

In the matter of the decision of the City )  
Planning Commission approval of a variance )  
to allow tandem parking in conjunction )  
with a 20,400 square foot office building )  
in the C-2 zone, located at the northwest )  
corner of 20th and I Streets (P85-015) )

NOTICE OF DECISION  
and  
FINDINGS OF FACT

At its regular meeting of April 11, 1985, the City Planning Commission indicated an intent to approve the above entitlement, based on Findings of Fact due April 25, 1985. Based upon oral and documentary evidence at the public hearing, the Commission approved the variance, based on the following conditions and Findings of Fact:

Conditions

1. The applicant shall submit a minimum 50-year lease agreement for the off-site parking lot to the City Attorney and Planning Director for review and approval prior to issuance of building permit.
2. The applicant shall obtain a parking facilities permit for the off-site parking lot.
3. The applicant shall incorporate men's and women's shower facilities with a minimum 10 clothes lockers each.
4. A minimum of 10 bicycle lockers, five of which shall be Class I facilities, shall be developed on-site.

Findings of Fact

1. Granting the variance does not constitute a special privilege granted a single property owner, in that:
  - a. the site can accommodate a tandem parking design and meet the Zoning Ordinance requirements related to parking stall dimensions and back-out maneuvering space;
  - b. the surplus parking spaces created with the tandem parking design will help alleviate the parking congestion experienced in the midtown area.
2. Granting the variance to allow tandem parking will not be injurious to the public welfare and other properties in the vicinity, in that surplus parking spaces created by the tandem parking design will alleviate the parking congestion problem in the midtown area.
3. The project is compatible with the 1980 Central City Plan which designates the subject site for office use.

Approved by the Planning Commission on  
April 25, 1985 for the April 11, 1985  
City Planning Commission meeting

\_\_\_\_\_  
CHAIR

P85-015

April 25, 1985

Item No. 1a