

01/11//2025

City of Roseville California
Development Services, Planning Division
311 Vernon Street
Roseville, CA 95678
P: 916-774-5276

**Subject: Proposed Use
Pinkberry Frozen Yogurt
Nugget Plaza Shopping Center
781 Pleasant Grove Boulevard, Suite 190
Roseville, CA 95678**

To Whom It May Concern:

We are requesting a reduction in the number of parking spaces required for Pinkberry Frozen Yogurt. Per the City of Roseville parking standards of 1 parking space for every 100 square feet of leased space, which equates to approximately 10 parking spaces to be required, as the leased space is 921 square feet.

Business Operations:

- Total square footage of establishment +/- 921 SF
- Total square footage of public accessible space (dining room, etc.) +/- 269 SF
- Total number of seats provided in establishment: 6
- Percentage of take-out orders 80% vs. percentage of dine-in orders 20%
- Hours of Operation:
 - Monday – Thursday: 12:00pm – 9:00pm, peak hours: 3:00-4:00pm, 6:00-7:00pm
 - Friday: 12:00pm – 10:00pm, peak hours: 3:00-4:00pm, 6:00-7:00pm
 - Saturday: 11:00am – 10:00pm, peak hours: 12:00-2:00pm, 6:00-7:00pm
 - Sunday: 11:00am – 9:00pm, peak hours: 12:00-2:00pm, 6:00-7:00pm

In general, the parking demand for Pinkberry will be less than 10 spaces apart from the transition period of busier operating hours to slower operating hours. The majority of patrons are in the establishment no longer than 5-10 minutes to order, grab their yogurt, and leave the store. Most patrons do not dine-in, they take their yogurt to-go. The establishment has a maximum of 15 patrons in the store during the peak hours, with each patron in the establishment for approximately 5-10 minutes. There is no point in time the current parking would not support the operation of the establishment.

The Parking Survey demonstrates that during the business operations of the yogurt store, there are roughly 100 parking spaces available in the vicinity of the store.

Thank you for your consideration. Please reach out with any questions.

Thank you,

Stephanie Solley
RUN RUN DESIGN
734 W. Polk Street Phoenix, AZ 85007
C: 480.954.7623
E: stephanie@runrundesign.com