



Memorandum

Date: August 26, 2016
To: Mr. Sammy Bhardwaj
From: Gary Black
Subject: Parking Study for the Proposed Restaurant at 212 Ranch Drive in Milpitas, California

Introduction

Hexagon Transportation Consultants, Inc. has completed this parking analysis for the proposed Aroma Dining and Banquet Hall at 212 Ranch Drive in Milpitas, California. The proposed Aroma Dining and Banquet Hall would occupy an existing 10,260 square foot (s.f.) space formerly occupied by Hometown Buffet. The proposed restaurant is located within the McCarthy Ranch Shopping Center. The center contains 23,250 s.f. of vacant building space that would be available for retail uses and 100,985 s.f. of occupied commercial uses that include retail and restaurant uses, not including the former Hometown Buffet space.

The purpose of the parking analysis is to evaluate if the McCarthy Ranch Shopping Center can accommodate the expected parking demand that would be generated by the proposed restaurant and banquet hall.

Parking Analysis

The McCarthy Ranch Shopping Center currently has 896 parking spaces. The existing parking layout is shown on Figure 1. The proposed project will share the shopping center parking lot with other retail uses and restaurants within the center.

According to the City of Milpitas Municipal Code (SEC. XI-10-53.09), the proposed project would require a parking ratio of 1 space/39 square feet of dining area. The project would contain approximately 6,359 s.f. of dining space. Therefore, according to City code, the proposed project would be required to provide 163 parking stalls (6,359/39).

As per the City of Milpitas Municipal Code, vacant retail space would require a 116 parking stalls (parking ratio of 1 space/200 square feet of retail area). Based on the City of Milpitas parking requirements, with the proposed restaurant, the shopping center would need a total of 937 parking spaces. The available on-site parking (896 spaces) would be 41 spaces less than the parking requirement expressed in the City's code (937 spaces).

Parking occupancy surveys were conducted at McCarthy Ranch Shopping Center to determine if the actual parking demand generated by the existing uses would leave a sufficient number of spaces available at the shopping center to accommodate the additional parking demand generated by the Aroma Dining and Banquet Hall and reoccupancy of the currently vacant retail space. Parking surveys of the entire shopping center parking lot were conducted on Friday, August 19th; Saturday, August 20th; and Wednesday, August 24th, 2016. The number of parked vehicles was counted every 15 minutes from 11:30 AM to 1:30 PM and 6:30 PM to 9:30 PM on each day (see Appendix A).

On weekdays, the shopping center has its peak parking demand during the lunch period (between 11:30 and 1:30 PM) and Saturday during the dinner period (between 6:30 PM and 9:30 PM). On weekdays, the parking



demand peaked on Friday when a maximum of 483 spaces were occupied during the lunch period out of 896 total parking spaces and a maximum of 346 spaces were occupied during dinner. The peak parking demand on Wednesday occurred during the lunch period when 331 spaces were occupied. The Saturday survey found that a maximum of 304 spaces were occupied during the dinner period. Table 1 shows the observed parking demand generated by the existing uses, the code required parking for the currently vacant retail space and the proposed restaurant, and the total parking requirement versus the existing parking supply. The total parking needed for all existing and proposed uses (762 spaces) is 134 spaces less than the existing parking supply (896 spaces).

Table 1
McCarthy Ranch Parking Analysis

Day	Time	Peak Parking Demand Existing Occupied Uses ^a (Spaces)	Code Required Parking (Spaces)		Total Parking (Spaces)	
			Vacant Retail	Proposed Restaurant	Required	Provided
Wednesday	1:00 PM	331	116	163	610	896
Friday	12:45 PM	483	116	163	762	896
Saturday	7:45 PM	304	116	163	583	896

^a Hexagon Transportation Consultants parking surveys conducted on Friday, August 19th; Saturday, August 20th; and Wednesday, August 24th, 2016.

Conclusions

The existing McCarthy Ranch Shopping Center would have a shortage of 41 parking spaces with the proposed restaurant based on the required number of parking spaces calculated for all individual uses by City zoning standards. However, the field survey conducted during weekday and weekend peak dining hours showed that the existing shopping center uses leave an ample supply of parking to accommodate the additional demand generated by reoccupancy of the currently vacant retail space and the proposed Aroma Dining and Banquet Hall.

