

**TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION**  
**FROM: RON WHISENAND, COMMUNITY DEVELOPMENT DIRECTOR**  
**SUBJECT: SITE PLAN 08-011 - TANDEM PARKING**  
**DATE: AUGUST 12, 2008**

**Needs:** For the Planning Commission to consider a request by Darren Nash to approve the use of tandem parking in order to meet the parking requirements for a proposed second unit at 435 Vine Street.

- Facts:**
1. The applicant is proposing to convert an existing shop into a second unit on his 7,000 square foot R2 zoned lot.
  2. Section 21.22.040A.2 of the Zoning Code requires two parking spaces per residential unit. Therefore, a total of four spaces would be required for the existing unit plus the newly converted shop. The spaces do not have to be covered or enclosed. Section 21.22.160 of the Zoning Code requires approval of tandem parking spaces by the Planning Commission.
  3. Given the existing configuration of the structures on the site, three parking spaces would be located at the rear of the lot accessed from Olive Street. The fourth space utilizes an existing parking space located in front of the existing house on Vine Street.
  4. The Development Review Committee approved the Site Plan for the second unit and recommended the approval of tandem parking spaces to the Planning Commission.

**Analysis  
and**

**Conclusions:** The existing unit on the property was originally built with a one car garage and one tandem parking space in the driveway. However, in 1973 the owner converted the attached garage into living space, leaving only one parking space for the existing unit which backs onto Vine Street. Existing parking in the rear currently requires vehicles to back out of the driveway onto Olive Street. The proposed tandem spaces have been incorporated into the design so that the proposed second unit will use the tandem spaces off Olive Street to avoid any potential conflicts that may arise from blocked vehicles. The proposed tandem spaces would also need to back out onto Olive Street. Neither of the two spaces are anticipated to be a problem and both appear to be consistent with the

neighborhood development pattern in relation to back up distance of the spaces. The use of tandem parking would appear appropriate for this 50 foot wide R2 lot.

