

MEETING DATE: 10/27/08

AGENDA ITEM: **Authorize the Preparation of an Amendment to Zoning Code Section 17.220.035, Commercial Downtown District Requirements, of the Culver City Municipal Code to Increase the Quantitative Parking Requirement for Restaurants in Downtown Culver City.**

ATTACHMENTS

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1. Hdl Companies	1-2



2007 Retail Store Taxable Sales Estimates

Sales per gross square foot are derived from a variety of similar stores. Individual store results will vary based on store size, location, and market area characteristics.

Store Type	Square Feet (In thousands)	Example Stores	Annual Sales Tax (In thousands)	Annual Taxable Sales/Gross SF
Women's Apparel Stores				
Boutique	1.5-3	Chicos, Hot Topic, Cache, B J Vines	\$10-25	\$400-700
Small Fashion	3-4.5	Ann Taylor, Bebe, BCBG, Pacific Sunwear	10-30	300-750
Mid-Fashion	4-6.5	Coldwater Creek, Avenue, Limited, J Jill, Sizes Unlimited	15-30	250-550
Large Fashion	5-10	Lerner New York, Dress Barn, Fashion Bug, Charlotte Russe	15-25	150-500
Men's Apparel Stores				
Casual	2-7	Casual Male, Patrick James, Rochester Big & Tall	5-12	150-350
Business Attire	6-10	Men's Wearhouse, Jos A Bank, 3 Day Suit Brokers	5-25	200-300
Family Apparel				
Children	2-4.5	Childrens Place, Carters, Gymboree, Naartjie Custom Kids	10-30	300-650
Casual	6-35	Gap, Old Navy, Hollister, Abercrombie & Fitch	25-75	250-425
Discount	25-35	Ross, T. J. Maxx, Marshalls, Nordstrom Rack, H & M	75-225	250-500
Shoe Stores				
Small	1.2-2.5	J. Stephens, Jarman, Naturalizer, Aldo Shoes, Skechers	3-12	250-475
Mid-Sized	3-5.5	Payless, Footlocker, Famous Footwear, Cole Haan, Shoe Inn	6-20	150-325
Large	6+	DSW, Nike, Warehouse Shoe Sale, Shoe Pavillion	40-90	150-325
Department Stores/General Merchandise				
Closeout/Dollar Stores	12-30	Big Lots, 99 Cents Only, Dollar Tree	10-40	100-150
Discount Department	120-140	Target, Wal Mart	300-550	300-450
Membership Warehouse	120-150	Costco, Sam's Club	275-1,000	275-775
Mid-Sized Department	85-110	Mervyns, Gottschalks, Kohls, Burlington Coat Factory	115-185	110-175
Large Department	125-190	Sears, J C Penney, Dillards, Macys	230-450	150-300
Upscale Department	120-180	Nordstrom, Bloomingdales, Neiman Marcus	425-975	425-825
Food Stores				
Convenience	2-3	7 Eleven, Circle K, Fastrip, Shop N Go	10-20	325-650
Specialty Food	10-30	Whole Foods, Wild Oats, Henrys Marketplace	25-40	100-350
Chain Supermarket	40-65	Ralphs, Albertsons, Safeway, Raleys, Stater Bros.	30-60	110-150
High End Supermarket	20-25	Bristol Farms, Gelsons	30-60	175-250
Warehouse Grocery	45-60	Pak N Save, Food 4 Less, Superior Warehouse, Food Maxx	40-60	90-140
Ethnic Market	25-50	99 Ranch, Gigante, Superior Warehouse	10-30	40-115
Drug Stores				
	15-22	Longs, Rite Aid, Walgreens, CVS	20-35	125-215



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Restaurants				
Coffee/Juice Bars	.5-1	Starbucks, Coffee Bean & Tea Leaf, It's A Grind	\$.5-1.8	\$75-150
Fast Food	2-3	Mc Donalds, Burger King, Taco Bell, Wendys	10-20	350-750
Fast Casual	1.8-3	Panera Bread, Pasta Bravo, Pick Up Stix, Daphnes Greek Café	6-12	300-700
Coffee Shops	2.5-4	Dennys, IHOP, Cocos, Corner Bakery	10-20	400-600
Buffet	7.5-10	Hometown Buffet, Souplantation, Sweet Tomatoes	20-40	300-400
Family Dining	5-8.5	Applebees, Red Robin, Islands, Chilis, Johnny Carinos	25-40	400-650
Dinner House	6.5-7.5	Outback, P F Changs, Black Angus, El Torito	25-55	325-800
Home Improvement/Furnishings				
Kitchen/Bath/Bedding	30-40	Linens N Things, Bed Bath & Beyond	40-100	110-250
Imports/Accents	10-20	Pier One, Cost Plus, HomeGoods	15-40	200-300
Home Décor/Accessories	10-40	Crate & Barrel, Pottery Barn, Z Gallerie	25-125	300-525
Volume Decorator/Fixtures	50-110	Expo, Great Indoors	125-225	150-250
Paint	3-10	Sherwin Williams, Vista Paint, Dunn Edwards, Frazee Industries	15-45	250-450
Warehouse Building Supply	110-160	Home Depot, Lowes	400-600	325-400
Furniture	15-30	Sit N Sleep, Ethan Allen, Thomasville, Mancinis Sleepworld	20-65	225-325
Large-Format Furniture	40-60	Levitz, Wickes, Bassett, EasyLife, Linders	45-150	200-275
Warehouse Furniture		RC Willey, Living Spaces, IKEA		
Small Electronics	1.3-2.5	Radio Shack, Gamestop, palmOne, Affordable Portables	6-8	325-600
Volume Electronics/Appliances	25-45	Circuit City, Best Buy, Comp USA	75-425	250-950
Miscellaneous Retail				
Bath & Beauty	1-3	Bath & Body Works, Body Shop, L'Occitane, Sally Beauty	5-15	400-800
Book Stores - Small	6-12	B Dalton, Waldenbooks, Family Christian, Half Price Books	10-25	100-300
Book Stores - Large	25-30	Barnes & Noble, Borders	35-90	125-275
Cards/Gifts	1-5	Hallmark, Spencers Gifts, Things Remembered, Sanrio	2-8	150-600
Craft Shops	12-35	Michaels, Joann Fabrics & Crafts, Hancock Fabrics	10-45	100-250
Multi-plex Cinemas	10-20 screens	Edwards, AMC, Pacific	10-20	500-1,000/screen
Music Recordings	20-40	Sam Ash, Tower Records, Virgin Megastore	40-105	200-450
Office Supplies	23-30	Officemax, Staples, Office Depot	40-80	190-260
Party Supplies	6-12	Party America, Party City, Party Concepts	5-40	100-325
Pet Supplies	15-25	Petsmart, Petco, Pet Food Express, Pet Club	20-40	75-225
Sporting Goods	20-55	Sport Mart, Sport Chalet, REI, Copelands, Sports Authority	50-125	150-350
Toys - Mall Stores	2-10	Kay Bee, Hobby Shack, Gamestop	5-30	200-500
Video	3-6	20/20 Video, Hollywood Video, Blockbuster	6-9	150-225