

**CITY PLANNING COMMISSION**  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

<b>APPLICANT</b> Michele Choate 5 Datoro Ct Sacto CA 95833		
<b>OWNER</b> Michele Choate 5 Datoro Ct Sacto CA 95833		
<b>PLANS BY</b> Michele Choate 5 Datoro Ct Sacto CA 95833		
<b>FILING DATE</b> 1-29-93	<b>ENVIR. DET.</b> Neg Dec	<b>REPORT BY</b> B Williams
<b>ASSESSOR'S PCL. NO.</b> 237-0140-015		

**APPLICATION:**                    A.    Negative Declaration

    B.    Special Permit to convert an existing 1,568 square foot bar use into a single family dwelling on 2.5± developed acres in the Limited Commercial (C-1) zone.

**LOCATION:**                        4345 Dry Creek Road

**PROPOSAL:**                    The applicant is requesting the necessary entitlements to allow the conversion of an existing bar use into a single family dwelling.

**PROJECT INFORMATION:**

General Plan Designation:	Low Density Residential (4-15 du/na)
1984 North Sacramento Community Plan Designation:	Retail/General Commercial
Existing Zoning of Site:	C-1
Existing Land Use of Site:	Vacant Bar

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Residential; R-1	Front:	25'	75'
South: Vacant & Residential; R-1	Side(Int):	5'	240'
East: Residential; R-1	Street Side:	12'1/2"	100'
West: Vacant & Residential; R-1	Rear:	15'	225'

Parking Required:	1 space
Parking Provided:	0 spaces
Property Dimensions:	330' x 330'
Property Area:	2.5± acres
Building Square Footage:	1,568 sq.ft.
Height of Building:	One story

00300

Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Material:	Cinderblock
Roof Materials:	Composition Shingle
Exterior Building Colors:	Earthtone

**PROJECT EVALUATION:** Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one developed parcel on 2.5± acres in the Limited Commercial (C-1) zone. The General Plan designates the site for Low Density Residential (4-15 du/na) and the 1984 North Sacramento Community Plan designates the site for Retail/General Commercial. Surrounding land use and zoning includes residential to the north and east in the R-1 zone; residential and vacant lots to the south and west in the R-1 zone.

B. Applicant's Proposal

The applicant is proposing to convert an existing 1,568 square foot bar use into a single family unit in the C-1 zone. A bar known as "The Spigot" has been located on the site for over 30 years. A Special Permit is required to locate a single family dwelling in the C-1 zone. The proposed dwelling will contain two bedrooms and two baths, a living room and kitchen and an office space.

C. Staff's Analysis

The submitted site plan indicates two driveway entrances for ingress and egress off of Bell Avenue and Dry Creek Road. A gravel lot surrounds the freestanding building. The proposed conversion does not include an enclosed attached and/or detached garage on the site. The Zoning Ordinance requires that all single family dwellings provide an enclosed garage on the site. Because the structure is being converted into a dwelling, staff is recommending that an enclosed garage or at a minimum a concrete parking pad be provided on the property. The City's Traffic Department is also requiring that a paved driveway be provided on the site. The driveway must comply with the City's Driveway Ordinance. Staff observed that there was no landscaping or lawn located on the premises. To improve the street frontage on the property and characterize the lot as a single family dwelling on a residential lot, staff is recommending that landscaping be provided along Dry Creek Road and along Bell Avenue street frontages. Attached as Exhibit D is staff's conceptual landscape perimeter area which should be provided on the property. The applicant has informed staff that landscaping would also be provided around the perimeter of the dwelling. Staff recommends that a landscape and irrigation plan be submitted for review and approval prior to issuance of building permits. The landscape plan shall also include specific site plan features such as fenced areas to remain gravel, driveway with parking pad and proposed landscaping along street frontages and landscape materials.

To ensure that excessive storage and vehicle parking is controlled on the lot, staff is recommending that all unused portions of the lot shall be barricaded and/or fenced. The proposed barricade and/or fencing used shall be reviewed for review and approval prior to issuance of building permits. Any trash dumpsters provided on the property shall be screened with a solid fence or a similar type of enclosure. The enclosure shall be reviewed and approved by the Planning Director prior to issuance of building permits. Any mechanical equipment outside of the dwelling should also be attractively screened. The exterior building materials and roof materials will consist of painted cedar block and composition shingle respectively. The applicant will be required to obtain all of the necessary building permits to convert the use into a single family dwelling.

