

**CITY PLANNING COMMISSION**

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

**APPLICANT:** Georgia McGreal, 1012 19th Street, Sacramento, CA 95814

**OWNER:** Applicant

**PLANS BY:** DTH & Associates, 1139 San Ramon Valley Blvd., Danville, CA 94526

**FILING DATE:** 6-04-92 **ENVIR. DET.:** Negative Declaration **REPORT BY:** Mike Dale

**ASSESSOR'S PCL. NO.:** 005-0110-013

- APPLICATION:**
1. Negative Declaration
  2. Mitigation Monitoring Plan
  3. Special Permit to establish a Bed and Breakfast Inn with seven guest rooms on 0.15± developed acres in the Multi-Family (R-3A) zone.
  4. Variance to waive one required on-site parking space for a Bed and Breakfast Inn.
  5. Variance to allow one parking space which does not meet minimum stall dimensions (one parallel parking space) for a bed and breakfast.

**LOCATION:** 2116 6th Street  
(City Council District #4)

**PROPOSAL:** The property owner is seeking the necessary entitlements to convert an existing building into a seven-room Bed & Breakfast Inn.

**PROJECT INFORMATION:**

General Plan Designation: Medium Density Residential (16-29 du/na)  
 Existing Zoning of Site: Multi-Family (R-3A)  
 Existing Land Use of Site: Two-Story Residential Structure (approx. 5,700 square feet) With Detached Two-Car Garage

**Surrounding Land Use and Zoning:**

North: 20-Foot Paved Alley, Vacant Lot: R-3A  
 South: Single-Family Residence, V-Street: R-3A  
 East: 6th Street, Southside Park: R-3A  
 West: Single-Family Residence: R-3A

Parking Ratio Required: 1 space per 2 guestrooms and 1 space for the Owner/Manager  
 Parking Required: 4 spaces  
 Parking To Be Provided: 3 spaces  
 Property Dimensions: 80' x 80'  
 Property Area: 0.15± gross acres (6,400 square feet)  
 Street Improvements & Utilities: Existing

Exterior Building Materials: Stucco, Plaster  
 Exterior Building Colors: Beige

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of one lot totaling 0.15± developed acres (6,400 square feet) in the Multi-Family (R-3A) zone. The site is developed with a two-story residential structure and a two-car garage. The lot is located west of 6th Street and north of V Street. The property is bordered by single-family residences to the south and west in the R-3A zone; by a paved alley and a vacant lot in the R-3A zone to the north; and by 6th Street and Southside Park to the east. The General Plan designation for the lot is Medium Density Residential (16-29 du/na).

B. Applicant's Proposal

The applicant is proposing to convert an existing two-story residential structure into a seven-room bed and breakfast inn. The proposal includes minor exterior modifications such as the installation of lighting and the construction of two stucco walls for purposes of screening the sideyard areas. The City's Zoning Ordinance requires that a special permit be obtained for any bed and breakfast inn located in any multi-family zone. The City's Zoning Ordinance limits such uses in the multi-family zone to no more than seven guest rooms. The applicant is seeking to meet these requirements by requesting a special permit to establish a seven-room bed and breakfast inn in the multi-family zone.

C. Background Information:

The existing building is considered to be a Supportive Structure and is within the Southside Preservation Area of the Central City Design Review District. The proposed bed and breakfast inn is therefore subject to review and approval by the Design Review/Preservation staff. The applicant was previously advised of this requirement and has filed an application for staff review (DR91-021).

D. Staff Evaluation

The proposal is neither in conflict with the City's General Plan, the Central City Community Plan, or the Central City Housing Strategy. None of these plans speaks directly to bed and breakfast inns. However, the use will mean the preservation and maintenance of a significant residential structure for continued residentially oriented use compatible with its neighborhood setting.

Planning staff has calculated, based on the City's parking regulations, that the proposal requires a minimum of four parking spaces. The applicant originally proposed three parallel parking spaces to be located along side the building. The Public Works Department, upon review of the site plan, concluded that only one vehicle can safely park parallel to the building. Therefore, based on two parking spaces in the existing garage and one space to be located along side the building, the remaining parking space must be provided off-site. Hence, the applicant is seeking, in addition to the special permit, permission to waive one required on-site parking space.

