

CITY PLANNING COMMISSION

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

APPLICANT	William M. McOmer, 1315-22nd Street, Sacramento, CA 95816		
OWNER	William M. McOmer, 1315-22nd Street, Sacramento, CA 95816		
PLANS BY			
FILING DATE	3-13-84	50 DAY CPC ACTION DATE	REPORT BY: GM:bw
NEGATIVE DEC.	Ex. 15303(b)	EIR	ASSESSOR'S PCL. NO. 007-154-01

APPLICATION: Special Permit to allow limited ancillary social activities in conjunction with an existing Bed & Breakfast Inn located on 0.3± acres in the Light Density Multiple Family (R-3A) zone.

LOCATION: 1315-22nd Street

PROJECT INFORMATION:

1974 General Plan Designation: Residential
1980 Central City Community
Plan Designation: Light Density Multiple Family
Existing Zoning of Site: R-3A
Existing Land Use of Site: Bed & Breakfast Inn

Surrounding Land Use and Zoning:

North: Residential; R-3A
South: Vacant; R-3A
East: Residential; R-3A
West: Vacant; R-0

Parking Required: To be determined by Planning Commission
Parking Provided: 3 on site; 7 off site
Property Dimensions: 40' x 80'
Property Area: 3,200 square feet
Square Footage of Building: 4,453
Height of Structure: 30 feet
Street Improvements/Utilities: Existing
Exterior Building Colors: Brown
Exterior Building Materials: Wood/brick

BACKGROUND INFORMATION: On July 23, 1981 the Commission approved the necessary entitlements to establish a four-bedroom bed and breakfast inn at the subject location (P-9432). Following approval of this project and several other bed and breakfast inns, the City received numerous complaints from surrounding residents regarding the use of these facilities for events unrelated to the approved bed and breakfast use, such as wedding receptions and conferences.

Following several public hearings, the Commission and City Council in 1983 amended the Zoning Ordinance related to bed and breakfast inns to allow ancillary social gatherings subject to approval of a special permit.

Section 2-E-28(b) of the ordinance states: "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. P84-108

MEETING DATE April 12, 1984

CPC ITEM NO. 22

On February 28, 1984, the City Council approved the waiver of the fire protection requirement (sprinkler system) for the Amber House to allow ancillary social events to take place.

STAFF EVALUATION: Staff has the following comments regarding this proposal:

1. The applicant is requesting special permit approval to allow the following ancillary activities at the subject facility:
 - a. Type of Events
 - (1) small conferences, social functions and fund raisers;
 - (2) no wedding receptions and no outside activities.
 - b. Number of Events, Hours and Attendees
 - (1) five per month
 - (2) weekday hours: 10 A.M. to 5 P.M.
weekend hours: 10 A.M. to 9 P.M.
 - (3) maximum of 25 persons.
 - c. Parking Arrangements
 - (1) existing off-street spaces - 3 spaces
 - (2) inforce and operating agreement with Western Title for use of parking lot across street - 7 spaces (see Exhibit E).
2. The major concern by staff is the provision for adequate off-street parking for events scheduled for the subject facility. The applicant indicates that he has an agreement with Western Title Company located directly across 22nd Street for the use of its parking lot. The off-site lot is developed with seven parking spaces. Western Title also owns an adjacent unsurfaced vacant lot adjoining the alley which is informally used for parking. The subject site is developed with three off-street spaces. Therefore, a total of 10 spaces would be available.

Several field checks of the vicinity of the subject site during mid-afternoon of a weekday found less than 50% occupancy of the off-site lot. The vicinity of the subject site is also outside of any residential preferential parking district. There are no parking meters or restricted parking along 22nd Street in the proximity of the subject site. Several field inspections by staff found the availability of on-street parking spaces during the weekdays on 22nd Street.

The availability of both on and off-street parking is also adequate to meet the demand for events scheduled on weekends. The staff has no objections to the applicant's request based on the conditions of operations outlined in Staff Comments No. 1 and the availability of off-street parking provided by Western Title Company.

3. The potential noise generated by gatherings should be minimal, based upon the limit on the number of attendees (maximum 25 persons), restricted hours of activities and the prohibition of outside activities and wedding receptions.
4. The project was reviewed by the offices of City Building Inspections and Traffic Engineering. There were no objections to the applicant's request.

