

STAFF REPORT AMENDED 9-13-84  
CITY PLANNING COMMISSION

927 10TH STREET, SUITE 300 - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Richard Kann, 5160 Greenberry Drive, Sacramento, CA 95841		
OWNER	Derek & Nancy Cassady, 7835 La Jolla Vista Dr, La Jolla, CA 92307		
PLANS BY	Richard Kann, 5160 Greenberry Drive, Sacramento, CA 95841		
FILING DATE	8/10/84	50 DAY CPC ACTION DATE	REPORT BY: SC:lr
NEGATIVE DEC.	Ex. 15303	EIR	ASSESSOR'S PCL. NO. 010-101-16

- APPLICATION:**
- A. Special Permit to Establish a Bed and Breakfast Inn (Section 2-E-28(a)).
  - B. Special Permit to Allow Ancillary uses in Conjunction with a Bed and Breakfast Inn (Section 2-E-28(b)).
  - C. Variance to Waive One of Three Required Parking Spaces (Section 6-A-5).

**LOCATION:** 2019 21st Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to develop a bed and breakfast inn with ancillary uses.

**PROJECT INFORMATION:**

1974 General Plan Designation:	Residential
1980 Central City Community Plan Designation:	Residential/office
Existing Zoning of Site:	Single family structure
Surrounding Land Use and Zoning:	
North: Commercial/Residential; R-0	
South: Commercial and Vacant; R-0	
East: Residential; R-1B	
West: Commercial/Office; C-2	
Parking Required:	3 (1 space per 2 rooms and 1 space for Manager quarters)
Parking Provided:	2
Property Dimensions:	80' x 160'
Property Area:	0.3+ acres
Square Footage of Building:	5,443
Significant Features of Site:	Existing listed structure and trees
Topography:	Sloping
Street Improvements:	Existing
Utilities:	Existing

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

- A. The Central City Plan designates the subject site for residential/office use. The subject site is located in the Central City in an area developed with office, commercial and residential uses. The site fronts on 21st Street which is a one way street and a major access street into the Central City. An alley is located on the north side of the site and provides access to the on-site parking for the subject site. A single

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MEETING DATE September 13, 1984

CPC ITEM NO. 21

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family Victorian structure is located on the subject site and the structure is included as a Priority Structure on the City's Historical Preservation list. The applicant is proposing to utilize the residential structure as a bed and breakfast inn along with ancillary uses such as social events and conferences. As proposed, the bed and breakfast inn will be compatible with the surrounding land use since this area is developed with a mixture of residential and commercial uses. In addition to the location, the unique characteristics of the structure are most appropriate for the intended bed and breakfast inn use.

- B. As proposed, the structure will provide accommodations for overnight guests with 4 rooms available for the inn's use. The resident manager's quarters will be located in an apartment over the two car garage on the northeast side of the site. Because of the number of guest rooms and the manager's quarters the parking requirement for the inn's use is three spaces. Since only two parking spaces are provided on the site, the applicant is requesting a variance to waive one of the required spaces. The availability of on street parking varies during business hours due to the adjacent office and commercial uses. It is, however, not expected that the requested parking variance for one space will adversely affect the availability of parking in the vicinity of the subject site.
- C. In addition to the bed and breakfast inn, the applicant is proposing to use the facility for social gatherings and conferences. As proposed, the maximum number of guests for the ancillary uses shall not exceed 25 persons. The applicant has further indicated that these uses will be restricted to evenings only. The applicant is proposing that the hours of operation for ancillary uses be from 5:00 p.m. to midnight. Staff, however, suggests that ancillary uses be confined to between the hours of 6:00 p.m. and 8:00 p.m. on weekdays and from 10:00 a.m. to 10:00 p.m. on weekends. The applicant has also indicated that no more than 5 events will occur each month.
- D. Although on-site parking is not available for the ancillary uses, the applicant has gained permission from the property owner of an office building, on the west side of 21st Street from the site, to use the parking lot of the office building on weekends and evenings. There are 200 parking spaces in the parking lot and, therefore, it is not expected that parking problems will result during use of the facility for ancillary activities. In addition to the adjacent parking lot, adequate on-street parking is available during non-business hours in the area surrounding the subject site.

