance floor, and restroom.

The dance studio is a permitted use in this zone; however, the parking requirement is higher than the retail parking ratio allocated for this suite. Therefore, the applicant requests approval of a minor conditional use permit (MCUP) to deviate from shared parking requirements for a dance studio with off-set hours of operation.

Because of the anticipated parking demand for the dance studio, AfterHours proposes to operate group classes at times off-set from the other commercial businesses in the center: From 6:00 AM to 10:00 AM and 6:00 PM to 10:00 PM weekdays and from 6:00 AM to 12:00 PM and 5:00 PM to 10:00 PM weekends. All other times will be limited to one-on-one private lessons only. The applicant requested a maximum of fifteen for group classes but the use has been conditioned to have a maximum group class size of twelve, including staff, to ensure parking supply is sufficient for the typical demand.

ANALYSIS

AfterHours will offer a variety of dance classes, seven days a week. The general schedule of classes is provided below. Group classes will not exceed 12 participants (includes staff) and will each be separated by a fifteen-minute gap to ensure an orderly transition from one class to another. Private lessons will be one-on-one only and there will be only one lesson occurring at any given time. Instructor time will be for individual instructors to practice or workout only.

Table 1. Class Type Schedule	
Weekdays	
6:00 AM to 10:00 AM	Group Classes
10:00 AM to 6:00 PM	Private Lessons
6:00 PM to 10:00 PM	Group Classes
10:00 PM to 11:00 PM	Instructor Time
Weekends	
6:00 AM to 12:00 PM	Group Classes
12:00 PM to 5:00 PM	Private Lessons
5:00 PM to 10:00 PM	Group Classes
10:00 PM to 11:00 PM	Instructor Time

Noise

The site abuts residentially-zoned property at the northeast corner. This property and other multi-family developments are within 200 feet of the project site. To minimize potential noise impacts, the dance studio will keep the door to the rear parking lot closed during classes and install signs to encourage patrons to remain quiet as they leave the studio and exit the property. This site must comply with Code which requires exterior noise to be kept below 55 decibels from 7:00 AM to 11:00 PM and below 50 decibels from 11:00 PM to 7:00 AM, as measured at the residential property.

Parking

The project site provides a total of 29 parking spaces onsite; 16 spaces in the front of the building and an additional 13 parking spaces behind the building. All current tenants are retail uses which require 4 parking spaces per thousand square feet. The required parking ratio for a studio is 10 spaces per 1,000 square feet. Since the dance studio proposes to occupy 1,175 square feet, Code would require 7 additional spaces (the difference between the 4 space per 1,000 square feet of gross floor area allocated to the suite and the 10 space per 1,000 requirement for the studio).

Table 2. Commercial Center Parking Demand		
Existing		
Newport Donut	1,200 SF	4.80
OC Sunshine	1,278 SF	7.66
Atlas Nails	1,279 SF	5.11
Ruff Haus	1,057 SF	4.22
Fawn Hair	1,175 SF	4.70
Subtotal		26.49
Proposed		
AfterHours Dance Studio	1,175 SF	11.75
Total		38 (Rounded)

The dance studio is proposing to limit their group class schedule to hours off-set from peak usage for the other uses on-site. Their proposed schedule (Table 1) results in a shared parking demand scenario (shared parking demand study included as an attachment) that requires 29 parking spaces or the number of spaces available onsite.

Additionally, the studio will maintain a fifteen-minute gap in between scheduled classes allow for a smooth transition on the site from one class to another. Signs will also be posted in the rear parking late requesting patrons to be respectfully quiet as they leave the site.

If parking shortages or other parking-related problems develop, the business operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem including, but not limited to, modifying the maximum number of occupants in the building at any one time.

General Plan Consistency

The project site is located in the Commercial-Residential General Plan land use designation intended to apply to limited area along Newport Boulevard that contains a mixture of commercial and residential uses. Approval of the use, as conditioned is consistent with this designation as well as various policies detailed in the City's Land Use and Noise Elements.

