

P96-060 - The Ballroom Dance Studio

REQUEST: A. **Special Permit** to waive 59 of the 100 parking spaces required for a dance studio, ancillary teaching and prop storage uses of 17,400 square feet of space within an existing 51,492 square foot commercial building on 1.61± acres in a General Commercial (C-2) zoning district, within the East Sacramento Community Planning Area.

LOCATION: 6011 Folsom Boulevard, in the existing commercial building on the north side of the street between 60th and 61st Streets.
Assessors Parcel Number (APN): 008-0374-014
East Sacramento Community Plan area
Sacramento Unified School District
Council District 3

APPLICANT:	Robert L. Erickson: 916-791-0758 7500 Morningside Drive, Loomis, CA 95650
OWNER:	Robert L. Erickson: 916-791-0758 7500 Morningside Drive, Loomis, CA 95650
CONTACT:	Janet DiPino: 916-726-6088 6810 San Dimas Court, Citrus Heights, CA 95621
APPLICATION FILED:	June 10, 1996
STAFF CONTACT:	Steve Peterson: 264-5981 (report prepared by David Shpak, AICP)

SUMMARY: The applicant wishes to convert a vacant space on the first and second floors of an existing retail building into a hall for dance instruction and ancillary classroom and prop storage areas. Although this combination of uses is allowed "by right" within the C-2 zoning district, the City requires 100 off-street parking spaces to serve the new use of the building space (after providing a 44-space "credit" for the original retail use of the building). The applicant is requesting the City waive 59 spaces of this parking requirement, since the capacity remaining in the existing on-site parking lot, for designated use by the new business, is 41 spaces.

The central issues associated with this proposal are (1) the availability of off-site parking in the vicinity, which includes both on- and off-street parking, (2) the actual timing of demand for parking on the project site, and (3) actual demand for parking generated by clients of the prospective business.

The request to waive the City's parking requirement has been reviewed by City departments and local neighborhood groups. The project site is located next to a professional office which has 13 parking spaces that may be available to dance studio clients during the evenings. The site is also in proximity to the Phoebe Hearst School parking lot and to on-street parking along nearby residential streets. The project proponent has identified the operating hours of other uses on the site, most of which are closed during the main operating hours of the prospective dance studio. The project proponent has also

surveyed dance studio clients to determine the vehicle occupancy rate typical of existing patrons. The vehicle occupancy data indicate the actual demand for parking generated by the prospective dance studio will be far less than that anticipated by the City's standards for dance hall parking. With the exception of some concern about the timing of potential high-occupancy events, a local neighborhood association has indicated no objections to the proposal.

RECOMMENDATION: Staff recommends approval of the project subject to conditions. This recommendation is based on (1) the project's consistency with the C-2 zoning district and policies regarding commercial uses in the General and Community Plans, (2) the overall availability of off-site parking in the project vicinity, (3) the coincidental timing of project-related parking demand when other demand for on-site parking is low, and (4) the actual need for parking by clients of the prospective dance studio will be much less than the number of parking spaces required by the City's parking standards for dance halls.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices
Community Plan Designation:	n/a
Existing Land Use of Site:	Retail; Commercial, Professional, and Public Offices
Existing Zoning of Site:	General Commercial (C-2)

Surrounding Land Use and Zoning: (see Attachment 2)

North:	Single-family Residential; R-2
South:	Public Facilities, Transportation; M-1
East:	Retail, Service Commercial; C-2
West:	Public Facilities, Education; R-1

Property Area:	1.61 ± acres (68,000 square feet)
Square Footage of Existing Building:	34,000 square feet
Height of Existing Building:	20 feet; two stories
Exterior Building Materials:	cement plaster
Roof Material:	composite
Proposed New Building Area:	n/a
Height of Proposed Building:	n/a
Parking Provided:	41 spaces (credit for 44 total)
Parking Required:	100 spaces
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

OTHER APPROVALS REQUIRED: In addition to the entitlement requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

Permit

Agency

Building Permit

Building Division

BACKGROUND INFORMATION: The existing building and site improvements were developed originally in 1960 for retail uses. Since that time, the 30 year-old facility has provided space for a variety of commercial and non-commercial uses. At present, there are 125 parking spaces provided on-site to accommodate the various uses of the building. Most of the parking spaces are located in a lot adjacent to Folsom Boulevard, with the remainder along the 61st Street frontage and on the south side of the alley way that runs between the project site and the residential block to the north.

The proposed entitlement will enable project proponents to move their dance instruction business from the present location in Citrus Heights. The project site will provide more space for instruction activities and dance prop storage, a better location for the existing client base, and improved road or transit access for patrons. The proposal does not include any changes or additions to the building exterior or site.