ENVIRONMENTAL DETERMINATION: The Special Permit and variance is exempt from environmental review, pursuant to State Guidelines (CEQA Section 15303).

RECOMMENDATION: Staff recommends the following actions:

- A. Approval of the Special Permit to establish a bed and breakfast inn subject to the following conditions and based upon findings of fact which follow;
- B. Approval of the Special Permit to utilize the bed and breakfast inn for ancillary uses subject to conditions and based upon findings of fact which follow;
- C. Approval of the variance to waive one parking space in conjunction with a bed and breakfast inn based upon findings of fact which follow:

Conditions-Special Permit

- 1. The hours of operation shall be limited to from 6:00 p.m. to 8:00 p.m. weekdays and between the hours of 10:00 a.m. to 10:00 p.m. on weekends.
- 2. The maximum number of persons attending ancillary uses shall be restricted to 25.
- 3. No more than five events shall occur during any one month.
- 4. Guests using the facility for ancillary purposes shall be informed of the available parking on the adjacent parking lot. *(CPC added: and that no parking of vehicles shall be permitted in the alley.)*
- 5. The applicant shall provide an agreement acceptable to the Planning Director that off-site parking will be available for the ancillary functions of the bed and breakfast inn.

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 2 on-site parking spaces will be available in addition to the 200 off-site spaces on the adjacent property and the on-street parking during non-business hours.
- 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".

Findings of Fact-Variance

1. As proposed and conditioned, the variance does not constitute a special privilege extended to one property owner in that other property owners with developed property have been granted similar parking variances especially when considering the nature of the use is primarily residential.
2. As proposed, the variance is not a use variance in that a bed and breakfast facility is allowed in the Residential/Office (R-O) zone with approval of a Special Permit.
3. As proposed and conditioned, the variance to waive one parking space will not be injurious to the public welfare or other property owners in the vicinity of the site in that adequate on-site, on-street and off-site parking are available for the intended the variance is consistent with the General Plan and the Central City Plan which designate the site for residential and office type uses.