STAFF RECOMMENDATION: Staff recommends approval of the special permit to allow ancillary activities, subject to conditions and based on the Findings of Fact which follow.

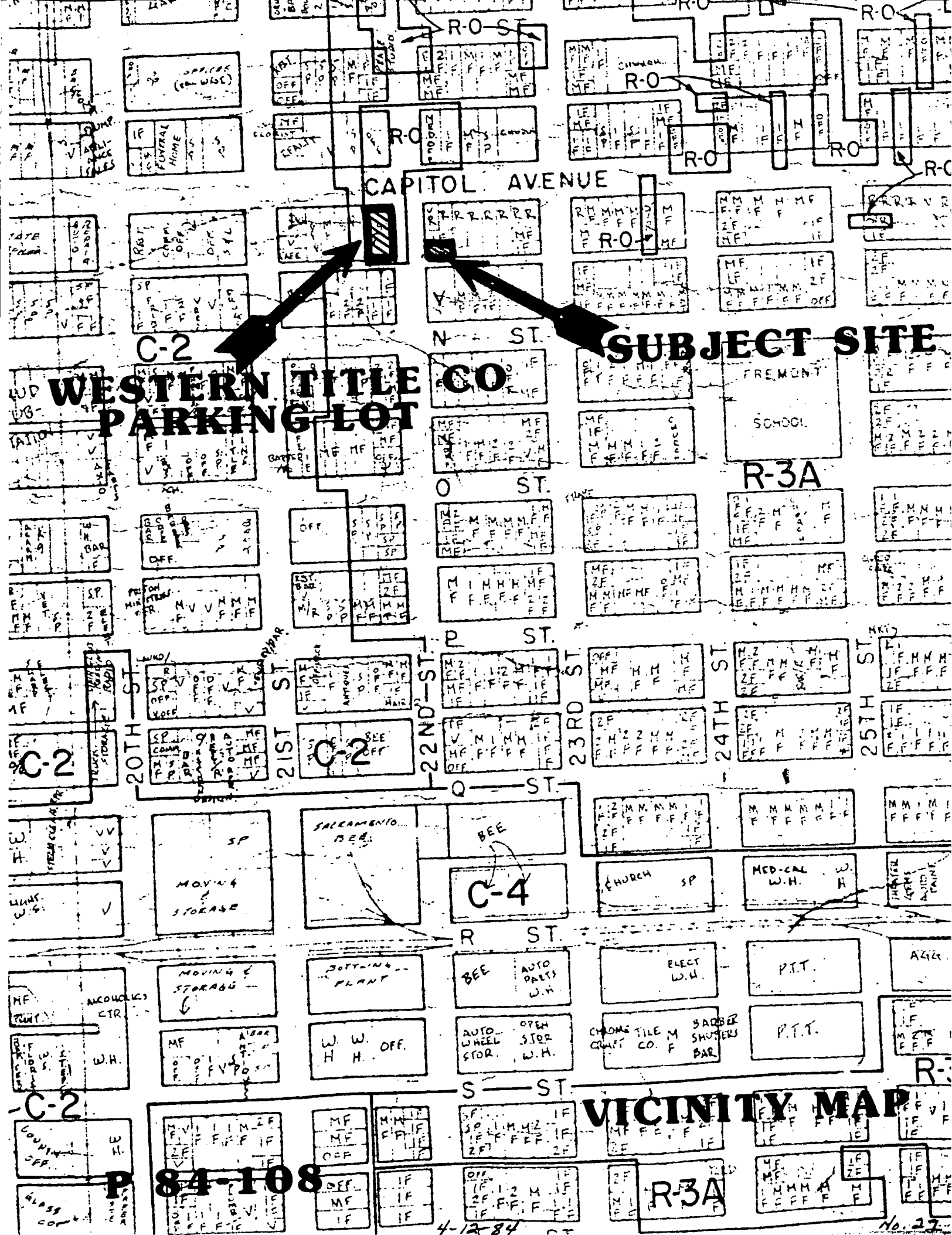
Conditions

The applicant shall comply with the following conditions:

