

# CITY PLANNING COMMISSION

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

APPLICANT	Robin R. Reynolds, 2001 'G' Street, Sacramento, CA 95819		
OWNER	Robin R. Reynolds, 2001 'G' Street, Sacramento, CA 95819		
PLANS BY	_____		
FILING DATE	8/15/83	50 DAY CPC ACTION DATE	11/10/83
REPORT BY:	SC:bw		
NEGATIVE DEC.	Exempt 15105	EIR	ASSESSOR'S PCL. NO. 003-175-21

APPLICATION: Home Occupation Permit to allow the cellaring of wine for resale purposes in the Single Family (R-1B) zone.

LOCATION: 2001 'G' Street

PROPOSAL: The applicant is requesting a home occupation permit which would allow the storage of 650 cases of wine for resale in a single family zone.

### PROJECT INFORMATION:

1980 Central City Community Plan  
Designation: Low Density Residential  
Existing Zoning of Site: R-1B  
Existing Land Use of Site: Residential structure  
Surrounding Land Use and Zoning:  
North: Residential; R-1B  
South: Multi-family Residential; R-3A  
East: Commercial; C-2  
West: Residential; R-1B  
Property Dimensions: 40' x 80'  
Property Area: 3,200 square feet  
Square Footage of Wine Cellar: 216  
Height of Structure: 4 levels

STAFF EVALUATION: Staff has the following concerns and comments regarding this request:

1. The subject site is located in a predominately residential area with residential uses on the north, south and east property lines. Staff received a number of telephone calls and a letter (attached in Exhibit C) indicating objections to this request. These residents have indicated objections to the request due to possible parking and traffic problems that could result due to the proposed commercial use. These neighbors also indicated that the commercial use would disrupt the residential quality of the neighborhood.
2. According to Section 11 (Home Occupation Regulations) of the Zoning Ordinance, the Planning Commission may waive the criteria for home occupations if a determination can be made that the proposal involves a very unusual situation of hardship and that the public health, safety and general welfare will not be adversely affected thereby. Exhibit 'B' is a list of restrictions for home occupations for the Commission's information.

001843

APPLC. NO. P83-286

MEETING DATE November 10, 1983

CPC ITEM NO. 2

This requested home occupation permit would waive restrictions placed on home occupations to allow a use which is more intensive than those allowed under Section 11 of the Zoning Ordinance. This request would allow storage of materials for stock in trade which is prohibited under these restrictions. It is also expected that delivery vehicles would be necessary in conjunction with this request and this could create traffic problems along the streets adjacent to the subject site.

3. The subject site does not meet the required building code standards for commercial use, and the structure would require alteration to comply with these codes. The home occupation permit restricts uses that will require building additions, alterations or remodeling.
4. This use would be more suitably located in a commercial or industrial zone, and adequate sites are available for this activity in these zones.

STAFF RECOMMENDATION: Staff recommends the Commission deny the home occupation permit, based upon the following Findings of Fact:

Findings of Fact - Home Occupation Permit

- a. Granting the home occupation permit constitutes a special privilege extended to one individual in that no special circumstances exist and no hardship is experienced to warrant the request;
- b. The home occupation permit, if granted, would adversely affect the welfare of the neighborhood in that this is predominately a residential area, and the use would alter the character of the neighborhood.