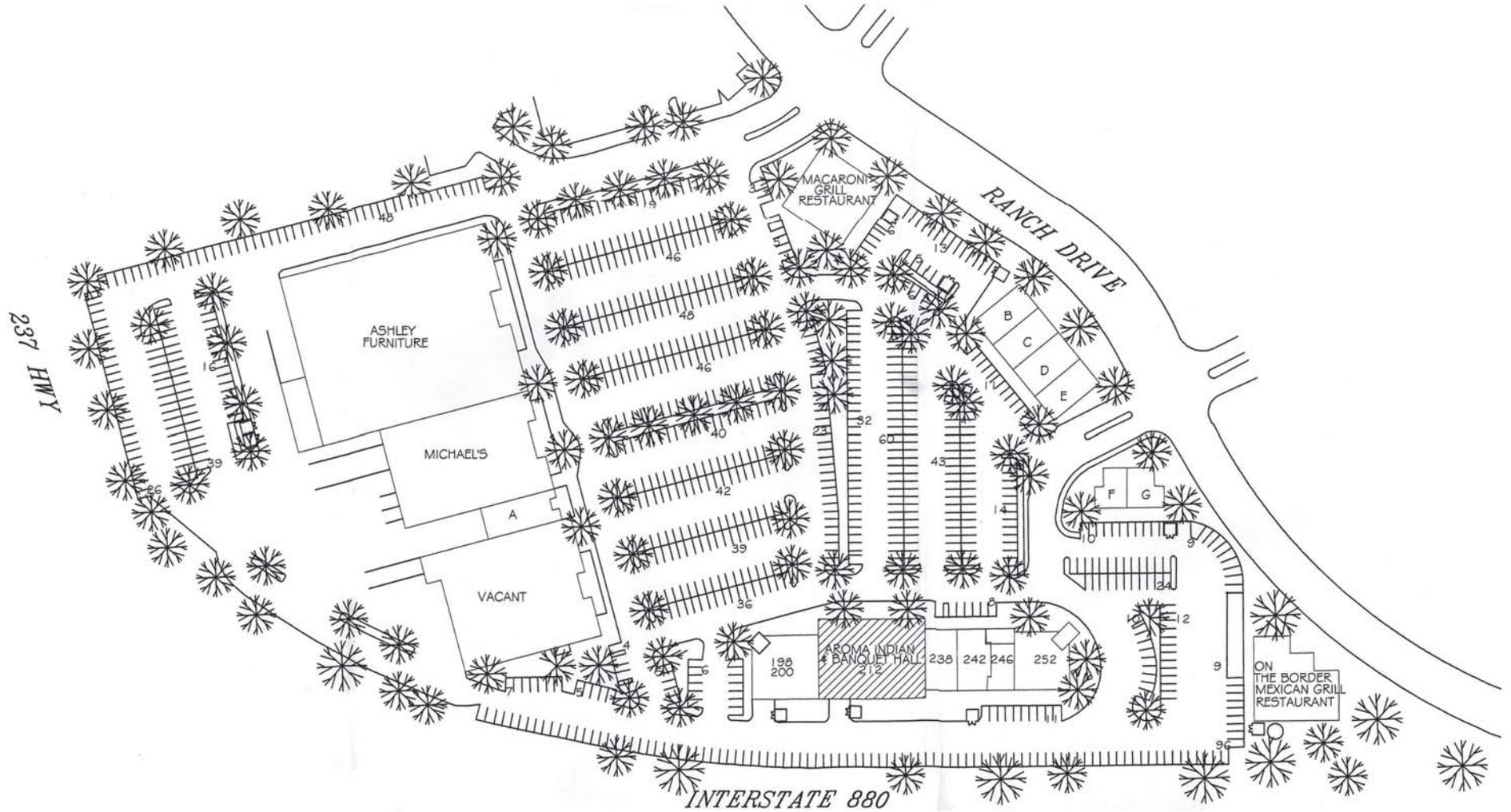


Figure 1
Site Plan

Appendix A

Parking Occupancy Count at McCarthy Ranch Shopping Center Parking Lot

Milpitas - 212 Ranch Drive

Friday 8/19

Row	Occupancy
11:30 AM	220
11:45 AM	322
12:00 PM	425
12:15 PM	466
12:30 PM	466
12:45 PM	483
1:00 PM	464
1:15 PM	418

6:30 PM	285
6:45 PM	305
7:00 PM	322
7:15 PM	298
7:30 PM	297
7:45 PM	307
8:00 PM	319
8:15 PM	338
8:30 PM	346
8:45 PM	324
9:00 PM	309
9:15 PM	295

Saturday 8/20

Row	Occupancy
11:30 AM	137
11:45 AM	174
12:00 PM	203
12:15 PM	215
12:30 PM	222
12:45 PM	246
1:00 PM	257
1:15 PM	261

6:30 PM	244
6:45 PM	278
7:00 PM	292
7:15 PM	295
7:30 PM	283
7:45 PM	304
8:00 PM	304
8:15 PM	287
8:30 PM	268
8:45 PM	254
9:00 PM	248
9:15 PM	233

Wednesday 8/24

Row	Occupancy
11:30 AM	171
11:45 AM	251
12:00 PM	299
12:15 PM	309
12:30 PM	321
12:45 PM	319
1:00 PM	331
1:15 PM	315

6:30 PM	271
6:45 PM	260
7:00 PM	249
7:15 PM	244
7:30 PM	255
7:45 PM	256
8:00 PM	256
8:15 PM	250
8:30 PM	213
8:45 PM	203
9:00 PM	183
9:15 PM	146