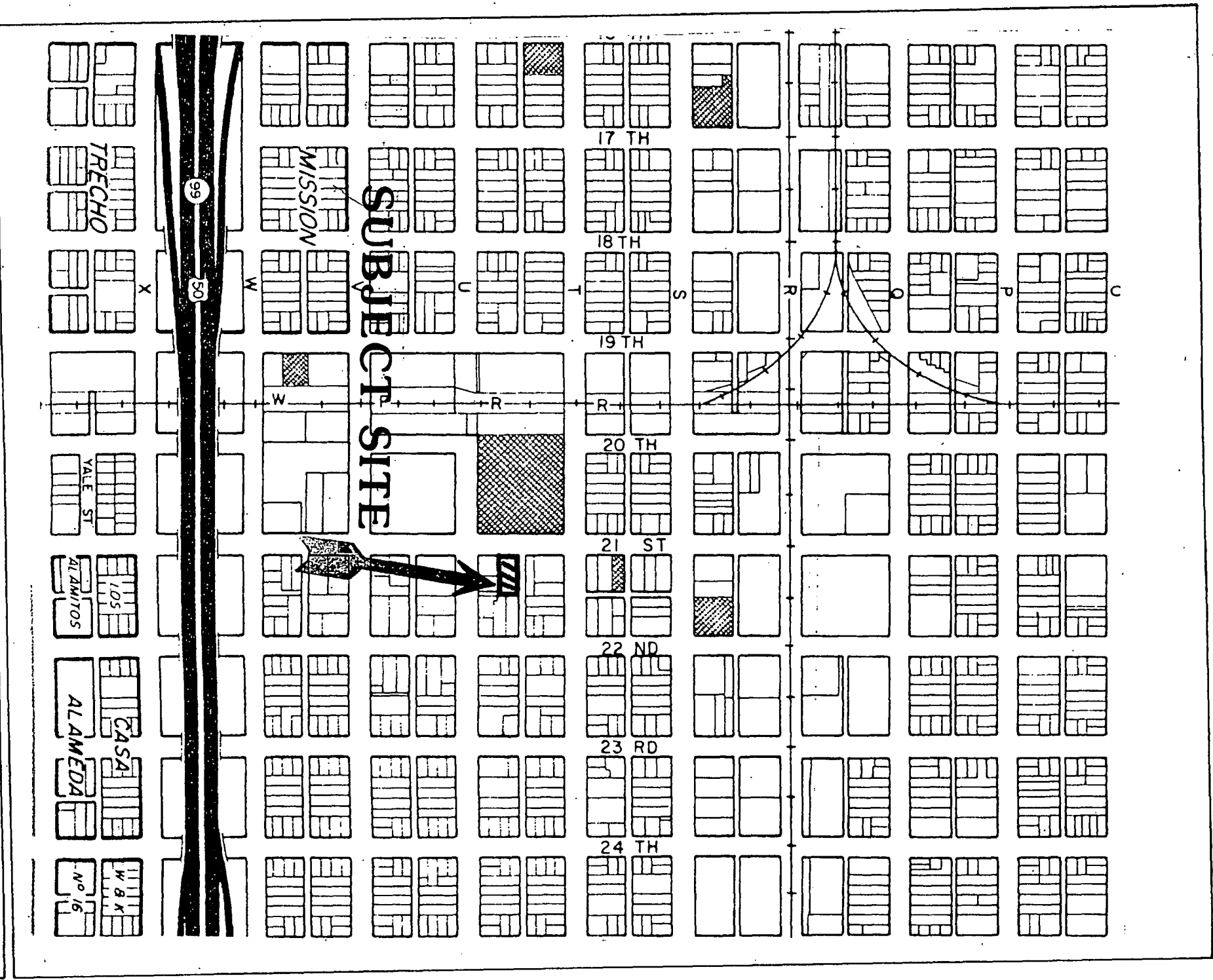
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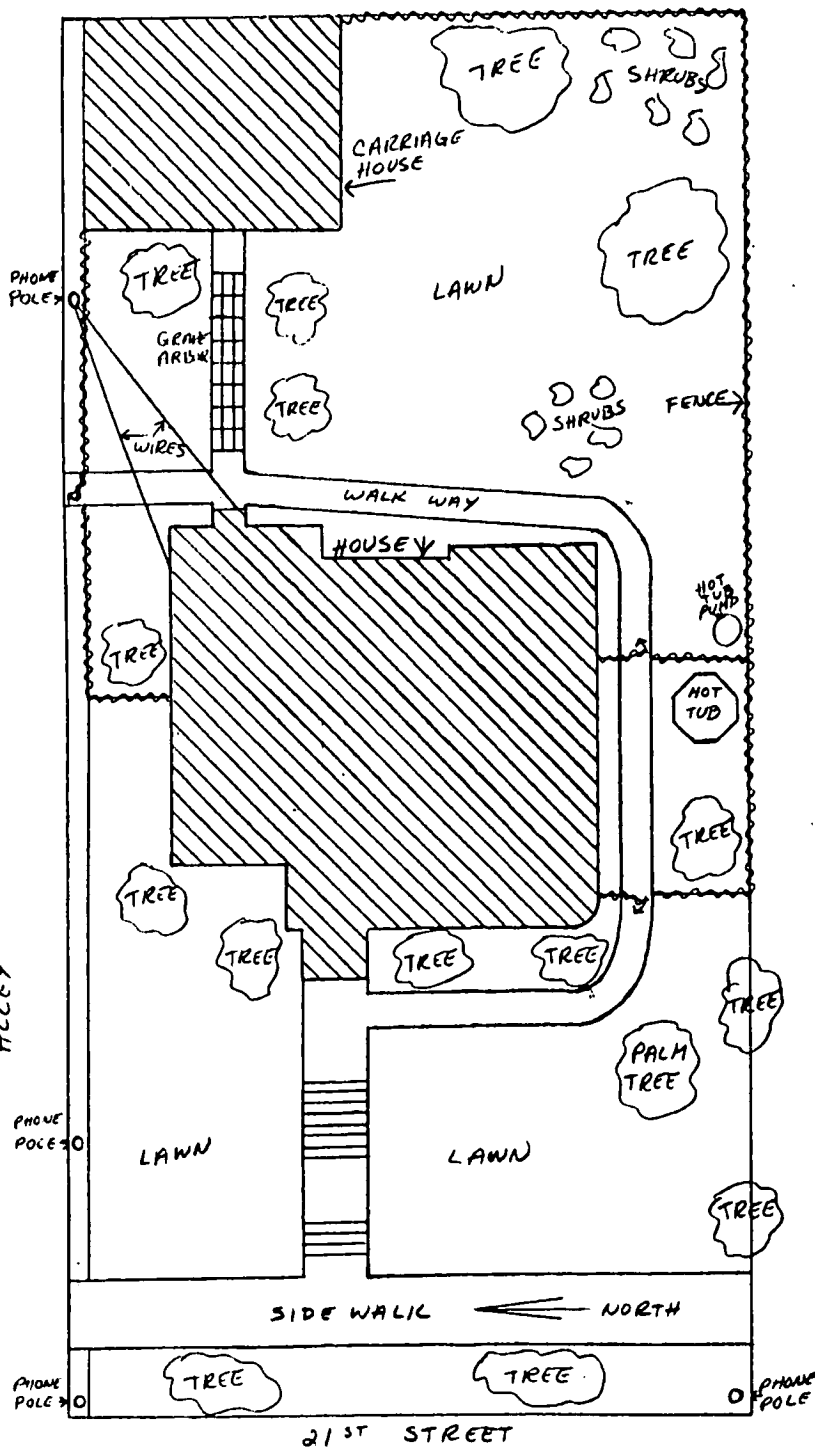
# VICINITY MAP



