

City Planning Commission
Sacramento, California

SUBJECT: Definition of Bed and Breakfast Inn

Summary

Attached is a letter from Richard Kahn, owner of the Driver Mansion Inn. Mr. Kahn is requesting a re-examination of the provision in the Zoning Ordinance which limits bed and breakfast inns to seven guest rooms. Specifically, he is requesting an increase to 14 guest rooms for inns which are located in office, residential-office and commercial zones. Planning staff feels there is merit in Mr. Kahn's request and recommends that the Commission initiate a hearing on the matter.

Recommendation

Staff recommends the Planning Commission approve a motion to initiate a hearing on the provision of Section 2.6.54 and Section 22.A.78 of the Zoning Ordinance which limit the use and number of guest rooms in bed and breakfast inns.

Respectfully submitted,

Art Gee
Art Gee
Principal Planner

AG:tc

Attachments



THE DRIVER MANSION INN

art
CITY PLANNING DIVISION

NOV 12 1986

RECEIVED

November 11, 1986

William Ishmael, Chairman
SACRAMENTO CITY PLANNING COMMISSION
1231 "I" Street, Room 200
Sacramento, CA 95814

RE: TEXT AMENDMENT CHANGE/
BED AND BREAKFAST
DEFINITION SECTION OF ZONING ORDINANCE

Dear Mr. Ishmael:

I am the owner of the Driver Mansion Inn - an exclusive Bed and Breakfast Inn located at 2019 21st Street in Sacramento. At present, the maximum number of guest rooms allowable at any Bed and Breakfast Inn in Sacramento, regardless of its location, is seven (7). This is based on the definitional limitation set forth in the Sacramento Zoning Ordinance.

This limitation is unrealistically low for Inns that are located in zones that allow office and commercial use. Therefore, I want to officially request that the Zoning Ordinance be changed to allow up to 14 Bed and Breakfast Inn rooms in zones that allow for office and commercial use and that the seven (7) room limitation be applied to all other zones (i.e., residential). This request is based on the following:

1. The seven (7) room limitation was originally established because the first Bed and Breakfast Inns in Sacramento were located in residential areas. Therefore, in order to mitigate against the problems of a commercial business in a residential neighborhood (parking, traffic, noise, etc.), the limitation of 7 rooms was established. No one considered the appropriate number of allowable rooms for a commercial area since the City was not faced with that situation at that time.
2. Properties located in areas zoned for office and commercial use would not be adversely affected by raising the number of allowable rooms. For example, the Driver Mansion Inn is located in a R/O zone on 21st Street. It is located on heavily travelled commercial thoroughfare into Downtown Sacramento and accross the street from a 90,000 square foot office building with 300 parking

spaces. The Sacramento Bee is two blocks away and the Inn is surrounded by commercial development.

Bed and Breakfast Inns are extraordinarily low intensity uses, i.e., few traffic trips to and from the Inn. Therefore, in areas already zoned commercial and office, there would be absolutely no adverse impact on the area.

3. The Bed and Breakfast industry is rapidly expanding and Sacramento has a tremendous need for more Bed and Breakfast rooms in areas that are not residential. In addition, all major business and tourist areas throughout California (San Francisco, Wine Country, Monterey Peninsula, Mendocino, Santa Barbara, etc.), allow for Inns with an excess of approximately 15 rooms.
4. All Bed and Breakfast Inns must still obtain a special use permit. Therefore, the City can still regulate and place use conditions upon any Inn that opens. Operating controls and conditions can thus be effectively maintained even though the number of rooms would be slightly higher.
5. Given the extraordinary high costs of Victorian renovation, it is economically imperative to allow additional rooms where the location and particular property warrant. To be limited to seven rooms on larger properties in commercial/office areas would be to make such projects commercially impossible.

I hope that the Sacramento Planning Commission will recommend to the City Council to have the Zoning Ordinance revised as set forth above. If you have any questions, please do not hesitate to contact me.

Very truly yours,


RICHARD KANN

CC: Art Gee
Will Weitman