- a. Activities shall be restricted to small conferences, social functions and fund raisers;
- b. There shall be no outside activities or wedding receptions;
- c. There shall be no more than five ancillary events per month;
- d. The times for ancillary activities shall be restricted to the following hours:
Week days: 10 A.M. to 5 P.M.
Weekends: 10 A.M. to 9 P.M.
- e. No more than 25 persons shall be permitted per event. This maximum occupancy shall be posted in a conspicuous site near the entrance;
- f. The special permit approval is contingent upon the use of the Western Title Insurance parking lot. The applicant shall inform event organizers that the subject lot is available for use by all attendees. A sign shall be placed at the entrance to the bed and breakfast inn that parking is available at the Western Title Insurance parking lot, and at the rear of the subject inn.

Findings of Fact

- a. The project, as conditioned, is based upon sound principles of land use in that small social functions are an appropriate ancillary use to an existing bed and breakfast inn;
- b. The project, as conditioned, will not be injurious to surrounding property in that:
 - 1) adequate parking is provided;
 - 2) the ancillary activities are regulated by maximum number of persons and events per month and hours of operation.
- c. The project complies with the City Zoning Ordinance which allows small ancillary social functions in conjunction with bed and breakfast inns, subject to special permit approval.



CAPITOL AVENUE

C-2

N ST.

SUBJECT SITE

**WESTERN TITLE CO
PARKING LOT**

CO

R-3A

O ST.

P ST.

C-2

20TH ST.

21ST ST.

C-2

22ND ST.

23RD ST.

24TH ST.

25TH ST.

Q ST.

MOVING STORAGE

SACRAMENTO BEE

BEE
C-4

CHURCH SP

MED-CAL W.H.

R ST.

MOVING & STORAGE

JOYING PLANT

BEE AUTO PARTS W.H.

ELECT W.H.

P.T.T.

W.H.

W.W. OFF.
H.H. OFF.

AUTO WHEEL STOR. OPEN STOR. W.H.

CHROME TILE M BARBER
CRAFT CO. F SHOOTERS BAR

P.T.T.

C-2

S ST.

