

# CITY PLANNING COMMISSION

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

APPLICANT	Betty Jean Warren, 9094 Elk Grove Boulevard, Elk Grove, CA 95624				
OWNER	Julian and Catherine Camacho, 2226 P Street, Sacramento, CA 95816				
PLANS BY	Bob McCabe, 1809 19th Street, Sacramento, CA 95814				
FILING DATE	11/10/83	50 DAY CPC ACTION DATE		REPORT BY	JP:sg:lao
NEGATIVE DEC.	12/5/83	EIR		ASSESSOR'S PCL. NO.	002-104-22

- APPLICATION:
1. Environmental Determination
  2. Special Permit for a bed and breakfast facility (Sec. 2-E-28)
  3. Variance to waive one of the two required parking spaces (Sec. 6-A-5)

LOCATION: 517 8th Street

PROPOSAL: The applicant is requesting the necessary entitlements to establish a bed and breakfast inn.

PROJECT INFORMATION:

1974 General Plan Designation: Residential  
1980 Central City Community  
Plan Designation: Residential-Office  
Existing Zoning of Site: R-4A  
Existing Land Use of Site: Vacant residential  
Alkali Flat Redevelopment Plan: R-4A with R-0 overlay

Surrounding Land Use and Zoning:

North: Single family residential; R-4A  
South: Parking lot, multiple family; R-4A  
East: Warehouse; R-4A  
West: Vacant residential/commercial structure, & parking; R-4A

Parking Required:	2 spaces
Parking Provided:	1 space
Parking Ratio:	1 space per 2 guest rooms & 1 space for resident manager
Property Dimensions:	32' x 80'
Property Area:	2,560 square feet
Square Footage of Building:	4,000± square feet
Height of Structure:	37 feet
Significant Features of Site:	Located in Alkali Flat Redevelopment area
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Colors:	White with salmon, dark grey rose & French grey trim
Exterior Building Materials:	Shiplap and shingle
Number of Bedrooms:	Two guest bedrooms, one bedroom for the resident manager

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

1. The subject site is a 32' x 80' interior lot in the Medium Density Multiple Family (R-4A) zone developed with a two-story, 37 foot high, residential structure. The site is also located in the Alkali Flat Redevelopment Area which designates the site as R-4A with an R-0 overlay land use designation. The applicant is requesting

APPLC. NO. P83-379

MEETING DATE December 15, 1983

CPC ITEM NO. 31

000298

a special permit to convert the residential structure into a bed and breakfast inn (Exhibits A-E). This request is for an inn where lodging only would be provided and does not include a permit request for limited ancillary social gatherings, such as conferences, weddings, fund raisers and similar events. As there is only one parking space on-site and two spaces are required to operate the facility the applicant is also requesting a variance to waive one of the two required parking spaces.

2. The Alkali Flat Redevelopment Project Area Committee will review the proposal at their December 14, 1983 meeting. Their recommendations will be presented verbally at the Planning Commission meeting.
3. Sacramento Heritage, Inc., a private, non-profit California Corporation which is staffed by the Redevelopment Agency, previously owned the residence on the subject site. The contract of sale between Sacramento Heritage, Inc. and the present owners of the subject site stipulated that the residence on the site be rehabilitated as a single family residence and that the residential use would be continued for 30 years. Sacramento Heritage, Inc. will review the proposal at their December 13, 1983 meeting and their recommendations will be presented verbally at the Planning Commission meeting.
4. The project was reviewed by the City Traffic, Fire and Building Divisions. Building commented that, although a sprinkler system has been installed in the structure, the residence does not necessarily meet building code standards for bed and breakfast inns. The structure would need to be reinspected.
5. The subject site will only accommodate one standard size parking space. The proposed bed and breakfast inn, however, requires two on-site parking spaces. The applicant is requesting that the requirement for a second space be waived. Staff can find no grounds to support this Variance as on-street parking is severely limited in the neighborhood and recommends denial of this request.
6. Staff has reviewed the contract of sale between Sacramento Heritage, Inc. and the owners of the subject site and believes that the intent of the contract was for the structure to remain as a residential use. One of the goals of the Alkali Flat Redevelopment Plan is to "maintain and attempt to increase the number of existing dwelling units within the Project Area through new construction and rehabilitation". Past actions of the Alkali Flat PAC supported this goal and have also indicated that they would prefer to see the street frontage along 8th Street between E and F Streets remain residential. The zoning of the adjacent properties is R-4A and the uses in the area are primarily residential (see attached land use map). The use of the structure as a bed and breakfast inn would increase traffic and parking demand and take away from the residential character of the area. Staff, therefore, believes that a single family residential use should be maintained on the subject site and recommends denial of the special permit.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the Special Permit for a bed and breakfast facility based on findings of fact which follow;