The Department of Public Works supports the location of one on-site parking stall between the building and the paved alley. The Department of Public Works has stated that the stall should be a minimum of 10 feet wide and 20 feet deep. The City's Zoning Ordinance (Section 6-C) requires 26 feet of maneuvering area behind the parking stall. Inadequate space exists along side the building to allow 26 feet of maneuvering area, and thus a variance to allow one parking space which does not meet the minimum stall dimensions is being sought. The stall should be properly paved and striped to delineate the location of the stall and the property line abutting the alley. Staff recommends approval of the variance subject to review and approval by the Department of Public Works, Traffic Engineering Section.

Planning staff has visited the site and its vicinity and has determined that adequate on-street parking is generally available at all times of the day except during the peak-hour lunch period when Southside Park is heavily utilized. Staff believes that the proposed bed and breakfast inn will require parking primarily during the morning and evening hours. Staff therefore does not foresee a conflict with regard to the demand for on-street parking in the area if the variance is approved.

The applicant is not seeking permission to hold social gatherings at the site such as banquets or receptions. Staff believes that such events, if allowed, could adversely effect the surrounding residential neighborhood. In addition, on-site parking is limited to only three spaces. Staff recommends that such activities be prohibited under the special permit so that impacts to the surrounding neighborhood do not occur.

E. Building Design

The Design Review/Preservation Board staff has indicated that the proposed exterior modifications shall be consistent with the color, texture, and architecture of the existing building. The staff will review the proposed changes prior to issuance of the building permit. The staff does not foresee the need to impose additional requirements at that time.

F. Agency Comments

Copies of the project application were routed to the City's Transportation Division, Engineering Development Section, and Building Division. The following comments were received.

**Engineering Development:**

Property to be developed in accordance with this special permit may be subject to flooding. Interested parties should ascertain whether and to what extent such flooding may occur. The applicable base flood elevations for the property should be reviewed. Base flood elevations are contained in the U.S. Army Corps of engineers Flood Insurance Study Working Map for the Sacramento community, dated January 1989, available at the City of Sacramento Public Works Department, Development Services Division, Room 100, 927 10th Street.

The project is located in an area of the City which is serviced by a combination sewer and drainage system. The applicant may be required to share in the costs of improvements needed to upgrade the combination system.

G. Neighborhood Response

The Southside Park Neighborhood Association has been routed information regarding the proposed project. No comment has been received from the Association. Staff has received a letter of opposition from an adjacent neighbor (see Exhibit B).

**ENVIRONMENTAL DETERMINATION:** The Environmental Coordinator has determined that the project, as proposed, may have a significant adverse effect on the environment. The Coordinator has issued a negative declaration for the project, but certain mitigation measures, as indicated in the initial study, have been made mandatory by the Coordinator in order to justify the negative declaration. Incorporation of these measures into the project design are anticipated to reduce the potential adverse environmental impacts to a level of insignificance. Pursuant to State Public Resources Code 21081.6, a Mitigation Monitoring Plan has been prepared (Attached).

**RECOMMENDATION:** Staff recommends that the Planning Commission take the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Mitigation Monitoring Plan by adopting the attached resolution.
- C. Approve the Special Permit to establish a Bed and Breakfast Inn with seven guest rooms on 0.15± developed acres in the Multi-Family (R-3A) zone as conditioned and based on findings of fact which follow.
- D. Approve the Variance to waive one required on-site parking space for a Bed and Breakfast Inn based on findings of fact which follow.
- E. Approve the Variance to allow one parking space which does not meet minimum stall dimensions (one parallel parking space) for a bed and breakfast based on findings of fact which follow.