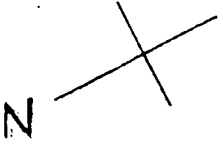
VICINITY MAP

P 84-108

R-3A

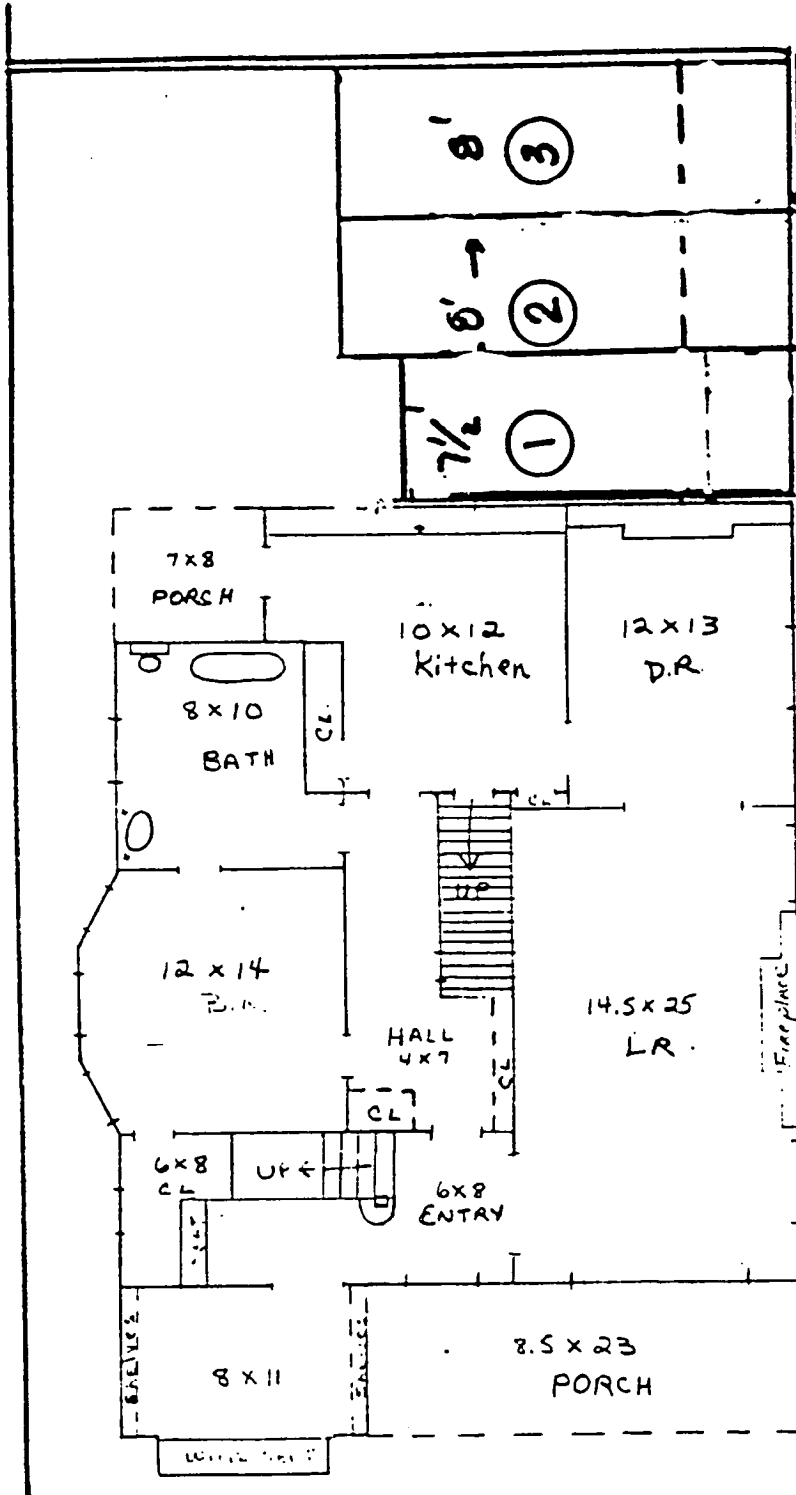
4-12-84

No. 27



1ST FLOOR

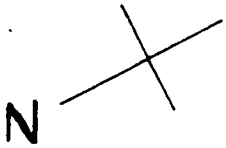
1 INCH = 10 FEET



FOR COMPACT
CAR ONLY

22ND STREET

EXHIBIT A



1ST FLOOR

1 INCH = 10 FEET

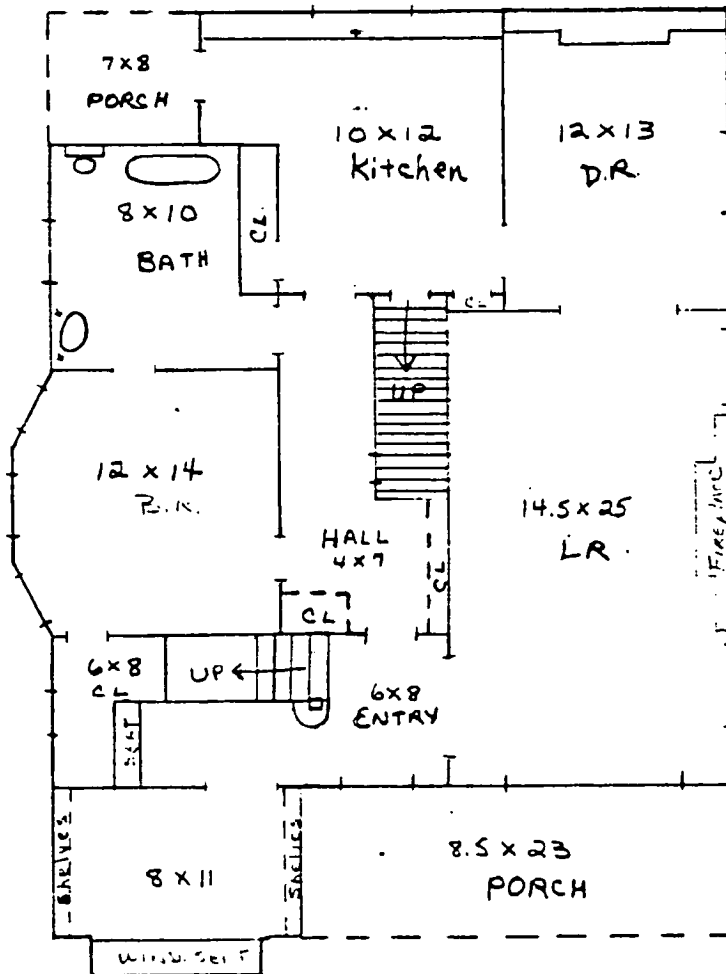
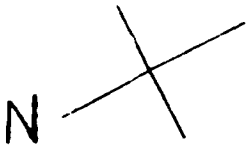