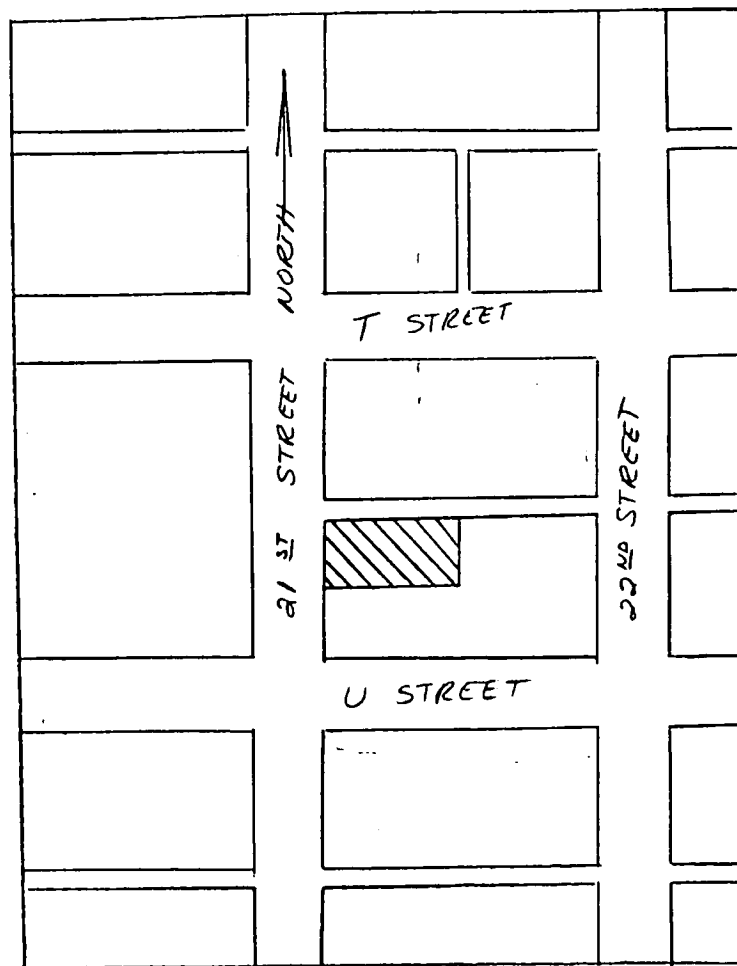
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SCALE FOR SITE PLAN  
 0 5' 10'  
 1" = 10'



