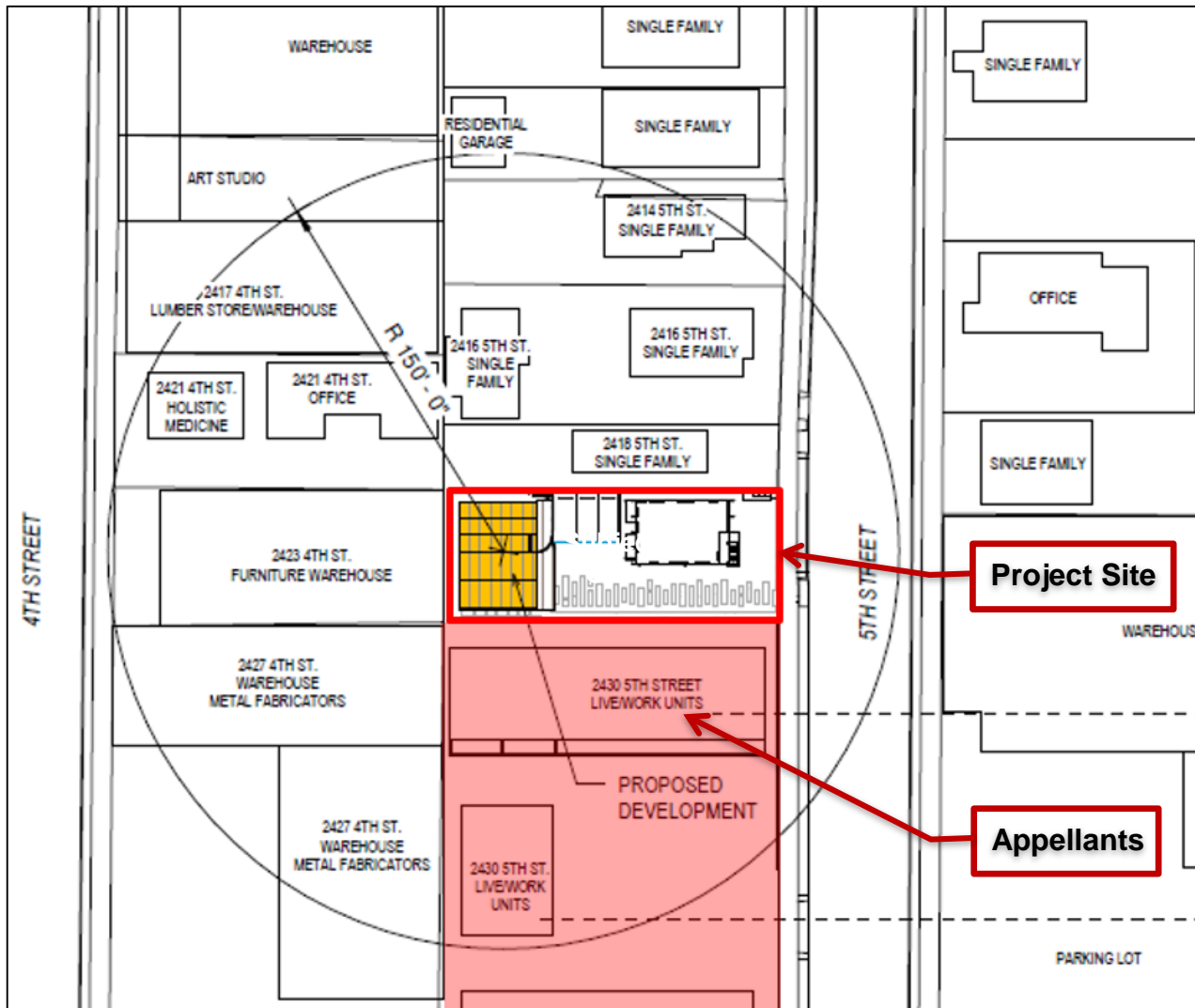




# 2422 FIFTH STREET #ZP2018-0108 APPEAL

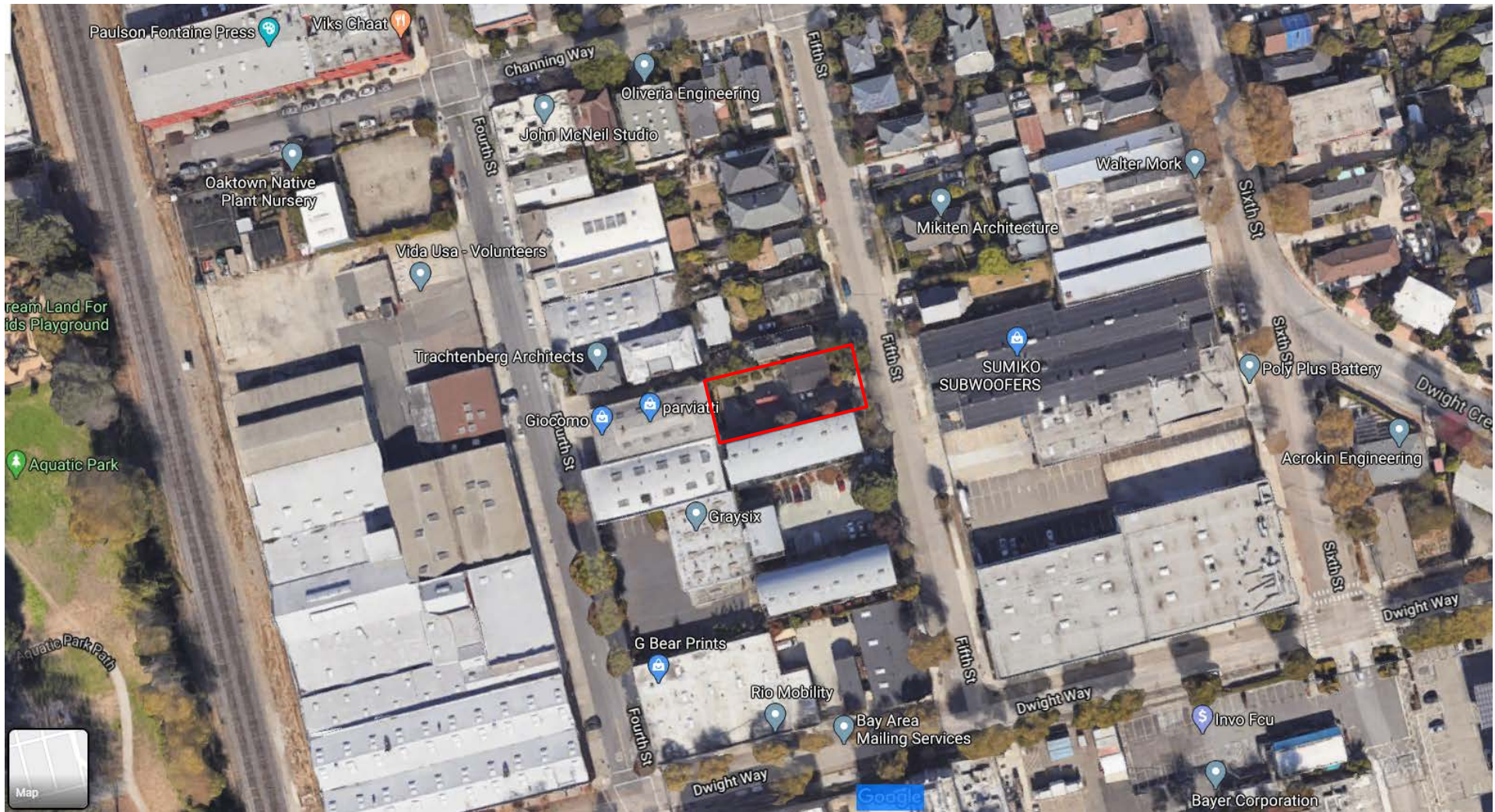


# Vicinity Map



# Neighborhood Context

4



# Background

5