Project proponents have conducted outreach to acquaint local neighborhood associations, nearby businesses and residents with their current and expected operations. Descriptions of current operations and planned class schedule of The Ballroom Dance Studio are provided in Attachments 3 and 4.

STAFF EVALUATION:

A. **Policy Considerations**

The prospective business is consistent with the Community/Neighborhood Commercial & Offices land uses designated at the site by the City's General Plan, and conforms with the uses allowed (without discretionary review or approval) within the General Commercial (C-2) zoning district. This concept for use of the vacant retail space is also consistent with City policies which encourage adaptive re-use of existing commercial buildings by uses compatible with surrounding development, and development of entertainment services in the Central City.

Although the prospective business is allowed as a matter of right, constraints posed by the size and existing development of the project site preclude additional on-site parking to comply fully with the City's standards for dance hall uses. The particular operational characteristics of the prospective business also provide a basis for evaluating the actual parking supply needed to accommodate the use, in contrast to the categorical level of parking demand addressed by the parking ordinance. The proposed special permit is consistent with City policies which recognize the need to adjust development standards where the Planning Commission finds circumstances which preclude absolute conformity or show that such standards are not necessary to ensure the peace and general welfare of businesses and residents in the surrounding neighborhood.

B. **Special Permit**

As discussed above, the proposed entitlement will enable project proponents to relocate their dance school from their present location in Citrus Heights to the project site. Relocation is not expected to affect the nature or clientele of The Ballroom Dance Studio, described in Attachment 3 as lessons in adult social dance to (mostly) couples through prior registration. Operations at the new site will enable expansion of the maximum number of customers and staff to 80 persons (70 clients and 10 teachers). Most instruction is expected to occur during weekday evenings, from 8:00 p.m. to 11:00 p.m. (see Attachment 4), with some smaller-scale private instruction provided during weekdays from 1:00 p.m. to 9:00 p.m. While occasional, larger-scale evening events have been discussed by project proponents, these events are intended for providing a different experience for regular dance studio clients or limited-term dance instruction

The existing on-site parking lot can provide about 41 spaces to accommodate the prospective business, after allocating spaces to the other uses present on the site. Ironically, this is less than the 44-space parking "credit" the City allows for the original retail use of the 17,400 square-foot building space which will be used by The Ballroom Dance Studio. City standards require 144 parking spaces for dance hall use of the building area. After accounting for the parking "credit" and parking spaces allocated for the dance studio, there is a shortage of 59 on-site parking spaces for the prospective business.

Available Off-site Parking: The project site is located in an area with ample parking supply, both on- and off-street. With the notable exception of the alley way along the north boundary of the project site, streets in the residential area north of the project site, within a reasonable walking distance from the prospective business, can accommodate additional parking demand.

There are two off-street parking lots west of the prospective business that may accommodate overflow needs. The office of GBC Realtors is adjacent to the project site and has 13 parking spaces in a lot next to the parking lot serving the prospective business. Project proponents have contacted the owners of the realty office, who have indicated that dance studio clients can use their lot in the evening after the office has closed. The other off-street parking lot which can accommodate overflow parking demand is at the Phoebe Hearst School site. After school hours and during the Summer months, the school parking lot has operated in the past without access controls. Staff has encouraged project proponents to contact the school district and site administration to confirm that use of the lot by dance studio patrons is appropriate.

Taken together, the supply of off-site parking can meet needs for parking in excess of those met on the project site.

Timing of Parking Demand: If all the existing and proposed uses of the project site occurred simultaneously at maximum capacity, then the 125 parking spaces provided by the existing parking lot would probably not accommodate the total demand for parking. However, actual uses at the site attract patrons throughout the day and evening, thereby distributing the timing and limiting the overlap of demand for on-site parking.

Attachment 5 shows that most existing operations at the project site are concentrated during weekdays from 8:00 a.m. to around 6:00 p.m. About 84 of the 125 existing parking spaces are allocated to these uses. While most of the dance studio operations will occur after most of the day-time uses have closed, project proponents expect to offer private instruction during afternoon hours. As described in Attachment 3, the maximum extent of day-time classes which overlap the timing of other site uses would involve 26 persons. The amount of on-site parking demand generated by expected day-time activities at the dance studio can be accommodated entirely by the 41 parking spaces allocated to the new business.