Policy LU-3.1 Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities.

- A dance studio is permitted at the project site by the City's Zoning Code and is therefore consistent with the General Plan's Commercial-Residential land use designation.

Policy LU-6.7 Encourage new and retain existing businesses that provide local shopping and services.

- The retail center provides a variety of services to the neighboring residential community whom would further benefit from the addition of the new unique service.

Policy N-2.9: Limit hours and/or require attenuation of commercial/entertainment operations adjacent to residential and other noise sensitive uses in order to minimize excessive noise to these receptors.

- The project site will comply City's exterior noise standards and keep all activity within the tenant space to avoid any potential noise impacts to the surrounding community.

FINDINGS

- A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:
1. There is a compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. Parking impacts will be avoided by limiting the dance studio to operate with a maximum size of 12, including staff, at any given time. Additionally, as conditioned, a 15-minute buffer will be scheduled between classes so arriving customers do not overlap with departing customers.
 2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation have been considered and are not impacted by the proposed use.
 3. The proposed dance studio complies with any performance standards as described elsewhere in the Zoning Code, and as conditioned to operate as described in this staff report.
 4. The proposed use is consistent with the City's General Plan as policies in the Land Use Element support the use. Specifically, Policy LU-3.1 as the proposed dance studio will not disrupt the surrounding community and preserve its existing character by keeping all activity within the tenant space. In addition, Policy LU-6.7, which encourages new businesses that provide local shopping and services since the proposed use provides a unique service to the retail center and to the neighboring residential community. Furthermore, as a means of attenuation the applicant agrees to mitigate any potential noise impacts by keeping music at a lower volume during early morning and late evening classes, compliant with Policy N-2.9.
 5. The zoning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
1. The proposed use is compatible and harmonious with developments in the same general area and would not be materially detrimental to other properties within the area. Parking impacts will be avoided by conditioning the dance studio to operate with maximum class size of 12, including staff during off-peak times of the day; providing a 15-minute gap in between classes so that arriving customers do not overlap with departing customers; with private instruction only during peak parking times of the day. In addition, all uses will be conducted within the building and, as

conditioned, should not generate noise or other detrimental effects on the surrounding uses.

2. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood because all business activities will be conducted within the building (underroof), limiting noise impacts. Further, conditions of approval require that any music played shall not be audible from outside the suite.

3. Granting the minor conditional use permit will not allow a use, density or intensity that is not in accordance with the General Plan designation because the proposed use is anticipated in the Commercial-Residential land use designation and additional square-footage is not being proposed as part of the application.

- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15301, Existing Facilities, of the CEQA Guidelines.
- D. The project is exempt from Chapter IX, Article 12, Transportation Demand Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- Plng.
 - 1. The use shall be limited to the type of operation described in this staff report: A dance studio offering group classes from 6:00 AM to 10:00 AM and 6:00 PM to 10:00 PM weekdays and 6:00 AM to 12:00 PM and 5:00 PM to 10:00 PM weekends, with all other times limited to one-on-one private lessons. The maximum group class size shall be limited to 12 people, including the instructor(s). Additionally, a 15-minute buffer shall be provided in between classes. Any change in the operational characteristics including, but not limited to, hours of operation or type of services provided, will require approval of an amendment to the minor conditional use permit, subject to Zoning Administrator approval.
 - 2. A copy of the conditions of approval for the minor conditional use permit shall be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
 - 3. To mitigate noise impacts, the applicant shall keep the rear door closed during classes.
 - 4. All uses shall be conducted within the tenant space (underroof).
 - 5. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or operator

- shall institute whatever security and operational measures are necessary to comply with this requirement.
6. If parking shortages or other parking-related problems arise, the business operator shall institute appropriate operational measures necessary to minimize or eliminate the problem, including, but not limited to, reducing class sizes and/or occupancy of the building.
 7. The applicant shall restripe the parking lot and provide double-striped stalls to comply with City design standards.
 8. The applicant shall contact the Planning Division to arrange a Planning inspection of the site. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 9. Applicant shall defend, indemnify and hold harmless the City, its officials and employees, against all legal actions filed challenging City's approval of the applicant's project and/or challenging any related City actions supporting the approval. City shall have the right to select the attorney defending it, if it elects to do so.
 10. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
 11. Prior to final inspection the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on either a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.

