



A G E N D A

Scotts Valley Planning Commission

Date: September 12, 2019

Time: 6:00 PM

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066 831-440-5630	MEETING LOCATION City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066	POSTING: The agenda was posted on September 6, 2019, at City Hall, SV Senior Center, SV Library and on the Internet at www.scottsvally.org .
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Appointed Officials	City Staff Members
Carlos Arcangeli, Chair Rosanna Herrera, Vice Chair Lori Gentile, Commissioner David Hodgin, Commissioner Chuck Maffia, Commissioner	Taylor Bateman, Community Development Director Brenda Stevens, Associate Planner

Notice regarding Planning Commission Meetings:

The Planning Commission meets regularly on the 2nd Thursday of each month (unless otherwise noticed) at 6pm in the City Hall Council Chambers located at 1 Civic Center Drive, Scotts Valley, CA 95066.

Agenda and Agenda Packet Materials:

The Planning Commission agenda is available for review the Friday before the Thursday meeting on the Internet at the City's website: www.scottsvally.org and in the lobby of City Hall at 1 Civic Center Drive, Scotts Valley, CA. Pursuant to Government Code §54957.5, materials related to an agenda item, submitted after distribution of the agenda packet, are available for public inspection in the lobby of City Hall during normal business hours, Monday-Friday, 8am-Noon and 1-5pm. In accordance with AB 1344, such documents will be posted on the City's website at www.scottsvally.org.

CALL TO ORDER

(The Planning Commission Chair calls the meeting to order.)

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE

(The Planning Commission Chair leads the pledge of allegiance.)

ROLL CALL

(Planning Department staff conduct roll call of the Planning Commission.)

PUBLIC COMMENT TIME

This is the opportunity for individuals to make and/or submit written or oral comments to the Commission on any items within the purview of the Commission, which are NOT part of the Agenda. No action on the item may be taken, but the Commission may request the matter be placed on a future agenda.

ALTERATIONS TO CONSENT AGENDA

(The Commission can remove or add items to the Consent Agenda.)

CONSENT AGENDA

(The Consent Agenda is comprised of items which appear to be non-controversial. Persons wishing to speak on any items may do so raising their hand to be recognized by the Chair. These items will be acted upon in one motion unless they are removed from the consent agenda for discussion by the Commission.)

Approve the Action Meeting Minutes from the August 8, 2019 meeting.

ALTERATIONS TO PUBLIC HEARING AGENDA

(Commission can remove or add items to the Regular Agenda.)

PUBLIC HEARING AGENDA

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

ALTERATIONS TO REGULAR AGENDA

(Commission can remove or add items to the Regular Agenda.)

REGULAR AGENDA

(Persons wishing to speak on any item may do so by raising their hand to be recognized by the Chair.)

1. **Address:** 245 Mount Hermon Road #L, M, and N // APN 021-221-05
Applicant: Jerry Souza, Executive Director, Dignity Medical Foundation
Planning Permit Application No.: U19-006
Project Description: Conditional Use Permit for a proposed Primary Care and associated Medical Care Facility at the Scotts Valley Shopping Center. The proposed use would combine three existing tenant spaces, 245 L, M, and N.
Staff: Jonathan Kwan, Consulting Planner, jonathank@csgengr.com

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS

(The Planning Commission or Community Development Director may request to schedule items on future agendas.)

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY

(City Council Minutes or other items are provided if available.)

DIRECTOR UPDATES

(The Community Development Director may provide any department or city updates that are available.)

ADJOURNMENT

(Adjournment shall be no later than 11pm unless extended by a four-fifths vote of all Planning Commission members or a unanimous vote of the members present per City Municipal Code Section 2.21.010.)

The City of Scotts Valley does not discriminate against persons with disabilities. The City Council Chambers is an accessible facility. If you wish to attend a Planning Commission meeting and require assistance such as sign language, a translator, or other special assistance or devices in order to attend and participate at the meeting, please call the Community Development Department at 831-440-5630 five to seven days in advance of the meeting to make arrangements for assistance. If you require the agenda of a Planning Commission meeting be available in an alternative format consistent with a specific disability, please call the Community Development Department. The California State Relay Service (TTY/VCO/HCO to Voice: English 1-800-735-2929, Spanish 1-800-855-3000; or, Voice to TTY/VCO/HCO: English 1-800-735-2922, Spanish 1-800-855-3000), provides Telecommunications Devices for the Deaf and Disabled and will provide a link between the TDD caller and users of telephone equipment.