**Options:** After consideration of all public testimony, the Planning Commission should consider the following options:

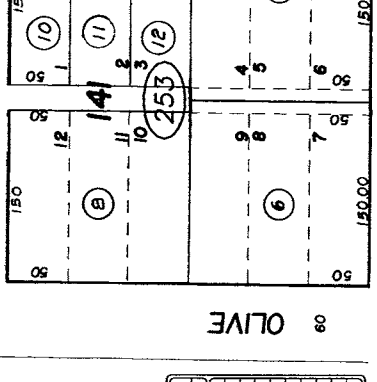
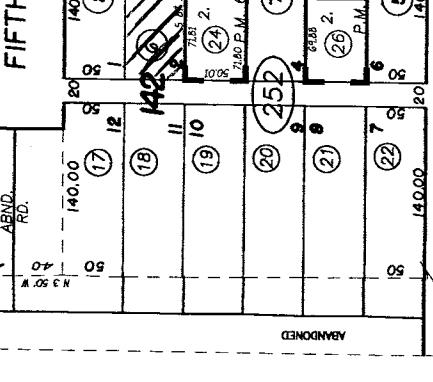
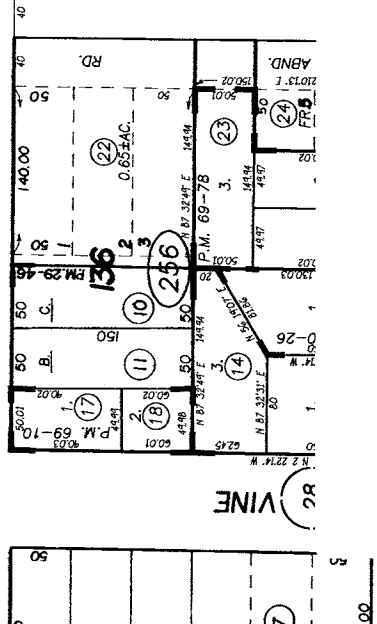
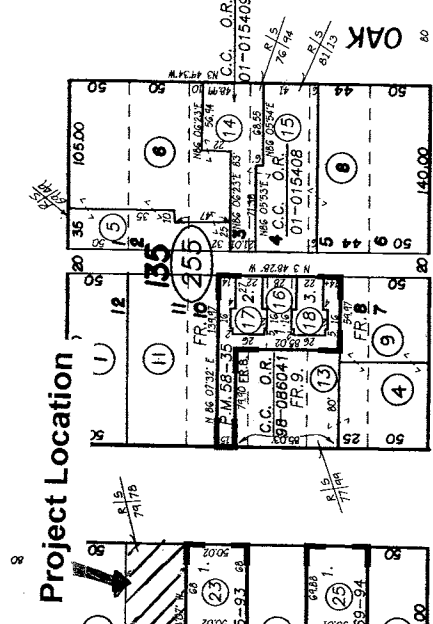
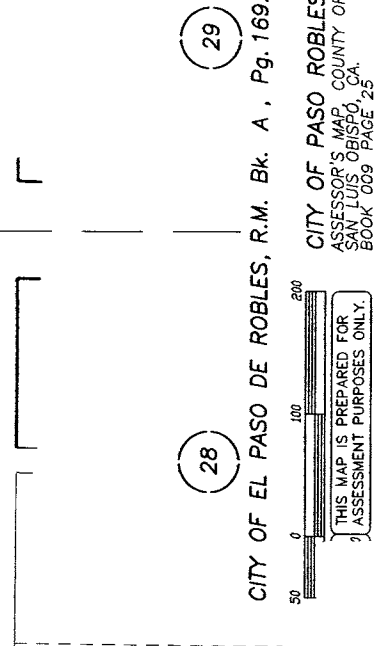
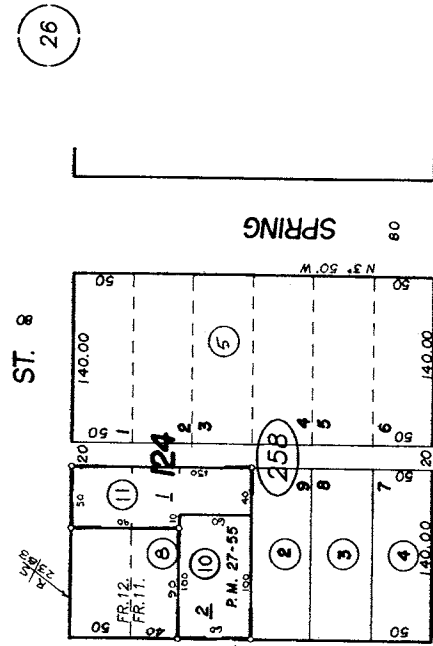
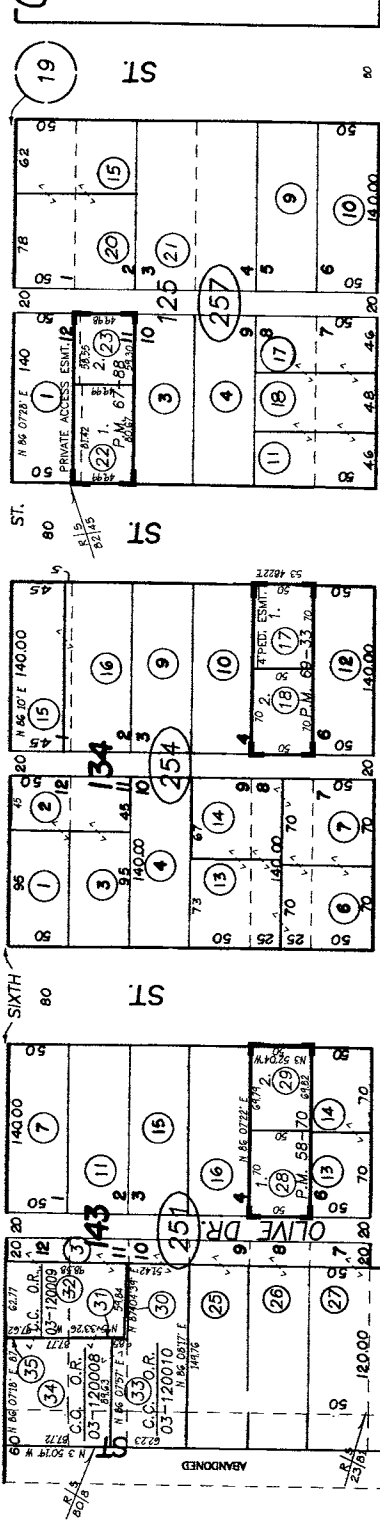
- a. Approve the request for tandem parking.
- b. Amend, modify, or reject the above option.