3. Denial of the Variance to waive one of the two required parking spaces based on findings of fact which follow.

Findings of Fact - Special Permit & Variance

- a. The variance, if approved, would be a special privilege extended to one individual property owner in that adequate on-site parking cannot be provided.
- b. The project is not based upon sound principles of land use in that a bed and breakfast use would alter the residential character of the area.
- c. This project, if approved, would be injurious to the public welfare and that of neighboring properties in that:
  - 1. The waiver of the parking requirement would increase the demand for on-street parking in the neighborhood;
  - 2. the bed and breakfast inn would detract from the residential character of the neighborhood.
- d. The bed and breakfast inn, if approved, would be adverse to the goals of the 1980 Central City Plan to:
  - 1. "provide a choice of housing types by developing new housing and conserving existing housing" and
  - 2. "conserve all viable residential neighborhoods from encroachment of non-compatible uses and excessive vehicular traffic."
- e. This project, if approved, would be adverse to the goal of the Alkali Flat Redevelopment Plan to: "maintain and attempt to increase the number of existing dwelling units within the project area through new construction and rehabilitation".

City Planning Commission  
Sacramento, California

Members in Session:

- SUBJECT:
1. Special Permit to establish a bed and breakfast inn to be used for overnight lodging and ancillary social uses in the Medium Density Multi-family (R-4A) zone. (Sec. 2-E-28).
  2. Variance to locate two of the required three parking spaces for a bed and breakfast inn off site on a separate parcel in the Residential-Office (R-0) zone (Sec. 6-A-5).
  3. Findings of Fact

LOCATION: 517-8th Street and 721 'F' Street

BACKGROUND INFORMATION: At the January 12, 1984 City Planning Commission meeting, the Commission considered the above entitlements and took the following actions:

1. Approved in concept the special permit to develop a bed and breakfast facility to be used for overnight lodging and ancillary social uses.
2. Approved in concept the variance to locate two of the required three parking spaces off site.

Furthermore, the Commission directed the staff to prepare conditions and Findings of Fact for the special permit and variance requests.

RECOMMENDATION: Staff recommends the following actions:

1. Approval of the special permit, subject to conditions listed on 'Exhibit A' and based upon Findings of Fact which follow.
2. Approval of the variance, subject to conditions listed on Exhibit A and based upon Findings of Fact which follow.

Respectfully submitted,

  
Wilfred Weitman  
Senior Planner

JP:bw

City Planning Commission  
Sacramento, California

Members in Session:

- SUBJECT: 1. Environmental Determination
2. Special Permit to establish a bed and breakfast inn to be used for overnight lodging and ancillary social uses in the Medium Density Multi-family (R-4A) zone (Sec. 2-E-28).
  3. Variance to locate two of the required three parking spaces for a bed and breakfast inn off site on a separate parcel (Sec. 6-A-5).

LOCATION: 517-8th Street

BACKGROUND: This item was continued from the December 15 meeting at the applicants' request so that the applicants could provide additional information to staff regarding the proposed bed and breakfast use. The applicants indicated that the proposed use was to include ancillary social gatherings as well as overnight lodging. The original staff evaluation discussed only the special permit for lodging (see attached staff report). The applicants also requested to change the variance application waiving one of the two required parking spaces to a variance to locate two of the required three parking spaces off site (three parking spaces are required for the bed and breakfast use; two for the three guest rooms and one for the manager of the facility).

STAFF EVALUATION:

1. Staff indicated to the applicants in writing the information that was required to further evaluate the proposed bed and breakfast use (Exhibit 1). The applicants have indicated that in addition to using the structure for overnight guest accommodations, the structure would also be used for meetings, receptions, conferences, seminars, weddings, fund raisers, and private parties. The maximum number of attendees at any of these functions would not exceed 25 individuals and the applicants propose that no more than eight events would occur each month. Areas both inside and outside the structure would be used for the events. The applicants have also stated that individuals attending these events would be notified of off-site parking arrangements (Exhibit 2).
2. The City Building Division has been informed that the structure on the subject site would be used for ancillary social uses as well as overnight guest accommodations. They have indicated that the structure may not meet building code requirements for ancillary social uses and would need to be inspected for compliance. They further indicated that the subject structure was approved as a single family dwelling.
3. The subject site is located in the Alkali Flat Redevelopment Area. At the December 14, 1983 meeting of the Alkali Flat Project Area Committee, the applicants requested that the PAC continue discussion on their proposal until the PAC's January meeting so that they could provide the committee with additional information.

