

CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Susan Garmston, 3218 St. Matthews Dr., Sacramento, Ca. 95821		
OWNER	Garmston Assoc., 3218 St. Matthews Dr., Sacramento, Ca. 95821		
PLANS BY	Susan Garmston		
FILING DATE	3/25/83	50 DAY CPC ACTION DATE	4/28/83
REPORT BY:	SC:mm		
NEGATIVE DEC.	Ex 15103	EIR	ASSESSOR'S PCL. NO. 007-153-16

APPLICATION: Special Permit to hold meetings and receptions in an existing bed and breakfast establishment located in the Residential Office (R-0) zone on a .2+ acre parcel.

LOCATION: 2209 Capitol Avenue

PROPOSAL: The applicant is requesting entitlements necessary to expand services to include meetings and receptions in an existing bed and breakfast inn.

PROJECT INFORMATION:

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Multi-Family
Existing Zoning of Site:	R-0
Existing Land Use of Site:	Bed and Breakfast Inn
Surrounding Land Use and Zoning:	
North:	Residential and Office R-3A
South:	"
East:	"
West:	Residential/Office and Commercial R-0
Parking Required:	To be determined by Commission
Parking Provided:	3 on-site, 17 off-site
Property Dimensions:	50 x 160
Property Area:	.2+ ac.
Square Footage of Lot	8,000 s.f.
Square Footage of Building:	4,200 s.f. Meeting Area: 1,400 s.f.
Height of Structure:	2 story
Significant Features of Site:	Existing 1901 Colonial Revival Historic Preservation Listed Structure
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	Tan and White
Exterior Building Materials:	Wood and brick

BACKGROUND INFORMATION: The Briggs House is an existing bed and breakfast establishment which is located in an area of mixed residential, office and commercial uses. The bed and breakfast use is allowed in the Residential/Office zone so no special permit was necessary to establish this use. The applicant is, however, proposing to expand the use to include ancillary services such as meetings and receptions. The proposed additional uses require special permit approval and may be subject to any conditions imposed by the Commission necessary to insure that the expanded use will comply with applicable codes and policies established by the City. Such conditions may include, but are not limited to, restrictions on the frequency or number of events to be held

within a certain period of time, and the maximum number of persons allowed to attend such events.

The Briggs House is listed as a Priority Structure on the City's Historic Preservation list. It is classified as a Colonial Revival structure.

On March 10, 1983 the Commission approved a similar request for Aunt Abigail's Bed and Breakfast Inn located at 2120 "G" Street. This permit was approved for ancillary social gatherings for 25 individuals.

STAFF EVALUATION: Staff has the following comments regarding this request.

1. The applicant is proposing to limit the number of persons attending special functions to 21 for reception facilities in the first floor of the structure which totals 1,400 square feet. This complies with the maximum occupancy allowed under the Building Code. The applicant has in addition proposed using the outdoor garden area for entertaining up to 75 people. The applicant proposes using the garden area during the months of April through October and has indicated these functions will occur approximately four times per month. Although staff has no objections to the ancillary use of this bed and breakfast inn, there is concern regarding the number of persons in attendance and the frequency of the events. As proposed, the ancillary uses could interfere with the primary use of this facility as a bed and breakfast inn and could have an impact on the adjacent residential uses.
2. On-site parking is minimal and includes three unpaved spaces at the rear of the site. The applicant has indicated that an additional 17 spaces have been arranged for off-site on an adjacent parcel. The off-site parking is available after 5:00 p.m. and on weekends. According to the applicant, on-street parking in the area is ample during non-business hours. Staff noticed that parking is congested during the regular business hours and week day functions could create parking problems in the area during this time period. The applicant indicated that parking could be obtained from the adjacent church during these hours.
3. Staff has objections to using the outdoor garden area for entertaining up to 75 people. These functions will occur four times a month. Staff believes this garden activity could have an adverse effect on the surrounding residential uses in terms of noise and additional traffic in the neighborhood.
4. Staff has no objection to the proposed use of this facility for ancillary social gatherings for 21 people provided it does not conflict with the use of this facility as an Inn for overnight guests and that the special functions will not have an adverse effect on adjacent properties. In an effort to insure that the ancillary use will not adversely effect the neighborhood or the primary function of the Inn, limitations will be placed on the number of attendees, the frequency of events and the hours of operation for the special functions. Additionally, the applicant shall be required to insure that adequate off-street parking be provided for functions held between 10:00 A.M. and 5:00 P.M. during weekdays.