**Report Prepared By:** Mathew Fawcett, Assistant Planner

**Attachments:**

1. Vicinity Map
2. Parking Exhibit

009-25



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REVISIONS	I.S.	DATE
	08-185	09-10-07
	08-253	11-13-07
	08-287	12-19-07
	NA	01-19-08
	08-383	01-24-08

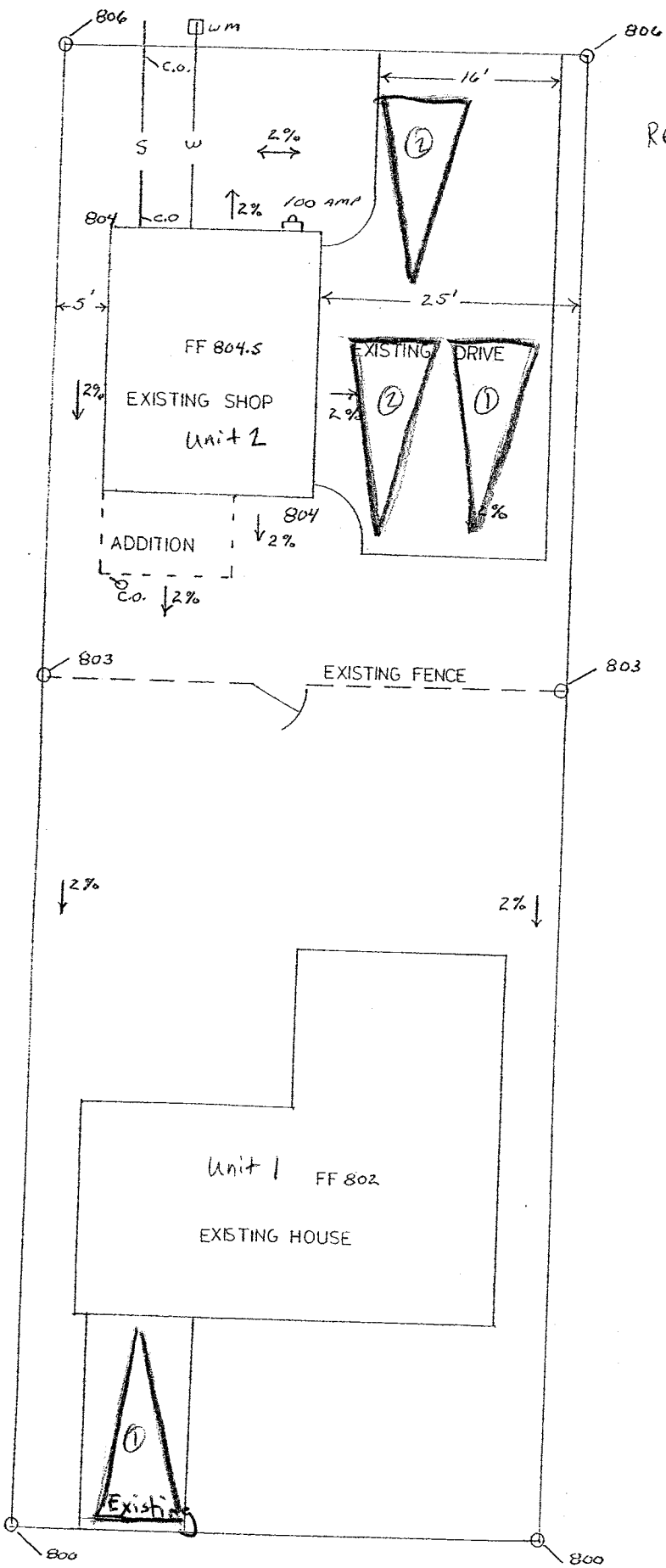
CITY OF EL PASO DE ROBLES, R.M. Bk. A, Pg. 169.

CITY OF PASO ROBLES  
ASSESSOR'S MAP COUNTY OF  
SAN LUIS OBISPO, CA.  
BOOK 009 PAGE 25.

THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.

Attachment 1:  
Vicinity Map

OLIVE STREET



REQUEST FOR 1 TANDEM SPACE

12'

12'

435 VINE STREET

**Attachment 2:  
Parking Exhibit**