It is important to mention that no Special Permits were issued for a bar on the site, therefore, the existing bar use is considered a legal non-conforming use. The Zoning Ordinance requires a Special Permit to locate a bar in a C-1 zone. A Special Permit will, therefore, be required if the applicant wishes to convert the dwelling back into a bar use. The applicant has informed staff that they are not interested in converting the use back into a bar but may consider a different type of commercial use to serve the neighborhood in the future. In conclusion, staff supports the applicant's proposal to convert the previous bar use into a single family dwelling. This conversion will be compatible with the surrounding residential community and the recommended improvements will enhance the intersection. In addition, the new residential use will establish positive activity on the corner.

D. Agency and Neighborhood Comments

The proposal was reviewed by the City's Traffic Engineer, Engineering, Utilities and the Group of Residents Improving Neighborhoods (G.R.I.N.). The following comments were received.

Engineering

Applicant shall comply with the City's Cross Connection Control Policy.

Traffic

Location and design of new driveways must comply with the City's Driveway Ordinance.

G.R.I.N.

The Group of Residents Improving Neighborhoods (G.R.I.N.) reviewed the applicant's proposal and suggested that the site should be rezoned to R-1 to be compatible with the surrounding zoning. The group also indicated that the existing C-1 zoning could potentially compete with the Norwood and Jessie Avenues site.

**ENVIRONMENTAL DETERMINATION:** The Environmental Coordinator has determined that the project, will not have a significant impact on the environmental; therefore, a Negative Declaration has been prepared.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration;
- B. Approve the Special Permit to convert an existing 1,568 square foot bar use into a single family dwelling on 2.5± developed acres in the C-1 zone subject to conditions and based on Findings of Fact which follow.