Minutes

Scotts Valley Planning Commission

Date: August 8, 2019

Time: 6:00 PM

CITY OF SCOTTS VALLEY 1 Civic Center Drive Scotts Valley, CA 95066 831-440-5630	MEETING LOCATION City Council Chambers 1 Civic Center Drive Scotts Valley, CA 95066	POSTING: The agenda was posted on July 26, 2019, at City Hall, SV Senior Center, SV Library and on the Internet at www.scottsvally.org .
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Appointed Officials	City Staff Members
Carlos Arcangeli, Chair Rosanna Herrera, Vice Chair Lori Gentile, Commissioner David Hodgins, Commissioner Chuck Maffia, Commissioner	Taylor Bateman, Community Development Director Brenda Stevens, Associate Planner

CALL TO ORDER: 6:07PM

PLEDGE OF ALLEGIANCE and MOMENT OF SILENCE: The Planning Commission Chair led the pledge of allegiance.

ROLL CALL: Present: Arcangeli, Gentile, Herrera, Hodgins, Maffia; Absent: None

PUBLIC COMMENT:

Michael Shulman, Scotts Valley resident, spoke about the re-writing of the new general plan being underway and how the General Plan identifies the imbalance in the City's housing stock. He also encouraged the Planning Commission to think about the key remaining housing opportunity sites in the context of this forthcoming new General Plan.

ALTERATIONS TO CONSENT AGENDA: None.

CONSENT AGENDA:

A. Action Meeting Minutes from June 13, 2019 meeting.

M/S: Herrera / Maffia

To approve the minutes from the June 13, 2019 meeting.

Carried: 4-0-1 Hodgkin abstained due to recusal at prior meeting.

ALTERATIONS TO PUBLIC HEARING AGENDA: None.

Commissioner Hodgkin recused himself from the remainder of the meeting due to the potential conflict of interest to the site under discussion.

PUBLIC HEARING AGENDA:

1. **Address:** 440 Kings Village Road // APNs 022-221-01, -02, -03, -04, -05 and 0-22-611-01.

Applicant: 440 Kings Village, LLC

Planning Permit Application No.: GPA-19-003, ZC-19-003, EIR 19-003

Project Description: The proposed project is a General Plan Amendment and Zone Change for the site at 440 Kings Village Road, formerly occupied by Aviza Technologies Site and before that the Watkins-Johnson Company. The proposal is to change the use of the site from industrial and rural residential use to medium high-density residential and open space use.

Staff: Martin Carver, Consulting Planner, (831) 558-5417 and mcarver@zero.city

M/S: Mafia / Gentile

Carried: 3-1-1

AYES: Mafia, Arcangeli, Gentile

NOES: Herrera

ABSTAIN: Hodgkin recused himself to due potential conflict of interest.

ALTERATIONS TO REGULAR AGENDA: None.

REGULAR AGENDA: None.

DISCUSSION ITEMS AND FUTURE AGENDA ITEMS:

WRITTEN COMMUNICATIONS – FOR INFORMATION ONLY:

DIRECTOR UPDATES: None.

ADJOURNMENT: 8:10pm

STAFF REPORT
CITY OF SCOTTS VALLEY
PLANNING COMMISSION

Date: September 12, 2019

Applicant: Jerry Souza, Dignity Medical Foundation

Owner: Andrew Giorgianni, Scotts Village LLC

Application: Use Permit No. U19-006

Location: 245 Mount Hermon Road Units L / APN 021-221-05

General Plan / Zoning: Commercial Shopping Center / C-SC

Environmental Status: Categorically Exempt from California Environmental Quality Act (CEQA), under Section 15301, Class 1, Existing Facilities

Request: Consideration of a Use Permit to allow a 4,947 square foot medical care facility to occupy three tenant spaces located at Scotts Village Shopping Center and zoned Commercial Shopping Center (C-SC).

Staff Planner: Jonathan Kwan, Associate Planner, CSG Consultants

STAFF RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing and approve Use Permit No. U19-006, subject to the attached conditions in Exhibit A.

PROJECT LOCATION

The project site is a 4,947 square foot space consisting of three existing tenant spaces located at 245 Mount Hermon Road, a building in the Scotts Village Shopping Center. Currently, two of the spaces are vacant with Mathnasium, occupying the third.

PROJECT DESCRIPTION

Dignity Health Medical Foundation is seeking approvals to operate a professional medical clinic for primary care and associated medical care within Scotts Village Shopping Center. All business and services would be conducted indoors between the hours of 7:00 AM and 7:00 PM, seven days a week. The busiest hours of operation are

usually in the morning to late afternoon, with anticipated peak hours between 8:00 AM to 5:00 PM Mondays through Fridays. The facility would have 12 employees on staff, with a maximum of six in the office at one time. In addition, the facility is anticipated to have nine patient rooms as shown in the attached conceptual floor plan (Attachment 3) and expects an average of 3-4 patients at any given time during business hours.

