

City of Lafayette Memorandum

To: File
From: Niroop K. Srivatsa
Date: March 5, 2009
Subject: Informal Downtown Parking Survey

Purpose

To determine if there is a significant enough difference between the number of lunch and dinner patrons to warrant a reduction in the parking requirements for lunch.

Study

Attached are the results of the unscientific, informal parking survey that Jay Lifson of the Chamber and Commerce and I conducted in December 2008. Jay and I went to the following restaurants in the Downtown Core, met the managers and handed them the parking surveys as well as a quick survey for the patrons. We spoke to each manager and asked if she/he believed there to be a parking problem during lunch time. All but one stated that there was a lunchtime parking shortage. They also mentioned the lack of long term parking for employees and the lack of support for the on-street parking meters.

1. La Finestra
2. Petar's
3. Chow
4. Mangia
5. Squirrel's
6. Vino
7. Metro
8. Blue Ginkgo
9. Millie's Kitchen
10. Uncle Yu's
11. Knoxx
12. Lily's House
13. Amarin

14. Postino
15. Baja Fresh
16. Pizza Antica
17. Swad
18. Panda Express
19. Yankee Pier
20. Mountain Mike's
21. Rising Loafer
22. Kopitiam
23. Round Table Pizza

Results

Despite a follow up call from Jay, the response to our request was unfortunately poor. Only six restaurants completed the parking survey. And only one restaurant (Squirrel's) had the customers complete the patrons' survey. Approximately ten tables at Squirrel's completed that survey and 9 out of the 10 indicated that they had driven to the restaurant. Attached is a tabulation of the results of the parking survey. To me it indicates that there is not a significant enough difference between the number of lunch and dinner patrons to warrant a reduction in the parking requirements for lunch.

RESTAURANT PARKING SURVEY DECEMBER 2008

LUNCH PATRONS

DINNER PATRONS

Restaurant	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun
Mountain Mike's	10	25	25	50	50	10	20	45	45	60	60	100	100	80
Postino	25	30	30	40	50	closed	closed	90	100	120	140	250	270	100
Yankee Pier	130	150	150	150	200	200	200	130	130	150	170	250	250	200
Knox	30	30	40	40	40	30	30	50	60	70	70	90	100	50
Millie's Kitchen ¹	75	75	75	75	75	100	100	closed	closed	closed	closed	closed	closed	closed
Rising Loafer	28	closed	28	28	28	28	28	closed	closed	closed	closed	closed	closed	closed
Pizza Antica	115	115	115	125	150	200	150	150	130	150	180	300	300	200
Kopitam	closed	27	30	32	28	39	38	closed	17	6	15	20	28	21
Total	413	452	493	540	621	607	566	465	482	556	635	1010	1048	651

Average number of lunch patrons (M-F): **504**

Average number of dinner patrons (M-F): **630**

LUNCH PATRONS

DINNER PATRONS

Restaurant	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun
Postino	25	30	30	40	50	closed	closed	90	100	120	140	250	270	100
Yankee Pier	130	150	150	150	200	200	200	130	130	150	170	250	250	200
Knox	30	30	40	40	40	30	30	50	60	70	70	90	100	50
Pizza Antica	115	115	115	125	150	200	150	150	130	150	180	300	300	200
Total	300	325	335	355	440	430	380	420	420	490	560	890	920	550

Average number of lunch patrons (M-F): **351**

Average number of dinner patrons (M-F): **556**

¹ Millie's has up to 150 people a day on weekdays and up to 350 people a day on weekends for breakfast

Restaurant	Dedicated parking?	Number of spaces	Number of employees	Where employees park	Other
Mountain Mike's	Yes	45	15	In the lot	-
Postino	Yes	52	60	Around corner in leased lots	Employees: 1/3 for lunch, 2/3 for dinner
Yankee Pier	Indicated "No"	-	60	Surrounding streets	-
Knox	Yes	12	15	Mainly come by BART	Employees: 1/3 for lunch, 2/3 for dinner
Millie's Kitchen	Yes	Did not provide	11	On street, BART parking \$5/day	-
Pizza Antica	Yes	15-20	70	In the parking lot	20 lunch vs. 30 dinner
Kopitam	Yes	Share with TJ's	3	They don't drive	-
Rising Loafer	Indicated "No"	-	4	One employee parks in the parking lot	-