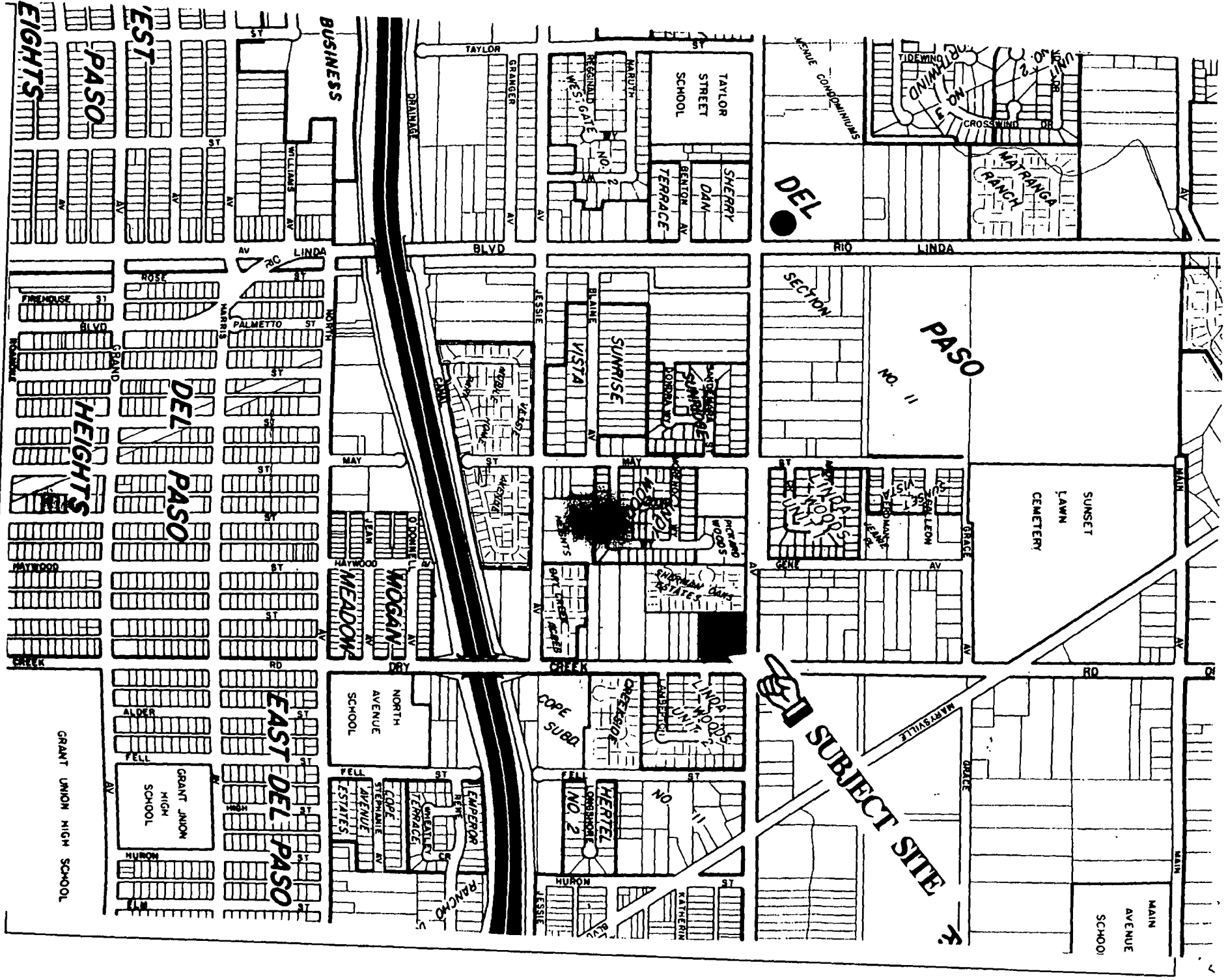
Conditions

1. An enclosed garage or a concrete parking pad shall be provided on the property.
2. A driveway shall be located on the site. The driveway location and design shall comply with the City's Driveway Ordinance.
3. A landscape and irrigation plan which includes specific site features shall be submitted for review and approval prior to issuance of building permits. The landscape plan shall reflect the following elements:
  - a. areas to remain gravel and to be fenced off with barricades and/or fencing;
  - b. landscaping along Dry Creek Road and along Bell Avenue street frontages as delineated on Exhibit D;
  - c. location of driveway with parking pad;
  - d. location of landscaping along the perimeter of the dwelling unit;
4. Any trash dumpsters provided on the property shall be screened with a solid fence or a similar type of enclosure. The enclosure shall be reviewed and approved by the Planning Director prior to issuance of building permits.
5. All mechanical equipment outside of the dwelling shall be attractively screened.
6. All necessary building permits shall be obtained to convert the use into a single family dwelling.
7. A Special Permit shall be obtained to convert the single family dwelling back into a bar use in a C-1 zone.

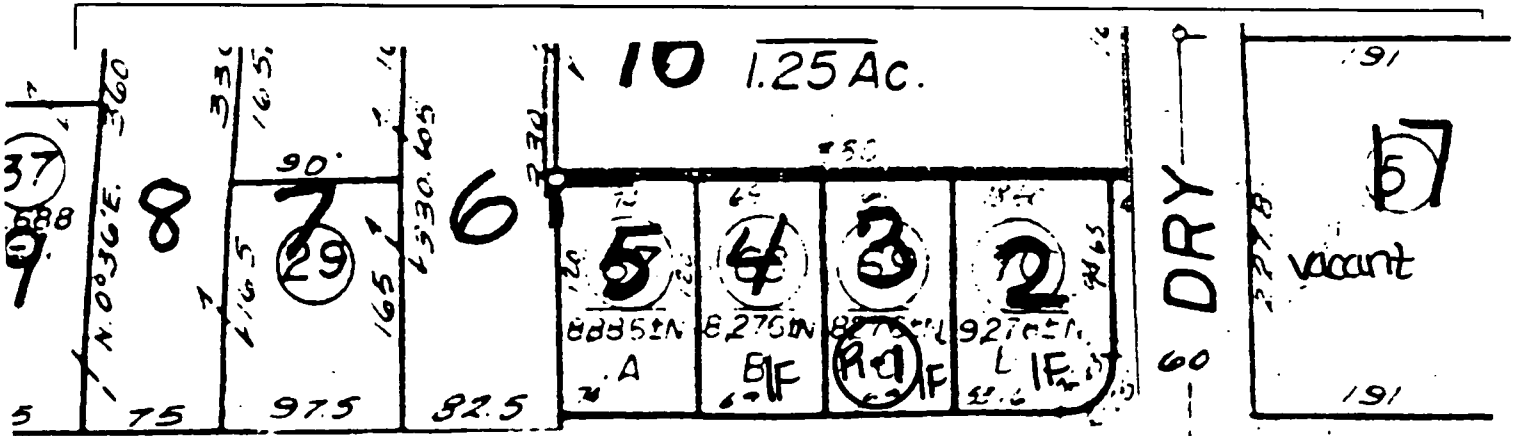
Findings of Fact

1. The proposed project is based upon sound principles of land use in that the proposed conversion will be compatible with the surrounding residential neighborhood.