DISCUSSION

The proposed request has been reviewed for compliance with the City's regulations. The project application, plans, and project description were routed internally and to outside agencies for comments. An analysis of the issues for Planning Commission consideration is provided below.

The proposed medical care facility would occupy three existing tenant spaces, suites M, N and L, at the Scotts Village Shopping Center. Currently, suites M and L are vacant with Mathnesium, a tutoring facility occupying suite N. With this proposed project, Mathnesium would be relocated to a separate suite in the shopping center. The proposed use complements existing surrounding uses because there is no medical care facility within the shopping center.

Proposed Use is Allowed with a Use Permit

Some uses like medical services uses are not allowed by right in the Commercial Shopping Center Zone to preserve retail opportunities and ensure that parking availability is not impacted. However, per section 17.20.030(I) of the City's Municipal Code, uses that are allowed in the City's Commercial Service Zone (C-S), including medical service uses, are allowed in the Commercial Shopping Center Zone (C-SC) that are compatible with surrounding uses with the approval of a Use Permit.

The proposed use complements existing uses at the Scotts Village Shopping Center by providing additional services to residents at the shopping center. The proposed facility would increase the amount of pedestrian foot traffic at the shopping center and allow for more opportunities to patronize surrounding food and retail uses in the shopping center. Additionally, although the shopping center parking lot is nearing capacity, the impacts to existing parking availability are anticipated to be minimal given the size of the proposed medical service use.

Parking

Per the City's Municipal Code, a parking requirement of five spaces for every 1000 square feet is required for medical service uses, or a total of 25 parking spaces. However, the proposed use includes nine patient rooms and the applicant has noted that there would be a maximum of six employees on site, requiring, at a minimum, approximately 15 parking spaces at peak times.

The applicant prepared a parking analysis (Attachment #4), which considers all of the tenants in the shopping center, including anticipated uses for vacant spaces. Based on this information, the required number of parking spaces is 610. The shopping center

currently has 598 parking spaces. In addition to calculating the parking requirement for the shopping center, the applicant conducted parking counts for the 117 parking spaces located by the proposed medical care facility between 12 pm and 1pm on weekdays and Saturdays. According to these counts, the fewest number of open spaces that was recorded was 24 parking spaces on a Wednesday afternoon. On average, 32 spaces were open on weekdays and 50 were open on Saturday. Based on these parking counts, it appears that the existing parking lot can accommodate the proposed medical care facility's parking load. In addition, Mathnasium will relocate as a part of this project, opening up additional parking spaces near the proposed use. The shopping center also designates parking spaces further away for employee parking, leaving the prime parking areas for patients and patrons. Staff has visited the site during the lunch hour and confirmed that while parking availability can be limited in front of certain food uses in the shopping center, the parking lot was not filled to capacity.

Currently, there are a few vacant tenant spaces located near the proposed use. A Use Permit application has been received for a proposed approximately 800 square foot take-out restaurant at one of the vacant spaces which requires about 9 parking spaces. Given that a minimum of 24 parking spaces were open during peak hours, parking availability at this part of the shopping center is not anticipated to be an issue with the proposed medical care facility and proposed take-out restaurant. However, the parking lot is nearing capacity.

FINDINGS

1. ***The proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.*** The subject property is located in the City's Commercial Shopping Center (C-SC) zoning district which allows for medical service uses with the approval of a Use Permit. The proposed medical care facility is proposed to be located within an existing building. The proposed medical care facility complements existing uses by increasing foot traffic in the shopping center and providing more opportunities to patronize other businesses.
2. ***The establishment, maintenance or operation of the use or building will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.*** The medical service use meets the requirement of this finding in that the facility will be compatible with the other tenants in the shopping center. As noted above, the proposed use fills vacant tenant spaces and will likely increase the number of shoppers at Scotts Village Shopping Center. The existing parking lot can support the parking requirement associated with the proposed use.

ATTACHMENTS

Page Number

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2.	Location Map	8
3.	Conceptual Floor Plan	9
4.	Parking Analysis	10

RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SCOTTS VALLEY APPROVING USE PERMIT NO. U19-006 TO ALLOW A 4,947 SQUARE FOOT MEDICAL CARE FACILITY TO OCCUPY THREE TENANT SPACES IN AN EXISTING BUILDING IN THE COMMERCIAL SHOPPING CENTER ZONING DISTRICT, LOCATED AT 245 MOUNT HERMON ROAD SUITE L / APN 021-221-05.