**Conditions - Special Permit:**

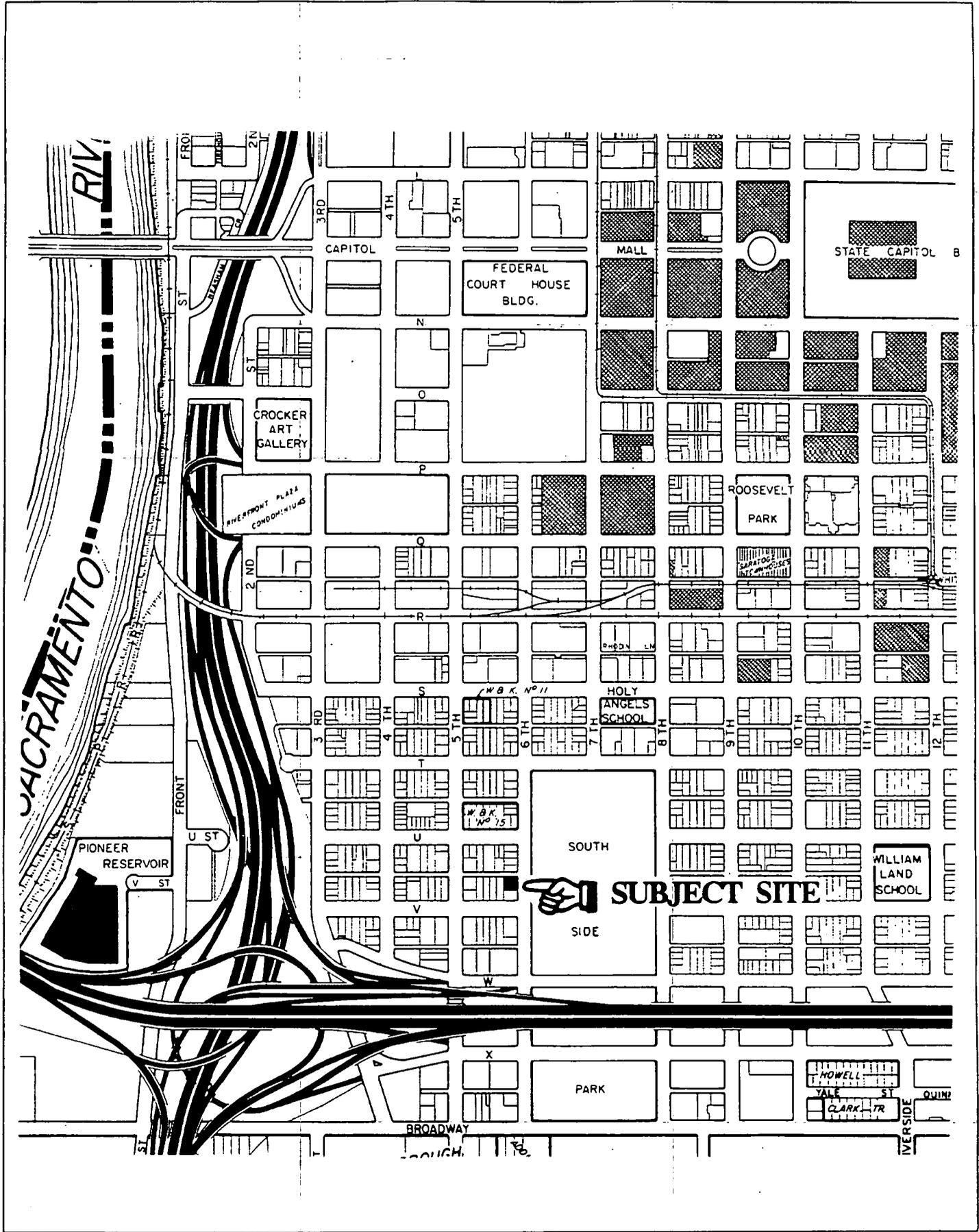
1. The project shall comply with the mitigation measures as prescribed in the Mitigation Monitoring Plan.
2. Social gatherings at the site - such as banquets, receptions, and the like - shall be prohibited.
3. The project shall be subject to review and approval by Design Review/Preservation staff prior to issuance of the building permit.
4. The on-site parking stall located between the building and the paved alley shall be properly paved and striped. The stall shall be subject to review and approval by the Department of Public Works, Transportation Division, prior to issuance of the building permit.

