





18036 Gottschalk Avenue

Simply Massage the Wellness Center, LLC

Existing Conditions Photo

PIN: 29-31-400-038 and -037

Case 22-21 PZC

July 14, 2022



PARKING DEMAND

Tenant Use	Parking Req.
Existing Retail	13
Existing Salon	18
Requested Spa (Massage)	9
Vacant Tenant	3
TOTAL	43

50% Reduction for Shared = 23

25% Allowed On-Street = 11

PARKING SUPPLY12 spaces on-street
(Gottschalk, east side only)

23 spaces off-street

17 spaces on-street
(Ridge, west of Gottschalk)13 spaces on-street
(Ridge, east of Gottschalk)**TOTAL: 65 SPACES**