WHEREAS, the Planning Department of the City of Scotts Valley has received a Use Permit application filed by Jerry Souza, Dignity Medical Foundation, Use Permit No. U19-006 to allow a 4,947 medical care facility to occupy three tenant spaces in an existing building in the commercial shopping center zoning district, located at 245 Mount Hermon Road Units L / APN 021-221-05; and,

WHEREAS, the application was reviewed for completeness and is determined to be Categorically Exempt from the Environmental Quality Act (CEQA), Class 1, Existing Facilities, Section 15301; and,

WHEREAS, the project was reviewed by the Planning Commission at a regularly scheduled meeting on Thursday, September 12, 2019.

NOW THEREFORE, the Planning Commission of the City of Scotts Valley hereby resolves as follows:

SECTION 1: The environmental determination represents the independent judgement of the City.

SECTION 2: The categorical exemption is hereby approved.

SECTION 3: The Planning Commission of the City of Scotts Valley does hereby specifically make the following findings, as further clarified in the staff report dated September 12, 2019:

1. ***The proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.*** The subject property is located in the City's Commercial Shopping Center (C-SC) zoning district which allows for medical service uses with the approval of a Use Permit. The proposed medical care facility is proposed to be located within an existing building. The proposed medical care facility complements existing uses by increasing foot traffic in the shopping center and providing more opportunities to patronize other businesses.
2. ***The establishment, maintenance or operation of the use or building will not, under the circumstances of the particular case, be detrimental to the***

health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city. The medical service use meets the requirement of this finding in that the facility will be compatible with the other tenants in the shopping center. As noted above, the proposed use fills vacant tenant spaces and will likely increase the number of shoppers at Scotts Village Shopping Center. The existing parking lot can support the parking requirement associated with the proposed use.

SECTION 4: After careful consideration of the application and related materials, plans, maps, facts, exhibits, staff report, testimony and other evidence submitted in this matter, and incorporated herein by this reference, the Planning Commission of the City of Scotts Valley does hereby approve Use Permit No. U19-006 to allow a 4,947 square foot medical care facility to occupy three tenant spaces in an existing building in the commercial shopping center zoning district, located at 245 Mount Hermon Road Suite L / APN 021-221-05 subject to the conditions set forth in the attached Exhibit A, which are incorporated herein by this reference.

SECTION 5: Use Permit No. U19-006 shall lapse and shall become void if the use ceases for more than a one-year period from the date of this.

THE ABOVE AND FOREGOING RESOLUTION was duly adopted and passed by the Planning Commission of the City of Scotts Valley at a regularly scheduled meeting held on the 12th day of September, 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Carlos Arcangeli, Chair

Taylor Bateman, Community Development Director

EXHIBIT A CONDITIONS OF APPROVAL

Standard / Legal

1. The property owner, applicant, and tenant have agreed to and shall defend, indemnify and hold harmless the City of Scotts Valley, its officers, agents and employees from any claim, action or proceeding against the City or its officers, agents or employees to attach, set aside, void or annul any action of the City in connection with approvals under the California Environmental Quality Act or with respect to approval of the project, which action is brought within the time period(s) prescribed by law. The City shall promptly notify the developer of any such claim, action or proceeding and shall fully cooperate in defense.
2. Prior to issuance of building permits or occupancy, the property owner and applicant shall sign the Conditions of Approval (Exhibit A) agreeing to the Conditions of Approval within 30 days of approval.
3. The property owner/applicant shall obtain all required building permits and pay all required fees before starting any interior tenant improvements on site.
4. The applicant shall include the project Conditions of approval to all of the plans submitted for a building Permit.
5. Minor changes to the approved plans require review and approval by the Community Development Director (CDD). Proposed changes that the CDD determines to be significant may require review and approval by the Planning Commission, with associated fees paid by the applicant.

Planning Department

6. The applicant shall obtain all necessary approvals before constructing any improvements.
7. All signs shall comply with the existing Scotts Village Planned Sign Program. Including obtaining all necessary permits.

Building Department

8. All new improvements shall comply with accessibility requirements.
9. All trades of electrical, plumbing and mechanical will be issued under one building permit for the project (General Contractor permittee).

10. All construction activity shall be limited to the hours between 8:00 am and 6:00 pm, Monday through Friday, and 9:00 am through 5:00 pm on Saturday. No construction activity is allowed on Sunday.

