



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of June 1, 2017 – 6:00 p.m.
City Council Chambers
140 West Highway 246, Buellton, California**

Materials related to an item on this agenda, as well as materials submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the office of the Planning Department located at 331 Park Street, during normal business hours.

CALL TO ORDER

Chair Mercado

PLEDGE OF ALLEGIANCE

Vice Chair Dunstan

ROLL CALL

Commissioners Dan Heedy, Morgen McLaughlin, Joe Padilla, Vice Chair Brian Dunstan and Chair Art Mercado

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of April 20, 2017

PUBLIC COMMENTS

Members of the audience wishing to address the Planning Commission on matters not on the agenda may do so at this time. No action will be taken on these items at this meeting. Please state your name and address for the record. Comments should normally be limited to three minutes.

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

None

OTHER BUSINESS

2. **Resolution No. 17-06 – “A Resolution of the Planning Commission of the City of Buellton, California, Making Findings Concerning the Summary Vacation of Certain Portions of Excess Street Right-of-Way with Respect to the Consistency of the Proposed Vacation with the City of Buellton General Plan Pursuant to the Requirements of California Government Code Section 65402 for Property Abutting Assessor’s Parcel Numbers 137-170-068”**
❖ *(Staff Contact Contract City Planner Irma Tucker)*

3. **Review of Current Parking Standards for Retail and Restaurant Uses**
❖ *(Staff Contact Assistant Planner Andrea Keefer)*

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, June 15, 2017 at 6:00 p.m. in the Council Chambers located at 140 West Highway 246.

Please note that the date of any Planning Commission decision starts an appeal period. During the appeal period either the applicant or any aggrieved party may appeal the application of a perceived onerous or unreasonable condition or the decision itself to the City Council as governed by the applicable section of the Buellton Municipal Code.

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

Regular Meeting of April 20, 2017 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

Chair Mercado called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Commissioner Heedy led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Dan Heedy, Morgen McLaughlin, Vice Chair
Brian Dunstan and Chair Art Mercado

Absent: Commissioner Joe Padilla

Staff: City Manager Marc Bierdzinski
Public Works Director Rose Hess
Assistant Planner Andrea Keefer
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of April 6, 2017

MOTION:

Vice Chair Dunstan moved and Commissioner McLaughlin seconded the motion to approve the Minutes of April 6, 2017.

VOTE:

Motion passed with a 4-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Resolution No. 17-05 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (17-DPM-01) to an Approved Final Development Plan (16-FDP-04) to Allow 28 Park Trailers to Occupy 28 RV Spaces at 180 Avenue of Flags (Assessor's Parcel Number 137-200-085), and Making Findings in Support Thereof"**

Commissioner Heedy recused himself from the Dais due to the proximity of his residence to the project.

STAFF REPORT:

Assistant Planner Andrea Keefer presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION/SPEAKERS:

Chair Mercado opened the Public Hearing at 6:10 p.m.

Ron Biddlecome, Applicant, addressed the modification stating that the proposed units are considered trailers per the State of California.

Dan Baumann, Applicant, described the various amenities available at the resort.

Nancy Emerson, WeWatch/Save Our Stars provided brochures regarding light pollution and night sky friendly lighting to the Applicant and the Commission.

Ron Biddlecome stated that all lighting in the park is night sky friendly.

Chair Mercado closed the Public Hearing at 6:15 p.m.

MOTION:

Vice Chair Dunstan moved and Commissioner McLaughlin seconded the motion to adopt Resolution No. 17-05 – by title only and to waive further reading.

VOTE:

Motion passed with a 3-0 roll call vote.

Commissioner Heedy returned to the Dais at 6:17 p.m.

OTHER BUSINESS

3. Conceptual Review of the “Central Homes” Project

STAFF REPORT:

Assistant Planner Andrea Keefer presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION/SPEAKERS:

Michael Kim, Applicant, presented an overview of the proposed project stating that this project is better suited for the site than the previously submitted townhomes.

Nancy Emerson, WeWatch/Save Our Stars provided a brochure to the Applicant regarding light pollution and night sky friendly lighting.

The Commission gave input on the following:

- Adding some architectural detail to the fronts of the homes
- Location of fencing
- Common area amenities

The Commission spoke in support of the project and look forward to the next submittal.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

City Manager Marc Bierdzinski updated the Commission the status of various projects and mentioned several upcoming projects.