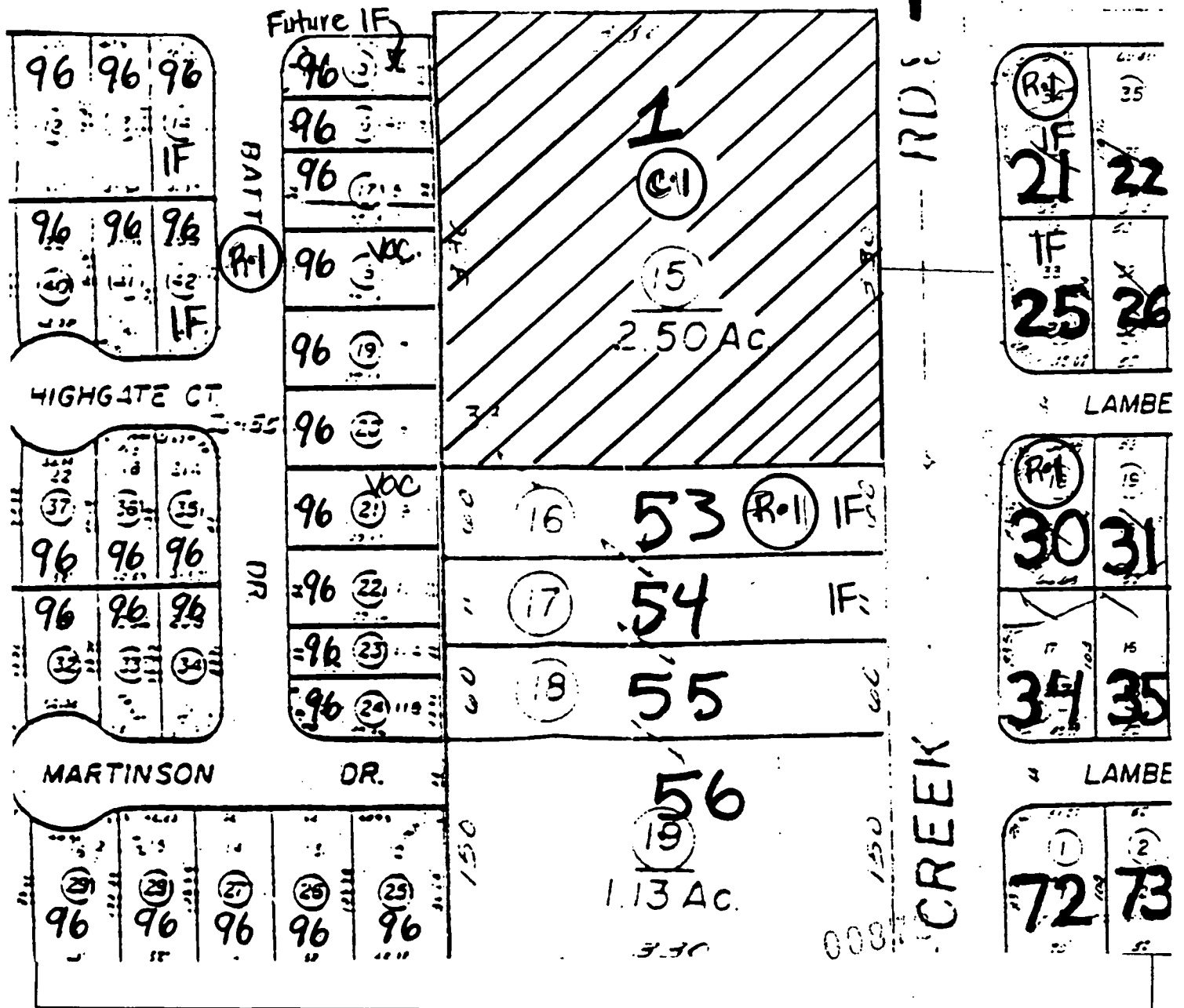
2. The proposed project, as conditioned, will not be detrimental to the public health, safety or welfare, nor result in the creation of a nuisance in that:
  - a. adequate parking, driveways, landscaping and usable yard area will be provided; and
  - b. screening of mechanical equipment and trash dumpsters will be provided;
3. The proposed project is consistent with the General Plan in that the site is designated for Low Density Residential (4-15 du/na).