RICHARD KANN  
 2019 21ST STREET, SACRAMENTO

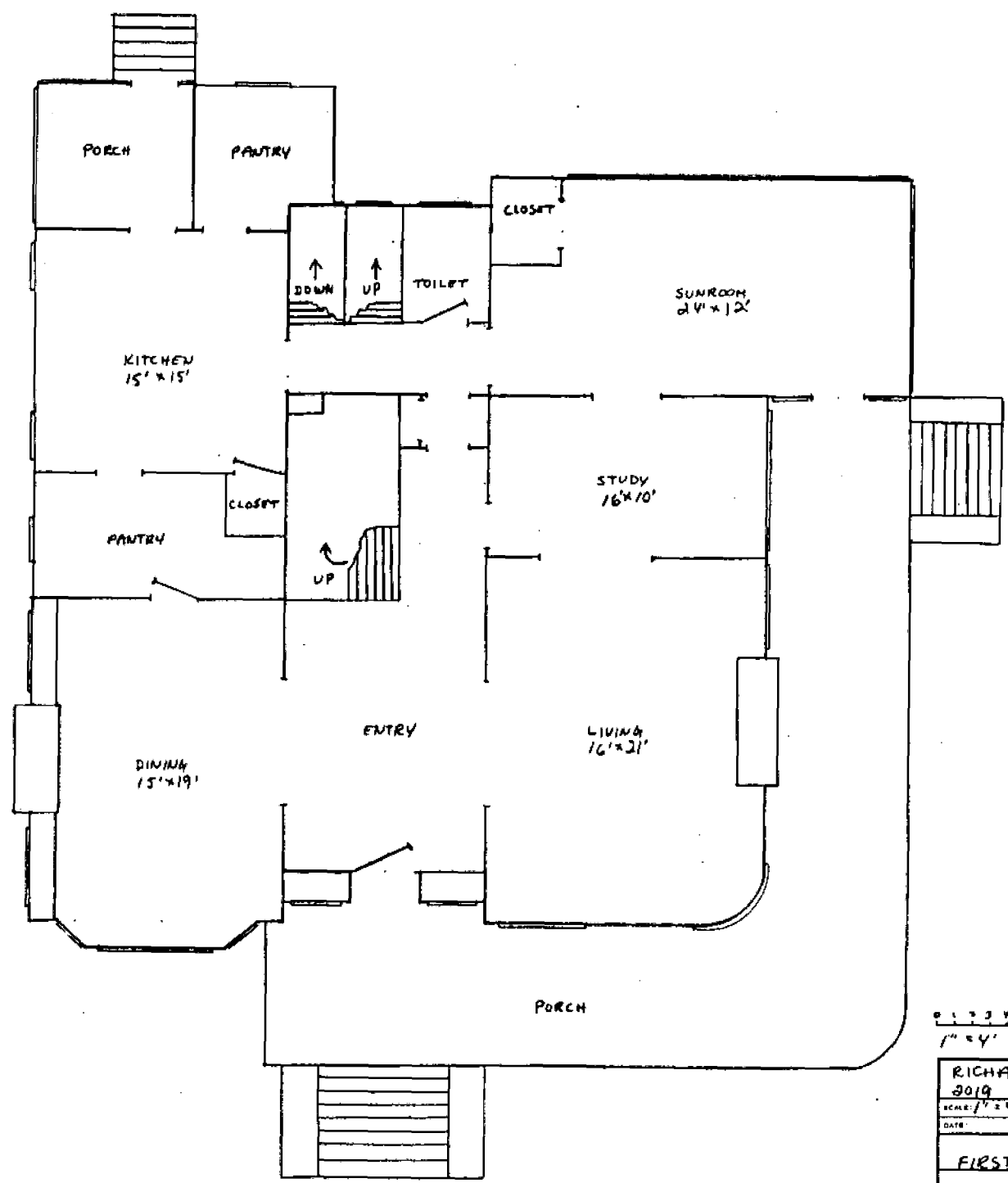
SITE PLAN & LOCATION MAP

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No. 21



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0.1331  
1" = 4'