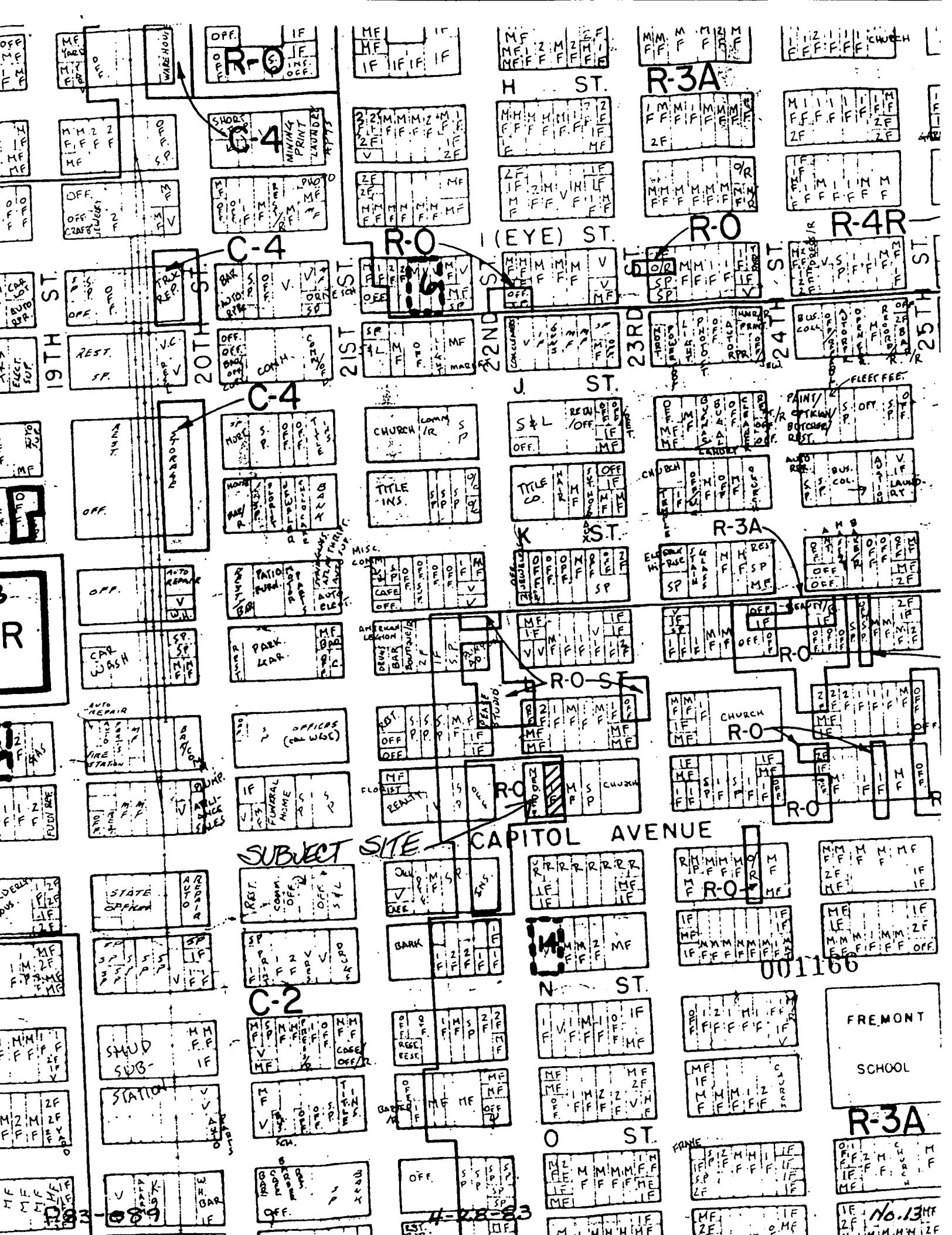
STAFF RECOMMENDATION: Staff recommends the Commission approve the Special Permit to allow ancillary functions such as meetings and receptions in this Bed and Breakfast Inn subject to the following conditions and based on Findings of Fact to follow:

Conditions - Special Permit

- * 1. The maximum number of attendees shall not exceed 21 individuals at any one *indoor* event. This maximum occupancy shall be posted in a conspicuous site near the entrance. *Maximum occupancy for outdoor activities shall not exceed 75 persons.*
- * 2. No more than ~~two~~ ^{four outside} such events shall occur each month and no more than one shall occur on a weekend.
3. The special functions shall be conducted between 10:00 A.M. and 8:00 P.M.
4. The applicant shall notify attendees of the off-site parking in the adjacent lot at 2201 Capitol Avenue, or other prearranged parking for functions held between 10:00 AM and 5:00 PM on weekdays.
5. The applicant shall provide an agreement acceptable to the Planning Director that off-site parking will be available for the ancillary functions on weekdays and weekends.
6. The on-site parking at the rear of the site shall be improved to City standards for parking lots. The on-site parking shall be shaded by 50-percent and landscape, irrigation and shading plans shall be submitted to the Planning Department for review and approval.
7. Prior to utilization of the site for meetings and receptions, planning staff shall inspect the premises to insure that conditions 1 through 6 have been complied with.
- * 8. *No amplified sound equipment may be used outside.*

Findings of Fact - Special Permit

1. The Special Permit, as conditioned, is based upon sound principles of land use in that the special functions have been limited to a level which will not interfere with the primary use of this facility as an Inn for overnight guests and will not have an adverse effect on adjacent property owners.
2. The Special Permit, as conditioned, will not be detrimental to the public and will not result in the creation of a nuisance in that three on-site parking spaces will be available in addition to the 17 off-site spaces on the adjacent property and other pre-arranged off-site parking during weekdays.
3. The Special Permit, as conditioned, is consistent with the 1974 General Plan goal to "Promote a balance between economic development and the neighborhood residential environment in the Old City" and to "Encourage the development of transitional land use areas with land use compatible with adjacent development".



R-0

R-3A

C-4
SHORT PRINT LAUNDRIES

R-0

I (EYE) ST.

R-0

R-4R

C-4

21ST

22ND

23RD

24TH

25TH

9TH ST.

20TH ST.

J ST.

C-4

CHURCH COMM

S & L

R-3A

K ST.

R-0 ST.

R-0

CAPITOL AVENUE

SUBJECT SITE

N ST.

FREMONT

SCHOOL

O ST.

R-3A

SMUD SUB-

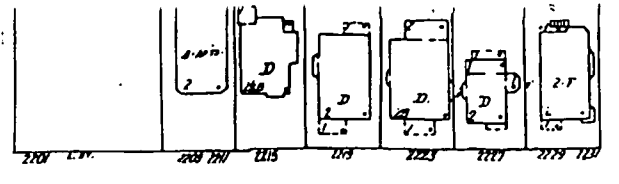
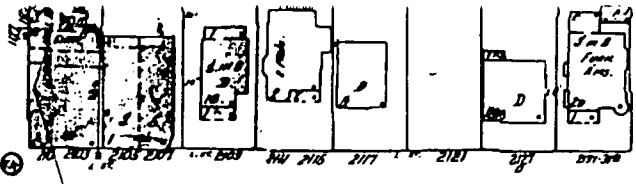
STATION

W. BAR

4-28-83

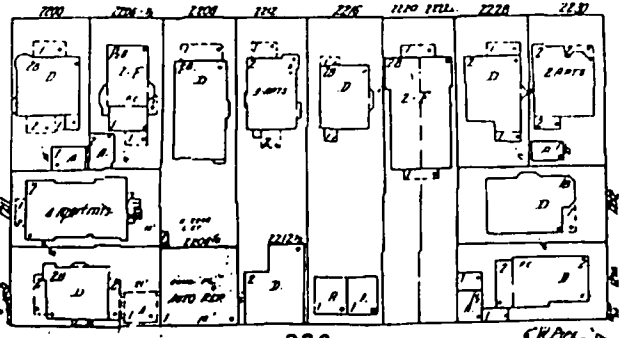
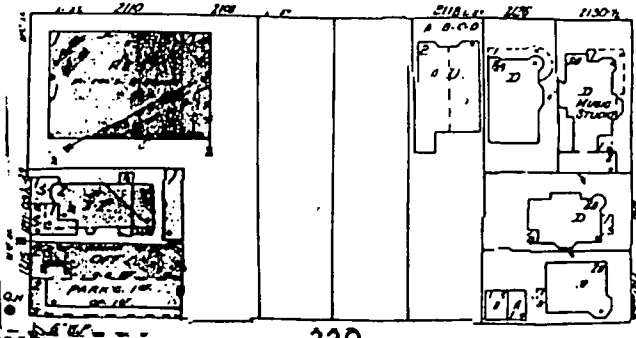
001166