ADJOURNMENT

Chair Mercado adjourned the meeting at 6:45 p.m. to the next regular scheduled meeting of the Planning Commission to be held May 4, 2017 at the City Council Chambers, 140 West Highway 246, Buellton.

Art Mercado, Planning Commission Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

An audio CD of this Planning Commission Meeting is available upon request.

CITY OF BUELLTON
Planning Commission Agenda Staff Report

Planning Director Review: MPV3
Planning Commission Agenda Item No.: 2

To: The Honorable Chair and Commission Members

From: Irma Tucker, Contract City Planner

Date: June 1, 2017

Subject: Resolution No. 17-06 – “A Resolution of the Planning Commission of the City of Buellton, California, Making Findings Concerning the Summary Vacation of Certain Portions of Excess Street Right-of-Way with Respect to the Consistency of the Proposed Vacation with the City of Buellton General Plan Pursuant to the Requirements of California Government Code Section 65402 for Property Abutting Assessor’s Parcel Numbers 137-170-068”

BACKGROUND/DISCUSSION

The property owners of abutting property, ZC Commons Holdings, LLC, (“Applicant”) have requested that the City of Buellton vacate and quitclaim approximately 5,412 square feet of unimproved excess right-of-way along a portion of the McMurray Road frontage (the “Property”), classified in the General Plan Circulation Element as a Commercial Collector Street. Attachments 1 and 2 show the Property in context with the surrounding area. Exhibits A and B to Planning Commission Resolution No. 17-06 set forth the Legal Description and Exhibit Map for the Property to be vacated.

The Property was originally acquired by the County of Santa Barbara pursuant to a Grant Deed (McMurray Road) dated March 2, 1966. The City of Buellton, upon incorporation, acquired the rights to the Property; however, the Property has never been improved or utilized for roadway purposes and remains vacant today.

At its April 6, 2017 meeting, the Planning Commission approved The Commons at Zaca Creek development project (16-FDP-05) on the adjoining property, Assessor’s Parcel Number 137-170-068. The project conditions of approval included public improvements to McMurray Road consistent with the City’s Commercial Collector roadway standards; the approved roadway width resulted with an excess right-of-way equivalent to the

subject Property. As part of The Commons project development plan analysis and related environmental review per CEQA, the City's Public Works Director and Traffic Engineer determined that the excess right-of-way would not be required by the City in the foreseeable future.

The first step in the right-of-way vacation process is a General Plan conformity determination from the Planning Commission pursuant to Government Code § 65402 (a) that provides, in pertinent part, as follows:

“If a general plan ...has been adopted, no real property shall be ...disposed of, no street shall be vacated or abandoned, if the adopted general plan or part hereof applies thereto, ...until the location, purpose and extent of such street vacation or abandonment, ...have been submitted to and reported by the planning agency as to conformity with said general plan...”

Therefore, the Planning Commission needs to make a finding that the proposed right-of-way vacation conforms to the City's General Plan.

Staff has reviewed the proposed vacation of the excess road easement and is recommending that the Planning Commission make the finding that the proposed vacation will not adversely impact the Circulation Element or other planned uses of the General Plan district where the Property is located.

The Property is not required for the approved improvements to McMurray Road, which will be constructed to Commercial Collector roadway standards per the Circulation Element. No utilities are currently located in the Property, therefore no easements for utility purposes will be necessary. Adequate legal access to all surrounding properties will be maintained; vacation of the excess right-of-way will align the borders of all adjacent properties and create a consistent sidewalk, street frontage and public thoroughfare.

The Property would be vacated in accordance with requirements of California Streets and Highways Code § 8334 (a), summary vacation for excess right-of-way. Concurrently with the vacation action, the Applicant is requesting that the City quitclaim the Property to ZC Commons Holdings, LLC. The Applicant intends to improve the Property for street, sidewalk, landscaping, driveway, parking, and storm-water management uses as part of The Commons project.

The only action before the Planning Commission is the General Plan conformity determination. The summary vacation and quitclaim of the Property to ZC Commons Holdings LLC are subsequent actions that would require City Council approval and are not under the purview of the Planning Commission.