EXHIBIT B



2ND FLOOR
1 INCH = 10 FEET

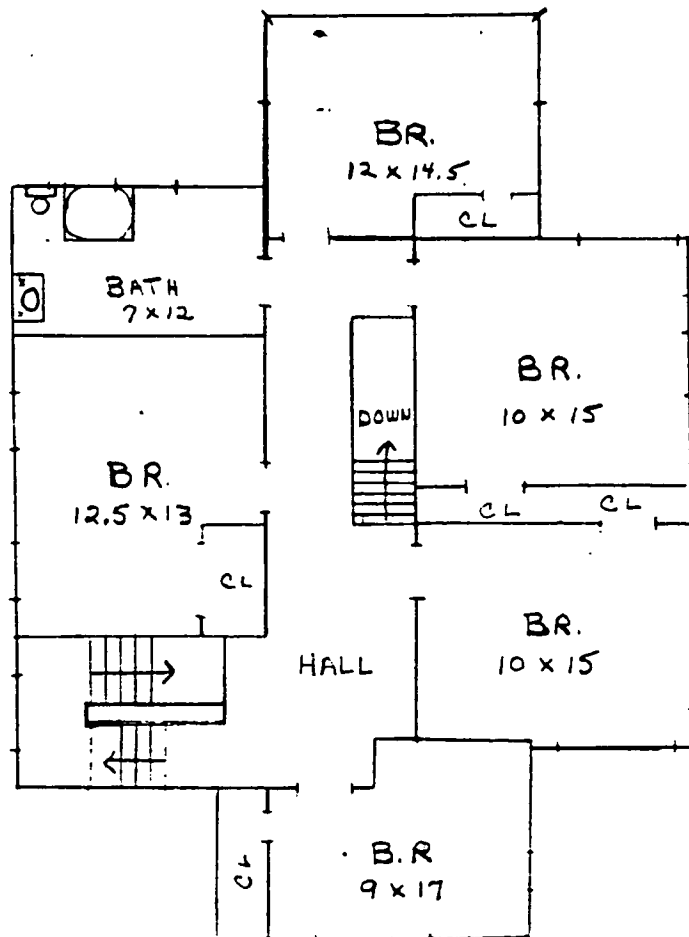
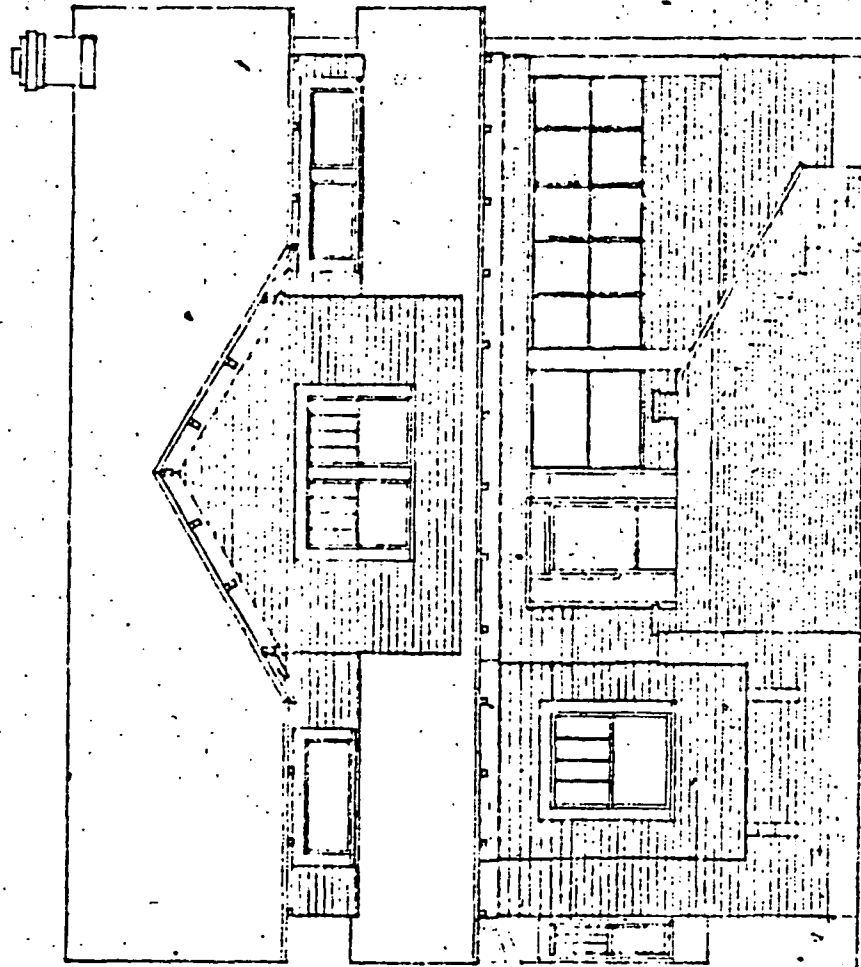


