

CITY PLANNING COMMISSION

927-10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Don Luthringer - Realty World, P.O. Box 9717, Sacramento, Ca. 95823		
OWNER	Pauline Hildreth & Joan Grube, 1630 'O' Street, Sacramento, CA 95814		
PLANS BY			
FILING DATE	6-29-82	50 DAY CPC ACTION DATE	REPORT BY: WW:bw
NEGATIVE DEC	Exempt 15037(b) ³ EIR	ASSESSOR'S PCL. NO.	007-081-21

APPLICATION: Planning Commission Determination of off-street parking requirement for a Beauty College in the C-2 zone.

LOCATION: 1818 'J' Street

PROJECT INFORMATION:

General Plan Designation:	Commercial and Offices
Central City Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Office and vacant
Surrounding Land Use of Site:	Retail and Offices
Square Footage of Building:	3,500
Parking Provided:	9 spaces
Parking Required:	Determined by Commission

*- 40 students
- 9:05:30
M-F
- 25 clients*

APPLICANT'S REQUEST: The applicant is requesting the Commission determine that nine on-site parking spaces are adequate to serve the proposed Beauty College. The owner of the Beauty College is currently located at 1630 'O' Street. The business has been at this location since 1943. This business will have to be relocated because of the proposed 26 cooperative units by CADA.

The owner has indicated that the purpose of the business is to train students in a trade of cosmetology. The majority of the customers are on a fixed income with an average age of 65 years. A total of five employees will train approximately 36 students per day.

The proposed structure contains 3,500 square feet. Nine parking spaces will be provided on the site with access from the alley. The owner also indicates that three of the employees drive; the majority of students use the transit system or ride with parents, and a large number of customers live in close proximity.

STAFF EVALUATION: The staff has the following comments:

1. Staff has concerns relative to the number of parking spaces that are being provided (9). The Zoning Ordinance does not specify a specific number; however, it allows the Commission to determine the adequacy of parking for this type of use.
2. According to the Sacramento County Zoning Ordinance, parking requirements for barber/beauty salons and colleges are two spaces per employee, or one space per 150 square feet of gross floor area - whichever is greater. If these ratios are used for the subject proposal:

- 2 spaces per employee = 10 spaces
- 1 space per 150 square feet = 23 spaces (the greater would therefore be 23 spaces)