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Lafayette Restaurant Parking Survey December 2008

Business Name: The Rising Loafers Cafe Bakery
 Address: 3643 "B" Mt. Diablo "B" Phone #: (925) 284-8816
Lafayette, CA. 94549

Hours of Operation

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Breakfast	7-11:30	C	7-11:30	SOME	SOME	8AM TO 3P	SOME
Lunch	11:30 to 3pm	L	11:30AM to 3pm	SOME	SOME	8AM to 3pm	SOME
Dinner		O					
Brunch		S					

Number of Customers

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Breakfast	IN 20 OUT 14	C	IN OUT		21		
Lunch	IN 28 OUT 16	L					
Dinner		S					
Brunch		S					

Do you have a dedicated parking lot? yes no How many spaces do you have? _____

Where do your employees park? "one" on the parking lot

How many employees do you have? 4 What is the breakdown of employee hours?

8 hours

Please fax reply to Lafayette Chamber of Commerce (925) 284-3109. Thank you for taking the time to respond.

Lafayette Restaurant Parking Survey December 2008

Business Name: HILLIE'S KITCHEN Email: _____

Address: 1018 OAK HILL RD Phone #: 985-283-2397

Hours of Operation

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Breakfast	5:00 A.M						
Lunch	TO 2:30 P.M						
Dinner							X
Brunch							

Number of Customers

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Breakfast	100	150				200-350	
Lunch	25	75				50-100	
Dinner							
Brunch							

Do you have a dedicated parking lot? yes no How many spaces do you have? _____

Where do your employees park? IN STREET BART PARKING 5.00 PER DAY

How many employees do you have? 11 What is the breakdown of employee hours?

4 EMPLOYEES ARE 40 HRS WEEK

7 EMPLOYEES ARE BETWEEN 20-30 HRS WEEK

Please fax reply to Lafayette Chamber of Commerce (925) 284-3109. Thank you for taking the time to respond.

From: LAFAYETTE CHAMBER OF COMMERCE 925 284 3109

01/23/2009 12:13 #011 P.002/002

Lafayette Restaurant Parking Survey December 2008

Business Name: KNOXX RESTAURANT Email: jsingh@opwemtz.com

Address: 3576 RT DIABLO BLVD Phone #: 925-2845225

Hours of Operation

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Breakfast							
Lunch	11:30 2:30	-do-	-	-	-	-	-
Dinner	5:30 10:00	-do	-do	-do	-do	-do	-do-
Brunch							

Number of Customers

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Breakfast							
Lunch	25-30	25-30	30-40	30-40	30-40	20-30	20-30
Dinner	45-50	50-60	60-70	60-70	70-90	90-100	40-50
Brunch							

Do you have a dedicated parking lot? yes no How many spaces do you have? 12

Where do your employees park? MAINLY COME BY BART

How many employees do you have? 15 What is the breakdown of employee hours?

5 EMPLOYEES - 10:30-3.00pm.

10 EMPLOYEES - 5.00pm-10.00pm.

Please fax reply to Lafayette Chamber of Commerce (925) 284-3109. Thank you for taking the time to respond.

**Lafayette Restaurant Parking Survey
 December 2008**

Business Name: Yankee Pier Email: mmore@yankeepier.com
 Address: 3593 Mt. Diablo Blvd. Phone #: (925) 283-4100

Hours of Operation

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Breakfast	⊖	⊖	⊖	⊖	⊖	⊖	⊖
Lunch	11:30 open	11:30	11:30	11:30	11:30	11:30	11:30
Dinner	9:00 close	9:00	9:00	9:00	10:00	10:00	9:00
Brunch							11:30 open

Number of Customers

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Breakfast	⊖	⊖	⊖	⊖	⊖	⊖	⊖
Lunch	130	130	150	150	200	200	200
Dinner	130	130	150	170	250	250	200
Brunch							

Do you have a dedicated parking lot? yes no How many spaces do you have? _____

Where do your employees park? Surrounding streets

How many employees do you have? 60 What is the breakdown of employee hours?

Day - 110 hrs - 130 hrs. Depending on Day

Night - 130 hrs - 170 hrs. " "

Please fax reply to Lafayette Chamber of Commerce (925) 284-3109. Thank you for taking the time to respond.