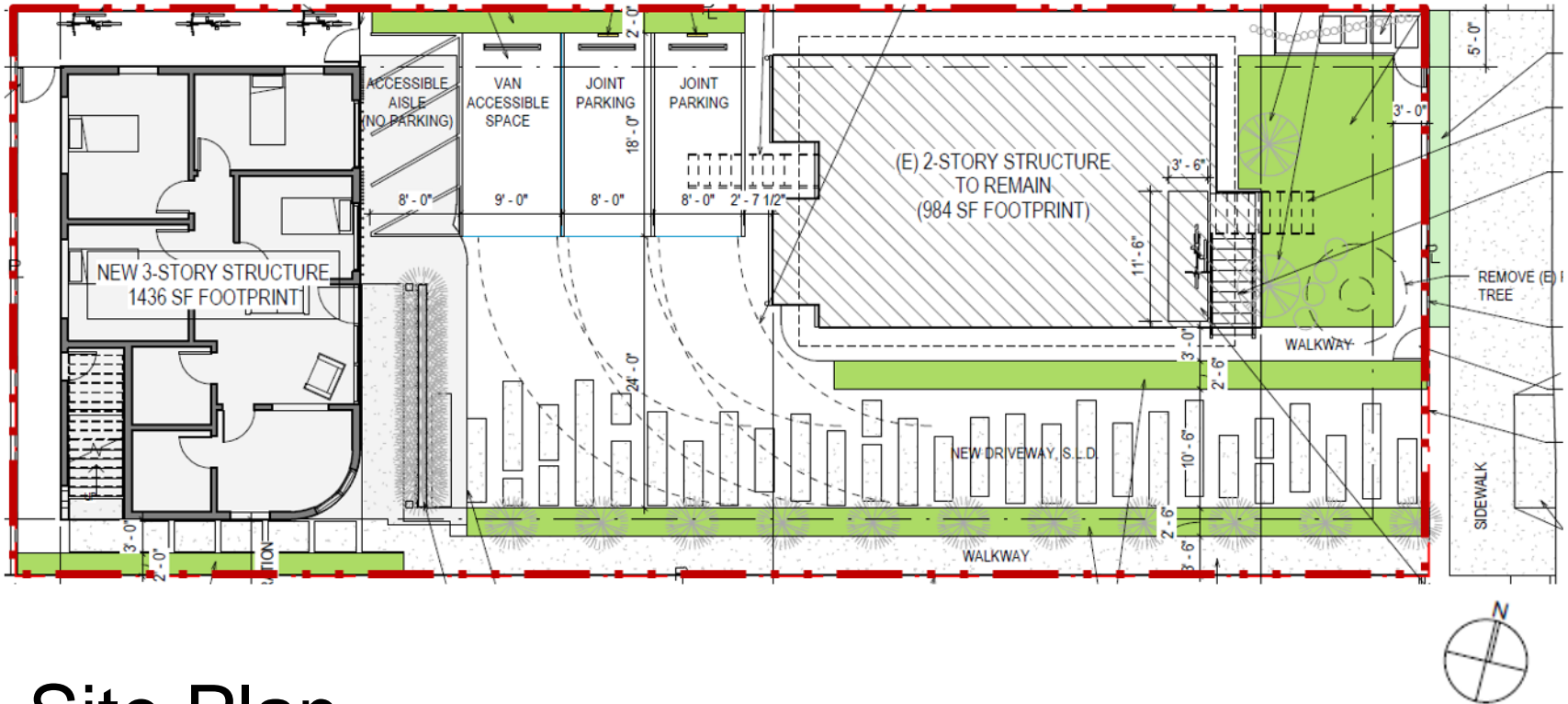
## Original project proposal:

- Convert upper unit in existing two-story duplex on lot front into medical offices (elimination of 1 of 2 rent-controlled units)
- Construct new 3-story, duplex on lot rear (total 3 dus on lot)
- 5 parking spaces

Applicant submitted revised project in response to staff advisory that a Variance would be needed for the original project.