RECOMMENDATION

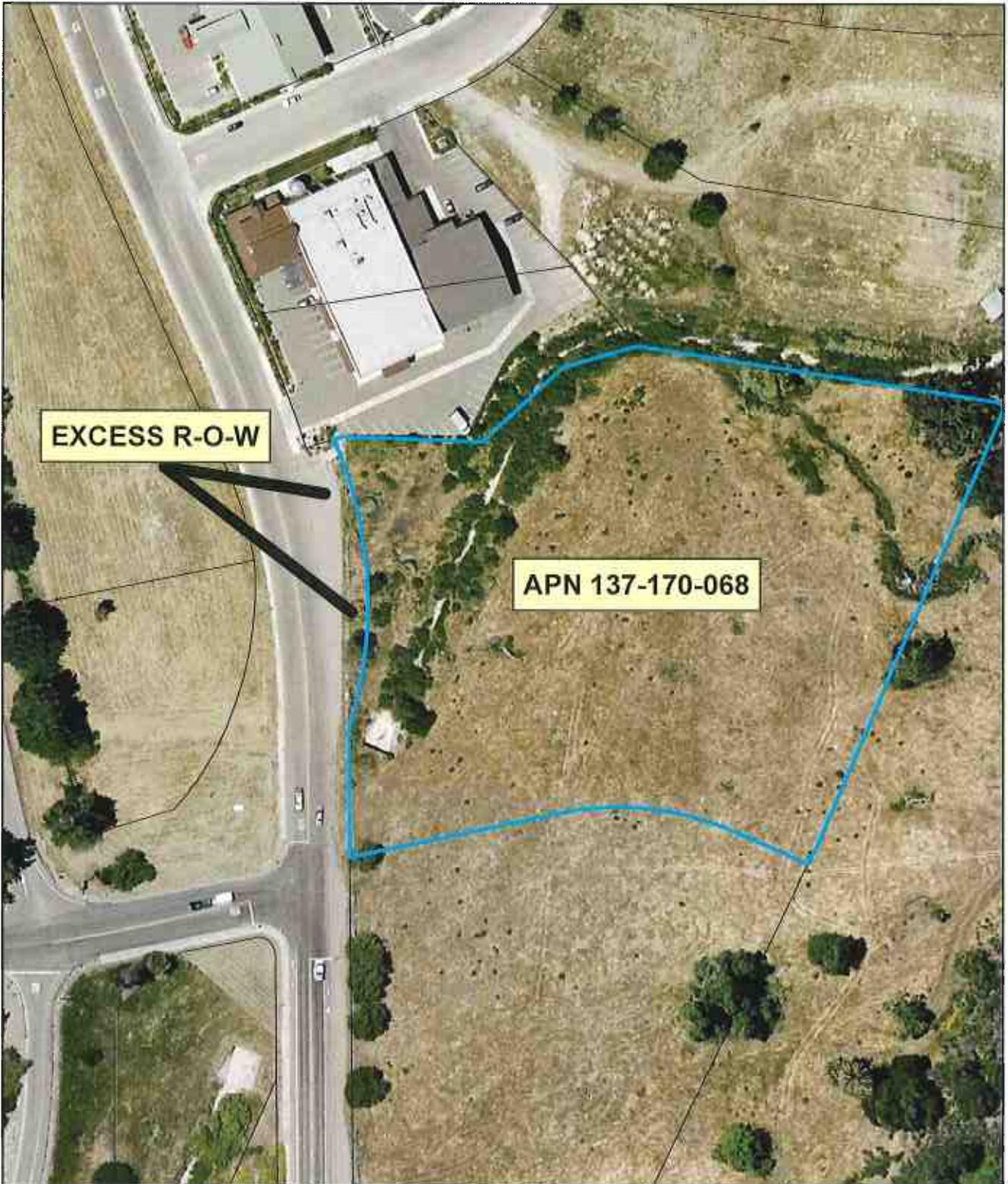
Staff recommends that the Planning Commission consider adoption of: “Resolution No. 17-06, a Resolution of the Planning Commission of the City of Buellton, California, Making Findings Concerning the Summary Vacation of Certain Portions of Excess Street Right-of-Way with Respect to the Consistency of the Proposed Vacation with the City of Buellton General Plan Pursuant to the Requirements of California Government Code Section 65402 for Property Abutting Assessor’s Parcel Numbers 137-170-068.