**Findings of Fact:**

1. The special permit, as conditioned, is based on sound principles of land use planning in that the

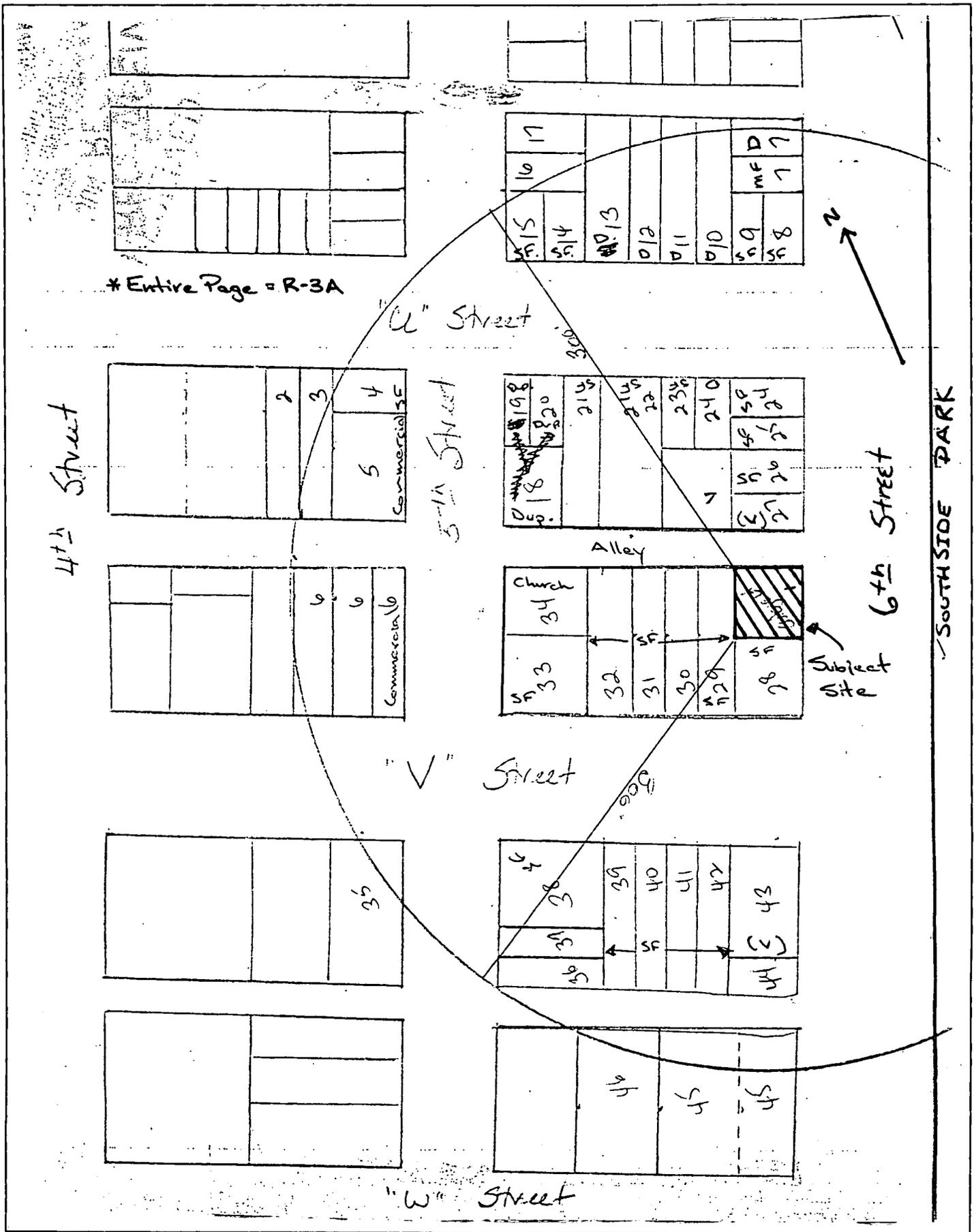
project is a bed and breakfast inn use in a Multi-Family (R-3A) zone and is compatible with the surrounding multiple family, single-family, and commercial uses.

2. The special permit will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
  - a. three on-site parking spaces are being provided on-site and adequate off-site parking is available during non-peak hours, and
  - b. social gatherings, such as banquets and receptions, are prohibited.
3. Granting the variances does not constitute a special privilege extended to one individual property owner in that:
  - a. adequate on-street parking is available during the morning and evening hours,
  - b. adequate dimensions and maneuvering area will be provided for the parallel parking stall, and
  - c. the same variance would be appropriate for other property owners facing similar circumstances.
4. The variance requests do not constitute use variances in that bed and breakfast inns are permitted uses in the R-3A zone subject to approval of individual special permits.
5. The proposal is consistent with the General Plan and the Community Plan which designate the site for high density (multiple family) residential use. Bed and breakfast inns are allowed subject to an approved special permit.



VICINITY MAP

001843



LAND USE AND ZONING MAP\*

001844