VICINITY MAP

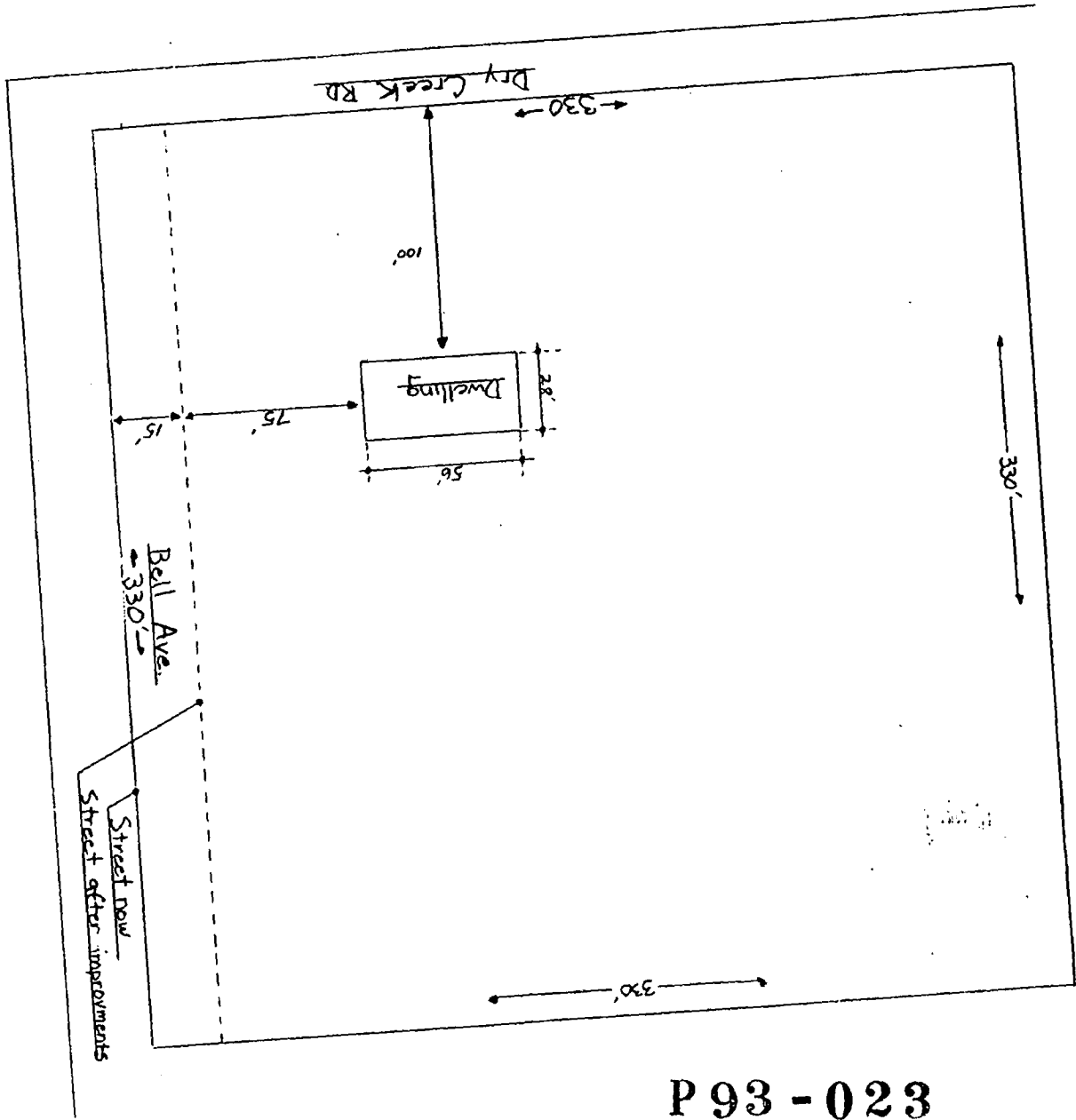


AVE.



LAND USE & ZONING MAP

Plot Plan  
# 237-0140-015  
4345 Dry Creek Rd.  
Michelle Choate



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Michelle ~~Shott~~ / Days March <sup>30</sup>

923-6341

Pursuant to plans G1157-03/30:

Applicant will complete landscaping + mulched fencing w/in 90 days.

- Just Marie

330'

Street now  
Street after improvement

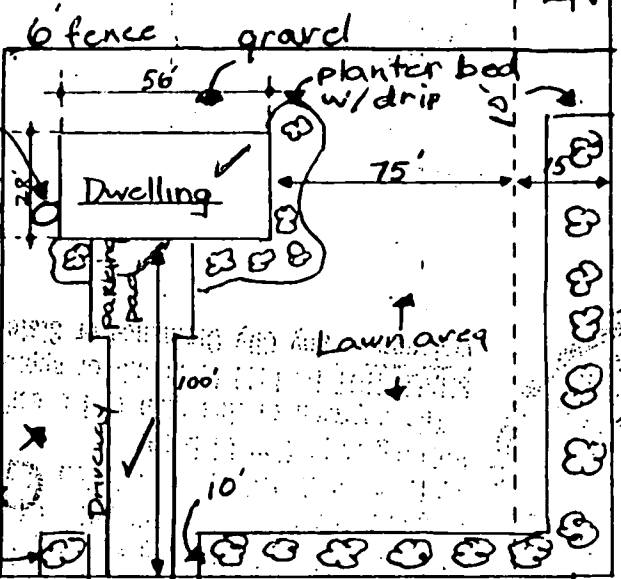
Bell Ave.  
330'



