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City of Sebastopol Planning Commission Staff Report

Meeting Date: May 26, 2020
Agenda Item: 7A
To: Planning Commission
From: Alan Montes, Associate Planner
Subject: Barlow Parking Study
Recommendation: Receive Report
Address: The Barlow Campus
General Plan: Light Industrial (LI)
Zoning: Commercial Industrial (CM)

Introduction:

Staff has prepared a study session on the Barlow Campus parking, given the recent requests to eliminate parking for the purposes of the installation of patios.

Background:

The Barlow is comprised of several lots that have reciprocal parking easements running across them, which allows the parking to be shared amongst the lots located in the Barlow. The Barlow was permitted through several Use Permits and Design Review applications beginning in 2009, including a main Use Permit in 2011, which reviewed parking for much of the campus. It was in the Manufacturing Zoning District until recently, when the relatively new Commercial-Industrial (CM) Zoning District, which was adopted in late 2018, along with other Zoning Ordinance Amendments.

As part of the 2018 Zoning Amendments the CM Zoning District was provided with a uniform parking standard that applies to the entire district, with the intent that the mix of uses will be complementary to each other, in that the industrial and commercial uses will have 9-5 business hours and that the more services-based uses such as restaurants and breweries will typically generate their peak demand in evenings and weekends.

The CM district has a parking requirement of 1 parking space per 500 net sq. ft. of net floor area for nonresidential uses. Whereas residential uses apply the applicable rate (which varies based on number of bedrooms), minus 30%. Prior to the 2018 Zoning Ordinance amendments the parking within the Barlow was calculated by each particular use. Such as requiring commercial/office uses to provide 1 parking space per 300 net sq. ft. or requiring warehousing to provide 1 parking space per 1,000 sq. ft. To calculate the net floor area the City takes the exterior gross floor area of the building minus 15% of the total area. The Code also allows on-street spaces located directly adjoining site frontage to be counted towards satisfaction of parking requirements. Between 2017 and 2018 the City created a bike lane on Laguna Parkway, which eliminated approximately 24 street parking spaces from the Barlow's overall parking count. Additionally, any use that requires a Use Permit (such as tasting rooms, etc.)

allow the Planning Commission a certain amount of discretion in reviewing the use and associated parking requirements, and increasing or decreasing the parking requirement based on the specific circumstances of the site or use (such as transit access, Transportation Demand Reduction programs, distribution of parking in different areas of the Barlow, etc.) to ensure appropriate parking is provided. Section 17.110.020(D)(1) of the Sebastopol Municipal Code states:

D. Increase or Decrease in Parking Requirement – Conditional Use Permit. Where an applicant requests or where the Planning Director determines that, due to special circumstances:

1. Any particular use requires a parking capacity significantly greater or less than required, the Planning Director shall refer the matter to the Planning Commission for the imposition of an appropriate parking requirement. The Planning Commission may, by conditional use permit, require a number of parking spaces up to 20 percent more than required. The Planning Commission may, by conditional use permit, require fewer spaces than required if developer demonstrates a reduced parking need through a trip reduction or parking reduction program.

Analysis:

The Barlow has a net square footage of 188,978 sq. ft. and only contains nonresidential uses, which currently requires 1 parking space per 500 net sq. ft. Based on this calculation the Barlow is required to provide a minimum of 378 (377.96) parking spaces.

On May 13, 2020, staff conducted a parking count at the Barlow and determined that there are approximately 449 parking spaces within the Barlow. This means that the Barlow at this time has a surplus of 71 parking spaces, when accounting for the total building net square footage and parking supply, based on this analysis. This analysis has accounted for and removed the 2 parking spaces approved to be removed for the patio at 180 Morris St. (Vineshift).

Staff believes that it is important to note that some parking areas are not treated as part of overall shared parking. For instance, Kosta Browne has a private parking lot with 25 parking spaces that are not accessible to other tenants but is included in the total parking count for the Barlow, provided above. Given that these spaces are inaccessible to Barlow patrons and other tenants, staff believes it would be reasonable to subtract these spaces from the overall surplus parking for the purposes of evaluating surplus parking. By subtracting the 25 spaces in the private lot the total surplus parking within the Barlow is reduced to 46 parking spaces.

In addition to the Kosta Browne's private lot, some uses, including the Community Market and Seismic Brewing Co., have marked parking. Community Market has approximately 36 marked parking spaces and Seismic Brewing Co. has approximately 16 marked parking spaces. Under the City's minimum parking requirements, Community Market is required to have a minimum of 17 parking spaces and Seismic Brewing Co. has a minimum parking requirement of 7 parking spaces. These uses have an additional 28 parking spaces allocated to them. However, as they are in lots that are publicly accessed and the uses can be considered part of multi-stop trip, staff would not recommend subtracting the additional 28 spaces from the surplus parking. However, this can and should be taken under consideration in any formal review of uses, especially in terms of distribution of spaces throughout the multi-block development.