Scotts Valley Fire Protection District

11. The applicant shall comply with all Scotts Valley Fire Protection District requirements.

Water District

12. The applicant shall comply with all Scotts Valley Water District requirements

Name and Signature of Property Owner

Date

Name and Signature of Applicant

Date

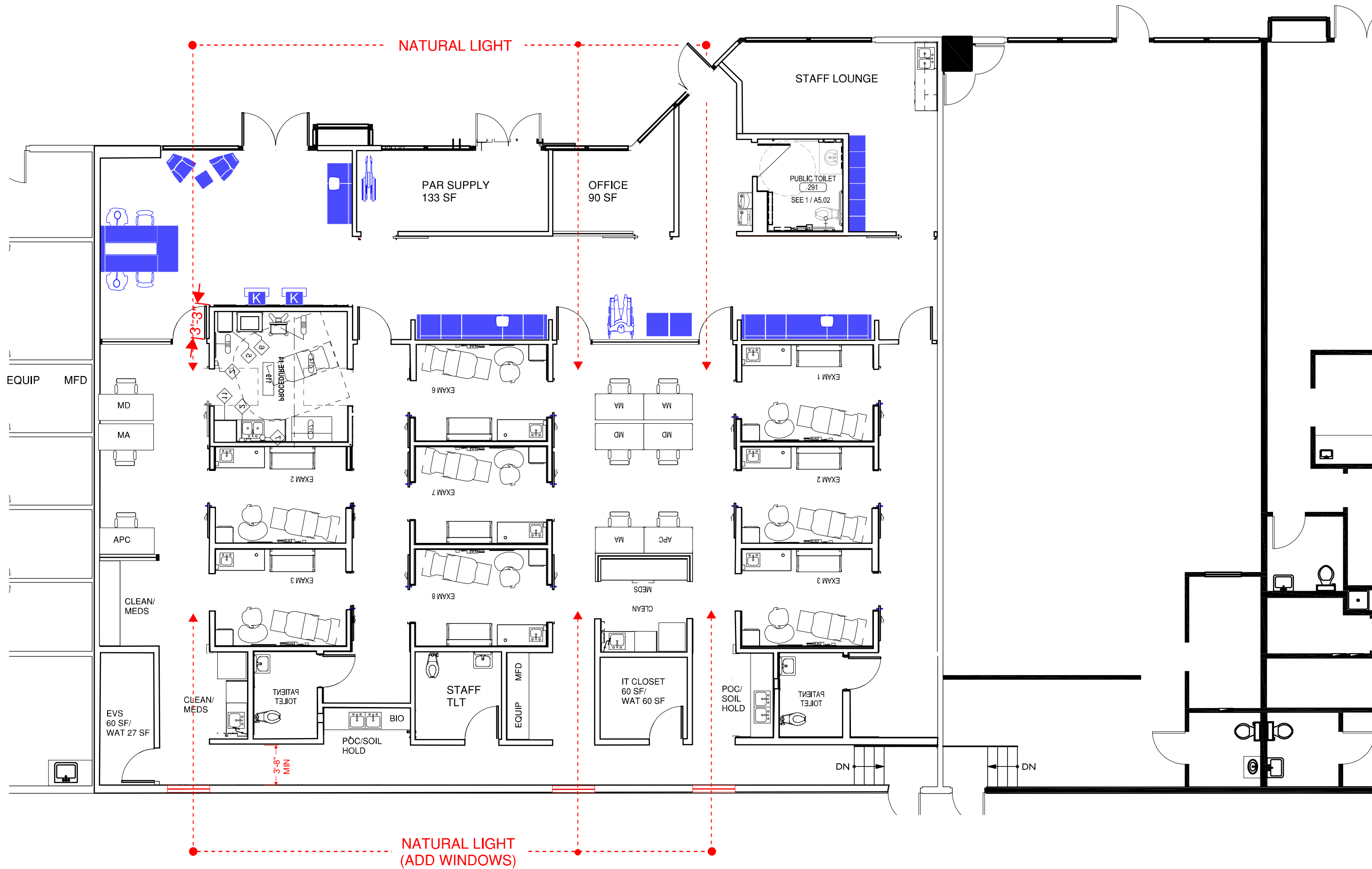
Location Map



Mt. Hermon Baseline Test Fit

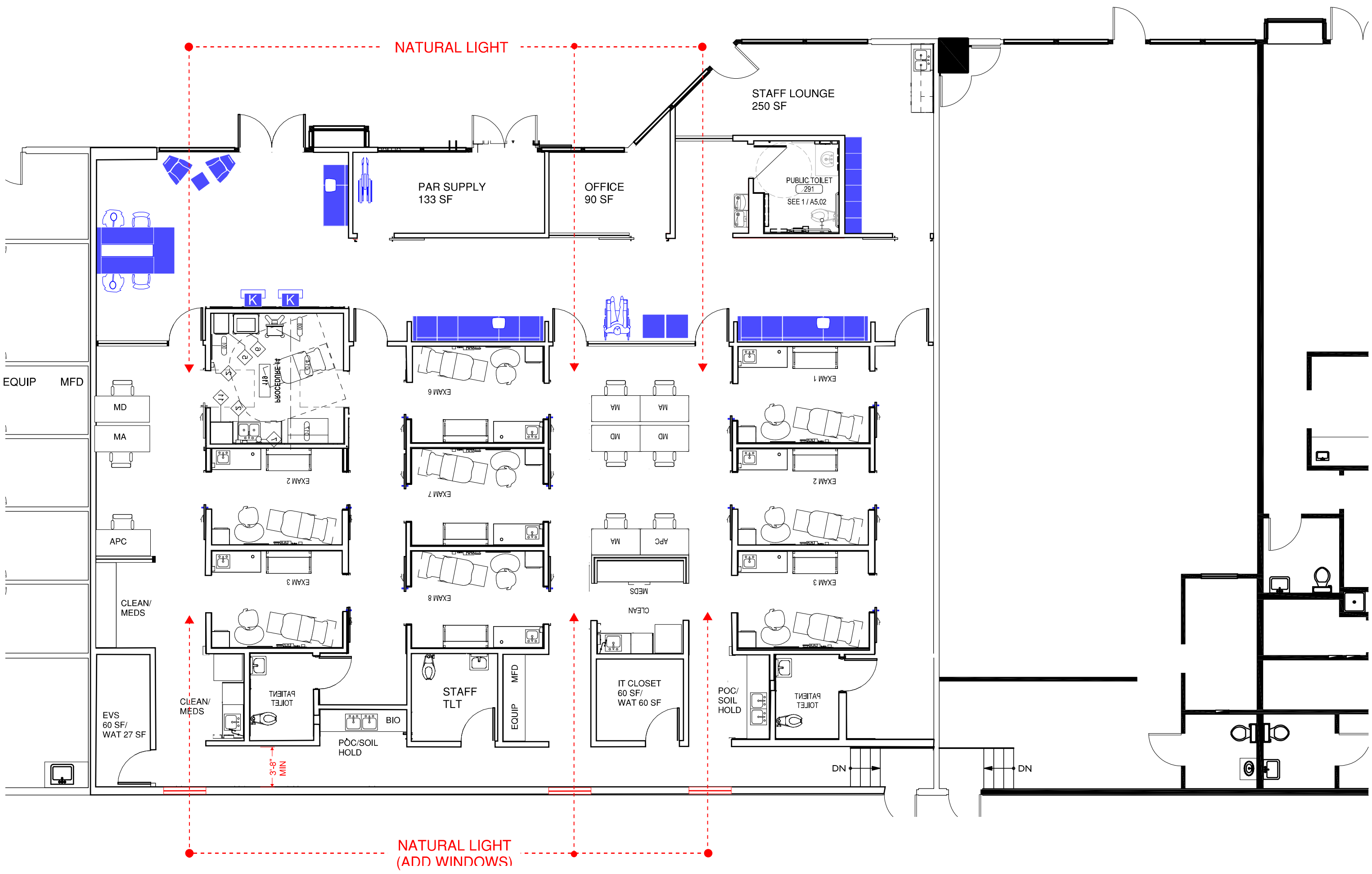
Plan Analysis

Available Area	5000
SF/Provider	1200
Target Providers	4.17
Rooms / Provider	2.2
Target Exam Rooms	9.17