From: LAFAYETTE CHAMBER OF COMMERCE 925 284 3109

01/25/2009 09:09 #021 P.002/002

Lafayette Restaurant Parking Survey December 2008

Business Name: Postino Email: Marcusa.Postino-usa.com
 Address: 3565 Mt Diablo Blvd Phone #: 925 284-8700

Hours of Operation

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Breakfast					7 AM 8:30 AM		
Lunch	11:30 AM 3:00 PM					close	close
Dinner	5:30 PM 9:30 PM				5:30 PM 10:30 PM	5:30 10:30	4:30 PM 9:00 PM
Brunch	close						

Number of Customers

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Breakfast					15-20		
Lunch	Ave 25	Ave 30	Ave 30	Ave 40	Ave 50	cl	cl
Dinner	Ave 90	Ave 100	Ave 120	Ave 140	Ave 250	Ave 270	Ave 100
Brunch	close						

Do you have a dedicated parking lot? yes no How many spaces do you have? 52 Approx

Where do your employees park? Grand corner in Leased Lots

How many employees do you have? 60 What is the breakdown of employee hours?

Average 6 Hours per day 25 to 30 per week
1/3 Lunch Employees 2/3 Dinner Employee

Please fax reply to Lafayette Chamber of Commerce (925) 284-3109. Thank you for taking the time to respond.

Lafayette Restaurant Parking Survey December 2008

Business Name: MT. Mike's Pizza Email: _____

Address: 3614 Mt. Diablo Blvd Phone #: 283-6363

Hours of Operation

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Breakfast							
Lunch	11 am	11 am	11 am	11 am	11 am	11 am	11 am
Dinner	9 pm	9 pm	9 pm	9 pm	9 pm	9 pm	9 pm
Brunch							

Number of Customers

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Breakfast							
Lunch	10	25	25	50	50	10	20
Dinner	45	15	60	60	80-100	70-100	50-80
Brunch							

Do you have a dedicated parking lot? yes no How many spaces do you have? 45

Where do your employees park? Behind - Near Against Fence

How many employees do you have? 15 What is the breakdown of employee hours?

3 Full Time - 12 part-time

02-02-08

17:16

From: City of Lafayette

925 284 3169

T-509 P.001/001 F-748

Lafayette Restaurant Parking Survey December 2008

fax 2/2

Business Name: Pizza Antica Email: matty@pizzaantica.com - or - robertsykes@pizzaantica.com
Address: 3600 Mt. Diablo Blvd. Phone #: (925)-299-0500

Hours of Operation

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Breakfast	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lunch	11:30a	11:30a	11:30a	11:30a	11:30a	11:30a	11:30a
Dinner	↓ until 10:00p	↓ until 10:00p	↓ until 10:00p	↓ until 10:00p	↓ until 11:00p	↓ until 11:00p	↓ until 10:00p
Brunch	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Number of Customers

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Breakfast	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lunch	(about) 115 ±	115 ±	115 ±	125 ±	150 ±	200 ±	150 ±
Dinner	(around) 150	130	150	180 ±	300 ±	300 ±	200 ±
Brunch	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Do you have a dedicated parking lot? yes no How many spaces do you have? 15-20

Where do your employees park? in the parking lot

How many employees do you have? 70 What is the breakdown of employee hours?

AM shifts: 8am-4pm PM shifts: 4pm-11pm/12am

20 staff approx

30 staff approx

Please fax reply to Lafayette Chamber of Commerce (925) 284-3109. Thank you for taking the time to respond.

Lafayette Restaurant Parking Survey December 2008

Business Name: KOPITIAM RESTAURANT Email: Kopitiam111@yahoo.com
 Address: 3647 MT DIABLO BLVD LAFAYETTE Phone #: 925-299-1653

Hours of Operation

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Breakfast	A	9:am	9:am	9:am	9:am	9:am	9:am
Lunch	S	10:30-4pm	10:30-4pm	10:30-4pm	10:30-4pm	10:30-4pm	10:30-4pm
Dinner	D	4pm-8pm	4pm-8pm	4pm-8pm	4pm-8pm	4pm-8pm	4pm-8pm
Brunch	C						

Number of Customers

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Breakfast	A	4	1	1	7	9	3
Lunch	S	27	30	32	28	39	38
Dinner	D	17	6	15	20	28	21
Brunch	C						

Do you have a dedicated parking lot? yes no How many spaces do you have? We share with Tractor feed
 Where do your employees park? They don't drive
 How many employees do you have? 3 What is the breakdown of employee hours?
part time / full time

Please fax reply to Lafayette Chamber of Commerce (925) 284-3109. Thank you for taking the time to respond.