EXHIBIT C

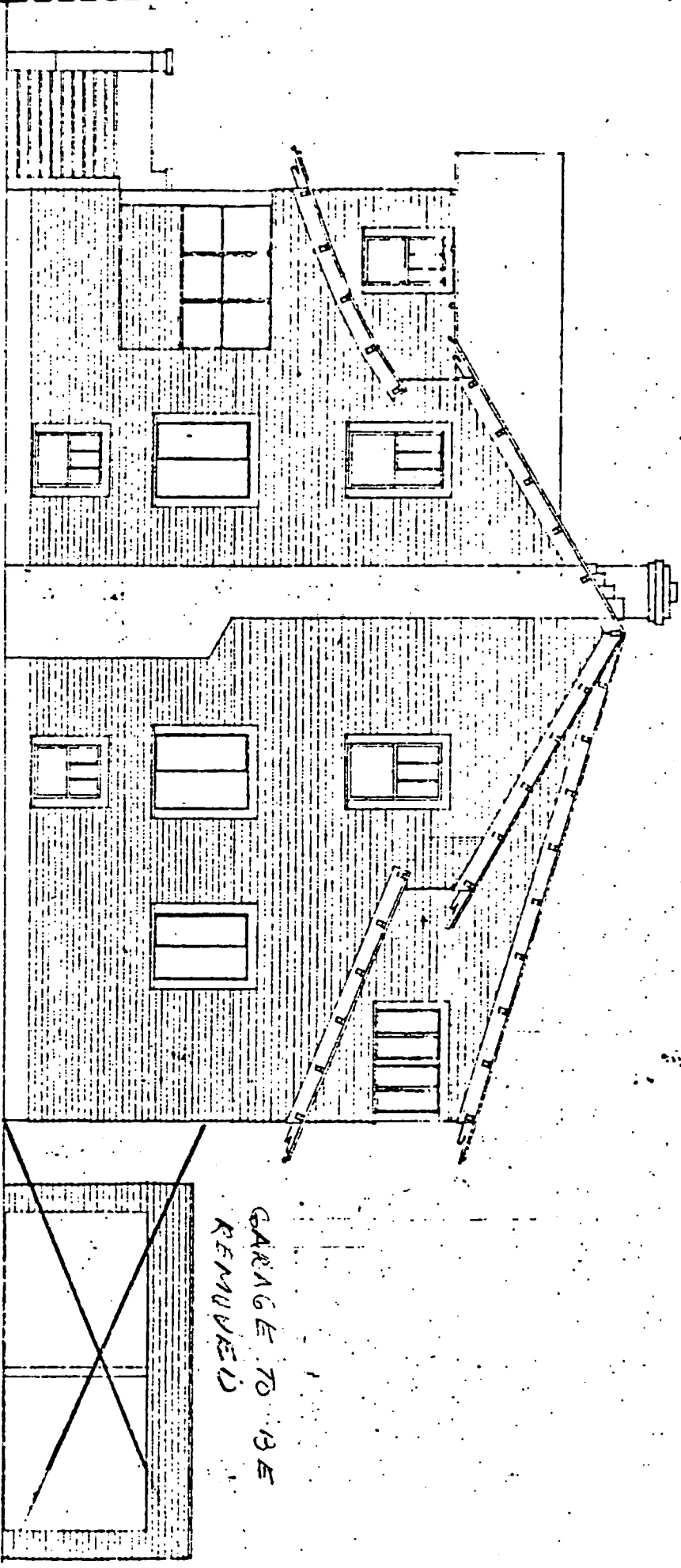


FRONT ELEVATION
SCALE 1/4" = 1'-0"