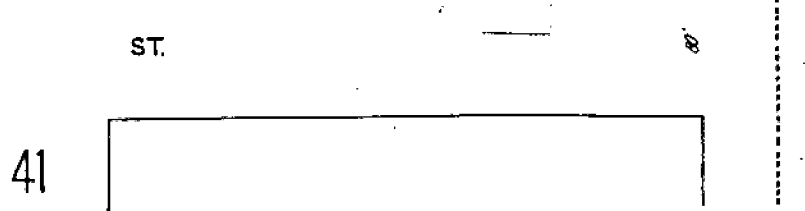
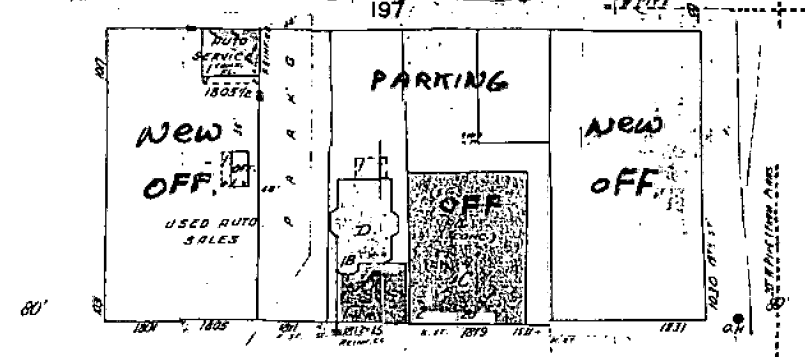
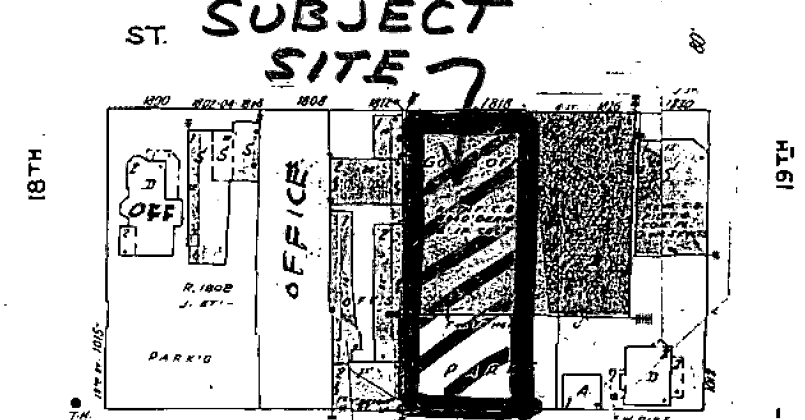
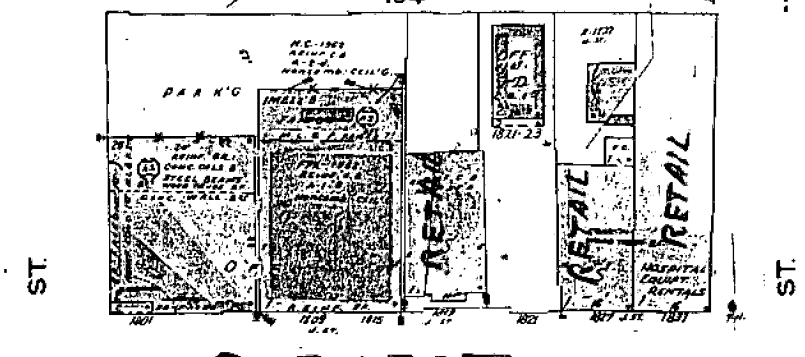
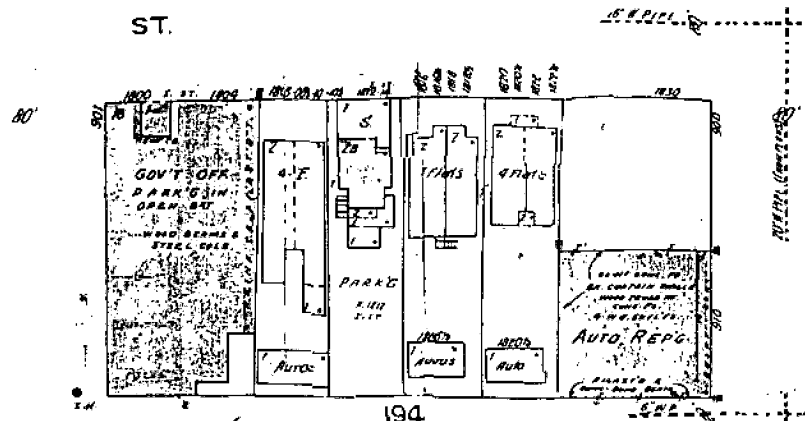
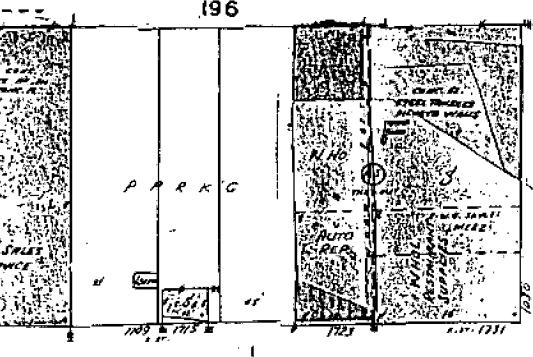
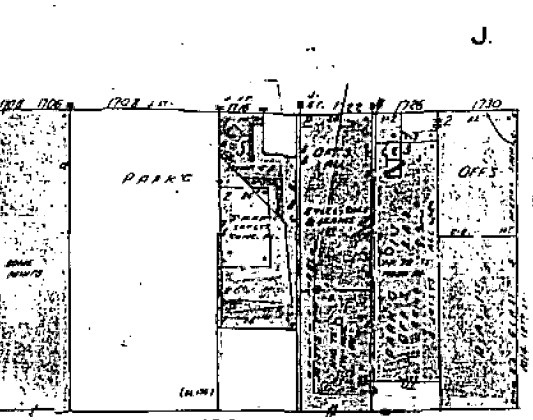
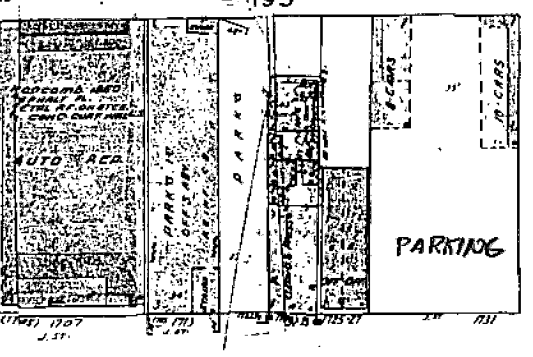
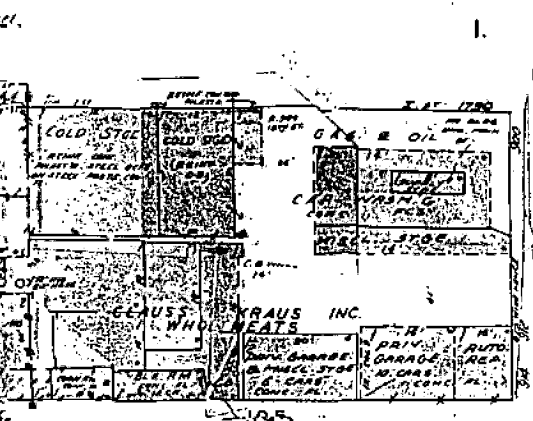
Furthermore, it was found that the majority of beauty colleges in the Sacramento area were located in shopping centers that contained adequate parking spaces. One beauty college, which was not located in a shopping center, consisted of seven employees, 60 students and 58 parking spaces. This college contained approximately 6,000 square feet. Based on the County ratio (1:150) a total of 40 parking spaces would be required. Staff believes the 1:150 ratio is appropriate in that parking would be provided not only for employees and students but also for customers.

3. The applicant has indicated that there are five employees and 36 students. He has indicated three employees drive and eight students drive cars. The remainder, including customers, use the transit system, carpool or walk; therefore, a total of 13 parking spaces would be needed. There are no assurances or prohibitions as to how many employees, customers or students will drive cars or use the transit system.

Based on the number of employees and students, staff believes that the parking provided is not adequate to serve the beauty college. Furthermore, the street parking surrounding the block (18th-19th, J, K) is metered and heavily used during normal business hours by the two restaurants, offices and retail uses in the area. Unless additional parking is provided for students and customers, the proposed beauty college could adversely affect the area and increase the on-street parking demand.

In conclusion, staff suggests the parking ratio for beauty colleges be one space per 150 square feet of gross floor area. Furthermore, staff would have no objection if the applicant provided the additional 14 parking spaces on a site that is in close proximity to the building site.

STAFF RECOMMENDATION: Staff recommends that parking for the beauty college shall be provided at a ratio of one space per 150 square feet of gross floor area.



LAND USE PLAN