

STAFF REPORT AMENDED 3-10-83
CITY PLANNING COMMISSION

927 - 10th Street, Suite 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Mary Lou Rienecker, 2120 'G' Street, Sacramento, CA 95816				
OWNER	Mary Lou Rienecker, 2120 'G' Street, Sacramento, CA 95816				
PLANS BY	Mary Lou Rienecker, 2120 'G' Street, Sacramento, CA 95816				
FILING DATE	2-7-83	50 DAY CPC ACTION DATE		REPORT BY:	TM:bw
NEGATIVE DEC	Exempt 15103(c), EIR	ASSESSOR'S PCL. NO.	003-182-05		

APPLICATION: Special Permit to allow ancillary social gatherings in addition to overnight accommodations for a Bed and Breakfast Inn

LOCATION: 2120 'G' Street

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Plan Designation: Light Density Multiple Family
Existing Zoning of Site: R-3A
Existing Land Use: Single Family residence

Surrounding Land Use and Zoning:

North: Single Family; R-1B
South: Single Family; R-3A
East: Single Family; R-3A
West: Multi-Family; R-3A

Property Area: 7,000± square feet
Square Footage of Structure: 5,000± square feet
Number of Guest Rooms: 5
Permanent Residence: 1
Parking Provided: 4 spaces
Parking Required: 1 space per 2 guest rooms and 1 space per permanent resident

Building Height: 32 feet
Exterior Building Colors: White, with gray trim
Exterior Building Materials: Wood frame, with brick steps
Significant Characteristics of the Site: Site is listed structure located within Preservation Area No. 5

PROJECT BACKGROUND: On June 25, 1981 the Commission approved a special permit (P-9434) to allow the establishment of a 'Bed and Breakfast Inn' for overnight accommodations only. Subsequent to this approval, staff received numerous complaints regarding the use of this inn for social gatherings and conference activities. These complaints eventually led to amendment of the Zoning Ordinance to allow, by special permit, limited ancillary uses in addition to overnight accommodations for Bed and Breakfast Inns.

Specifically, this recent amendment states the following:

002752

"The special permit may authorize limited ancillary social gatherings such as conferences, weddings, fund raisers and similar events attended by any non-lodger, subject to any conditions imposed by the Commission or Council as may be necessary to satisfy Section 15A including, but not limited to, restrictions on the frequency and timing of events, and the maximum number of persons per event. Except as expressly authorized in the Special Permit, such activities are prohibited."

APPLC. NO. P83-056

MEETING DATE March 10, 1983

CPC ITEM NO. 16

Findings of Fact

- a. The special permit, as conditioned, is based upon sound principles of land use in that the conference related activities have been limited to a level which will not impact the adjacent neighborhood.
- b. The special permit, as conditioned, will not be detrimental to the public nor result in the creation of a nuisance in that four on-site parking spaces will be available and that the conference activities will occur at a time when on-street parking is available.
- c. 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."

STAFF EVALUATION: The applicant is requesting a special permit to allow ancillary conference uses in addition to overnight accommodations. Staff has the following comments in regards to this request:

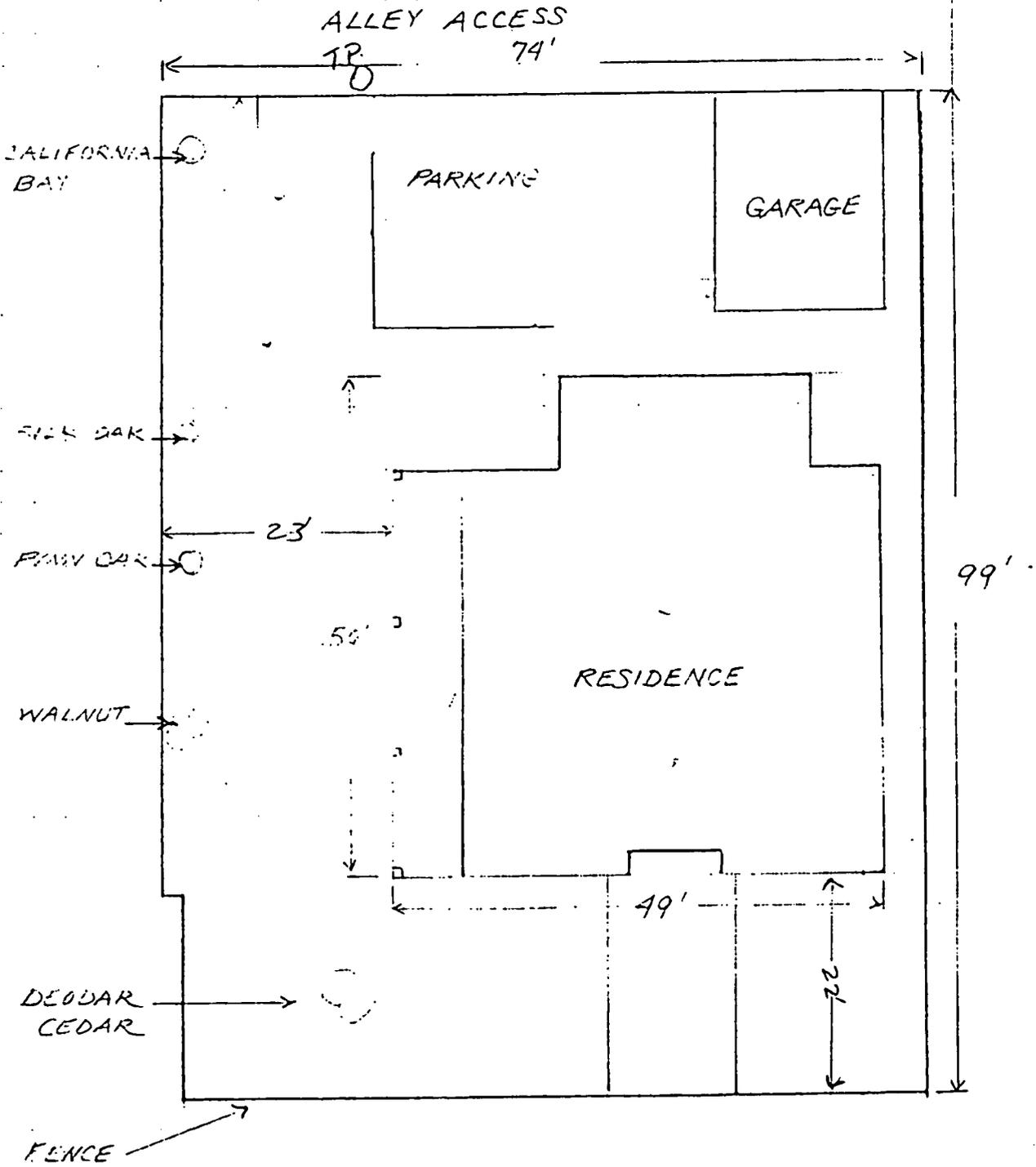
1. Staff does not oppose the use of the existing facility for limited conferences as long as these uses do not impact the adjacent neighborhood. Limitations on the number of attendees, the frequency of events, and the hours of such activities will serve to eliminate or reduce the impact of this type of use on the adjacent neighbors. These limitations or restrictions should also include a provision that the supposedly ancillary conference use does not discourage the primary use of the inn, which is to provide overnight accommodations.
2. On-site parking, which consists of four parking spaces, is generally not considered adequate for all conference attendees at the maximum occupancy of 25 persons. However, these conference activities, with the recommended conditions, will be of limited durations and will occur at times when on-street parking is generally available.
3. Members of the Boulevard Park Neighborhood Association have expressed concern over the possible utilization of the common green area to the rear of the subject site for overflow parking. Staff has included a provision in the recommended conditions which attempts to satisfy this concern.
4. The proposed maximum occupancy of 25 conference attendees corresponds to the maximum occupancy as determined by the Building Department.
5. Staff wishes to remind the applicant that, if approved, this permit and the previously approved permit would allow only the following uses:
 - a. Overnight accommodations for five guest rooms;
 - b. Utilization of the site for a maximum occupancy of 25 conference attendees, subject to conditions as approved by the Commission.

STAFF RECOMMENDATION: Staff recommends the following actions:

Approval of the special permit to allow ancillary ^{social gatherings} ~~conference/activities~~ in addition to overnight accommodations, subject to the following conditions: *(amended by CPC)*

1. The maximum number of attendees shall not exceed 25 individuals at any one event. This maximum occupancy shall be posted in a conspicuous place near the entrance.
2. No more than two such events shall occur each ~~week/month~~. *No more than one shall occur on a weekend. (amended by CPC)*
3. Hours of ~~the conference/uses~~ shall be conducted between 10 A.M. and 8 P.M., Monday through Friday. *(CPC amended to: Hours of all social gatherings shall be conducted between 10 A.M. and 8 P.M.)*
4. ~~No conference activities shall take place during the weekend.~~ *(deleted by CPC)*
5. The applicant shall make every attempt to inform ^{social gathering} ~~conference~~ attendees not to utilize the common green area for overflow parking. A notice shall be posted near the front and rear entrances which states this, *and applicant shall also notify attendees of off-site parking. (added by CPC)*
6. *Applicant shall provide proof acceptable to the Planning Department that off-site parking is secured. (added by CPC)*
7. Prior to utilization of the site for conference activities, Planning staff shall inspect the premises to insure that Items 1 and 5 have been complied with.