Feb 24 09 02:10p

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**Lafayette Restaurant Parking Survey
December 2008**

Business Name: Uncle Yai's Email: UncleYai.Lafayette@Yahoo.com
 Address: 998 OAK HILL RD Phone #: 925-283-1688

Hours of Operation

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Breakfast							
Lunch	11:30 AM 3:00 PM	11:30 AM 3:00 PM	11:30 AM 3:00 PM	11:30 AM 3:00 PM	11:30 AM 3:00 PM	11:30 AM 3:00 PM	11:30 AM 3:00 PM
Dinner	3:00 PM 9:30 PM	3:00 PM 9:30 PM	3:00 PM 9:30 PM	3:00 PM 9:30 PM	3:00 PM 10:00 PM	3:00 PM 10:00 PM	3:00 PM 9:30 PM
Brunch							

Number of Customers - Dining In (Excluding To Go)

	Mon	Tues	Wed	Thurs	Fri	Sat	Sun
Breakfast							
Lunch	41	64	59	54	84	36	86
Dinner	22	54	54	63	166	124	116
Brunch							

Do you have a dedicated parking lot? yes no How many spaces do you have? 50

Where do your employees park? parking lot behind restaurant

How many employees do you have? 25 What is the breakdown of employee hours?

usually 10am - 9:30 pm. 7 days a week.

Please fax reply to Lafayette Chamber of Commerce (925) 284-3109. Thank you for taking the time to respond.



CITY COUNCIL

Mike Anderson, Mayor
Don Tatzin, Vice Mayor
Brandt Andersson, Council Member
Carl Anduri, Council Member
Carol Federighi, Council Member

December 18, 2008

Dear Restaurant Owner/ Manager,

The City of Lafayette and the Lafayette Chamber of Commerce are working jointly on a project that could improve the parking requirements for restaurants. So that we may understand how much parking restaurants really need, we are asking for your help in providing us with some basic information about your business. Specifically, we want to know how many people are dining with you each day and how they get to your establishment. More specifically, we hope to determine what percentage of restaurant guests are walking or otherwise finding an alternative to driving. Once we gather the data, the city will crunch it to determine what parking requirements are realistic and reasonable for Lafayette's restaurants. The goal is to reduce the burden on restaurants and developers without impacting neighboring merchants.

Enclosed are two surveys. The first is a form for you to fill out. It is designed to understand your daily traffic during meal times. The second is a sample of the survey we are asking your guests to fill out. This could be handed out and collected when your customers pay their guest check. The restaurant survey can be filled out and faxed to the Chamber office at (925) 284-3109. The customer surveys should be distributed and collected before January 15, 2009. A representative will come by to pick those up.

The City of Lafayette is fortunate to have so many unique restaurants and we understand the importance of your success. Sales tax makes up roughly 25% of the city's general funds and, as a group, restaurants account for the largest percentage of the collected taxes. You are, collectively, Lafayette's biggest business. Since sales taxes pays for roads, police and many other services, we are looking for ways to make your businesses succeed.

Thank you for your assistance, and if you have any questions, please feel free to call Jay Lifson at 284-7404.

Sincerely,

Steven B. Falk
City Manager
City of Lafayette

Jay Lifson
CEO
Lafayette Chamber of Commerce



SECOND NOTICE
PLEASE FILL OUT SURVEY
THE ATTACHED
AND FAX TO 925-284-3109
NO LATER THAN
JANUARY 29, 2009
THANK YOU.
Ⓚ

CITY COUNCIL

Mike Anderson, Mayor
Don Tatzin, Vice Mayor
Brandt Andersson, Council Member
Carl Anduri, Council Member
Carol Federighi, Council Member

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Sincerely,

Steven B. Falk
City Manager
City of Lafayette

Jay Lifson
CEO
Lafayette Chamber of Commerce