

AMENDED STAFF REPORT 7/20/84

In the matter of the decision of the)
Planning Commission on an applica-)
tion for a variance to waive six)
required parking spaces at 2430 'K')
Street and zoned C-2. (P84-188))

NOTICE OF DECISION
and
FINDINGS OF FACT

On July 12, 1984 the Planning Commission indicated an intent to approve the above entitlement based on Findings of Fact due July 26, 1984.

Based upon documentary and oral evidence submitted at the public hearing on July 12, 1984, the Planning Commission approved the variance subject to conditions and based on Findings of Fact which follow:

Conditions

1. The applicant shall clearly mark four parking spaces on the site;
2. The 'K' Street access shall be clearly marked as "Exit Only" prior to final permit approval by the Building Division;
3. The 25th Street access shall be clearly marked as "Entrance Only" prior to final permit approval by the Building Division;
4. The applicant shall submit substantiation of a recorded reciprocal access and parking agreement between the subject site and the property adjacent to the west prior to final permit approval by the Building Division.

Findings of Fact

1. The proposed variance as conditioned does not constitute a special privilege extended to one property owner in that:
 - a. The proposed office use is to be located in an existing two-story residential structure that is a listed Priority Structure;
 - b. The property is substandard in size to locate eight parking spaces with maneuvering area.
2. The proposed variance, as conditioned, does not constitute a disservice and will not be injurious to public welfare or other property in the area in that:
 - a. Adequate on-street parking is available in this area;

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Condo Conversion

1. The proposed variance as conditioned does not constitute a special privilege extended to one property owner in that:
 - a. The proposed office use is to be located in an existing two-story residential structure that is a listed Priority Structure;
 - b. The property is substandard in size to locate eight parking spaces with maneuvering area.
2. The proposed variance, as conditioned, does not constitute a disservice and will not be injurious to public welfare or other property in the area in that:
 - a. Adequate on-street parking is available in this area;

- b. Four parking spaces of the required eight spaces will be located on the subject site;
 - c. The proposed office use will not significantly increase the parking demand in the area.
3. The proposal is consistent with the 1974 General Plan and Old City Community Plan which designate the site commercial and office and general commercial respectively.

Approved by the Planning Commission
on July 26, 1984 for the July 12,
1984 City Planning Commission
meeting.

CHAIR