

December 27, 2019

Kristinae Toomians Senior
Planner City of Santa Rosa 100
Santa Rosa Ave. Room 3 Santa
Rosa, CA 95404

SUBJECT: Boys and Girls Club Project
APN 125-101-044 Parking
Usage Explanation

Dear Kristinae,

The specific use of a Boys and Girls Club does not directly fall within any of the uses outlined in the Zoning Ordinance. For this analysis, we are using the requirements for a children's daycare, as it is the most comparable. Per the Zoning Ordinance, a children's daycare is required to provide 1 parking space per employee, plus 1 space per 10 children, plus adequate loading space, as required by the review authority.

The club is estimated to have 10 employees and serve approximately 200 children at any one time. Using the calculation above, the required number of parking spaces for a children's daycare of this size is 30. The proposed project provides 30 parking spaces, which meets the requirement exactly.

Additionally, the actual number of parking spaces needed will be reduced by two factors. First, many vehicles will be picking up more than one child, given the clubs are largely used by families. Second, the club will be largely accessed by children walking from the Roseland Elementary School. Therefore, in actuality, the club will need fewer than 30 parking spaces, since the ratio of parking spaces per child will be fewer than what is estimated for a daycare. Because of this, the club has designed the parking lot to double as outdoor basketball courts. Given there are clear peak times for drop off and pick up, it is possible for the kids to use the courts safely.

Lastly, there is loading space provided along the eastern side of the building, as shown on the site plan.

Sincerely,

Natalie Balfour
Airport Business Center
nbalfour@airportbusinesscenter.com