A. PROJECT INFORMATION

1. APPLICATION IS: ☑ Development Project ☐ Protest Appeal

2. STAFF REVIEW DATE: May 21, 2021

3. SITE INFORMATION
Development Address: 1425 5th Avenue
Parcel ID(s)/Lot-and-Block Number(s): 0002-H-00072-0000-00
Project Description: Change of use for Commercial Parking with accessory storage.

3. CONTACT INFORMATION
Applicant (phone and email): Joseph Kelley, jkelley@k7parking.com

B. ZBA HEARING INFORMATION

Zone Case # of 15801-2021
Date of Hearing: July 15, 2021
Time of Hearing: 10:00a.m.
Zoning Designation: UPR-A (Uptown Public Realm – A)

Neighborhood: Uptown
Zoning Specialist: AK

C. ZBA REQUESTS

Type of Request: Variance
Code Section: Sec. 908.04.D.1.b and Sec. 911.02
Description: Use as Commercial Parking (limited) is not permitted within the UPR-A.

Type of Request: Variance
Code Section: Sec 908.04.C.2 (c)
Description: In the UPR, no surface parking, accessory or primary, shall be constructed with frontage on Fifth Avenue.

Type of Request: Variance
Code Section: Sec. 908.04.C.2 (d); Sec. 914.09.D; Sec. 916.03; and Secs. 918.02.B and C
Description: Landscaping and screening for site and use as commercial parking; none proposed.

Type of Request: Variance
Code Section: Sec 908.04.C.2 (j)
Description: Continuous pedestrian sidewalks at least ten (10) feet wide shall be provided. Existing sidewalks proposed to remain.
Type of Request: Variance

Description: Minimum Rear Setback when not adjacent to a way, Tustin or Watson street is 20 Ft; Zero Ft is proposed.

Code Section: Sec 906.04.D.1 (d)

Type of Request: Variance

Description: Wheel Stops or curbing shall be installed to protect walls, poles, structures, pedestrian walkways, or landscaped areas; None provided.

Code Section: 914.09.C

Type of Request: Variance

Description: Commercial Parking uses providing between 4 and 20 car spaces requires at least one bike parking space; none proposed.

Code Section: 914.05.D
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