



P.O. Box 7864  
Fremont, CA 94536  
510.386.7551  
rshankspng@gmail.com  
rogershanksconsulting.com

## Parking Exception Justification

1.

The shopping center located at 2181 Doolittle Drive, prior to a fire in 2015 that destroyed a 7,500 square foot grocery store, contained 13,072 square feet of retail and restaurant uses. The parking provided at that time was considered adequate for the uses and did not cause undue hardship for users of the site.

In its current condition, the site contains a 5,279 square feet building, which includes 3,992 square feet of retail uses and 1,287 square feet for a café. Based on the requirements of Sec. 4-1704 of the Municipal Code, a total of 33 parking spaces are required for the uses and square footage currently existing. With the inclusion of six bicycle racks, equivalent to two spaces, a total of 31 spaces would be required under the current condition of the site.

The revised site plan has eliminated the parking area parallel to Marina Boulevard and expanded the parking lot parallel to Doolittle Drive. This was done to eliminate the dangerous condition that the existed driveway created. The concern expressed by staff was the proximity of the driveway exit to the intersection. The revised parking area along Doolittle Drive has expanded the parking field and relocated the exit driveway approximately 64 feet northerly of the intersection, creating a safer distance for cars exiting the center and merging with traffic on Doolittle Drive near the intersection with Marina Blvd.. The revised parking plan, including the bicycle spaces, provides 37 spaces, which is 6 spaces greater than the 31 spaces required for the existing square footage.

2.

The proposed addition of a new 3,700 square foot retail building provides a better and more cohesive development pattern for the area, rather than leaving a large portion of the southerly end of the site vacant and unimproved. The new building has been designed to conform to the setback requirements for the district and has been designed to give a focal point along Marina Boulevard. The site is being improved with the addition of landscape islands in the parking area to improve circulation movements. Also, the site is being improved with landscape pockets along the Doolittle Drive frontage and with storm water treatment measures, currently not being handled on the property. The reconfiguration of the site provides the addition of 3 more parking spaces resulting in a total of 34 spaces.. In addition to the vehicular spaces, six bicycle racks will be provided, as allowed by the Ordinance, thereby increasing the total number of allotted spaces to 337. With the additional 3,700 square feet of retail, a total of 49 spaces are required. The resultant shortage is 12 spaces.

3.

The existing tenant mix includes a 3,150 sq. ft. medical supply business, a 406 sq. ft. hair salon, a 1,287 sq. ft. café and a 432 sq. ft. smoke shop. The medical supply business generally sees 15 to 20 customers a day and they are generally there late in the day, or after work. The hair salon has only one stylist with generally only one customer at a time. The smoke shop also has limited customer traffic. The café closes around 2:30 in the afternoon, as it serves breakfast and lunch only. Subsequently, when the café is closed the 13 spaces required for the café are available for use by other tenants. When the café is closed, the site would meet the required parking requirements.

The applicant is anticipating eliminating the café when its lease expires in 2021. At that time the space would be converted to retail uses. Subsequently, the required number of parking spaces would be reduced resulting in only 4 spaces short of meeting the required parking standards.

The applicant is willing to provide transit passes for employees of the tenants in the center to encourage the use of transit. There is an AC Transit bus line within a quarter mile of the site.

4.

The project is not an affordable housing or senior housing project, therefore, this finding is not applicable.

<b>Building Area</b>	
Existing Retail sq. ft.	3,992
Existing Café	1,287
New Retail sq. ft.	3,713
<b>Total Square Footage</b>	<b>8,992</b>

<b>Parking</b>	
Retail <5,000 sq. ft.	1/200 sq. ft. 25 spaces
Retail >5,000 sq. ft. (2,785 sq. ft.)	1/250 sq. ft. 11 spaces
Café	1/100 sq. ft. 13 spaces
<b>Required Spaces</b>	<b>49 spaces</b>

<b>Proposed Parking</b>	
Redesigned Lot	34 spaces

<b>Bicycle Credit</b>	
Bicycle 5% reduction	
6 Bicycle racks	3 spaces
<b>Total Parking</b>	<b>37 spaces</b>

Parking Exception Request	12 spaces
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<b>Building Area</b>	
Existing Retail sq. ft.	3,992
Café closed after 2:30 pm (sq. ft.)	0
New Retail sq. ft.	3,713
<b>Total Square Footage</b>	<b>7,705</b>

<b>Parking</b>	
Retail >5,000 sq. ft.	1/200 sq. ft. 25 spaces
Retail <5,000 sq. ft.	1/250 sq. ft. 11 spaces
Café	0 spaces
<b>Required Spaces</b>	<b>36 spaces</b>

<b>Proposed Parking</b>	
Redesigned Lot	34 spaces

<b>Bicycle Credit</b>	
Bicycle 5% reduction	
6 Bicycle racks	2 spaces
<b>Total Parking</b>	<b>36 spaces</b>

Parking Exception Request	0 spaces
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<b>Building Area</b>	
Existing Retail sq. ft.	5,279
New Retail sq. ft.	3,713
<b>Total Square Footage</b>	<b>8,992</b>

<b>Parking</b>	
Retail >5,000 sq. ft.	1/200 sq. ft. 25 spaces
Retail <5,000 sq. ft.	1/250 sq. ft. 16 spaces
<b>Required Spaces</b>	<b>41 spaces</b>

<b>Proposed Parking</b>	
Redesigned Lot	34 spaces

<b>Bicycle Credit</b>	
Bicycle 5% reduction	
6 Bicycle racks	2 spaces
<b>Total Parking</b>	<b>36 spaces</b>

Parking Exception Request	5 spaces
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FAR  
 30,950 sq. ft.  
 Available future sq. ft.  
 9,285 - 5,279 = 4,006

.3 = 9,285 sq. ft.