

On-Site Parking Exception Findings

- (a) Existing traffic and parking on nearby streets and properties would not be adversely affected by granting of an on-site parking reduction, as off-site parking is typically available and not subject to significant levels of congestion.

This finding can be made, in that the proposed parking area is located on the driveway serving the subject property. The existing driveway is a U-shaped configuration situated within the Visitar Street right-of-way. The entrance and exit is accessed from the traveled roadway, and the parking area is separated by mature trees and sloping topography. Although the driveway is technically located within the right-of-way, its use for parking will not adversely impact traffic along Visitar Street. The driveway is sufficiently large to accommodate up to four vehicles while keeping them clear of the traveled roadway, ensuring that emergency access is not impeded. The cars associated with the proposed Vacation Rental would not exceed the number that would be typically associated with use of the property as a single-family dwelling with full-time occupants, consistent with the requirements of the Vacation Rental ordinance. The permit has been conditioned allow a maximum of three cars, and to require that all vehicles associated with the vacation rental use be parked entirely within the designated driveway area.