ATTACHMENTS

Attachment 1 – Vicinity Map
Attachment 2 – Excess Right-of-Way Details
Resolution No. 17-06 with Exhibit A and B

Attachment 1 - Vicinity Map

Excess Right-of-Way Vacation - McMurray Road

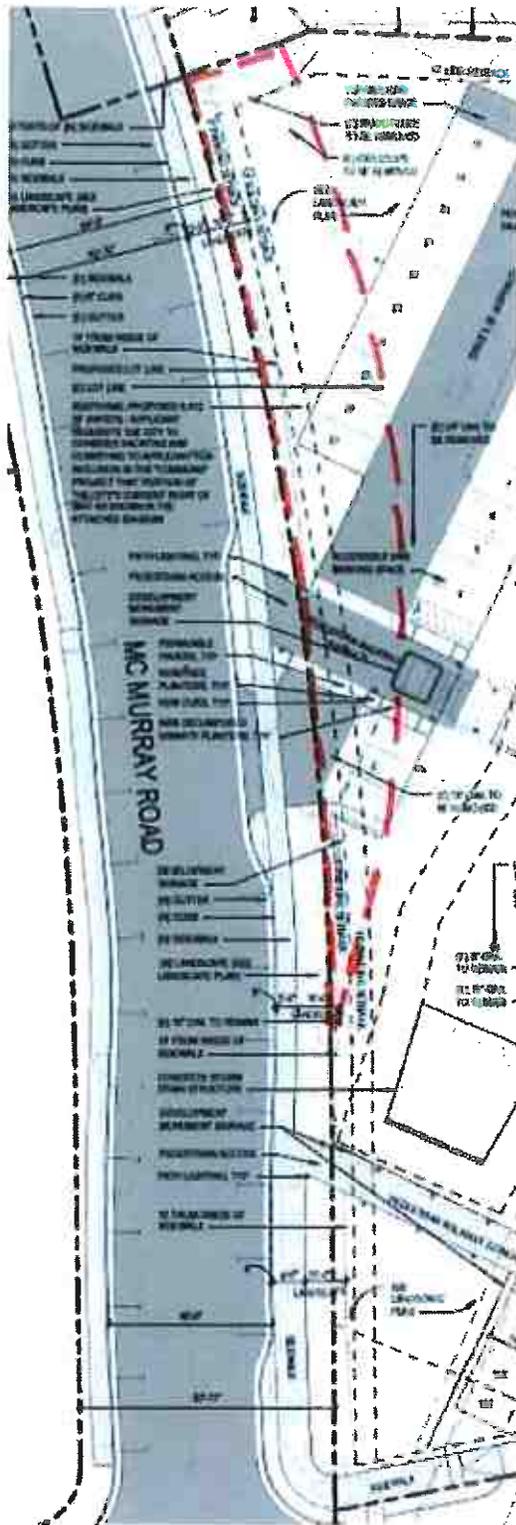


APN 137-170-068
(The Commons at Zaca Creek)



0 65 130 260 Feet

Attachment 2 – Excess Right-of-Way Details



PLANNING COMMISSION RESOLUTION NO. 17-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, MAKING FINDINGS CONCERNING THE SUMMARY VACATION OF CERTAIN PORTIONS OF EXCESS STREET RIGHT-OF-WAY WITH RESPECT TO THE CONSISTENCY OF THE PROPOSED VACATION WITH THE CITY OF BUELLTON GENERAL PLAN PURSUANT TO THE REQUIREMENTS OF CALIFORNIA GOVERNMENT CODE SECTION 65402 FOR PROPERTY LOCATED ALONG McMURRAY ROAD ABUTTING ASSESSOR'S PARCEL NUMBER 137-170-068

WHEREAS, the ZC Commons Holdings, LLC (the "Applicant") have requested that the City of Buellton vacate and quitclaim approximately 5,412 square feet of unimproved excess street right-of-way, located along McMurray Road abutting Assessor's Parcel Number 137-17-068 (the Property); and,

WHEREAS, the Planning Commission has been informed that the Property was originally dedicated in 1966 to Santa Barbara County as a portion of a potential street (McMurray Road); the City of Buellton, upon incorporation, acquired the rights to the Property; and,