CODE REQUIREMENTS

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. Approval of the zoning application is valid for two years from the effective date of this approval (November 21, 2018) and will expire at the end of that period (November 21, 2020) unless the applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued; or 3) the use has been established and a business license has been issued. A time extension can be requested no less than 30 days or more than 60 days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request

for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.

2. Any improvements or alterations to the existing monument sign require approval from the Planning Department.
3. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.
- Bldg. 4. Comply with the requirements of the following adopted codes: 2016 California Residential Code, 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code and 2016 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2016 California Building Code.
5. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved Architectural plans.
- Bus. 6. All contractors and subcontractors must have valid business licenses to do
Lic. business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
7. Business license shall be obtained prior to the initiation the business.

Hello!

My name is Shawn Vitale, I wish to rent 2228 Newport Blvd. #A2 Costa Mesa, CA 92627 to create a dance space to house my dance studio, AfterHours, which is currently in Newport Beach. We currently operate out of the dance studio Mon Reve, but are eager to make this unit, a place to call our own. AfterHours has been open for 1 year and has a 5-star rating on yelp. We provide welcoming intimate classes and have been positively received by the community.

I have been dancing and teaching in Orange County for the past 20 years. I was trained at Jimmie DeFore Dance Center and felt a tremendous loss when they closed. AfterHours is eager to fill this void and keep the arts alive in Costa Mesa. With dance taking over our televisions, there are more and more adults who want to learn how to dance. This niche market needs a place to call home and I believe, AfterHours has created this. Our classes are for ages 15 and older, with 90% of my current clients being over 21.

I will not be doing any structural renovations. All tenant improvements are non-permanent.

- Mirrors on one wall
- Wall paper on the other with our name on LCD sign.
- Sprung dance floor on top of the pre-existing floor.
- Blinds installed on the windows.

We have done sound testing to ensure the noise is not a bother for our business or residential neighbors. In addition, to prevent any disruptions we will keep the doors closed during classes and operate music at a lower level for any classes before 9am and after 10p.

Here is a draft of the schedule I will offer to begin in this new space. Classes are an hour and have 15 minutes between classes to ease parking transitions from class to class.

Monday	Tuesday	Wednesday	Thursday
6:00p Beg. Hip Hop	6:00p Broadway Jazz	6:00p Beg. Lyrical	9:00a Jazz Fusion
7:15p Int/Adv. Hip Hop	7:15p Intermediate Hip-Hop	7:17p Beg/Int. Hip Hop	6:00p Flexibility
8:30p Beg. Dance Fundamentals	8:30p Beg/Int. Jazz Funk	8:30p Int/Adv. Contemporary Fusion	7:15p Int/Adv. Hip Hop
			8:30pm Beg Hip-Hop

Weekend classes will also have the same 15 minutes between each class. Below is an example:

Saturday	Sunday
8:30a Pilates/ Yoga Combo	8:00a Cardio Hip Hop
9:45a Beg Heels	9:15 Beginning Tap
11:00am All Level Cardio Hip Hop	10:30a Int/Adv. Lyrical Contemporary

Thank you for your time and consideration,

Shawn Vitale

After seeing the results of the shared parking calculation these are my proposed hours and class sizes: Please note the first table is an example of the max usage.

