



**Meeting Date:** June 6, 2016

**Report No.** CC-16-74

**Agenda Item No.** 7-b

**Status:** Public Hearing

**Purpose:** The applicant requests approval of a Specific Use Permit to allow a conventional single-family use on property zoned CB (Commercial Business) within the BID (Business Improvement District #1) at property addressed as 511 and 511 ½ S Lewis Street.

**Background Summary:** The subject property currently has a single-family house and an abandoned duplex structure. The applicant seeks to remodel the duplex to convert it into a single-family house. The CB zoning district and BID do not allow single-family uses by right. However, City Code Section 23.272 allows for the approval of a Specific Use Permit for any activity not permitted by-right in the BID.

The Planning Commission made the following findings:

1. A Specific Use Permit is required to permit the conversion of the abandoned duplex structure into a single-family house in the BID.
2. A single-family house is located on the property in front of the duplex structure.
3. The duplex has been abandoned for more than one year. The legal non-conforming (grandfathered) status is no longer valid.
4. Restoration and re-use of the abandoned structure will be an improvement to the property and neighborhood.

**Budget Impact:** There is no budget impact.

**Prior Council Action or Part of an Approved Project:** No      **Related Items:** None

**Alternatives:**

1. Approve the proposed Specific Use Permit to allow a conventional single-family use in the CB and BID. Direct staff to prepare a Specific Use Permit for signature by the Mayor.
2. Deny the proposed Specific Use Permit.

**Recommendation:** Planning Commission recommends Alternative 1: Approve the Specific Use Permit to allow a conventional single-family use in the CB and BID.

Prepared by: Tom Coots, Planner I

Reviewed by: Paula Dennison, DS Director

Submitted by: Dan Blankenship, Deputy City Manager

Attachments: PC Summary, Area Map, Site Plan