WHEREAS, the Property has never been improved or utilized for roadway purposes and remains vacant; and,

WHEREAS, pursuant to the conditions of approval for the adjoining development project known as The Commons at Zaca Creek (16-FDP-05), McMurray Road to the west of APN 137-170-068 would be improved to Commercial Collector street standards consistent with the Circulation Element of the General Plan; and,

WHEREAS, the roadway improvements would result with excess right-of-way equivalent to the Property; and,

WHEREAS, the Property is legally described in Exhibit "A" and depicted on the map in Exhibit "B", both of which are attached hereto and incorporated herein by this reference; and,

WHEREAS, the Property would be vacated in accordance with requirements of California Streets and Highways Code section 8334 (a), summary vacation for excess right-of-way; and,

WHEREAS, Government Code section 65402 (a) provides, in pertinent part, as follows:

"If a general plan... has been adopted, no real property shall be...disposed of, no street shall be vacated or abandoned, if the adopted general plan or part hereof applies thereto, ...until the location, purpose and extent of such street vacation or abandonment, ...have been submitted to and reported by the planning agency as to conformity with said general plan..."; and,

WHEREAS, the proposed vacation of the excess right-of-way represented by the Property will constitute an action within the meaning of section 65402 (a); and,

WHEREAS, the Planning Commission has reviewed the proposed vacation and quitclaim of the Property and is fully advised with respect thereto; the proposed vacation will not adversely impact the Circulation Element or other planned uses of the General Plan district where the Property is located.

BE IT RESOLVED by the Planning Commission of the City of Buellton as follows:

SECTION 1: The Planning Commission finds that all of the facts, findings and conclusions set forth above are true and correct.

SECTION 2: In accordance with, and pursuant to, the requirements of Government Code section 65402(a), the proposed vacation of the Property is hereby found to conform to the General Plan of the City of Buellton.

SECTION 3: The Planning Commission Secretary shall certify to the adoption of this resolution and transmit a full, true and correct copy of the City Clerk of the City of Buellton.

PASSED AND ADOPTED this 1st day of June 2017.

Art Mercado
Chair

Clare Barcelona
Planning Commission Secretary

Exhibit A – Legal Description/Road Abandonment
Exhibit B – Exhibit Map

STATE OF CALIFORNIA)
 COUNTY OF SANTA BARBARA) SS
 CITY OF BUELLTON)

I, Clare Barcelona, Secretary of the Planning Commission of the City of Buellton, do hereby certify that the above and foregoing Resolution No. 17-06 was duly passed and adopted by the Planning Commission of said City at a regular meeting thereof, held on the 1st day of June 2017, by the following vote, to wit.

AYES: ()

NOES: ()

ABSENT: ()

NOT VOTING: ()

IN WITNESS WHEREOF, I have hereunto set my hand this 1st day of June 2017.

Clare Barcelona
 Planning Commission Secretary

**Exhibit A
Legal Description
Road Abandonment**

Being a Portion of the Rancho San Carlos De Jonata, in the City of Buellton, as shown on the Map filed in Book 11, Page 165 of Maps and Surveys, in the Office of the County Recorder, County of Santa Barbara, State of California, more particularly described as follows:

Commencing at the southernmost corner of Parcel 2 of Parcel Map 31,028, recorded in the Office of said County Recorder, in Parcel Maps, Book 58, Page 20, being a 1 ½" iron pipe tagged "S.B. County Road Comm. Mon" on the easterly right of way of McMurray Road;

Thence, along said right of way, North 00 degrees 26 minutes 51 seconds, 717.96 feet to a 1 inch iron pipe tagged RCE 12, 748, said pipe being the True Point of Beginning and the beginning of a curve concave to West, having a radial bearing of South 71 degrees 59 minutes 32 seconds East;

Thence, northerly along said curve, having a radius of 915.65 feet, length of 245.61 feet, and an interior angle of 15 degrees 22 minutes 08 seconds, to the southwest corner of Lot 16, as shown on Tract No 13,229, recorded in Book 126, Page 76 in said County;