The main operations of the dance studio, as reflected in the attached class schedule (Attachment 4) will occur during evenings from 8:00 p.m. (or 7:00 p.m. on Saturdays and 6:00 p.m. on Sundays) to 11:00 p.m. (or 1:00 a.m. on Friday and Saturday nights, and 10:00 p.m. on Sunday nights). There is very little overlap between these operating hours and those of existing site uses. The distribution of uses over time indicates the existing parking lot will be able to accommodate most, if not all, of the demand for parking generated by dance studio clients, since most dance studio clients will come to the site when the parking lot is not being used by patrons of other businesses/organizations.

Actual Demand for Parking: As discussed above, the new facility will allow The Ballroom Dance Studio provide instruction for up to 70 clients at one time. Although five employees are anticipated per shift, project proponents hope to hire eight teachers which could bring the maximum staff compliment up to ten persons. The peak operating capacity of the new facility would then be 80 persons.

The maximum amount of parking demand generated by expected peak operations of the dance studio would be 80 cars at any time. This hypothetical demand is "covered" entirely by the City's parking "credit" and the number of parking spaces allocated in the parking lot for the prospective business (85 spaces total). However, the legal bases for the City's 144-space parking requirement are the building areas dedicated to the dance hall and ancillary uses (13,633 square feet for dance instruction and 3,767 square feet for dance prop storage) and the parking standards for dance hall and commercial storage uses (1 parking space per 100 square feet and 1 parking space per 500 square feet, respectively). Even after accounting for 44 spaces of retail "credit", a net amount of 100 parking spaces is required by City standards. Strict compliance with this requirement would provide 20 more parking spaces than would be needed if no more than one dance studio patron or staff person traveled in each car bound for the site.

Aside from the excess capacity which would result through simple application of the parking standards, the actual demand for parking due to dance studio operations at the project site will be affected by the proximity of public transit and the vehicle occupancy behavior of present dance studio clients. First, it is reasonable to assume that up to ten percent of patrons or staff will travel to the site on either public bus or light rail transit, since both of these services exist within a one-quarter-mile distance from the project site (Sacramento Regional Transit Bus Line #36 runs along Folsom Boulevard. There are SRT light rail stations at 59th and 65th Streets).

Second, project proponents have surveyed their clients at both regular teaching sessions and a special event. These data, shown in Attachment 6, indicate an overall average vehicle occupancy of 1.42 persons per vehicle. Applying the vehicle occupancy rate of current dance studio clients and staff to the maximum number of people expected at the new facility, the prospective business will result in a maximum parking demand of about 56 vehicles. Considering a 10 percent reduction due to transit use brings the total peak parking demand down to about 50 vehicles. In a worst-case, albeit improbable scenario where the dance studio *and* all the other site uses were occupying their allocated spaces in the facility parking lot, the shortage of on-site capacity would result in only nine vehicles having to go off-site for parking. Given the operating hours of other uses at the site and the historic operating hours of the dance studio (which are based upon client availability, rather than facility availability), the actual demand for parking generated by the dance studio business will be accommodated entirely by the existing parking lot.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act Guidelines (Section 15301). The exemption is provided by the CEQA Guidelines for existing facilities (Class 1) where a proposal will not expand development of the project site.

B. Public/Neighborhood/Business Association Comments

Staff provided early notification of the proposal to the East Sacramento Improvement Association. Comments from the Association stated "...no objection to the project as long as the major events will be held only at night when needed parking spaces will be available at the site." Staff has talked by telephone with an individual who expressed concerns about traffic congestion during occasions when evening events at the project site coincided with events at St. Francis High School.

C. Summary of Agency Comments

Staff received the following comments:

Public Works: The project is not expected to generate enough trips (more than 100 average daily trips) to warrant a traffic study.

Police: Potential problems for law enforcement were identified. The Police Department has recommended conditions of approval to avoid problems related to building entries, facility rental, alcoholic beverages, operating hours, and neighborhood contact (see Attachment 1).

Further, the Police Department recommends limiting the hours of operation, due to the proximity of residential uses if this use presents a concern to the neighbors. The recommended hours of operation would be to close at 10:00 p.m. on Sundays through Thursday, and at 1:00 a.m. on Friday and Saturday nights and the night before a federal, state, or local holiday. Operating hours which end at 11:00 p.m. on Monday through Thursday are acceptable for normally scheduled dance instruction activities which are enclosed entirely within the facility.

PROJECT APPROVAL PROCESS: The Planning Commission has the authority to approve or deny the requested entitlement. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION: Staff recommends the Planning Commission take the following action:

- A. Approve the proposed **Special Permit** to waive 59 of the 100 parking spaces required for a dance hall, ancillary teaching and prop storage uses of 17,400 square feet of space within an existing commercial building on 1.61 ± acres in a General Commercial (C-2) zoning district, within the East Sacramento Community Planning Area, subject to the recommended conditions of approval, as set forth in the attached Notice of Decision and Findings of Fact for The Ballroom Dance Studio project.

