



**Project No. 21-02: Viva City, Inc./Viva City Recovery House, 2425 N. Taylor Rd.** 'A' Single-family zoning district, requests conditional use permit for: (a) adaptive reuse of a non-residential building in a residential district for a 16-resident boarding house, and (b) reduction of parking requirements per Code sections 1111, 1115, 1121, 1151, 1153, 1161, & 1166.

Approved, 7-0 conditional use permit for: (a) adaptive reuse of a non-residential building in a residential district for a 16-resident boarding house, with the following conditions:

1. This use shall not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;
2. The applicant shall work with staff to resolve any complaints from neighbors;
3. Occupancy shall not exceed the maximum allowable occupancy as determined by the City's Housing Inspections Department;
4. Any Housing, Building, or Fire Code violations shall be corrected prior to occupancy;
5. Existing landscaping shall be maintained or, if desired, a new landscape/screening plan shall be approved by the Planning Director;
6. If new exterior lighting is proposed, the applicant shall submit a lighting plan for Planning Director approval;
7. Deliveries and trash pick-up shall not take place before 7 a.m. or after 9 p.m.;
8. Architectural Board of Review approval shall be required for exterior changes to the building;
9. All parking shall be accommodated on-site;
10. Any expansion of the use shall require a new Conditional Use Permit; and
11. All required construction and installation of the use shall be completed within 18 months of Planning Commission approval.
12. A fence shall be installed along the east property line.

Approved, 7-0 conditional use for the reduction of parking because the parking requirements result in an excessive number of parking spaces and a lesser number of spaces is appropriate and consistent with these regulations because the residents lack housing and financial resources and therefore will not have vehicles.

**I hereby certify that the above decisions constitute the final actions taken by the Planning Commission on March 10, 2021. I further certify that this Action Summary was mailed to the Applicant on March 15, 2021.**

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**Karen Knittel, Secretary for Planning Commission**

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**Date**