No. 13MF



L

ST. 80' wide

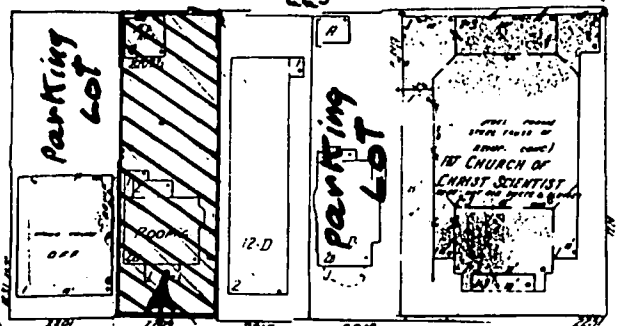
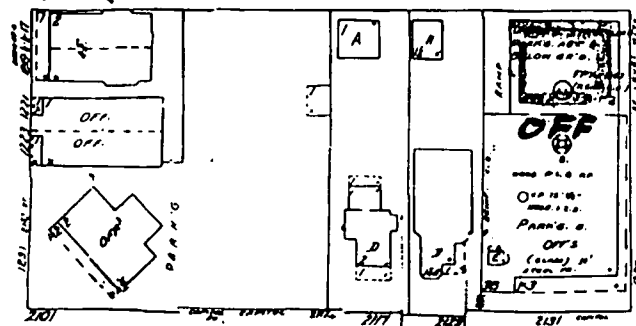


230

229

ST

ST

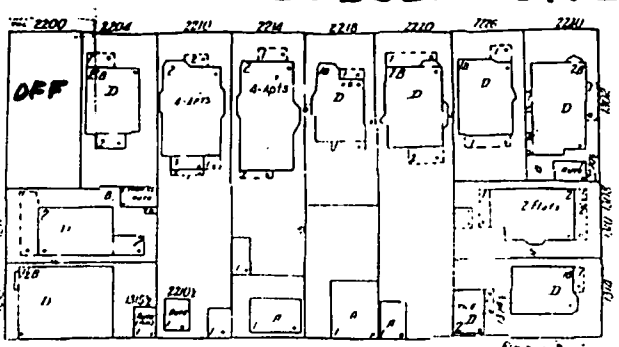
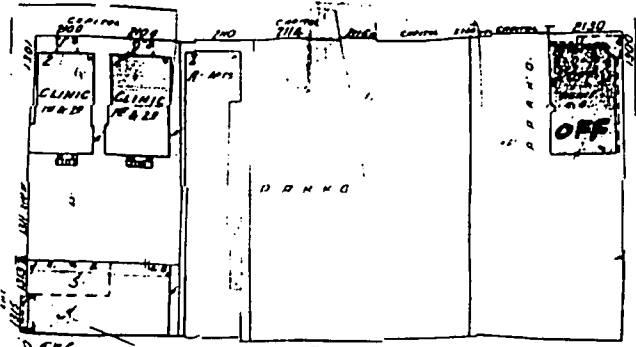


CAPITOL AV.

001167

SUBJECT SITE

21ST

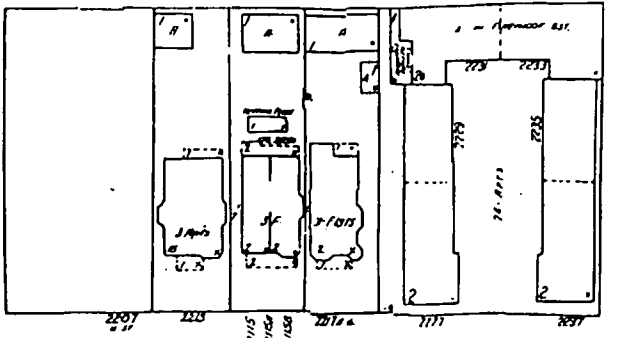
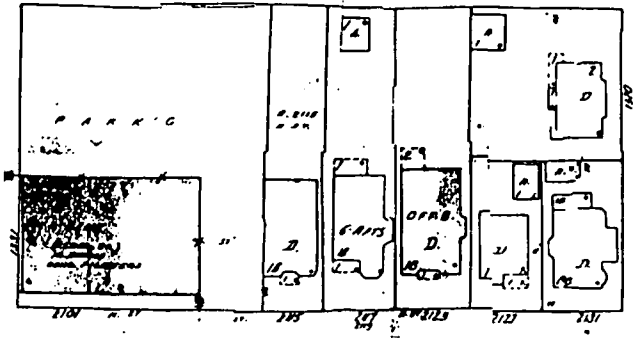


225

226

22ND

23rd



ST. 80' wide

ST.