Report Prepared By,

Report Reviewed By,



David Shpak, AICP; Associate Planner



Steve Peterson; Senior Planner

Attachments

Attachment 1	Notice of Decision and Findings of Fact
Exhibit 1-A	Site Plan
Exhibit 1-B	First Floor Plan
Exhibit 1-C	Second Floor Plan
Attachment 2	Vicinity and Zoning Map
Attachment 3	Description of Dance Studio Operations
Attachment 4	Prospective Class Schedule for August 1996
Attachment 5	Operating Hours of Other Site Uses
Attachment 6	Vehicle Occupancy Surveys

P96-060.SR

Attachment 1

Amended by staff 8/22/96

NOTICE OF DECISION AND FINDINGS OF FACT FOR
The Ballroom Dance Studio, LOCATED AT
6011 FOLSOM BOULEVARD, SACRAMENTO, CALIFORNIA IN THE
GENERAL COMMERCIAL (C-2) ZONE.
(P96-060)

At the regular meeting of August 22, 1996, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following action for the location listed above:

- A. Approved the Special Permit to waive 59 of the 100 parking spaces required for a dance hall, ancillary teaching and prop storage uses of 17,400 square feet of space within an existing commercial building on 1.61 ± acres in a General Commercial (C-2) zoning district, within the East Sacramento Community Planning Area.

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Special Permit to reduce the amount of off-street parking required: The Special Permit to waive 59 of the 100 parking spaces required for a dance hall, ancillary teaching and prop storage uses of 17,400 square feet of space within an existing commercial building on 1.61 ± acres in a C-2 zoning district is approved subject to the following findings of fact and conditions of approval:
1. The project is based upon sound principles of land use in that:
 - a. the proposed use will not adversely affect the peace and general welfare of the surrounding residential and commercial neighborhood;
 - b. the proposed waiver will support re-use an existing facility, without expanding development, for a use compatible with surrounding land development and uses; and
 - c. the project will result in a use which conforms to the permit requirement of the C-2 zoning district.
 2. The project will not be detrimental to the public welfare or result in the creation of a public nuisance in that:
 - a. There is sufficient on-street parking available to accommodate additional parking demand created by the project without substantially curtailing the supply of on-street parking available presently to residences and businesses in the project vicinity.
 - b. Potential nuisance effects will be avoided through the imposition and

implementation of conditions of permit approval.

3. The project is consistent with the Community/Neighborhood Commercial & Offices land uses designated by the General Plan for the site, and General Plan Overall Urban Growth Policy which encourages compatible re-use of existing development.

CONDITIONS OF APPROVAL

- A. The Special Permit to waive 59 off-street parking spaces for the prospective Ballroom Dance Studio, shown in Exhibits A, B, and C, is hereby approved subject to the following conditions:
 - A1. The property owner or facility operator is encouraged to engage in "good neighbor" practices, including (but not limited to):
 - Making personal contact with adjacent neighborhood groups, businesses, and (especially) residents on Sandlin and 61st Streets; and
 - Provide contact name(s) and a telephone number which is staffed continuously during all dance studio operating hours.
 - A2. The operator is prohibited from using the dance studio facility for public dances or renting the facility to private parties or non-profit organizations unless prior approval of a City of Sacramento Dance Permit is granted by the Police Department. The property owner or operator must contact the Police Department if this use is intended.
 - A3. No alcoholic beverages are allowed on this site unless prior approval of an alcoholic beverage permit is obtained.
 - A4. Doorways and windows on the north side of the building shall remain closed and locked by Fire Department-approved panic hardware during all hours of operation.
 - A5. Hours of operation shall be limited to 1:00 p.m. to 10:00 p.m. Monday thru Thursday, 1:00 p.m. to 1:00 a.m. Friday, 7:00 p.m. to 1:00 a.m. Saturday and 6:00 p.m. to 10:00 p.m. Sunday.