The Barlow management has also provided a spreadsheet indicating all the uses, square footage (gross and net), hours of operation, and peak hours which has been provided as Attachment 2.

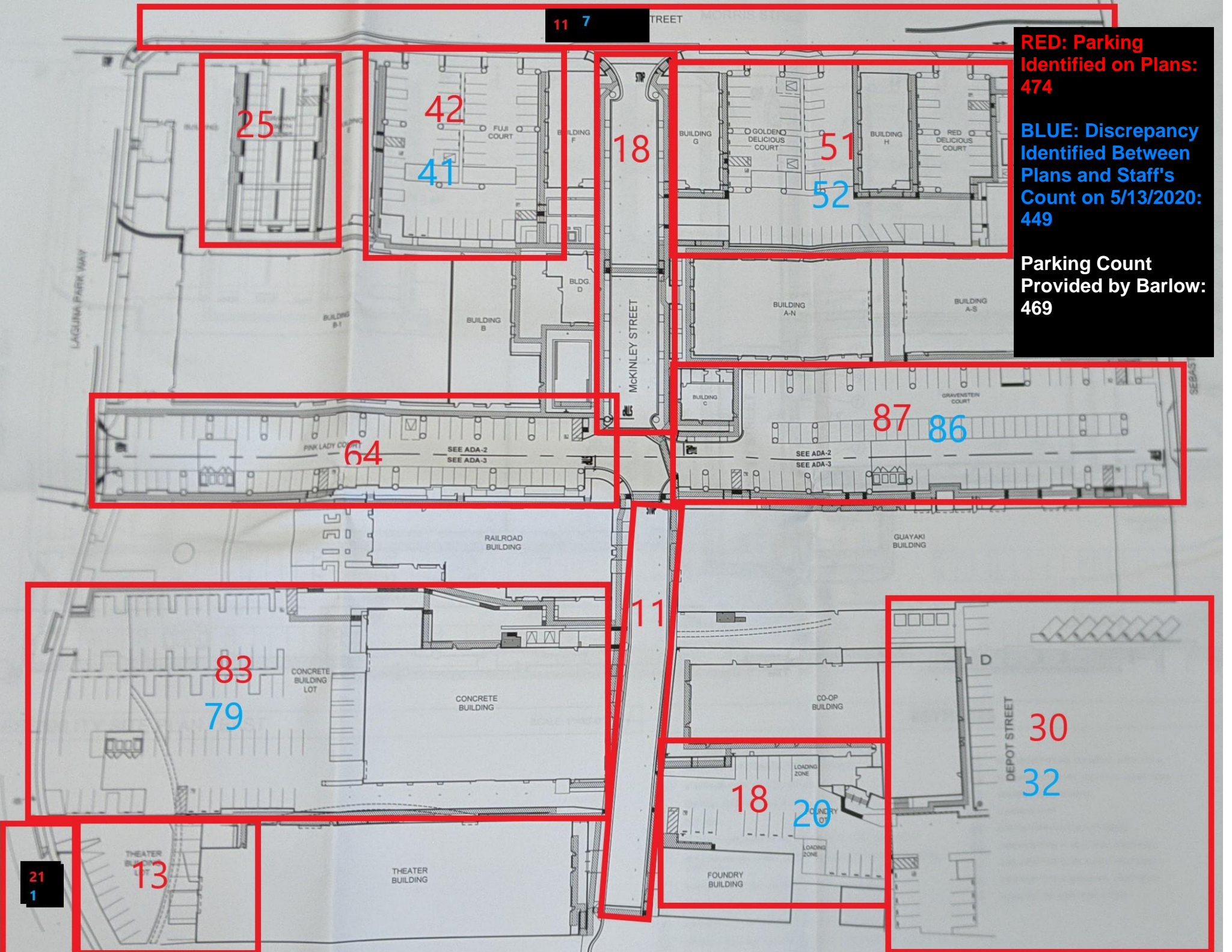
The Barlow management has proposed additional development or intensification at certain times (such as the open house related to potential housing and the prior hotel application that was withdrawn), as well as smaller projects such as the removal of some parking for the Vineshift tasting room and the proposal on tonight's agenda to do the same at Crooked Goat. These proposals, and any other developments, which would need to balance parking with development.