Thence, North 72 degrees 04 minutes 15 seconds East, 24.62 feet to the northwest corner of Parcel 1 of said Parcel map, being a ½ inch iron pipe tagged LS 4427, and the beginning of a curve concave to the West, with a radial bearing of South 66 degrees 08 minutes 32 seconds West;

Thence, southerly along said curve, having a radius of 350.00 feet, length of 255.74 feet, and an interior angle of 41 degrees 51 minutes 56 seconds to the True Point of Beginning;

(See attached exhibit map made a part hereof)



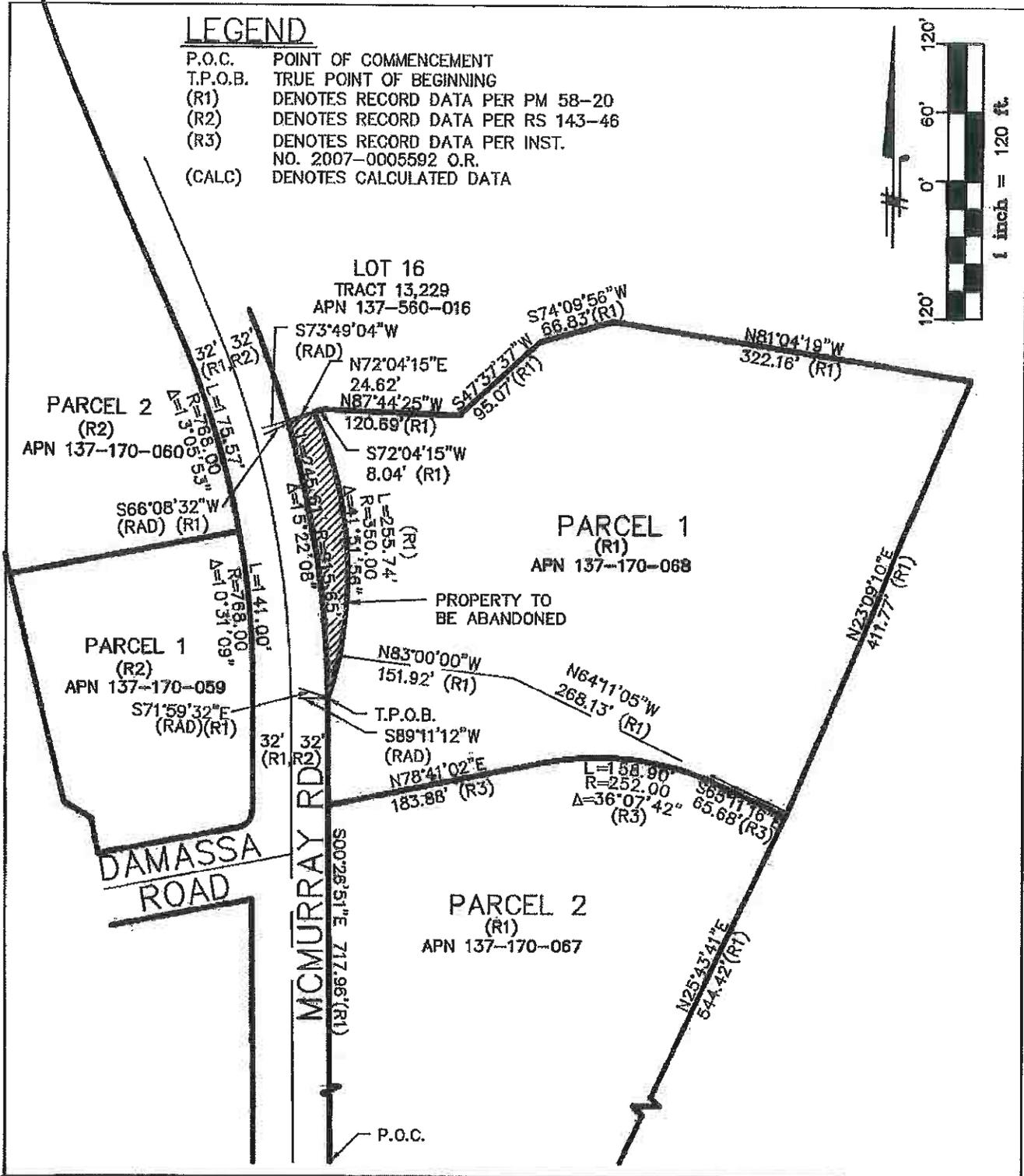
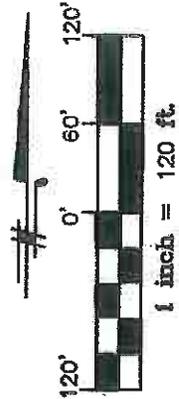
Marshall D. Fargen LS 8962 11-21-16 date