CHAIRPERSON

ATTEST:

SECRETARY TO CITY PLANNING COMMISSION

DATE (P96-060)

Attachment 2
Vicinity and Zoning Map

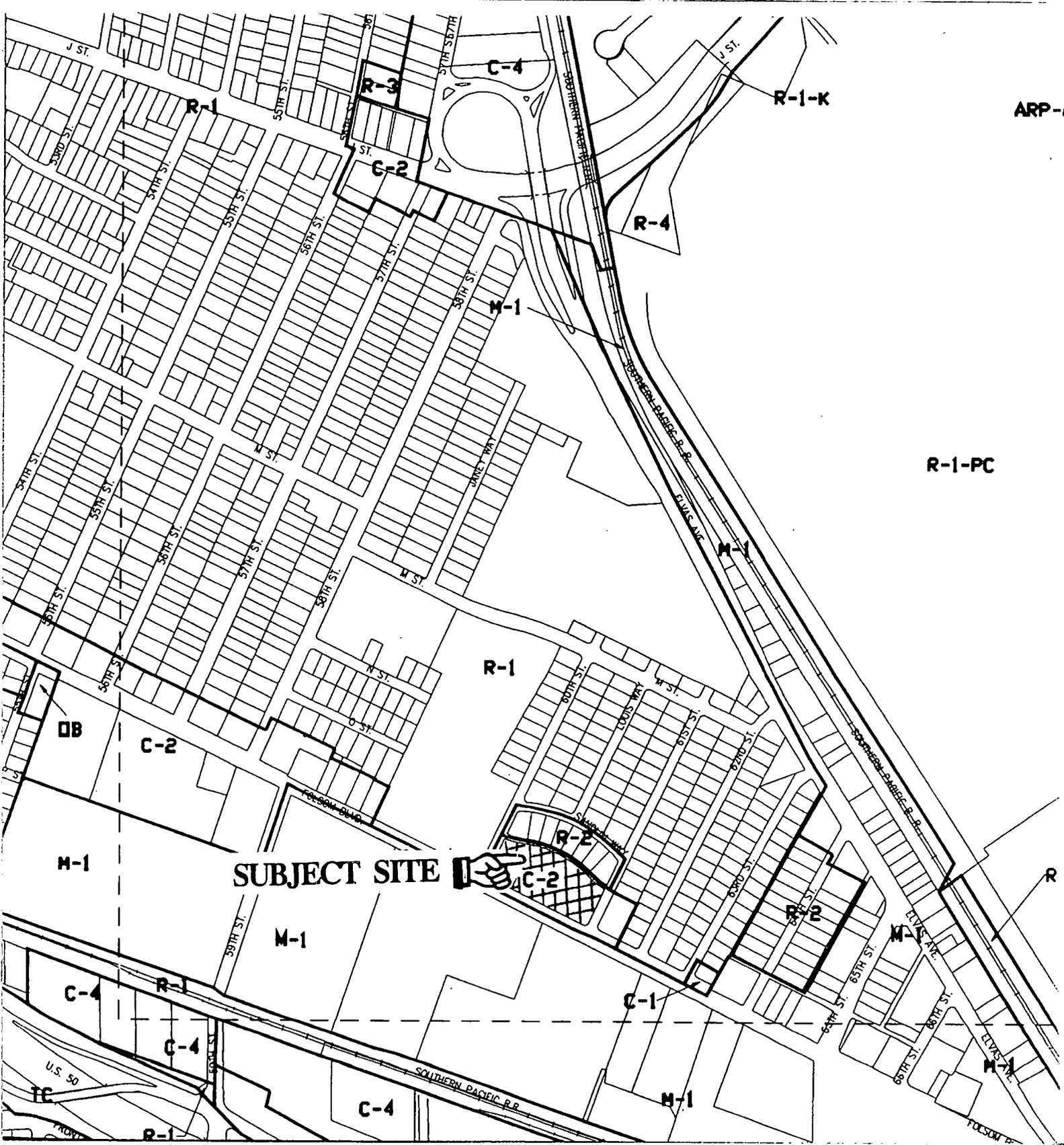


Exhibit 1-A
Site Plan

SITE PLAN
1" = 30'
ASIN - 000 0374-014

FOLSOM BLVD.

61st. STREET

ALLEY
200' CT

VICINITY MAP



DATE	8-22-96
BY	LMG
CHECKED	
SCALE	1" = 30'
PROJECT	P96-060

PARKING LAYOUT
8005, 6007, 6011 FOLSOM BLVD.