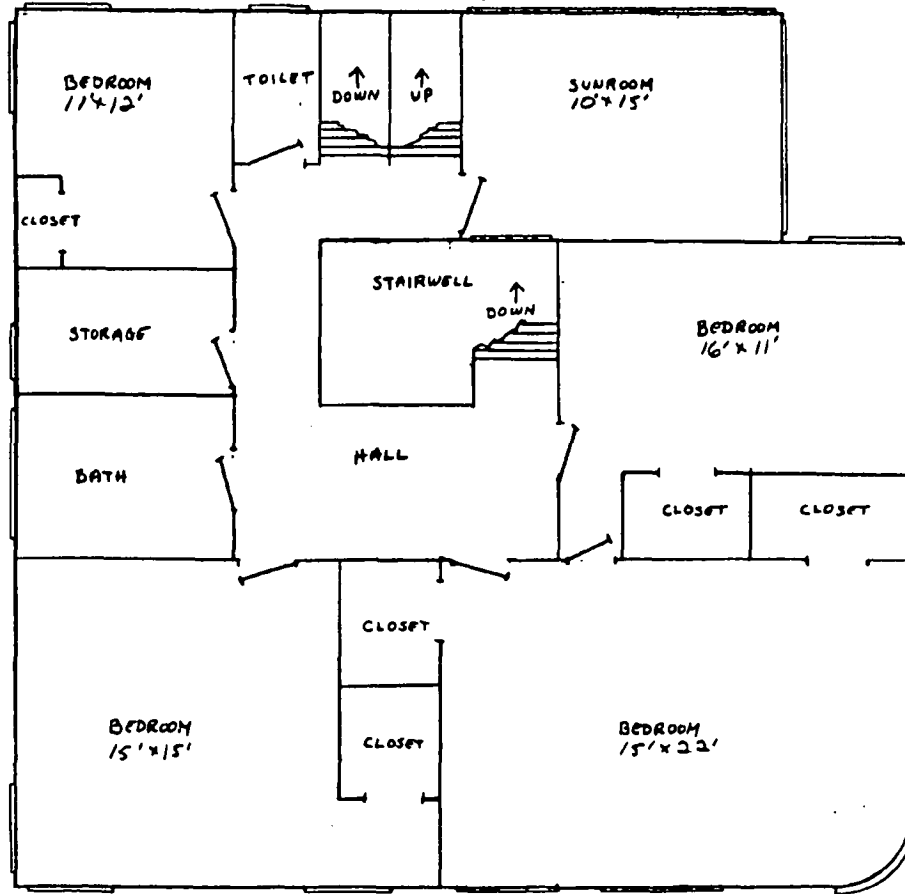
RICHARD KAWA		
3019 21 <sup>ST</sup> STREET, SACRAMENTO		
SCALE: 1/4" = 4'	APPROVED BY:	DRAWN BY:
DATE:	REVISION:	REVISION:
FIRST FLOOR		
		DRAWING NUMBER:

000605

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No. 21



P 84313

0 1 2 3 4'  
1" = 4'

← NORTH

RICHARD KANN		
2019 DILL STREET, SACRAMENTO		
SCALE 1/4" = 4'	APPROVED BY	DRAWN BY
DATE	REVISED	REVISED
SECOND FLOOR		
		DRAWING NUMBER