Weekdays	Max Proposed Use	Maximum # of students
6:30a	Group Class	15 Students
7:45a	Group Class	15 Students
9:00a	Group Class	15 Students
10:00a	Private Lesson/ 1 on one training	1 Student on site
11:00a	Private Lesson/ 1 on one training	1 Student on site
12:00a	Private Lesson/ 1 on one training	1 Student on site
1:00p	Private Lesson/ 1 on one training	1 Student on site
2:00p	Private Lesson/ 1 on one training	1 Student on site
3:00p	Private Lesson/ 1 on one training	1 Student on site
4:00p	Private Lesson/ 1 on one training	1 Student on site
5:00p	Private Lesson/ 1 on one training	1 Student on site
6:00p	Group Class	15 Students
7:15p	Group Class	15 Students
8:30p	Group Class	15 Students
9:45p	Rehearsal Space for my teachers and I	
10:00p	Rehearsal Space for my teachers and I	
11:00p	Rehearsal Space for my teachers and I	

Weekends	Max Proposed Use	Maximum # of students
6:00a	Group Class	15 Students
7:15a	Group Class	15 Students
8:30a	Group Class	15 Students
9:45a	Group Class	15 Students
11:00a	Group Class	15 Students
12:00p	Private Lesson/ 1 on one training	1 Student on site
1:00p	Private Lesson/ 1 on one training	1 Student on site
2:00p	Private Lesson/ 1 on one training	1 Student on site
3:00p	Private Lesson/ 1 on one training	1 Student on site
4:00p	Private Lesson/ 1 on one training	1 Student on site
5:00p	Private Group Class	15 Students
6:15p	Private Group Class	15 Students
7:30p	Private Group Class	15 Students
8:45p	Private Group Class	15 Students
10:00p		

I am willing to set my class sizes and times to work with the results of the newest shared parking calculation. I am flexible because, I am currently paying more money in rent for a location I have very limited use of. Having a location that I can use 7 days a week, opens up many opportunities. The times when parking is the biggest problem are times we do not need to hold classes or can offer 1 on 1 training which will only have one client on site.

