MORAGA SHOPPING CENTER PARKING ALLOCATION STUDY

Updated: April 20, 2009

STREET ADDRESS	NAME OF TENANT (FORMER TENANT)	FLOOR AREA (Square Feet)	SEATING CAPACITY	PARKING REQUIRED
MORAGA ROAD				
1400	Moraga Garden Center (4 employees) …….			2
1450	Montessori School *			
	(90 Children plus 10 employees)……..	4,707		100
1460-A	Union Bank	3,600		15
1460-B	Asia Palace Restaurant	1,375	47	16
1460-C	Dynasty Nails……	516		3
1460-E	Beauty Supply……	1,358		6
1460-F	Star Palates	3,600		15
1460-G	Star Palates……	481		2
1460-H	A & H Hallmark	5,670		23
1460-J	Vacant (formerly Salon Casa Bella)	1,000		4
1470	Pacific National Bank…….	3,062		13
1480-A	Bianca'a Delicatessen…….	1,500	18	6
1480-C	Vacant (formerly St. Mary's Gifts and Florist)	1,092		5
1480-D	Long's Pharmacy……	3,600		15
1480-F	Moraga Clean-X-Press……	1,200		5
1480-G	Across the Way	2,100		9
1480-H	Vacant (Wolf Camera)……..	1,050		5
1480-I	The UPS Store	764		3
MORAGA WAY				
1355	Safeway Stores……	40,025		161
1375-A	Michael's Ristorante	822	60	20
1375-B	Mucho Wraps Restaurant (7 inside & 14 outside seats) ..	535	21	7
1375-D	Pennini's Restaurant	2,400	74	25
1375-F	Karate and Fitness Place	1,725		7
1375-G	Options Hair Salon ……	1,100		5

STREET ADDRESS	NAME OF TENANT (FORMER TENANT)	FLOOR AREA (Square Feet)	SEATING CAPACITY	PARKING REQUIRED
MORAGA WAY (Continued)				
1399	Wells Fargo Bank ……	5,520		23
1405	Abe's Moraga Shell			
1409	Moraga Hardware and Lumber ……	6,000		24
1419	Café Terzetto ……	3,024	138	46
1425	Moraga Cleaners & Laundry ……	1,600		7
1431	Barber Shop ……	587		3
1437	Moraga Wines & Spirits ……	3,412		14
1441	McCaulous Department Store……	17,349		70
	McCaulous Stockroom ……	4,964		5
SCHOOL STREET (Moraga Ranch Shops -- Parking on School Street)				
1012	Ranch House Café			
	(48 inside seats & 16 outside seats)……..	556	64	**22
	TOTALS	126,294	422	664

Total Required Parking 664 **Total Parking Available 765**

Surplus Parking -- 101 Spaces

Surplus Parking *-- 183, if Montessori were retail

45,750 sq.ft. retail could be built with existing parking

* Russell Bruzzone filed an objection to the 100 spaces for the Montesori School and believes that it is excessive and not consistent with parking at other schools. He would like reconsideration.

** Parking on School Street was not included in the total parking available for the Moraga Shopping Center therefore the 22 parking spaces for the Ranch House Café have not been subtracted from the total parking available at the center.