EXHIBIT B

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- (R1) DENOTES RECORD DATA PER PM 58-20
- (R2) DENOTES RECORD DATA PER RS 143-46
- (R3) DENOTES RECORD DATA PER INST. NO. 2007-0005592 O.R.
- (CALC) DENOTES CALCULATED DATA



2624 AIRPARK DRIVE
 SANTA MARIA, CA 93455
 PHONE: 805-934-5727
 FAX: 805-934-3448
 DATE: NOVEMBER 2016

RW ABANDON EXHIBIT .DWG

EXHIBIT MAP

A PORTION OF THE RANCHO SAN CARLOS DE JONATA,
 IN THE CITY OF BUELLTON, COUNTY OF SANTA
 BARBARA, STATE OF CALIFORNIA.

CITY OF BUELLTON
Planning Commission Agenda Staff Report

Planning Director Review: mmB
Planning Commission Agenda Item No: 3

To: The Honorable Chair and Commission Members

From: Andrea Keefer, Assistant Planner

Meeting Date: June 1, 2017

Subject: Review of Current Parking Standards for Retail and Restaurant Uses

BACKGROUND/DISCUSSION

In response to a request by the Planning Commission to re-examine the current parking standards for retail and restaurant uses in the Buellton Municipal Code, Staff is conducting research comparing Buellton's standards with other surrounding cities. The current parking standards are shown in Buellton Municipal Code section 19.04.142 (Attachment 1). Data showing the comparison with other cities will be provided at the meeting.

RECOMMENDATION

Staff recommends that the Planning Commission provide input and direction to Staff regarding the City's current parking standards for retail and restaurant uses.

ATTACHMENTS

Attachment 1 - Buellton Municipal Code Section 19.04.142
Attachment 2 - Various Cities Parking Standards

Attachment 1

Buelltton Municipal Code

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[Title 19 ZONING](#)

[Chapter 19.04 GENERAL DEVELOPMENT REGULATIONS](#)

19.04.142 Number of parking spaces required.

The minimum number of parking spaces required by the zoning applicable to a site or specified in this section shall be provided and continuously maintained in conjunction with the related use or development. Refer to Chapter 19.18 for modifications of these parking standards for mixed use projects.

A. Agriculture, Resource and Open Space Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Commercial greenhouse, hothouse, or other plan protection structure	2 per acre of land in such use

B. Manufacturing and Processing Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Research and development, manufacturing and processing	1 for every 1.5 employees, but a minimum of 1 per 500 sq. ft. of gross floor area
Wholesaling, warehousing, storage	1 per 1,000 sq. ft. of gross floor area, 1 per 4 employees
Other industrial uses	1 per 4 employees

C. Recreation, Education, and Public Assembly Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Churches, auditoriums, theaters, other places of public assembly	
With fixed seats	1 per 4 fixed seats
Without fixed seats	1 per 30 sq. ft. of auditorium floor
Libraries and museums	1 per 300 sq. ft. of gross floor area, 1 per 2 employees
Recreation and fitness centers	
Bowling alleys	8 per lane
Dance halls, skating rinks, and other places of amusement without fixed seats	1 per 300 sq. ft. of assembly area
Health/fitness, gyms, spas	1 per 300 sq. ft. of gross floor area
Tennis/racquetball facility	1.5 per court
Spectator seating	1 per 5 seats, or 1 per 35 sq. ft. of seating area, whichever is greater

Attachment 1

Schools	
Day school or child care center	1 per 10 students, 1 per 2 employees
Elementary and junior high	1.5 per teaching station
High school	6 per teaching station
Colleges, art, craft, music or dance schools; business, professional or trade schools	1 per 5 students, 1 per 3 employees