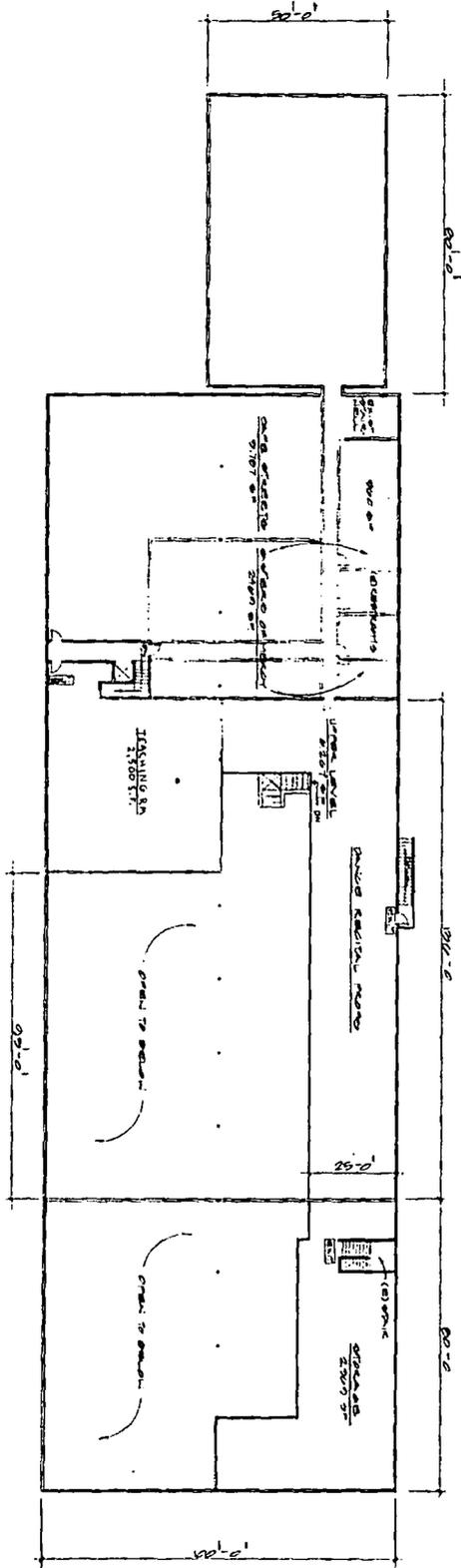


Leo McGlade & Associates, Inc.
3417 Arden Way, Suite A, Sacramento, CA 95825 (916) 488-6380

12 EXHIBIT PLAN

Exhibit 1-C
Second Floor Plan

2ND FLOOR PLAN



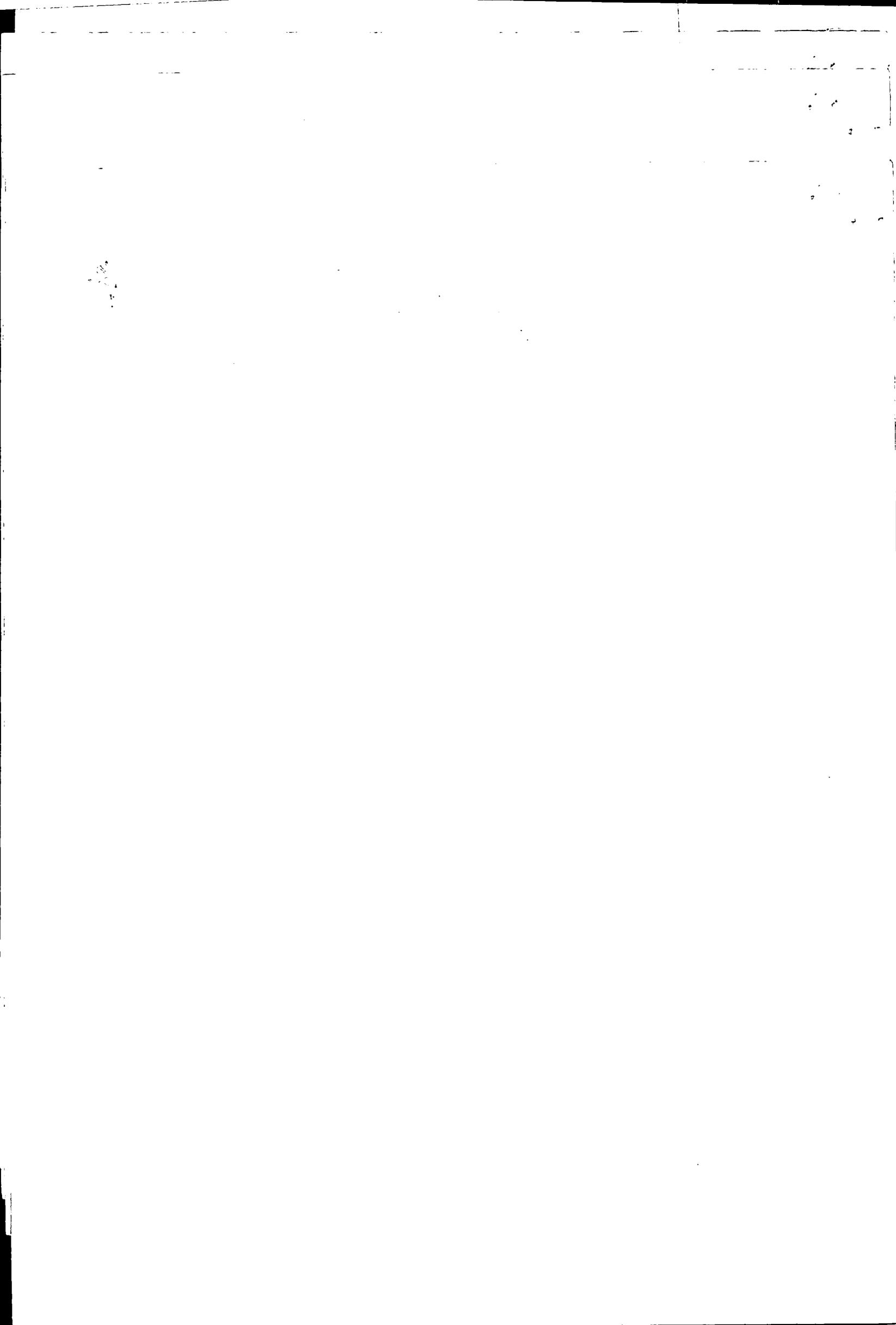
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6005, 6007, 6011 FOLSOM BLVD.