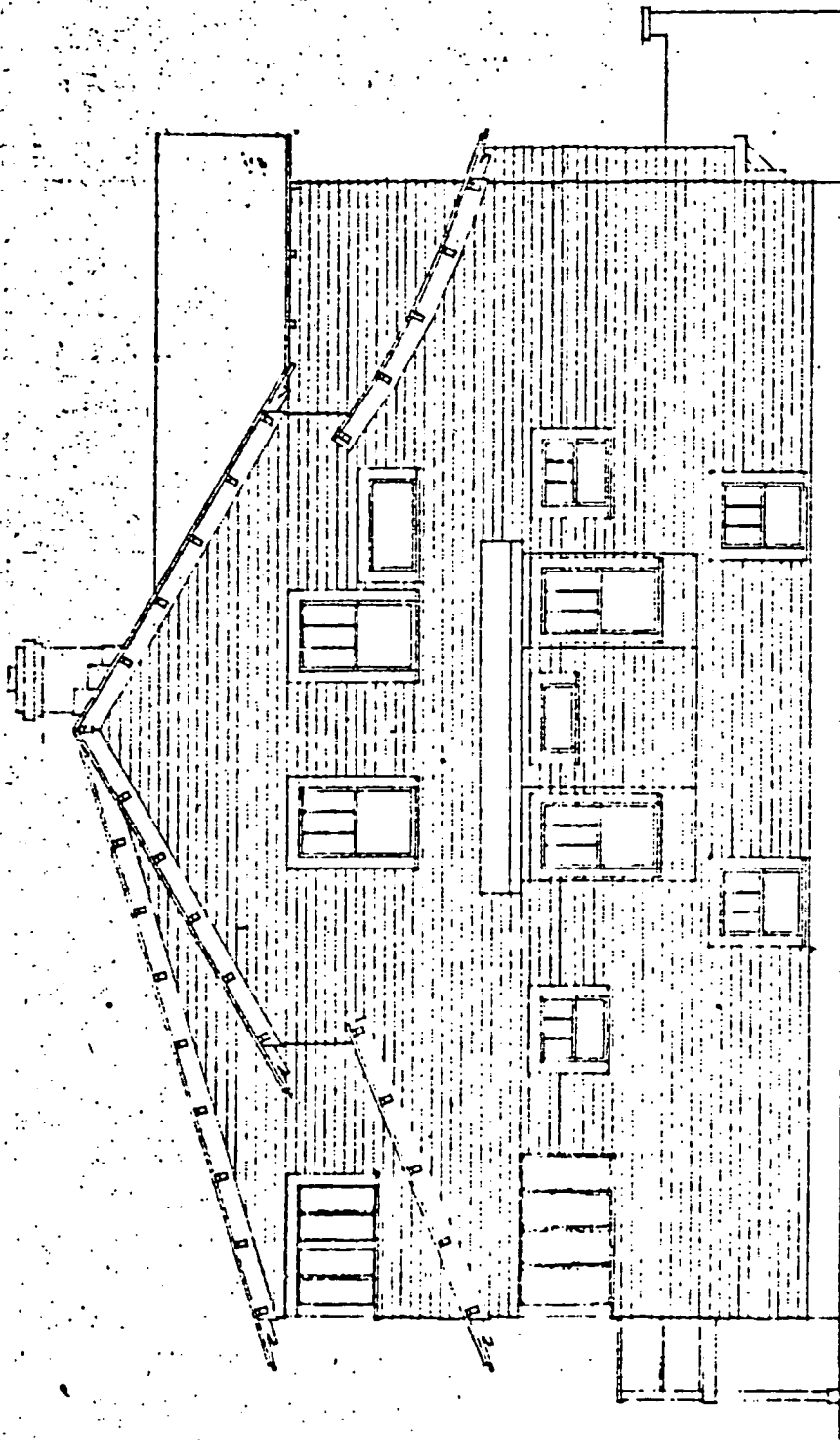
EXHIBIT D

EXHIBIT E

RIGHT SIDE ELEVATION



GARAGE TO BE REMOVED

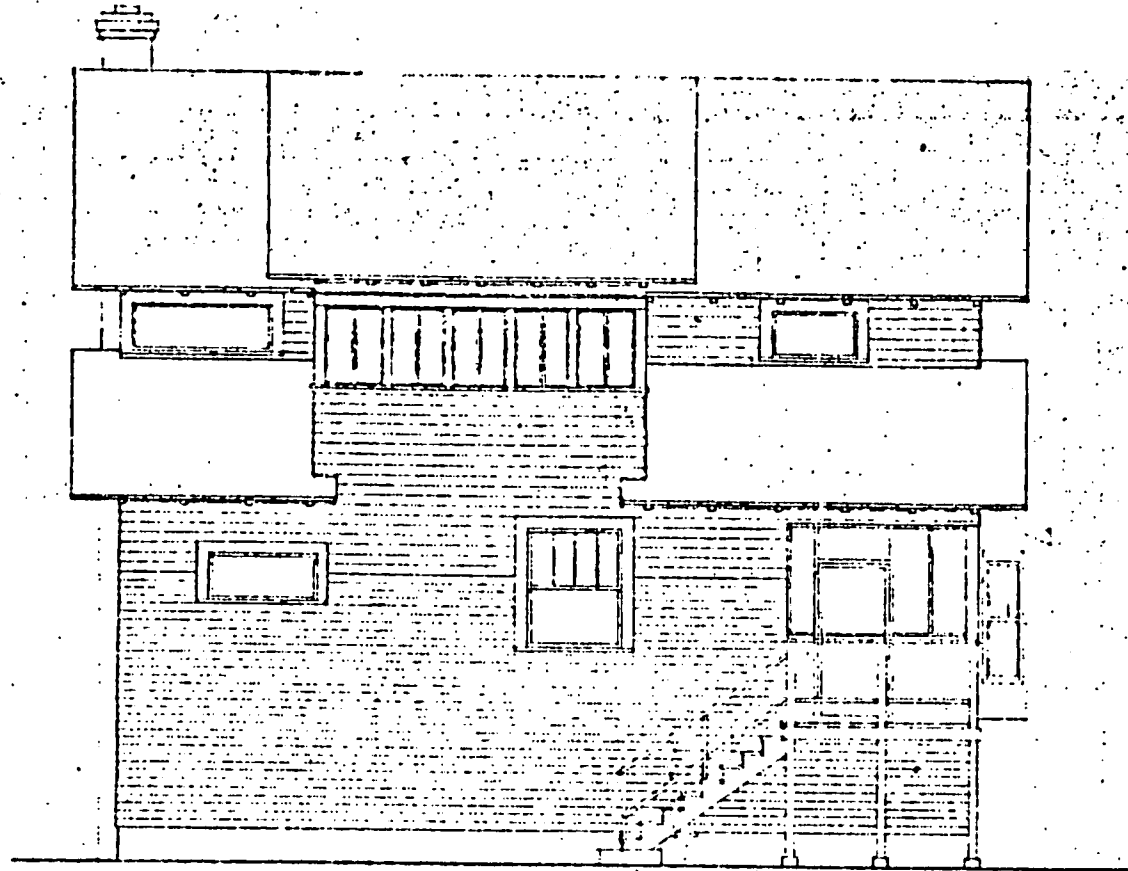


LEFT SIDE ELEVATION

EXHIBIT F

P84-108

4-12-84



REAR ELEVATION

EXISTING STRUCTURE	
1315 22ND ST SACRAMENTO	
U PAUL NEKRASSOFF DRAFTING SERVICE	
2444 GLENDALE LANE SACRAMENTO 481 1447	
EXTERIOR ELEVATIONS	DATE: 4/12/84

EXHIBIT G

No. 22