3. (cont'd.)

The PAC agreed to this request and has not commented on the bed and breakfast proposal. The PAC will review the revised proposal at their January 11, 1984 meeting.

The Sacramento Housing and Redevelopment Agency also commented on the original proposal for a bed and breakfast facility and a variance to waive the required parking (Exhibit 3). The revised proposal was transmitted to the Redevelopment Agency for review and comment. Staff from the Redevelopment Division will present the comments at the Commission meeting.

4. Sacramento Heritage, Inc., who has a contract of sale with the owners of the subject site, reviewed the bed and breakfast proposal at their December 13, 1983 meeting. The board made no recommendation on the permit application; however, they did vote to amend their contract with the owners if the special permit is approved. The original contract of sale stipulated that the structure on the site was to be rehabilitated as a single family residence.
5. The applicants have indicated that they are negotiating an off-site parking agreement with the owners of the parcel at 721 'F' Street (see Exhibit 4 (a,b) and Land Use Map). According to their agreement, the applicants would be able to use the eight parking spaces on the site for the bed and breakfast use after 5 p.m. and on weekends. Two of these spaces would be used for overnight guests, while the other six would be available to individuals attending ancillary social functions. The term of the lease for the parking is proposed as one year. The applicants are proposing a one-year lease at this time as they would like to negotiate a lease for parking adjacent to the bed and breakfast use sometime in the future.

Planning Department records indicate that on June 6, 1982 the Planning Commission approved a special permit for an office/residential use at 721 'F' Street. The 11 parking spaces proposed for this site were all required parking spaces for the office/residential use. If the special permit for this site is activated, the owner is prohibited from leasing any of the required parking for this site for use by individuals at another site. In addition, staff inspected the proposed parking area at 721 'F' Street and found it to be unimproved. Staff is also concerned that the term of the lease is only for one year and that the two required parking spaces for overnight guests would only be available on weekends and after 5 p.m. on weekdays. The applicants proposed parking for the bed and breakfast use is not adequate; therefore, staff recommends denial of the variance to locate two of the required three spaces off site.

6. As noted in the previous staff report, staff had several concerns regarding the proposed bed and breakfast use. While Sacramento Heritage, Inc. has indicated that they will amend their contract with the owners to allow the bed and breakfast facility, staff still has concerns that a non-residential use would be detrimental to the neighborhood. The ancillary social functions proposed would intensify the bed and breakfast use and increase the traffic and noise in the neighborhood and take away from the residential character of the area.

6. (cont'd.)

In addition, if functions are held after 5 P.M. in the evening or on weekends, the applicant may be able to provide six additional parking spaces; however, if social functions are held before 5 P.M. on a weekday no additional parking would be provided and attendees would have to utilize on-street parking. Staff also has concerns as to where functions outside of the structure would take place. A single family residential use should be maintained on the subject site.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. Ratification of the Negative Declaration;
2. Denial of the Special Permit for a bed and breakfast facility, based on Findings of Fact which follow;
3. Denial of the Variance to locate two of the required three parking spaces off site, based on Findings of Fact which follow.

Findings of Fact - Special Permit and Variance

- a. The variance, if approved, would be a special privilege extended to one individual property owner in that the off-site parking can only be used after 5 P.M. and only for a one-year time period;
- b. The project is not based upon sound principles of land use in that a bed and breakfast use, including ancillary social uses, would alter the residential character of the area;
- c. This project, if approved, would be injurious to the public welfare and that of neighboring properties in that:
  - 1) adequate on-site or off-site parking cannot be provided, thereby increasing the demand for on-street parking in the neighborhood;
  - 2) the bed and breakfast inn would detract from the residential character of the neighborhood.
- d. The bed and breakfast inn, if approved, would be adverse to the goals of the 1980 Central City Plan to:
  - 1) "provide a choice of housing types by developing new housing and conserving existing housing" and
  - 2) "conserve all viable residential neighborhoods from encroachment of non-compatible uses and excessive vehicular traffic."
- e. This project, if approved, would be adverse to the goal of the Alkali Flat Redevelopment Plan to: "Maintain and attempt to increase the number of existing dwelling units within the project area through new construction and rehabilitation."

Respectfully submitted,

  
Wilfred Weitman  
Senior Planner

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JP:bw

# Location Map

STATE PRINTING PLANT

RIVER

DISTRICT

10 TH ST  
NORTH  
11 TH ST  
12 TH ST

NORTH D ST  
NORTH J ST

DOS RIOS

MC CARTHY CT

SITKA

WESTER UNOFFICIAL SUBD

NORTH C

SPROU

16 TH ST

MC COR

ABERN  
INDUSTR

NORTH B

ST

A

000309

ALKALI PLAYGROUND

C

ST

ZAPATA PARK

J. NEELY JOHNSON PARK

Subject Site

D

E

F

G

H

COUNTY COURT HOUSE

COUNTY ADMIN. CENTER

POST OFFICE

CITY HALL

TERMINAL WY.