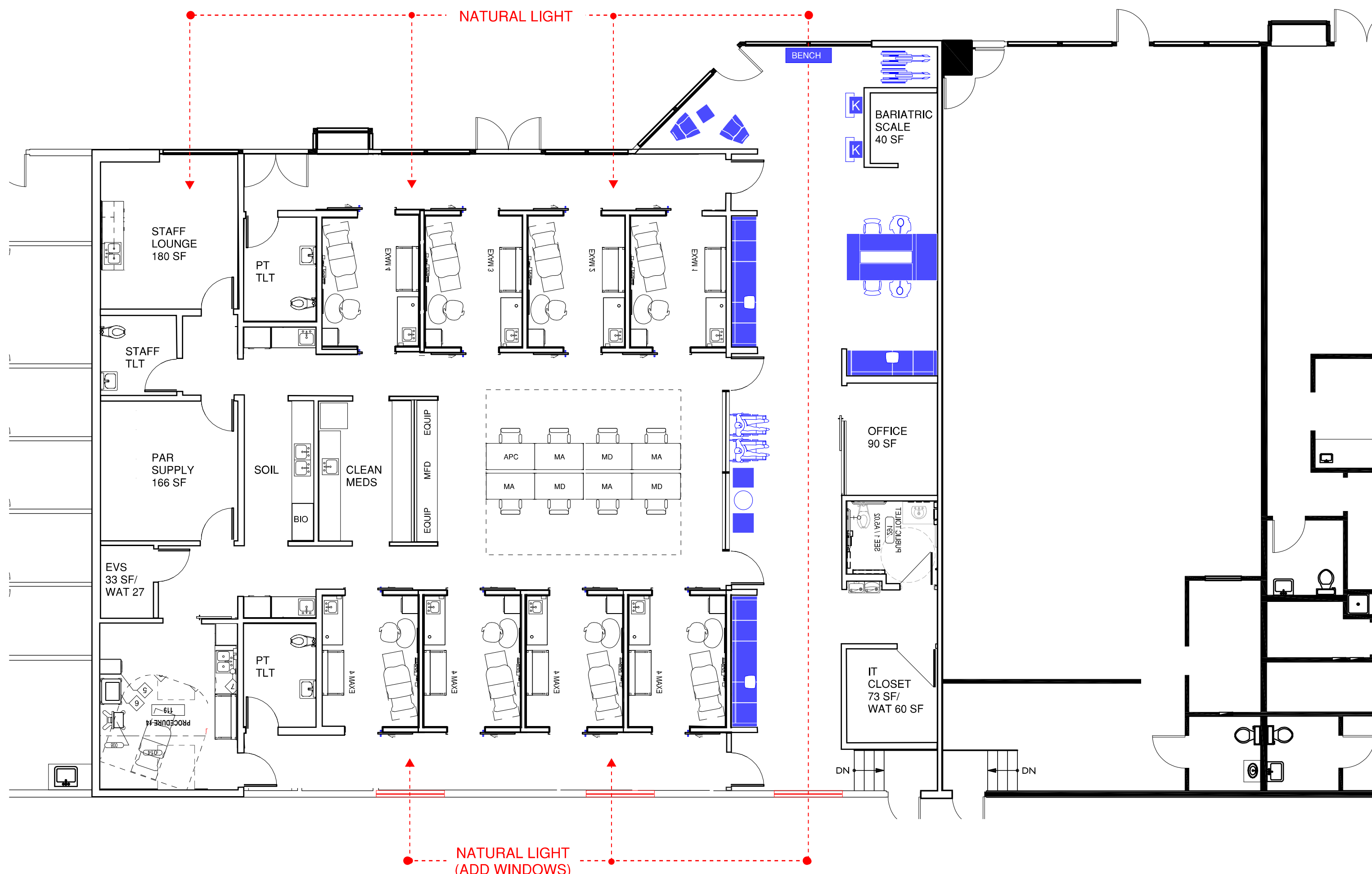
Test Fit - Opt-1

8-19-19



Test Fit - Opt-1 (One exit at arrival if allowed)

8-19-19



Test Fit - Opt-2

8-19-19

**Scotts Village Shopping Center
Parking Analysis**

June 21, 2019

Scotts Village LLC

TENANT	USE DESCRIPTION	PARKING RATIO	LEASE AREA (SQUARE FT.)	SPACES REQUIRED
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PAD 1 - 259 Mt. Hermon (3,578 sf)

Mc Donald's	Public	1/60	1,606	26.8
	Non-Public	1/250	1,972	7.9
Total Tenant Spaces			3,578	

PAD 2- 247 Mt. Hermon (3,500 sf)

Chase	Bank	1/250	3,500	14
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Proposed - PAD 2A - 243 Mt. Hermon (3,165 sf)

VACANT (C)	Service	1/250	964	3.9
VACANT (G)	Medical	1/200	1,004	5.0
VACANT (A)	Public	1/60	580	9.7
	Non-public	1/250	560	2.2
Common Hallway			201	NON-RENTABLE
Total Tenant Space			3,108	

PAD 3 - 237 Mt. Hermon (3,800 sf)

Century 21 (B)	Service	1/250	2,359	9.4
H&R BLOCK (A)	Service	1/250	1,441	5.8
Total Tenant Space			3,800	

PAD 4 - 233 Mt. Hermon (2,200 sf)

Taco Bell	Public	1/60	900	15.0
	Non-public	1/250	1,300	5.2
Total Tenant Space			2,200	