P83-089

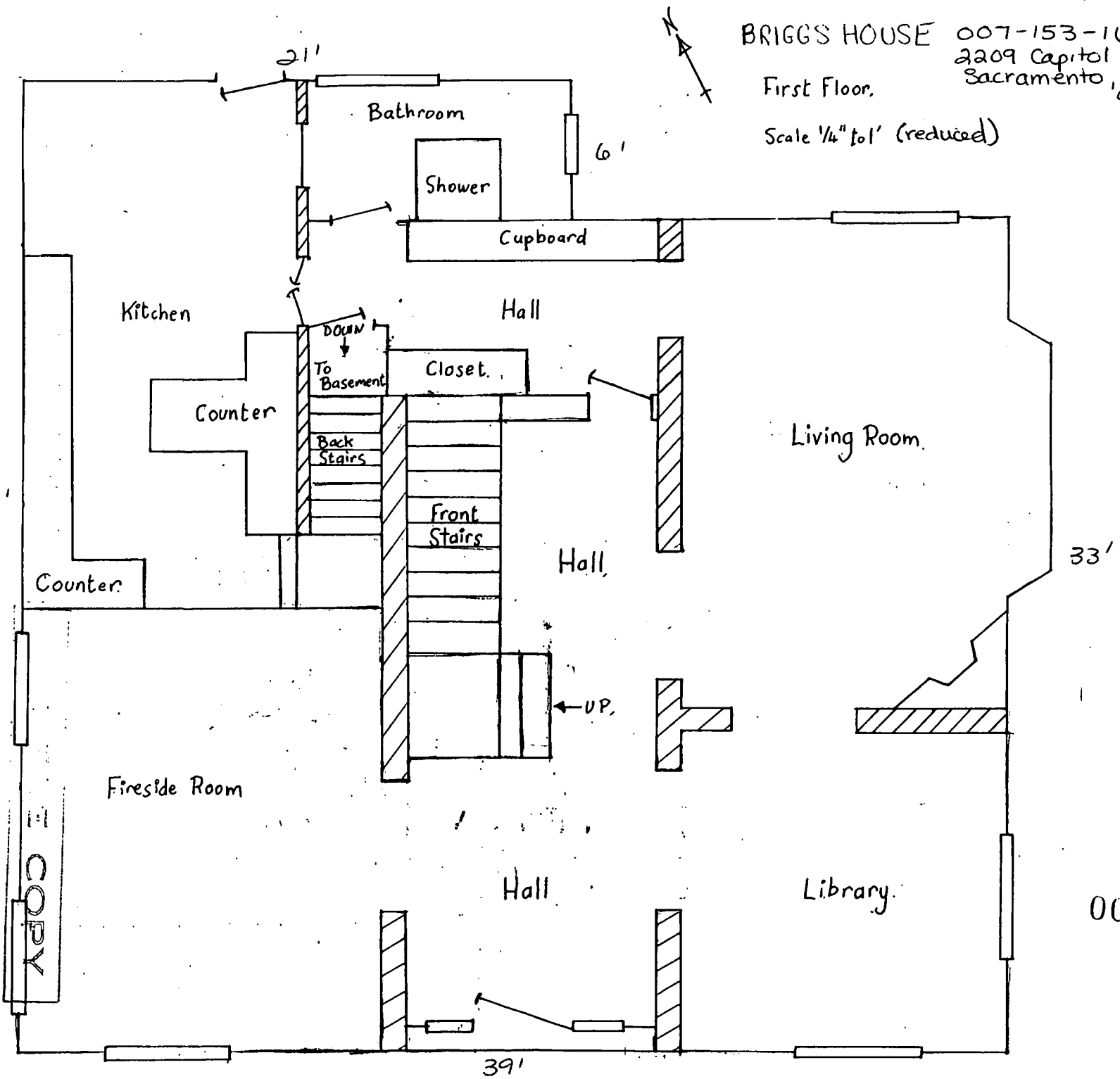
4-28-83

16.13

BRIGGS HOUSE 007-153-16
2209 Capitol Ave
Sacramento, CA
95816

First Floor.