D. Residential Uses. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Single- and two-family dwellings	2 covered spaces per dwelling unit
Multiple dwelling units	
Single bedroom or studio unit	1 per dwelling unit
Two bedroom unit	2 per dwelling unit, to be located within 200 feet of the building
Three or more bedrooms	2.5 per dwelling unit, to be located within 200 feet of the building
Visitor parking	1 for each 5 dwelling units
Guest houses	1 per guest house
Mobilehomes in parks	2 per mobilehome lot (may be in tandem), one shall be covered 1 guest parking space for each 3 mobilehomes
Group housing (fraternities, boarding houses, etc.)	1 for every 4 beds, 1 for each 2 employees
Retirement and special care homes	1 per guest room, 1 for each 2 employees

In addition, not more than one bus or nonpassenger motor vehicle or trailer used in commerce may be parked overnight on any lot, provided such bus, motor vehicle, or trailer does not exceed two axles, four tons, or eight feet in height and provided further that this restriction shall not apply to the emergency overnight parking of disabled motor vehicles or trailers and the occasional overnight parking of moving vans, pickup, or delivery or construction vehicles or trailers when such occasional overnight parking is reasonably serving the residential use of a particular lot.

E. Retail Trade. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Furniture and appliance stores; heating, ventilating, building supply and hardware; motor vehicle and machinery sales and service	1 per 1,000 sq. ft. of gross floor area
Restaurants and bars	1 per 300 sq. ft. of area for patrons, 1 per 2 employees
Retail stores, general merchandise	1 per 300 sq. ft. of gross floor area

F. Service Uses. Off-street parking spaces shall be provided in the following ratios:

Attachment 1

Land Use	Number of Parking Spaces Required
Medical services, clinics and labs	1 per 200 sq. ft. of gross floor area
Medical services, hospitals	1 per 2 beds, 1 per 3 employees
Medical services, extended care	1 per 3 beds, 1 per 3 employees
Offices, business and professional	1 per 300 sq. ft. of gross floor area

G. Transient Lodging. Off-street parking spaces shall be provided in the following ratios:

Land Use	Number of Parking Spaces Required
Hotels and motels	1 per guest room, 1 per 5 employees

H. Emergency Shelters.

Land Use	Number of Parking Spaces Required
Emergency shelters	1 per 7 beds, 1 per employee

(Ord. 11-07 § 3, 2011; Ord. 10-04 § 4, 2010; Ord. 08-07 § 3, 2008; Ord. 97-02 § II(4), 1997; Ord. 94-13, 1994; prior code § 19.04.142)

View the [mobile version](#).

Attachment 2

		CITY												
PARKING STANDARD		Buellton	Solvang	Lompoc	Guadalupe	Santa Maria	Goieta	Santa Barbara	Carpinteria	Pismo Beach	Arroyo Grande	Grover Beach	San Luis Obispo	Atascadero
Retail	1 per 300 sf	1 per 500 sf	1 per 250 sf	1 per 300 sf plus 1 per 2 empl.	1 per 260 sf	1 per 500 sf	1 per 250 sf	1 per 250 sf plus adequate parking for business veh. in CPD zone and 1 per 500 sf in CB zone	1 per 300 sf	1 per 250 sf of gross leasable area	1 per 250 sf	1 per 250 sf or 1 per 200 sf if more than 45,000 sf	1 per 300 sf and 1 per 600 of storage area	
Restaurant	1 per 300 sf and 1 per 2 empl.	1 per 300 sf and 1 per 2 empl.	1 per 60 sf of pub. Accom. and 1 per 250 sf gfa	1 per table or 2 counter stools and 1 per 2 empl. OR 1 per 4 persons of permitted occupancy and 1 per 2 empl.	1 per 65 used for tables and chairs plus 1 per 260 of remaining floor area	1 per 300 sf and 1 per 2 empl.	4 spaces per 1,000 sf OR 1 space per 3 seats	1 per each 4 fixed seats or 1 per 50 sf of gfa ins CPD zone and 1 per 500 in CB zone	1 per 300 sf	1 per 300 sf	outside dt district = 1 per 100 sf of public area (restaurants and bars)	1 space per 3 seats but no less than 1 per 200 sf of gfa	1 per 60 sf of customer use area plus 1 per 100 sf of food prep area	1 per patron table and 1 per 2 counter stools and 1 per 6 tables/ 1 per 100 sf of kitchen