Conclusion:

The Barlow currently has an overall parking surplus of approximately 71 parking spaces. However, as the parking is currently allocated 25 parking spaces are inaccessible to the public and other tenants, resulting in a decrease of functional parking. The parking of the Barlow should be monitored and updated regularly.

Attachments:

1. As-built Parking Plan, with parking counts added by staff
2. Barlow Parking Analysis provided by Barlow Management.



RED: Parking Identified on Plans: 474

BLUE: Discrepancy Identified Between Plans and Staff's Count on 5/13/2020: 449

Parking Count Provided by Barlow: 469

25

42
41

18
51
52

64

87
86

83
79

11
30

18
20

32

21
1
13

BUILDING	ADDRESS	PARCEL	ZONING	USE	Full Buildout Square Footage	85% Full Buildout Square Footage	PARKING REQ'T	Hours of Operation	Hours Between 8am -5pm (M-F)	Hours Between 5pm-10pm (M-F)	PKG ADJ. FOR PEAK DEMAND (8am-5pm) (M-F)	PEAK DEMAND PARKING NEEDED (M-F)	PARKING PROVIDED	PARKING SURPLUS
GUAYAKI	6782 Sebastopol Ave	004-750-030-000	CM	Light Industrial	36,402									
Guayaki Occupied	Guayaki				18,402	15,642	31.3	Warehouse, Storage, Production, office NOT OPEN TO PUBLIC	8.0	0.0	89%	28.00		
Guayaki Warehouse Vacant					18,000	15,300	30.6	Vacant - Trying to sublease	0.0	0.0	0%	-		
RAILROAD	6770 McKinley St	004-750-031-000	CM	Retail, Light Indust.	10,965									
Blue Ridge Kitchen (Coming Soon)	Suite 150, 160, and 170				3,664	3,114	6.2	11:00 am to 10:00 pm 5-M	6.0	5.0	67%	5.00		
Warehouse Events	Suite 100, 110				3,239	2,753	5.5	BY APPOINTMENT ONLY	1.0	0.0	11%	1.00		
Blue Rose Music	Suite 120				1,194	1,015	2.0	BY APPOINTMENT ONLY	1.0	0.0	11%	1.00		
Elsie Green	Suite 130				1,325	1,126	2.3	M-Su: 10:00AM - 6:00PM	7.0	1.0	78%	2.00		
Elsie Green	Suite 140				1,543	1,312	2.6	M-Su: 10:00AM - 6:00PM	7.0	1.0	78%	3.00		
CONCRETE	6780 McKinley St	004-750-033-000	CM	Retail, Light Indust.	20,775									
Shed (Warehouse Events)	Suite 100				1,222	1,039	2.1		1.0	0.0	11%	1.00		
Pax	Suites 155, 160, and 180				11,106	9,440	18.9	PRODUCTION, NOT OPEN TO PUBLIC	8.0	0.0	89%	17.00		
Pax Tasting Room	Suite 170				1,000	850	1.7	Su-Th: 11:00AM - 6:00 PM; F-Sa: 11:00AM - 8:00PM (Tasting Room)	6.0	1.0	67%	2.00		
Gallary 300	Suite 130				668	568	1.1	M-Sa: 11:00AM - 5:00PM Su: 12:00PM - 4:00PM	6.0	0.0	67%	1.00		
Rust	Suite 125				545	463	0.9	M-Su: 11:00AM - 6:00PM	6.0	1.0	67%	1.00		
Indigenous Popup	Suite 120				1,886	1,603	3.2	M-Su: 11:00AM - 5:00PM	6.0	0.0	67%	3.00		
Lori Austin Gallery	Suite 150				668	568	1.1	M-Su: 11:00AM - 6:00PM	6.0	1.0	67%	1.00		
Barge North	Suite 140				668	568	1.1	M-Su: 11:00AM - 5:00PM	6.0	0.0	67%	1.00		
WM Cofield Cheese	Suite 110				3,012	2,560	5.1	Fr-Su: 11:00AM - 6:00PM	6.0	1.0	67%	4.00		
CO-OP	6780 Depot St	004-750-034-000	CM	Retail, Light Indust.	25,151									
First Floor					18,801									
Guayaki 100					5,381	4,574	9.1	OFFICES, NOT OPEN TO PUBLIC. M-F: 8:30AM - 5:00PM	8.5	0.0	94%	9.00		
Woodfour Brewing	Suite 160				5181	4,404	8.8	Su-Th: 12:00PM - 7:00PM Fr-Sa: 12:00PM - 9:00PM	5.0	2.0	56%	5.00		
Scout West County	Suite 140				2967	2,522	5.0	W-M: 11:00AM - 5:00PM Tu: 11:00AM - 3:00PM	6.0	0.0	67%	4.00		
The Nectery 2 / Fern Bar	Suite 130				2440	2,074	4.1	PRODUCTION, KITCHEN / NOT OPEN TO PUBLIC	8.0	0.0	89%	4.00		
The Fern Bar	Suite 120				1486	1,263	2.5	M-Th: 5:00PM - 10:00PM Fr-Su: 5:00PM - 12:00AM	0.0	5.0	0%	-		
Barlow Management Office	Suite 110				1,346	1,144	2.3	M-F: 8:30AM - 5:00PM	8.5	0.0	94%	3.00		
Second Floor					6,350									
Redwood Hill Farms	Suite 210				4,825	4,101	8.2	OFFICES, NOT OPEN TO PUBLIC. M-F: 8:30AM - 5:00PM	8.5	0.0	94%	8.00		
Guayaki 200	Suite 100				1,525	1,296	2.6	LAB, NOT OPEN TO PUBLIC	8.5	0.0	94%	3.00		