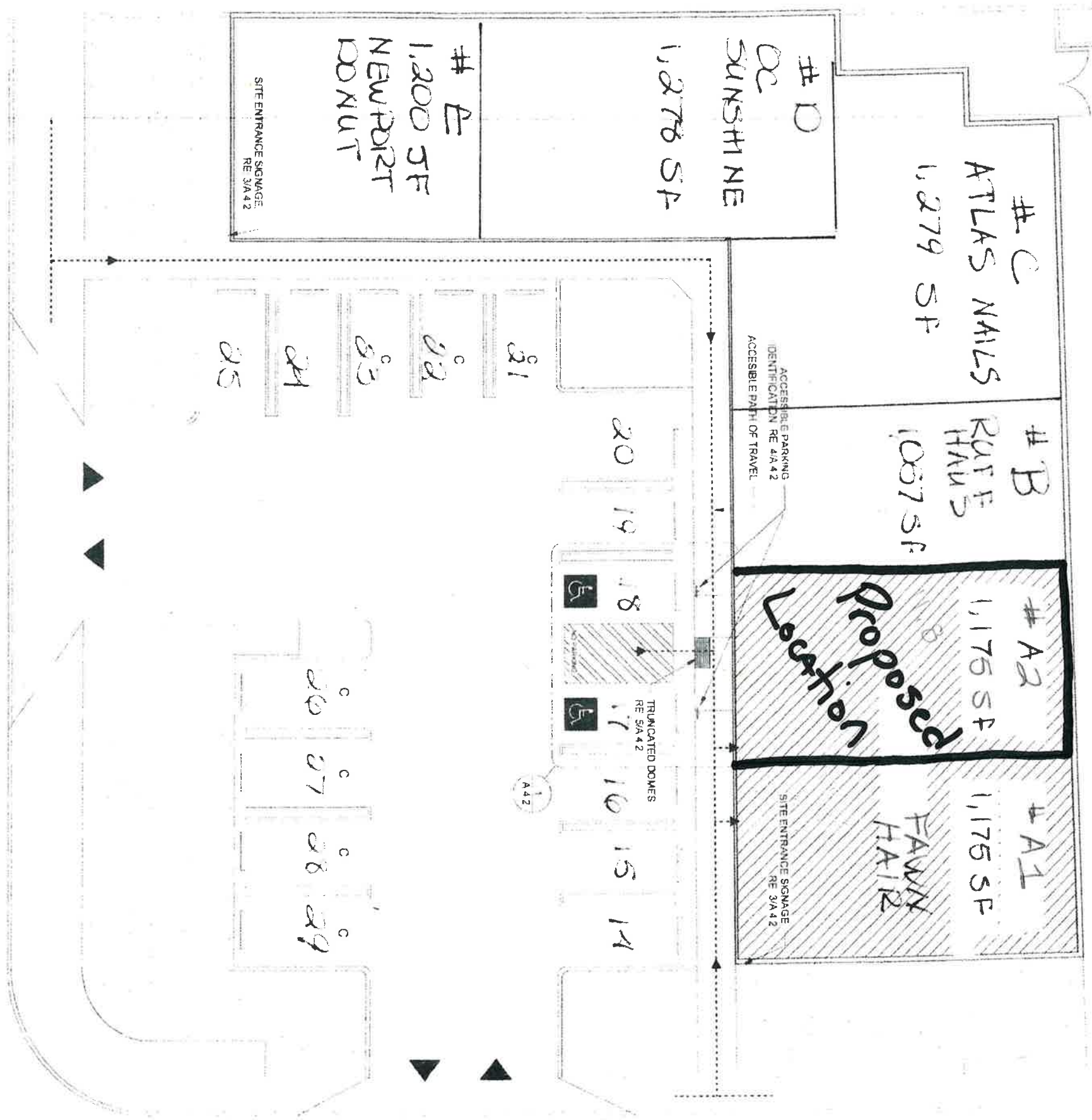
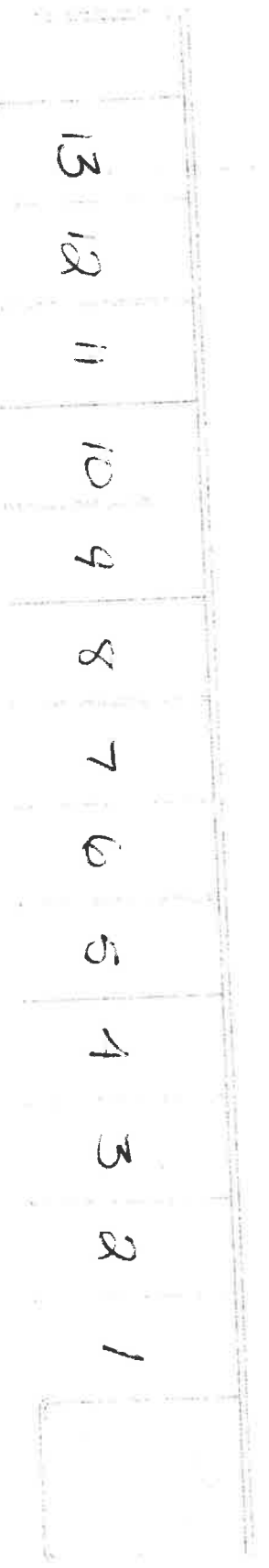
Here is our current schedule and student count at Mon Reve. We are closed Fri-Sun