Plot Plan

#237-0140-015  
4345 Dry Creek Rd.  
Michele Choate

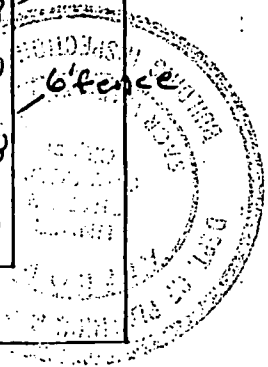
garbage can



all plants end drip irrigation

ISSUED

OCT 20 1993

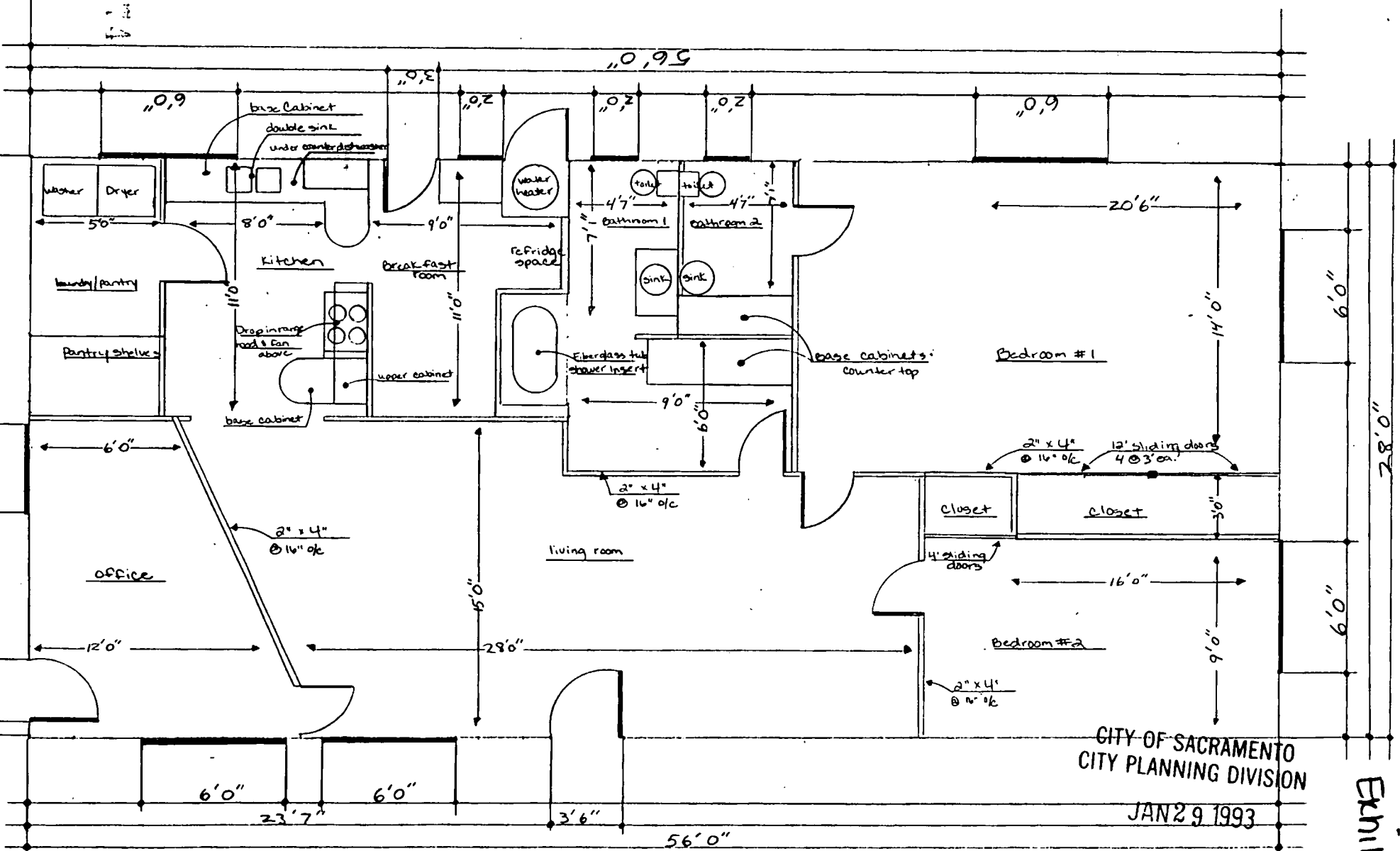


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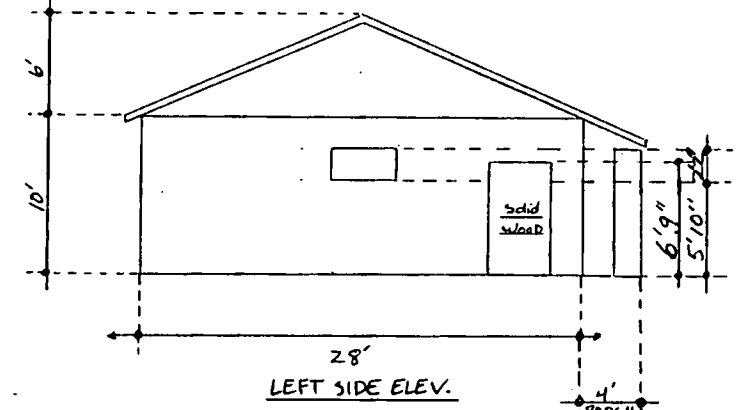
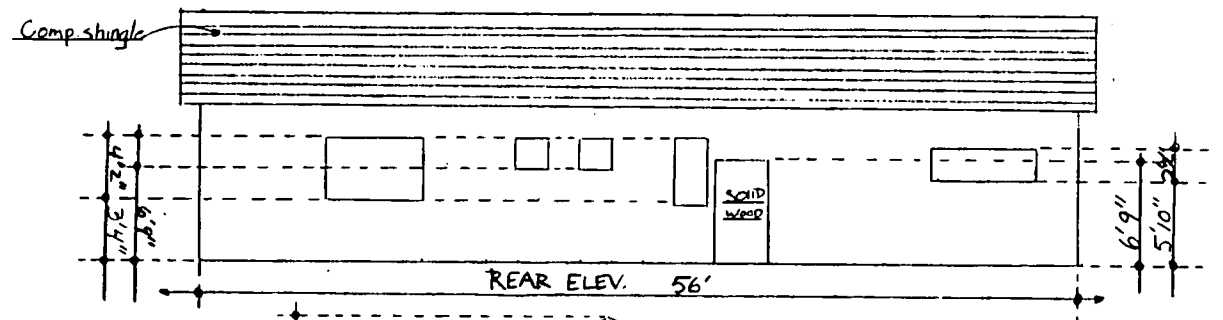
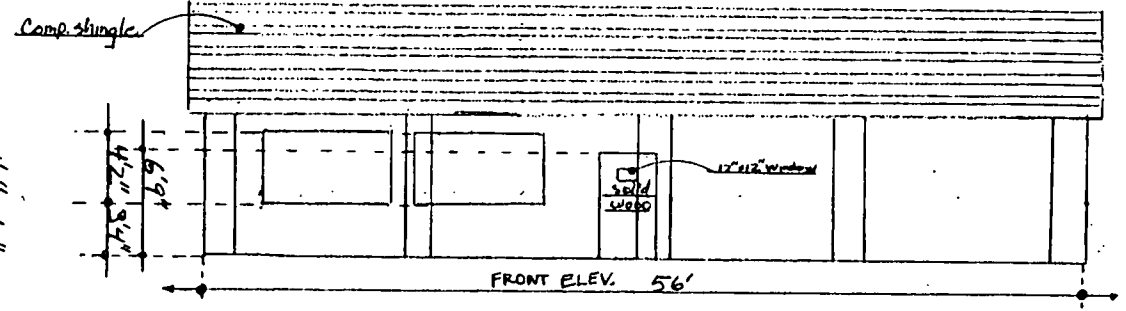