FOUNDRY	6790 Depot St	004-750-035-000	CM		5,000									
Vacant					5,000	4,250	8.5	Vacant	0.0	0.0	0%	-		
MAINTANENCE SHED	6792 Depot Street		CM		952	809	1.6	M-F: 8:00AM - 5:00PM (used by property management)	9.0	0.0	100%	2.00		
THEATER	6790 McKinley St	004-750-036-000	CD	Retail, Light Indust.	26,314									
Spirit Works Distillery	Suite 100				7917	6,729	13.5	PRODUCTION, NOT OPEN TO PUBLIC	8.0	0.0	89%	12.00		
Spirit Works Tasting Room	Suite 110				500	425	0.9	W: 11:00AM - 5:00PM; Th: 11:00AM - 5:30PM; Fr-S: 11:00AM - 6:30PM; Su: 11:00AM - 5:30PM	6.0	0.5	67%	1.00		
Taylor Lane	Suite 150				7245	6,158	12.3	PRODUCTION, NOT OPEN TO PUBLIC	8.0	0.0	89%	11.00		
Taylor Lane Café	Suite 150				2500	2,125	4.3	M-Su: 6:30AM - 5:00PM	9.0	0.0	100%	5.00		
Reframe Hair Gallery	Suite 180				1,447	1,230	2.5	T/W/F: 9:00AM - 6:00PM; Th/Sa: 9:00AM - 4:00PM	8.0	1.0	89%	3.00		
Vanguard (incl. mezzanine)	Suite 120				4,771	4,055	8.1	M-F: 9:00AM - 5:30PM	8.0	0.5	89%	8.00		
CA Sister Floral	Suite 190				1,934	1,644	3.3	M-Su: 11:00AM - 5:00PM	6.0	0.0	67%	3.00		
A - SOUTH	6762 Sebastopol Ave	004-750-029-000	CM	Market	12,489									
Community Market Retail					9,700	8,245	16.5	M-Su: 8:00AM - 10:00PM	9.0	5.0	100%	17.00		
Community Market Office					2,789	2,371	4.7	M-Su: 8:00AM - 10:00PM (back office not open to public)	8.0	5.0	89%	5.00		
B	6760 McKinley St	004-750-025-000	CM	Retail	6,547									
Flood Log Storage	Suite 100				1,038	882	1.8	Flood Equipment Storage	0.0	0.0	0%	-		
Acre Pizza	Suite 150				1,500	1,275	2.6	Su-Th: 11:00AM - 8:00PM; F-Sa: 11:00AM - 10:00PM	6.0	3.0	67%	2.00		
Red Bird Bakery	Suite 150				2,408	2,047	4.1	24/7 production	9.0	5.0	100%	5.00		
Two Dog Night	Suite 110				520	442	0.9	M-Th: 12:00PM - 8:30PM; Fr-Sa: 12:00PM - 9:00PM	5.0	3.5	56%	1.00		
The Nectery	Suite 130				431	366	0.7	M-F: 8:30AM - 5:30PM; Sa-Su: 10:00AM - 5:00PM	9.0	0.5	100%	1.00		
Farmer's Wife	Suite 120				424	360	0.7	Su-M: 11:00am- 7pm; Sa: 11:00AM-8:00PM	6.0	2.0	67%	1.00		
Barrio Sebastopol	Suite 140				226	192	0.4	M-Su: 9:00AM - 8:00PM	8.0	2.0	89%	1.00		
B1, E, J			CM	Light Industrial	46,704									
Kosta Browne Office/Prod. (B1)	6751 Laguna Parkway	004-750-026-000			28,264	24,024	48.0	NOT OPEN TO PUBLIC; Production: 7:00AM - 3:30PM; Offices: M-F: 8:30 - 5:00PM.	8.0	0.0	89%	43.00		
Kosta Browne Barrel (E)	200 Morris St	004-750-026-000			7,498	6,373	12.7	NOT OPEN TO PUBLIC	8.0	0.0	89%	12.00		
Kosta Browne Barrel/Admin. (J)	220 Morris St	004-750-026-000			10,942	9,301	18.6	OFFICES, NOT OPEN TO PUBLIC: M-F: 8:30 - 5:00PM.	8.0	0.0	89%	17.00		
A-North & H		004-750-002-000	CM		16,064									
Kosta Browne Barrel Storage (A-North)			CM		12,064	10,254	20.5	NOT OPEN TO PUBLIC	8.0	0.0	89%	19.00		
Kosta Browne Storage H	100 Morris Street		CM		4,000	3,400	6.8	NOT OPEN TO PUBLIC AND EMPTY.	0.0	0.0	0%	-		
C	6761 McKinley St	004-750-028-000	CM	Retail	1,366									
Vacant					1,366	1,161	2.3	Vacant	0.0	0.0	0%	-		
D	6750 McKinley St	004-750-027-000	CM	Retail	1,917									
Kosho					1,917	1,629	3.3	M-Su: 11:30am-2:30pm (Lunch) W-M: 5:00PM - 9:00PM (Dinner)	3.0	4.0	33%	2.00		
F	180 Morris St	004-750-024-000	CM	Retail	3,681									
Region	Suite 160 and 170				2,027	1,723	3.4	M-Sa: 11:00AM - 6:00PM; Su: 11:00AM - 5:00PM **NOT OPEN YET; Cannot confirm hours)	6.0	5.0	67%	3.00		
Golden State Cider	Suite 140 and 150				1,654	1,406	2.8	M-Su: 11:00AM - 10:00PM	6.0	5.0	67%	2.00		
G	120 Morris St	004-750-023-000	CM		4,000									
Crooked Goat Brewing	Suite 100				4,000	3,400	6.8	Su-W: 11:30am- 9:00pm, Th-Sa: 11:30am- 10:00PM	5.5	5.0	61%	5.00		
I	6700 Sebastopol Ave	004-750-001-000	CM		4,000									
Seismic Brewing					4,000	3,400	6.8	Su: 11:30AM - 9:00PM; M-W: 1:00PM - 9:00PM; Th: 11:30AM - 10:00PM	5.5	4.0	61%	5.00		