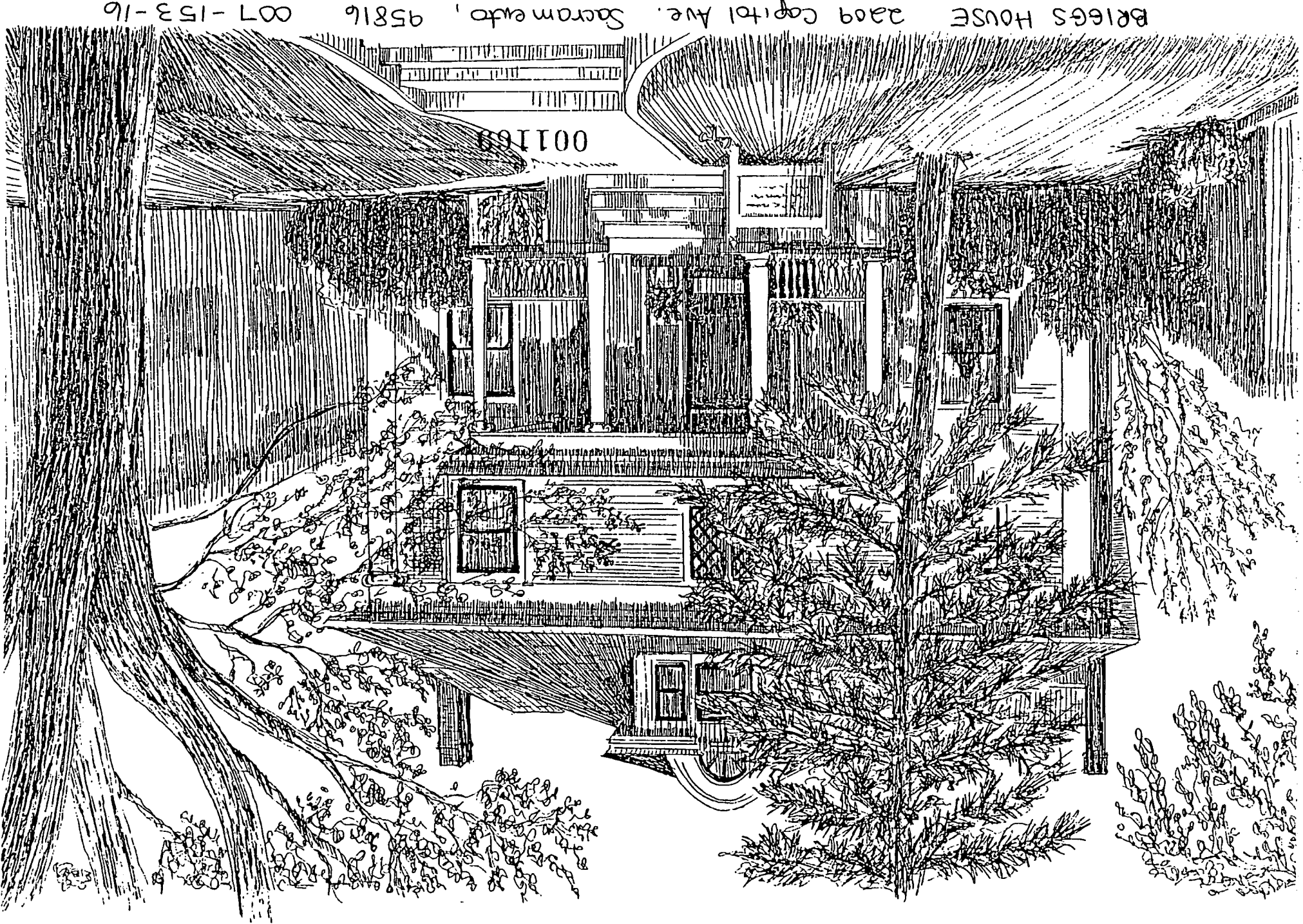
Scale 1/4" to 1' (reduced)



APPL. NO. P 83089
EXHIBIT 1
MTG. NO. 1
AGENDA NO. 1

COPY

001168



BRIGGS HOUSE 2209 Capitol Ave. Sacramento, 95816 007-153-16

001169

46.13

4-28-83

P 85089

P83089