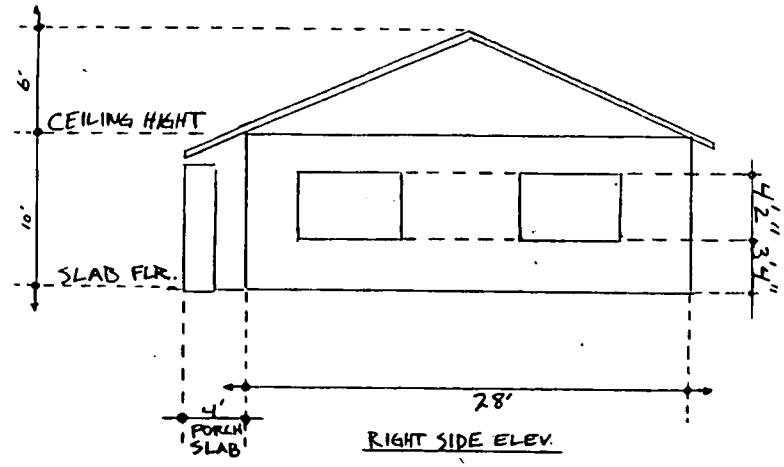
56'0"  
 Floor Plan  
 4345 Dry Creek  
 # 227-0140-015  
 Michele Choate

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Exhibit B

Item 8

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ELEVATIONS  
4345 Dry Creek  
#237-0140-015  
Michele Choate

All exterior walls are painted cinderblock  
All windows are single pane. 12"x18" pane.

