



May 3, 2018 (Revised)

Jean Ndjongo
JN's BBQ Pithouse
1180 N. White Ave
Pomona, CA 91768

**Re: Parking Study- JN's BBQ Pit House and Proposed Coffee Shop
1180 N. White Ave, Pomona**

Dear Jean,

Per your request, we have conducted a parking study for the JN's BBQ Pit House and the proposed coffee shop. This letter presents our methodology, finding, and recommendation in regards to the sufficiency of parking.

PROJECT INFORMATION

JN's BBQ Pit House is an existing restaurant located at 1180 N. White Ave, Pomona. The restaurant has a gross floor area of 1,080 square feet, including the main building of dining areas and restrooms (720 square feet) and kitchen (360 square feet). JN's BBQ Pit House are open from 11 am to 8 pm Tuesdays to Fridays, and from noon to 8 pm on weekends. There is a small storage (200 square feet) for equipment and specialty woods. Site plan is shown in **Exhibit 1**.

90% of JN's BBQ Pit House's sales are take-outs and 10% are dine-ins and the premise provides 16 seats only. The peak hours of the take-out orders are dinner times from 6 pm to 7 pm. Since most customers come for take-outs, the parking lot is generally under-parking under current operations.

As businesses are generally slow during day-time, the owner plans to open a coffee shop (996 square feet) in a vacant building in order to generate additional revenues. The coffee shop will open from 6 am and close at 5 pm, before peak dinner hours. The business hours are illustrated in **Exhibit 2**.

PARKING DEMAND

According to the Municipal Code of the City of Pomona, the parking requirement is one parking space per 100 square feet for restaurant and coffee shop. The existing JN's BBQ Pit House (1,080 square feet) and the proposed coffee shop (996 square feet) require 21 parking spaces, before applying shared parking with consideration of different business peak hours. The site with a 14-space capacity would have a deficit of seven parking spaces.

PARKING SURVEY

As JN's BBQ Pit House is primarily a take-out food business, many customers park their vehicles briefly to pick up take-out BBQ food for families or parties, and parking usages are apparently lower than regular dine-in restaurants.

In order to obtain actual parking data, the study conducted multiple field observations. Parked vehicles were counted every 30 minutes from 11 am to 5 pm for two business days on Friday, September 22, 2017 and Saturday, September 23, 2017. Vicinity map is shown on **Exhibit 3**. Complete survey data can be found in **Exhibit 4**.

Our observations found that only as much as 3 parking spaces were used at the project site, leaving at least 10 spaces available for the proposed coffee shop. Parking availabilities for Friday and Saturday are illustrated in **Exhibit 5 and 6**, respectively.

Additionally, street parking on White Avenue provides four unmarked spaces at the site frontage. Our observations found that curbside parking is mostly available.

CONTINGENCY PLAN

This shared parking study has shown that the proposed coffee shop is a proper fit for the site as it operates during day-time only along with a take-out food business of low parking usage and avoiding the dinner peak hours. The parking lot with 14 spaces including two handicapped accessible spaces is expected to sufficiently

accommodate the parking demand of both businesses. Furthermore, street parking are conveniently and abundantly available to provide additional short-term parking and absorb any temporary parking spikes.

In the event parking demands consistently exceed the capacity due to extraordinary popularity of the new coffee shop, the owner should have a contingency plan to arrange parking agreements with adjacent businesses for employee and customer parking. Parking conditions should be continuously monitored to ensure sufficient parking is provided after opening of the new coffee shop.

Regards,

K2 Traffic Engineering, Inc.



Jende "Kay" Hsu, T.E.
California Licensed TR2285



Exhibit 2. Business Hours

	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM
WEEKDAYS															
JN's BBQ Pit House (Existing)															
Coffee Shop (Proposed)															
WEEKENDS															
JN's BBQ Pit House (Existing)															
Coffee Shop (Proposed)															

LEGENDS:

- Coffee Shop Business Hour
- Coffee Shop Business Hour - PEAK
- BBQ Pit House Business Hour
- BBQ Pit House Business Hour - PEAK



Exhibit 3. Vicinity Map
Not to Scale

Exhibit 4. Parking Conditions

P6284 - Pomona BBQ Pithouse Parking Study

1180 N. White Ave, Pomona

Parked Vehicles	Friday	9/22/2017	Saturday	9/23/2017
	On-Site Parking	Street Parking	On-Site Parking	Street Parking
11:00 AM	2	0	Closed	Closed
11:30 AM	2	0	Closed	Closed
12:00 PM	3	0	2	0
12:30 PM	3	0	2	0
1:00 PM	2	0	2	1
1:30 PM	2	0	3	1
2:00 PM	2	0	1	0
2:30 PM	1	0	1	0
3:00 PM	1	0	2	0
3:30 PM	2	0	1	1
4:00 PM	1	0	2	0
4:30 PM	3	0	2	0
5:00 PM	2	0	2	1
Maximum	3	0	3	1



Exhibit 4. Project Parking Demand - Friday

1180 N. White Ave, Pomona

K2 Traffic Engineering, Inc.
Survey: Saturday 9/22/2017



