



Emily Gustafson
Valerio Architects
5858 Wilshire Blvd #200
Los Angeles, CA 90036

August 16, 2023

Shelby Maples, Planner
City of Roseville

In RE: Starbucks Pleasant Grove Remodel PL23-0065

Dear Shelby,

Our team is submitting this letter of justification for a parking reduction for the existing Starbucks Coffee shop located at 1241 Pleasant Grove Boulevard. We propose to expand the store by approximately \pm 469 square feet, which will provide a better work environment for partners by expanding the back of house area and creating dedicated workspaces for the employees and managers.

Furthermore, the following items justify our request for a parking reduction as an individual use:

- To maximize efficiency, this store will become drive-through only, with no seating or on-site consumption, thus significantly reducing the need for additional parking spaces.
- Four employees maximum work per shift, from opening to closing, 5:00am to 6:30pm, seven days a week
- Regular retail store hours of operation within the shopping center begin after 10:00am, past Starbucks' peak morning hours of 7:30am-9:00am, allowing for greater use of shared parking throughout the center

Thank you,

A handwritten signature in black ink, appearing to read 'Eg'.

Emily Gustafson
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