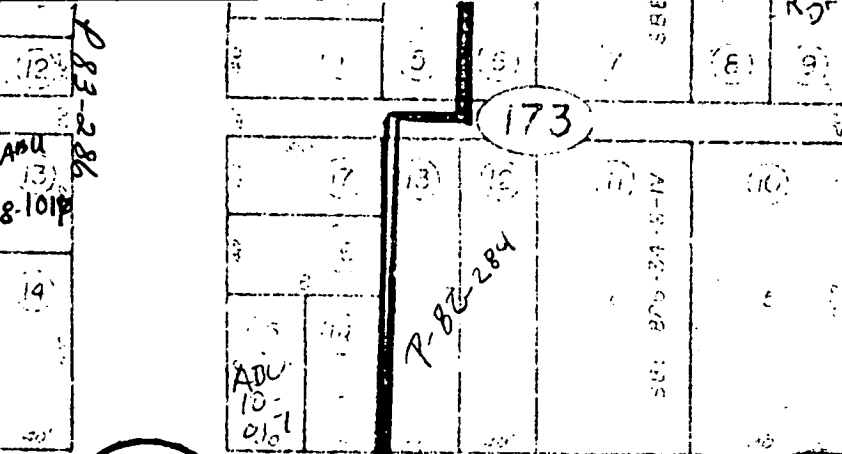


2001 G ST.

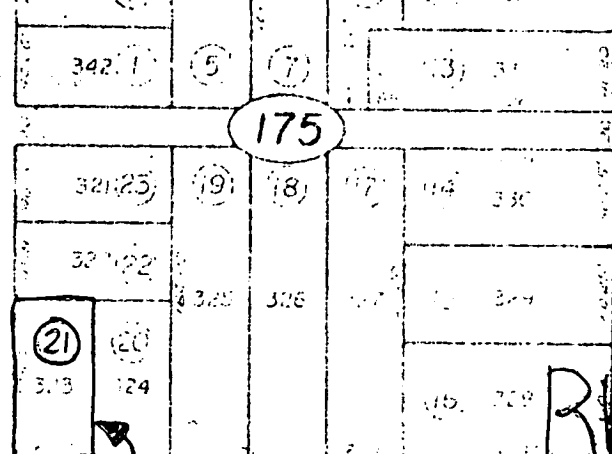
440-521  
County Assessor

APN:

003-175-21



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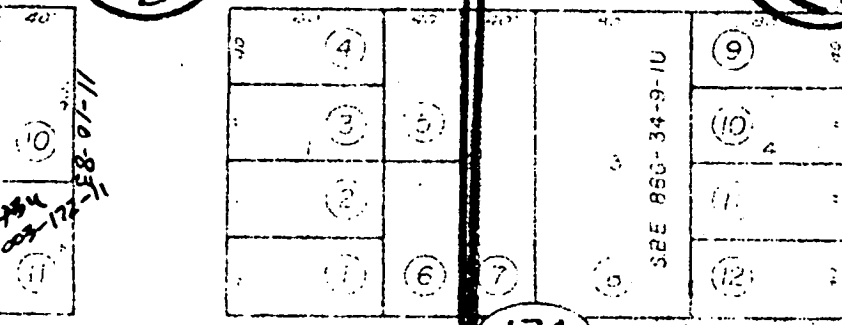
175

RIB

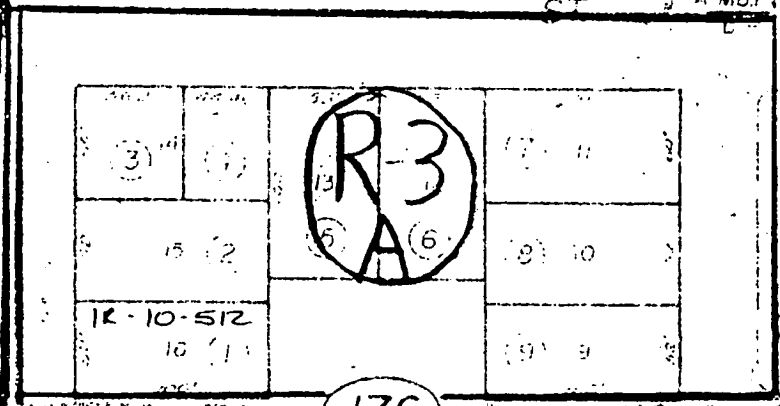
2001 SUBJECT SITE

R3A

R3A

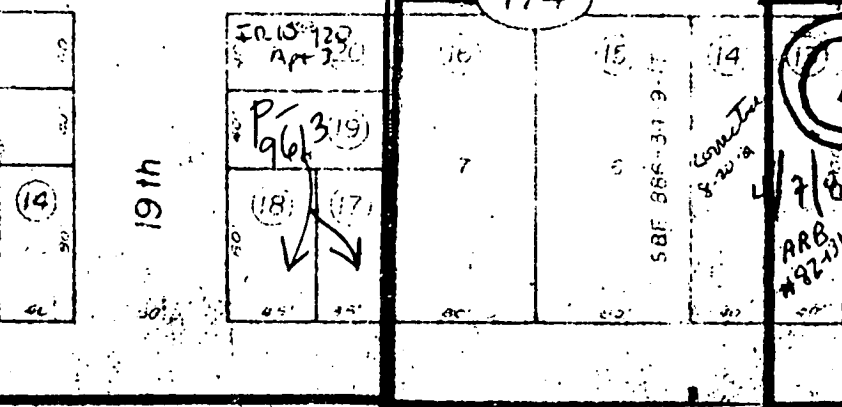


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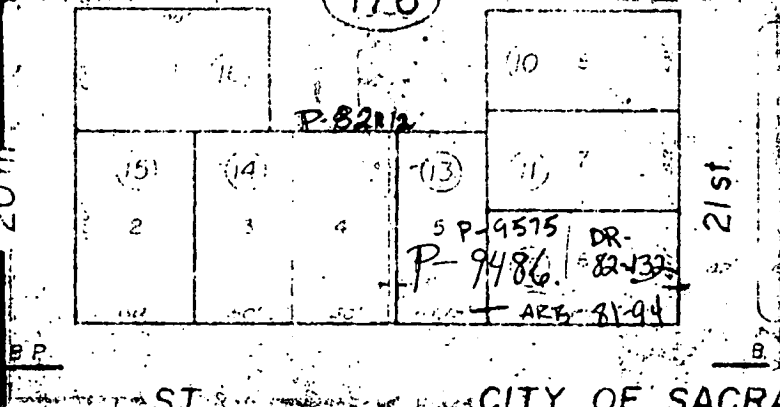