TENANT	USE DESCRIPTION	PARKING RATIO	LEASE AREA (SQUARE FT.)	SPACES REQUIRED
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SHOPS A - 255 Mt. Hermon (9,750 sf)

CVS/Pharmacy 257 Mt. Hermon	Retail	1/250	26,587	106.3
Insight Eye Care (D)	Service	1/250	1,600	6.4
Bay Fed Credit Union (C)	Bank	1/250	2,345	9.4
Scotts Valley Children's Center (B)	Daycare	1/300	3,200	10.7
Coffee Cat (A)	Restaurant	1/250	2,605	10.4
Safeway 253 Mt. Hermon	Retail	1/250	33,333	133.3
Total Tenant Space			9,750	

SHOPS B - 245 Mt. Hermon (29,712 sf)

Baskin Robbins (Z)	Public	1/60	150	2.5
	Non-public	1/250	700	2.8
Geene Jewelers (Y)	Service	1/250	700	2.8
Diamond Wireless (W)	Retail	1/250	850	3.4
See's Candies (V)	Service	1/250	827	3.3
Bella Nails (U)	Service	1/500	827	1.7
Papa Murphy's Pizza (S & T)	Restaurant	1/250	750	3.0
	Restaurant	1/250	600	2.4
Tina's Hair Salon (R)	Service	1/250	900	3.6
Flying Crane (Q)	Service	1/250	1,500	6.0
VACANT (N)	Service	1/250	1,570	6.3
Mathnasium (M)	Service	1/250	1,440	5.8
VACANT (L)	Medical	1/200	1,937	9.7
VACANT (J)	Standard	1/250	2,100	8.4
Kao Sook Thai (H)	Public	1/60	764	12.7
	Non-public	1/250	924	3.7
Art's Cleaners (G)	Service	1/250	1,400	5.6
VACANT (E)	Service	1/250	1,235	4.9
Exhale Day Spa (D)	Service	1/250	1,752	7.0
CSK/O'Reilly Auto (B&C)	Retail	1/250	1,700	6.8
	Retail	1/250	4,875	19.5
Round Table (A)	Public	1/60	1,089	18.2
	Non-public	1/250	1,329	5.3
Total Tenant Space			29,919	

TENANT	USE DESCRIPTION	PARKING RATIO	LEASE AREA (SQUARE FT.)	SPACES REQUIRED
SHOPS C - 235 Mt. Hermon (5,902 sf)				
Cutesy Cupcakes (A)	Retail	1/250	1,200	4.8
Taqueria Los Gallos(C)	Retail	1/250	1,210	4.8
Tim's Chinese Express (E)	Public	1/60	100	1.7
	Non-public	1/250	880	3.5
Otoro Sushi (G & H)	Public	1/60	709	11.8
	Non-public	1/250	1,813	7.3
Total Tenant Space			5,912	

TOTALS

SPACES REQUIRED
560.6

EXISTING NUMBER OF SPACES
563

Fee Parcel 29

PAD 5 - 227 Mt. Hermon (2,350 sf)

Burger King	Public	1/60	950	15.8
	Non-public	1/250	1,400	5.6
Total Tenant Space			2,350	

SHOPS D - 231 Mt. Hermon (5,703 sf)

Subway (C)	Public	1/60	385	6.4
	Non-public	1/250	565	2.3
Skips Tire (A & B)	Retail	1/250	1,000	4.0
	Auto Repair	1/250	3,780	15.1
Total Tenant Spaces			5,730	

TOTALS

SPACES REQUIRED
49.2

OF SPACES
35

PGI MANAGEMENT

A Property Management Company
1606 North Main Street
Salinas, CA 93906
Phone: 831-449-6672 Fax: 831-449-3255

Scotts Village Shopping Center

Specific Analysis within Vicinity of Proposed Use

Management has quantified the number of open parking spaces within the vicinity of the proposed use at different times of the day/week. The area where the survey was conducted incorporates 117 parking spaces, which is represented by the map shown on Attachment #1. Management conducted the survey on three separate occasions - two weekdays, and on a Saturday in March and April. The fewest number of open spaces recorded during the survey was 24 (12:45 PM on a Wednesday)

VICINITY PARKING ANALYSIS	
Business Hours	AVERAGE NUMBER OF OPEN SPACES (of 117)
12:00 PM to 1:00 PM - Weekdays	32
12:00 PM to 1:00 PM – Saturday	50

Google Maps



Imagery ©2019 Google, Map data ©2019 Google 100 ft

Area of Vicinity
Parking Analysis
(117 Spaces)

Proposed Use
Dignity Health