	Monday	Tuesday	Wednesday	Thursday
Room 1	7:00p Beg. Hip Hop 2-12 Students	7:00p Beg/Int Tap 2-5 students	7:00p Beg. Lyrical 2-9 students	10:00a Jazz Fusion 2-5 students
	8:00p Int/Adv. Hip Hop 2-9 Students	8:00p Broadway Jazz 2-5 students	8p Beg/Int. Hip Hop 2-12 students	7:30p Ballet Barre 2-8 students 8:30p Flexibility 2-8 students
Room 2	7:00p Int/Adv Jazz Fusion 2-5 students	7:30p Intermediate Hip-Hop 2-12 Students	7:00p Jazz Funk 2-9 Students	7:30p Int/Adv. Hip Hop 2-9 Students
	8:15p Beg. Dance Fundamentals 2-10 Students	8:30p Beg/Int. Jazz Funk 2-12 Students	8:00p Int/Adv. Contemporary Fusion 2-10 students	8:30pm Beg Hip-Hop 2-12 Students

Business Name	Hours of Operation	Days of Operation
Fawn Hair	By Appointment Only 8a-8p	Closed Sunday
Newport Donut	Mon-Fri 4a-6pm and Sat/Sun 4a-5pm	7 Days a Week
O.C. Sunshine Massage	10a-8pm	7 Days a Week
Ruff Haus	9a-6pm	Closed Sunday
Atlas Nails	10a-6pm	Closed Tuesday & Sunday

Business Name	Type of Business	Suite/Square Footage
Fawn Hair	Barber Shop	#A1 1,175
Newport Donut	Donut Shop	#E 1,200
O.C. Sunshine Massage	Massage	#D 1,278
Ruff Haus	Dog Grooming	#B 1,057
Atlas Nails	Nail Saloon	#C 1,279

There are 29 parking spots on site.



C
ATLAS NAILS
1,279 SF

B
RUTE HANDS
1007 SF

A2
1,175 SF
Proposed Location

A1
FAWN HAIR
1,175 SF

D
SUNSHINE
1,278 SF

E
NEWPORT DONUT
1,200 SF

20 19 18 17 16 15 14

20 27 28 29

21 22 23 24 25

NEWPORT BLVD

Newport & Virginia
retail center
2228 Newport Blvd.
Costa Mesa, CA 92627

MINOR CONDITIONAL USE PERMIT/
ADMINISTRATIVE ADJUSTMENT NO. 218-18-58
Approval in Concept
SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.
BY Daryl Jahn DATE 11/19/2018