R-3A

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R3A



P-82112

5 P-9575 DR  
P-9486  
82-132  
ARB-81-94

Bk. 7

ST. CITY OF SACRAMENTO  
Assessor's Map Bk. 3 - Pg. 17  
001852  
County of Sacramento, Calif.

NOTE: Assessor's Block Numbers Shown in Ellipses.

Assessor's Parcel Numbers Shown in Rectangles.

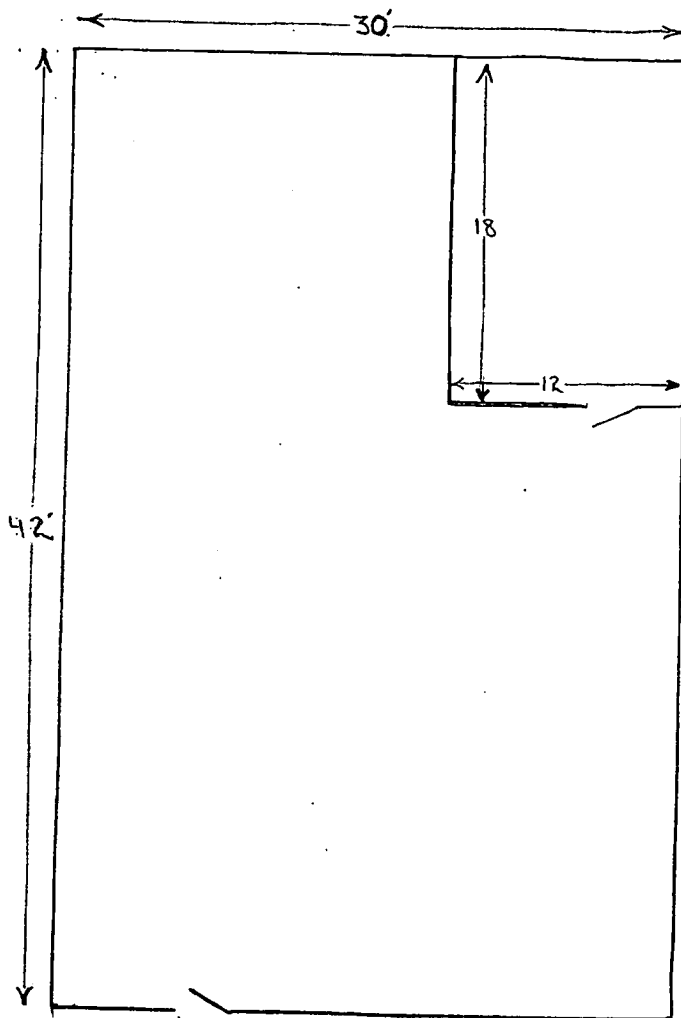
# EXHIBIT A

## ATTACHMENT 2

2001 G Street. Cellar showing size and position of wine cellar.

Gross area of house: 4800 sq.ft, (3800 sq.ft. on 3 equal levels plus 1000 sq.ft. attic)

Area of home occupation use: 216 sq.ft. (or about 5% of total)



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Restrictions on Home Occupation Permits

- a. A home occupation shall be limited to an office or business of a personal service nature only.
- b. No more than one home occupation permit shall be granted per dwelling unit.
- c. No more than one truck of no larger size than one-half ton shall be permitted in conjunction with any home occupation.
- d. No home occupation permit shall be issued which involves food handling processing or packing.
- e. No home occupation permit shall be issued for a kennel or auto repair shop.
- f. There shall be no sign, nameplate, or any other form of advertising displayed on the premises in which a home occupation is conducted.
- g. Employment shall be confined to the residents of the dwelling unit and shall not exceed two persons engaged therein.
- h. There shall be no goods, samples, materials or objects sold, manufactured for stock in trade, or displayed on the premises in conjunction with any home occupation.
- i. No home occupation shall occupy more than 10% of the total gross ground floor area of the dwelling unit.
- j. No home occupation shall be conducted in a structure other than the main building on the property.
- k. There shall be no addition, alteration or remodeling permitted in connection with any home occupation.
- l. No portion of any dwelling shall be used for a home occupation which has direct access thereto other than through the main entrance to the dwelling unit.
- m. No permit shall be issued for a home occupation which involves the repair, manufacture, processing or alteration of goods, materials, or objects.

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