# Background

6



## Site Plan

- Approved by ZAB on October 24, 2019

# Appeal Point Summary

7

- *Parking survey is outdated and not valid.*
- *Parking survey does not accurately assess the parking demand for the site and in neighborhood. Residents may choose to keep cars at home and take alternative transport to work.*
- *Project doesn't provide enough parking. Parking is already in short supply because of businesses and will be worse from new developments.*

# Staff Response Summary

8

- Survey corrected and updated; deemed current and valid by City Traffic Engineer
- Survey provides empirical data for available parking within 1-block radius of site during peak hours
- Survey scope determined by Land Use and Transportation staff;
- Significant surplus of available parking – enough for residents who keep cars at/near home weekdays
- Parking Management Plan – agree on parking arrangement and schedule amongst all parties



# Staff Response Summary

9

- Projects under development in vicinity meet/exceed minimum parking requirement
- Project provides district minimum for parking; Findings for both parking reduction permits satisfied

# Conclusion

10

## Project Summary:

- 3-story, 4,806 SF mixed-use building
- 967 square feet of medical office space
- 2 new dwelling units (2 existing; 4 total on lot)
- 3-space parking w/ 2 shared

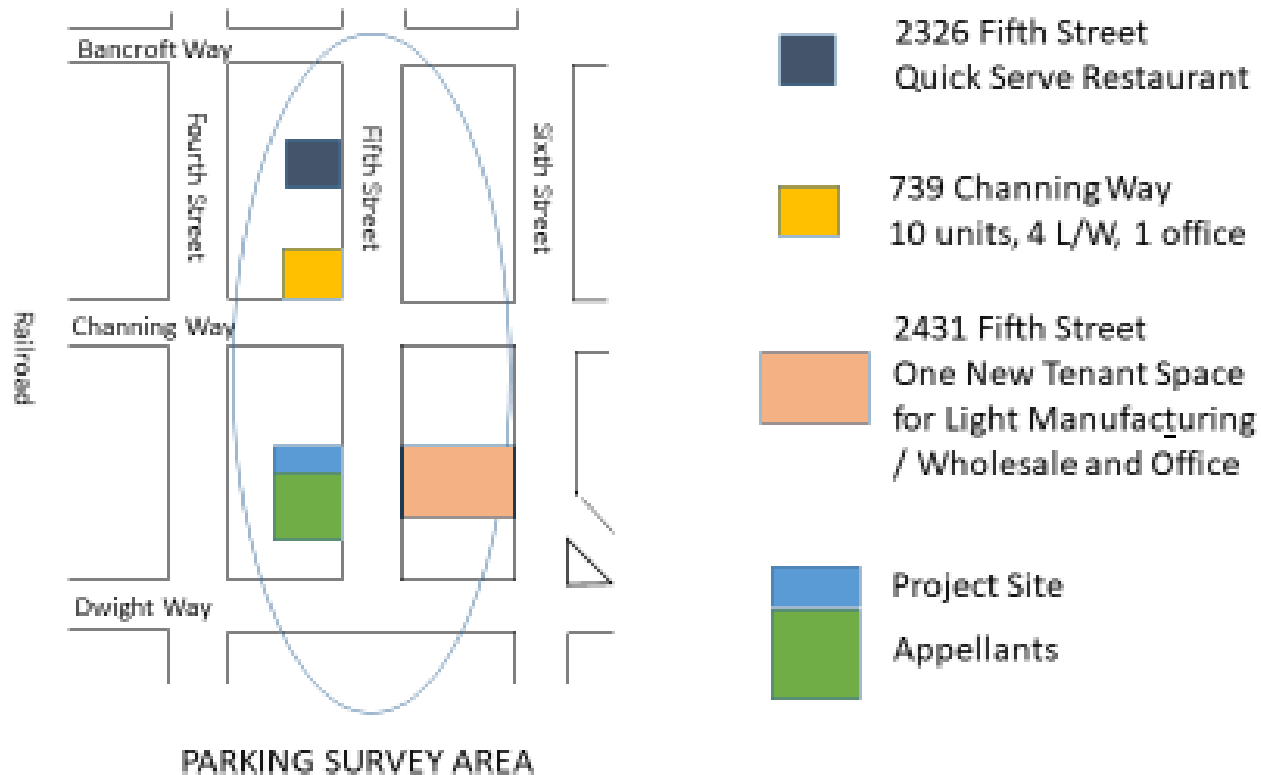
## City Council Action:

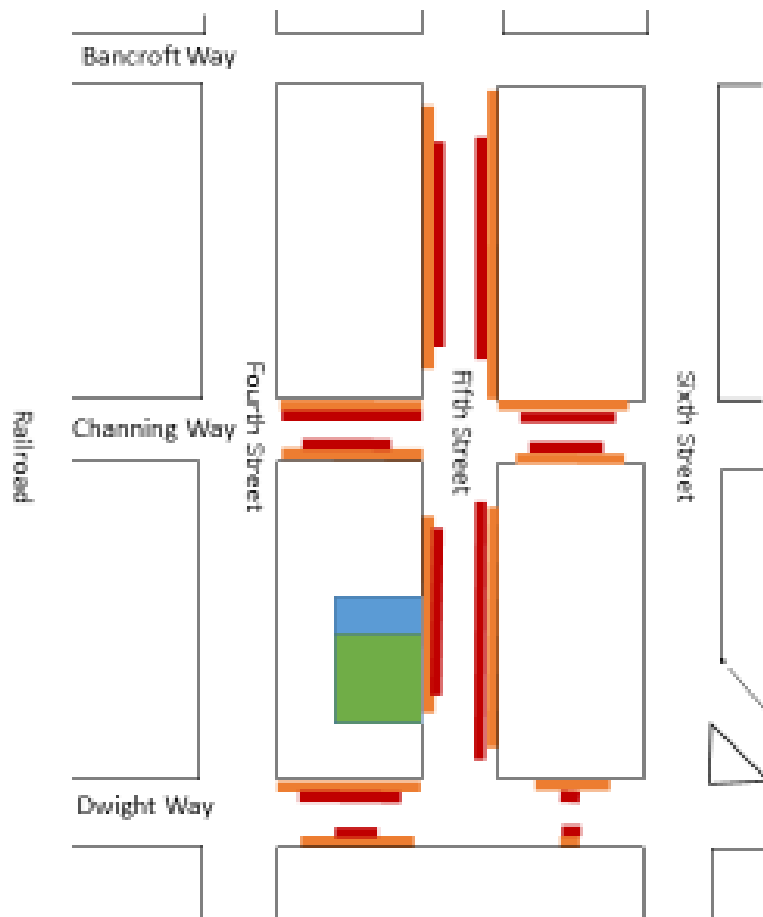
- Continue public hearing
- Reverse, affirm, or modify ZAB approval
- Remand to ZAB

QUESTIONS?

# Parking Survey

12





Wednesday, October 17, 2018

- Occupied at 1:30 PM
- Occupied at 5:30 PM

Color bars indicate relative proportion of parking spaces along the surveyed block face that were occupied.

	10-17-18 (1:30 PM)	10-17-18 (5:30 PM)
Total Supply:	163	163
Total Demand:	118	88
Net Vacant Spaces:	37	67

76% / 56% occupied

- Project Site
- Appellants



Saturday, March 16, 2019

- █ Occupied at 2:30 PM
- █ Occupied at 8:00 PM

Color bars indicate relative proportion of parking spaces along the surveyed block face that were occupied.

	3-16-19 (2:30 PM)	3-16-19 (8:00 PM)
Total Supply:	153	153
Total Demand:	64	64
Net Vacant Spaces:	89	89

56% occupied both periods

- █ Project Site
- █ Appellants



Sunday, March 17, 2019

- Occupied at 1:00 PM
- Occupied at 6:00 PM

Color bars indicate relative proportion of parking spaces along the surveyed block face that were occupied.

	3.17.19 (1:00 PM)	3.17.19 (6:00 PM)
Total Supply:	153	153
Total Demand:	63	53
Net Vacant Spaces:	90	100

41% / 35% occupied

- Project Site
- Appellants



Thursday, March 21, 2019

- █ Occupied at 1:30 PM
- █ Occupied at 8:00 PM

Color bars indicate relative proportion of parking spaces along the surveyed block face that were occupied.

	3-21-19 (1:30 PM)	3-21-19 (8:00 PM)
Total Supply:	153	153
Total Demand:	129	97
Net Vacant Spaces:	24	56

84% / 64% occupied

- █ Project Site
- █ Appellants