SHARED PARKING DEMAND
MIXED USE DEVELOPMENT

2228 Newport Blvd

29 parking spaces provided

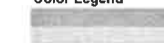
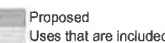
USE	Office		Banks (Sq. Ft.)	Medical Office (Sq. Ft.)	Retail (Sq. Ft.)	Restaurant		Theaters and Cinemas (seats)	Guest Rooms (units)	Hotel/Motel		Residential				Guest (total units)	Total Parking Demand by Hour					
	<100,000 (Sq. Ft.)	>100,000 (Sq. Ft.)				1st 3K (Sq. Ft.)	>3K (Sq. Ft.)			1st 3K (Sq. Ft.)	>3K (Sq. Ft.)	Bachelor (units)	1 bedroom (units)	2 bedroom (units)	3+ Bedroom (units)							
	0.00	0.00	0.00	1278.00	4711.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1175.00			
PEAK DEMAND	0.00	0.00	0.00	7.67	18.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.75	38.26		
WEEKDAY																				Weekdays		
6:00 AM	0.00	0.00	0.00	0.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	12.23	6:00 AM	16.77
7:00 AM	0.00	0.00	0.00	1.53	1.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	15.04	7:00 AM	13.96
8:00 AM	0.00	0.00	0.00	4.83	3.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	20.03	8:00 AM	8.97
9:00 AM	0.00	0.00	0.00	7.13	7.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	26.67	9:00 AM	2.33
10:00 AM	0.00	0.00	0.00	7.67	12.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	21.92	10:00 AM	7.08
11:00 AM	0.00	0.00	0.00	7.67	15.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	25.31	11:00 AM	3.69
NOON	0.00	0.00	0.00	6.90	17.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	26.24	NOON	2.76
1:00 PM	0.00	0.00	0.00	6.90	17.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	26.80	1:00 PM	2.20
2:00 PM	0.00	0.00	0.00	7.44	17.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	26.77	2:00 PM	2.23
3:00 PM	0.00	0.00	0.00	7.13	16.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	26.09	3:00 PM	2.91
4:00 PM	0.00	0.00	0.00	5.90	15.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	23.54	4:00 PM	5.46
5:00 PM	0.00	0.00	0.00	3.60	14.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	19.74	5:00 PM	9.26
6:00 PM	0.00	0.00	0.00	1.76	14.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	28.46	6:00 PM	0.54
7:00 PM	0.00	0.00	0.00	0.54	16.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	28.55	7:00 PM	0.45
8:00 PM	0.00	0.00	0.00	0.54	15.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	28.18	8:00 PM	0.82
9:00 PM	0.00	0.00	0.00	0.23	10.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	23.16	9:00 PM	5.84
10:00 PM	0.00	0.00	0.00	0.23	5.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	17.88	10:00 PM	11.12
11:00 PM	0.00	0.00	0.00	0.00	2.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	4.26	11:00 PM	24.74
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	MIDNIGHT	29.00
MAXIMUM WEEKDAY DEMAND																			28.55			
WEEKEND																				Weekend		
6:00 AM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	12.00	6:00 AM	17.00
7:00 AM	0.00	0.00	0.00	0.23	0.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	12.80	7:00 AM	16.20
8:00 AM	0.00	0.00	0.00	0.77	1.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	14.65	8:00 AM	14.35
9:00 AM	0.00	0.00	0.00	1.00	5.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	18.65	9:00 AM	10.35
10:00 AM	0.00	0.00	0.00	1.00	8.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	21.48	10:00 AM	7.52
11:00 AM	0.00	0.00	0.00	1.30	13.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	27.06	11:00 AM	1.94
NOON	0.00	0.00	0.00	1.30	16.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	19.32	NOON	9.68
1:00 PM	0.00	0.00	0.00	1.00	17.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	20.90	1:00 PM	8.10
2:00 PM	0.00	0.00	0.00	0.77	18.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	21.61	2:00 PM	7.39
3:00 PM	0.00	0.00	0.00	0.54	18.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	21.38	3:00 PM	7.62
4:00 PM	0.00	0.00	0.00	0.54	16.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	19.50	4:00 PM	9.50
5:00 PM	0.00	0.00	0.00	0.23	14.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	26.36	5:00 PM	2.64
6:00 PM	0.00	0.00	0.00	0.23	12.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	24.48	6:00 PM	4.52
7:00 PM	0.00	0.00	0.00	0.23	11.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	23.54	7:00 PM	5.46
8:00 PM	0.00	0.00	0.00	0.23	10.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	22.59	8:00 PM	6.41
9:00 PM	0.00	0.00	0.00	0.00	7.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	19.54	9:00 PM	9.46
10:00 PM	0.00	0.00	0.00	0.00	7.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	19.16	10:00 PM	9.84
11:00 PM	0.00	0.00	0.00	0.00	2.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	4.45	11:00 PM	24.55
MIDNIGHT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	MIDNIGHT	29.00
MAXIMUM WEEKEND DEMAND																			27.06			
REQUIRED PARKING																			28.55			
+ ADDTL. USES NOT INCLUDED ON TABLE (W/ STUDIO)																			0.00			
PARKING																			28.55			

and Demand

Use	Suite	Tenant	Sq. ft.	Parking Ratio
Retail	A1	Barber Shop	1,175	4 / 1000
Studio	A2	Studio	1,175	12 spaces
Retail	B	Dog Grooming	1,057	4 / 1000
Retail	C	Nail Salon	1,279	4 / 1000
Med	D	Massage	1,278	6 / 1000
Retail	E	Donuts	1,200	4 / 1000

7164.00

Available parking

Color Legend
 Proposed
 Uses that are included in the Table