000606

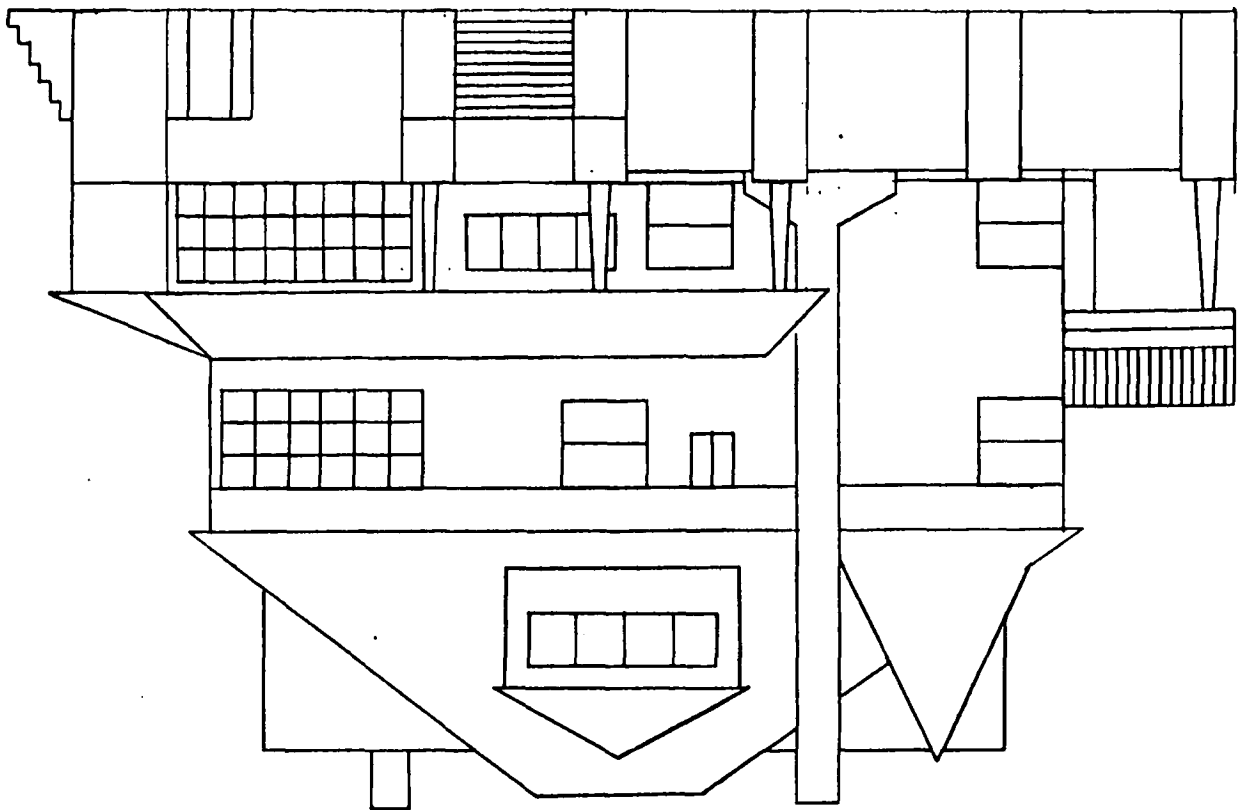


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0 12 3 4  
1" = 4'

RICHARD KRAH  
2014 AIR STREET, SACRAMENTO

1" = 4'

GEUNTKW (SOUTH FACE)

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No. 21



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0 1 2 3 4'  
1" = 4'

RICHARD KANN		
2019 21 <sup>ST</sup> STREET, SACRAMENTO		
SCALE: 1" = 4'	APPROVED BY:	DRAWN BY:
DATE:	REVIEWED:	REVIEWED:
ELEVATION (EAST FACE)		
		DRAWING NUMBER:

000608

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91334  
1124

RICHARD KANN		DRAWN BY	
2019 JIE STREET, SACRAMENTO		REVISED	
SCALE: 1/2" = 1'	APPROVED BY:		
DATE:			
ELEVATION (NORTH FACE)			
			DRAWING NUMBER

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No. 21



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01234  
1"=24"

RICHARD KANW		DRAWN BY	
2019 91ST STREET, SACRAMENTO		REVISED	
SCALE: 1"=24'	APPROVED BY:	DATE:	
ELEVATION (WEST FACE)		DRAWING NUMBER	

000610