COMMON GREEN AREA



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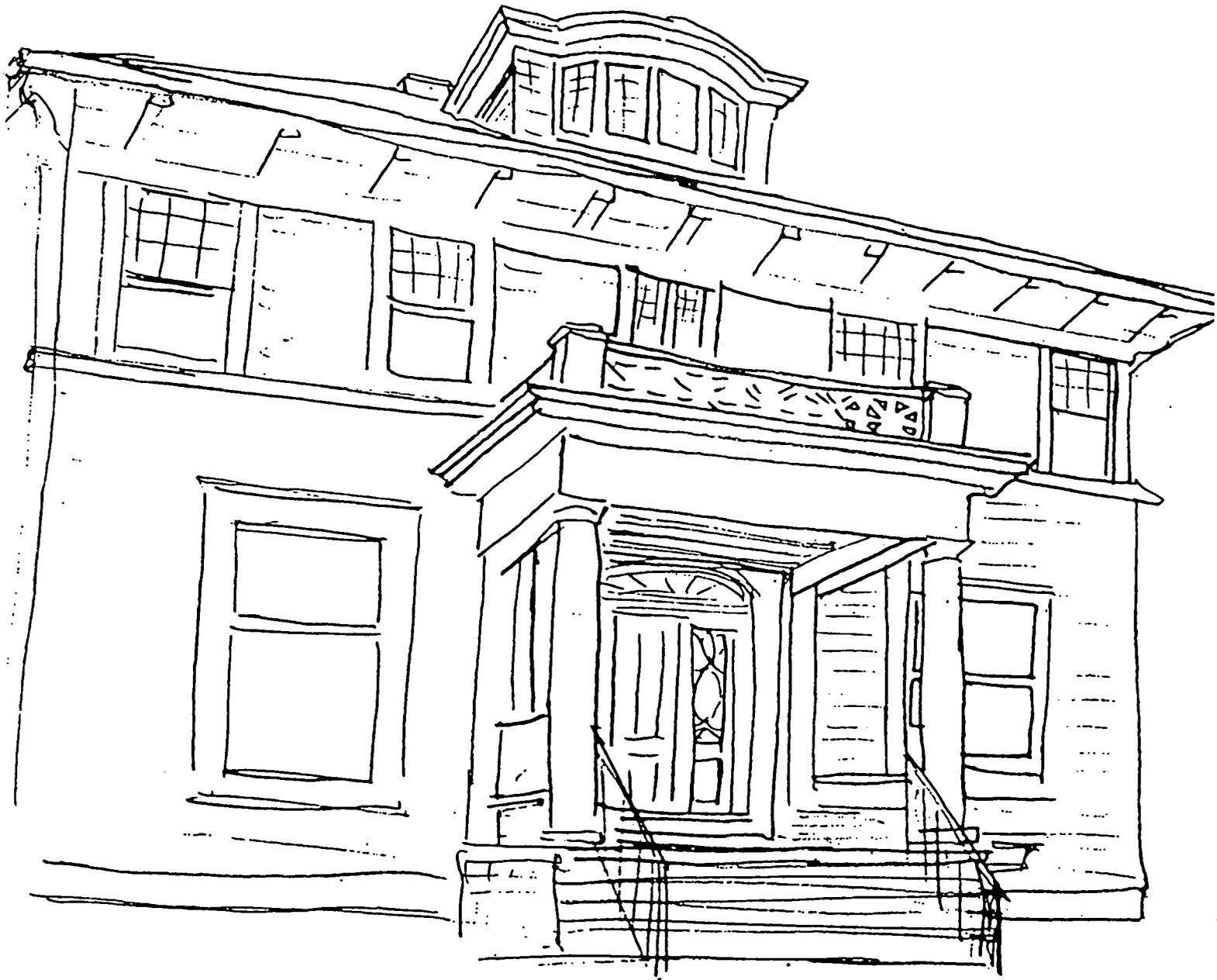
2120 G STREET

1" = 16'

~~P 9282~~
P 83-056

3-10-83

No. 16



2120 G STREET

002758

P83-056

3-10-83

No. 16.



2120 G STREET
WEST ELEVATION

002759

P83-056

3-10-83

No. 16



EAST ELEVATION

2120 G STREET

002760

P83-056

3-10-83

No. 16



2120 G STREET
SOUTH ELEVATION

002761