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TEAM 8

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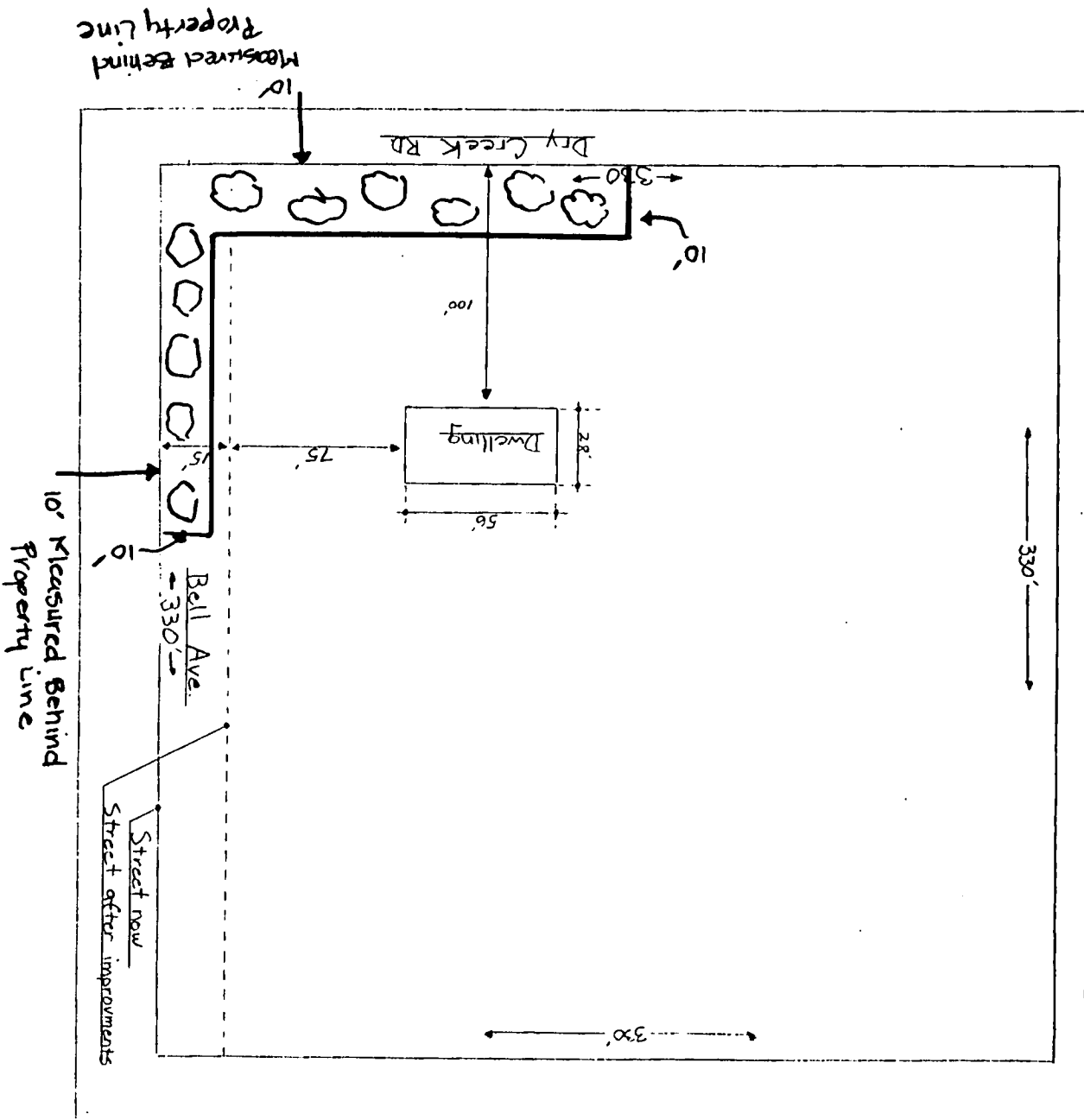
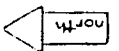
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Exhibit C.

Exhibit D

Staff's Recommended Conceptual Landscape Plan

Plot Plan  
# 237-0140-015  
4345 Dry Creek Rd.  
Michelle Chaate



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