Project Totals 222,327 188,978 378

Methodology: The parking requirement for the Barlow is based on a flat 1 space per 500 sf of building area. The Barlow is currently 220,337 SF. For purposes of calculating the required parking, Section 17.110.020 (B) of the Zoning Ordinance allows for using 85% of full buildout to calculate required parking. This results in 378 spaces being required at the Barlow.

The number of parking spaces provided for the development was 493 spaces. Over time, some spaces have been repurposed and the City took away 24 spaces on Laguna and Morris Street by painting red curbs. Today, there is 469 parking spaces at the Barlow, not counting the parking spaces on the other side of Laguna and Morris Street, (which the Barlow believes should be considered, especially in light of the City red curbing spaces on the Barlow side of the street), creating a 91 parking space surplus within the project.

Additionally, as the Barlow has built out and been occupied there have been a number of industrial users that have taken occupancy in the development which by their operational model, have required far less parking than the parking requirement accounted for. Due to this, the Barlow actually has seen a consistent surplus of vacant parking spaces throughout the development since its opening in 2013. The shared parking arrangement that exists throughout the entire Barlow allows for the ebb and flow of the parking demand without over-taxing any single parcel. Because of this arrangement, the Barlow does in fact have a parking surplus.

This analysis shows the operational hours of each tenant in each building and accounts for full use at peak demand hours despite the fact that some tenants, such as Kosta Browne Winery which occupies 62,768 sf of space, is not open to the public, so in fact only requires parking for its employees, approximately 30 people. With 107 parking spaces allocated for their use it is clear that there is a significant surplus of parking available from this tenant alone. This analysis, despite this very conservative parking demand, accepts the full parking count and analyzes the "real" demand based on operational hours. By looking at the actual operation hours of the tenants in each building we would conclude that the Barlow in fact has a surplus of 97 parking spaces.

avg. open hours/ per./tenant	avg. open hours/ per/ Tenant	Peak demand based on worst case scenario	293	469	176
			Parking needed at peak demand	Total parking provided in Barlow	Surplus spaces based on peak demand