M Leo McGlade & associates, inc.
 3417 Arden Way Suite A Sacramento, CA 95825 (916) 455-4300

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RECEIVED



Attachment 4
Prospective Class Schedule for August 1996

AUGUST 1996 CLASS SCHEDULE

MONDAYS:

8:00 TO 11:00 BEGINNING LEVEL COUNTRY WALTZ CLASS AND DANCE \$6.00
GUEST INSTRUCTOR :
9:00 DANCE ONLY ON EITHER OR BOTH FLOORS: \$3.00
MAIN DANCE FLOOR: ALL DANCES
RHYTHM ROOM: W/C - E/C - N/C 2 STEP - HUSTLE

TUESDAYS:

8:00 - 11:00 INTER/ADV LEVEL RUMBA CLASS AND DANCE \$ 6.00
HOUSE INSTRUCTORS JANET DIPINO & JOHN LEE
9:00 DANCE ONLY ON EITHER OR BOTH FLOOR: \$3.00
LOWER MAIN DANCE FLOOR: ALL DANCES
UPPER RHYTHM ROOM DANCE FLOOR: W/C - E/C - N/C 2 STEP - HUSTLE

WEDNESDAYS:

8:00 - 11:00 BEGINNING LEVEL WEST COAST CLASS AND DANCE \$6.00
HOUSE INSTRUCTORS JANET DIPINO & JOHN LEE
8:10 - 11:10 INTER/ADV LEVEL WEST COAST SWING CLASS AND DANCE \$6.00
GUEST INSTRUCTOR :
9:00 DANCE ONLY ON EITHER OR BOTH FLOORS: \$3.00
LOWER MAIN DANCE FLOOR: ALL DANCES
UPPER RHYTHM ROOM DANCE FLOOR: W/C - E/C - N/C 2 STEP - HUSTLE

THURSDAYS:

8:00 TO 11:00 BEGINNING LEVEL COUNTRY WALTZ CLASS AND DANCE \$6.00
9:00 DANCE ONLY ON EITHER OR BOTH FLOORS: \$3.00
GUEST INSTRUCTOR :
LOWER MAIN DANCE FLOOR: ALL DANCES
UPPER RHYTHM ROOM DANCE FLOOR: W/C - E/C - N/C 2 STEP - HUSTLE

FRIDAYS:

8:00 - 1:00 BEGINNING LEVEL BALLROOM CHA-CHA CLASS AND DANCE \$7.00
HOUSE INSTRUCTORS JANET DIPINO & JOHN LEE
9:00 DANCE ONLY ON EITHER OR BOTH FLOORS: \$5.00
LOWER MAIN DANCE FLOOR: ALL DANCES
UPPER RHYTHM ROOM DANCE FLOOR: W/C - E/C - N/C 2 STEP - HUSTLE

SATURDAYS:

7:00 - 1:00 INTERMEDIATE/ADVANCED BALLROOM RUMBA/CHA-CHA
CLASS AND DANCE \$7.00
HOUSE INSTRUCTORS JANET DIPINO & JOHN LEE
9:00 DANCE ONLY ON EITHER OR BOTH FLOORS: \$5.00
LOWER MAIN DANCE FLOOR: ALL DANCES
UPPER RHYTHM ROOM DANCE FLOOR: W/C - E/C - N/C 2 STEP - HUSTLE

SUNDAYS:

6:00 - 10:00 BEGINNING LEVEL SALSA CLASS AND DANCE \$7.00
GUEST INSTRUCTOR :
9:00 DANCE ONLY ON EITHER OR BOTH FLOOR: \$5.00
LOWER MAIN DANCE FLOOR: ALL LATIN DANCES
UPPER RHYTHM ROOM DANCE FLOOR: W/C - E/C - N/C 2 STEP - HUSTLE

Attachment 5
Operating Hours of Other Site Uses

July 1, 1996

John Lee:
CEO
President
Dance Director

City of Sacramento
Department of Planning And Development
1231 I Street Suite 300
Sacramento Ca 95814-2904

Holly Cramerus
Vice. President

Attn: David Shpak
Re: File #P 96-060

Janet DiPino
Treasurer
Asst. Dance Director

Dear Mr. Shpak,

Francis Resta
Secretary

The following is the survey you requested of the hours of operation of the adjoining businesses to our dance studio at 6009 Folsom Blvd. :

Ray Baishiki
Director

6005 Folsom Blvd.: Neighborhood Services
277-6005 hours: Mon.-Fri. 8am -5pm

Eve Baishiki
Director

6007 Folsom Blvd. Ste. 200: Sisters of Mercy
Mercy Education Resource Center
Hours: Mon.- Fri. 8am-7pm Occasional evening/
weekend workshops.

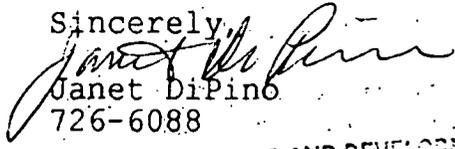
6007 Folsom Blvd. Ste. 201: Safe Streets, Inc.
Hours: Mon.-Fri. 8am-5pm

6011 Folsom Blvd.: RC Country
Hours: Mon.-Fri. 10:30 am- 7pm, Sat. 10am-5pm
(Dec.-Jan. only: Sun. 10am-4pm)

1413 60th Street: All Our Pets
Hours: Mon./Wed./Fri./Sat. 8am-6pm
Tues./Thurs. 8am-8pm

No seasonal variations except where noted.
Please let me know if I can be of any further
assistance.

Sincerely,


Janet DiPino
726-6088

PLANNING AND DEVELOPMENT

PLANNING AND DEVELOPMENT

JUL 2 1996

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Attachment 6
Vehicle Occupancy Surveys

The Ballroom

Dance Studio of Sacramento

{Formerly Lee's Master Series Dance Instruction}
6009 Folsom Blvd., Sacramento, Ca. 95819
(916) 737-SWAY {7929}

July 31, 1996

John Lee:
CEO
President
Dance Director

City of Sacramento
Department of Planning And Development
1231 I Street Suite 300
Sacramento Ca 95814-2904

Holly Cramerus
Vice. President

Attn: David Shpak
Re: File #P 96-060

Janet DiPino
Treasurer
Asst. Dance Director

Dear Mr. Shpak,

Francis Resta
Secretary

The following is a survey I made at our classes in
Citrus Heights regarding vehicle occupancy on July
17 & 18 and July 24 & 25.

Ray Baishiki
Director

July 17 18 students: 13 cars

July 18 13 students: 10 cars

July 18 14 students: 11 cars

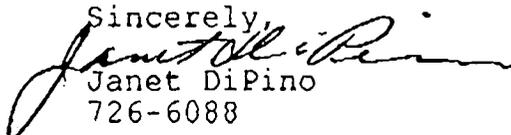
Eve Baishiki
Director

July 24 14 students: 9 cars

July 25 10 students: 8 cars

Please bear in mind, there is no close public
transportation to this location.

Sincerely,


Janet DiPino
726-6088

P96-066

August 22, 1996

ITEM #12
PAGE 18

SENT BY: FAIR OAKS CA ; 7-31-96 ; 1:18PM ; 9169620956 MINUTEMAN PRESS → 916 264 5328;# 1

COPY TO DAVID SHPAK
FAX-264-5328

SURVEY OF CAR DENSITY AT "LET'S DANCE BALLROOM DANCE
(ST. PHILOMENE'S CHURCH), FRIDAY JULY 26, 1996

Total count of cars in parking lot at 9:13 pm (validation) = 132

Total count of arriving cars with only single person= 71 x 1 = 71
Total count of arriving cars with two people.....= 47 x 2 = 94
Total count of arriving cars with three people.....= 6 x 3 = 18

Total cars.....= 124
Total number of people.....= 183

Calculation of average number of people per car:

183 total people
----- = 1.48 people/car average
124 total cars

Francis Resta
Prepared by Francis Resta
Davis, CA 916-753-8948
July 29, 1996