12-15-83 CITY PLAZA

ST

ST

ST

15 TH

ME  
AUG

002-376

7 TH

8 TH

9 TH

10 TH

11 TH

12 TH

13 TH

14 TH

No. 31

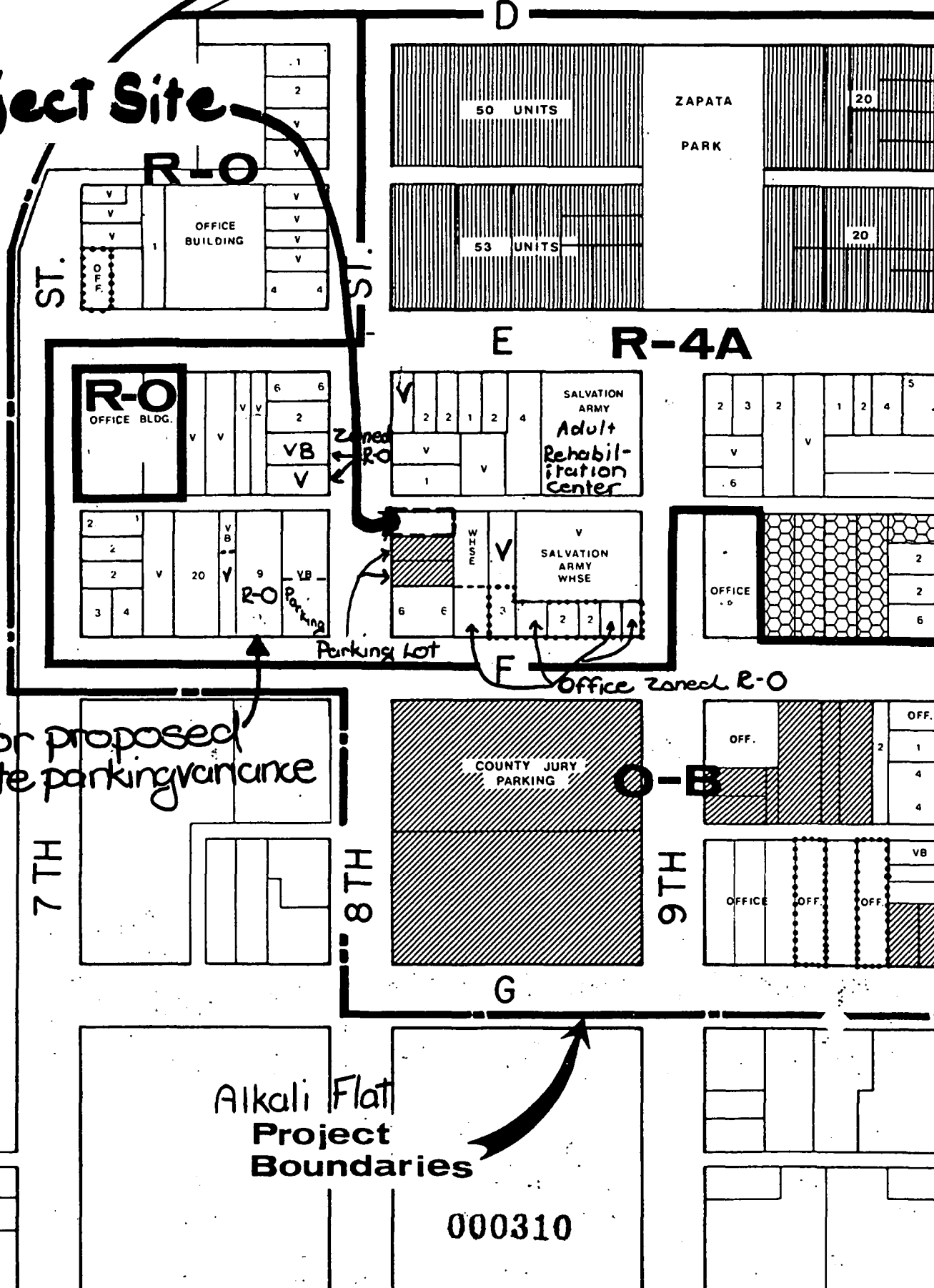
ME  
AUG



# Land Use Map

ST.

## Subject Site



Site for proposed off-site parking variance

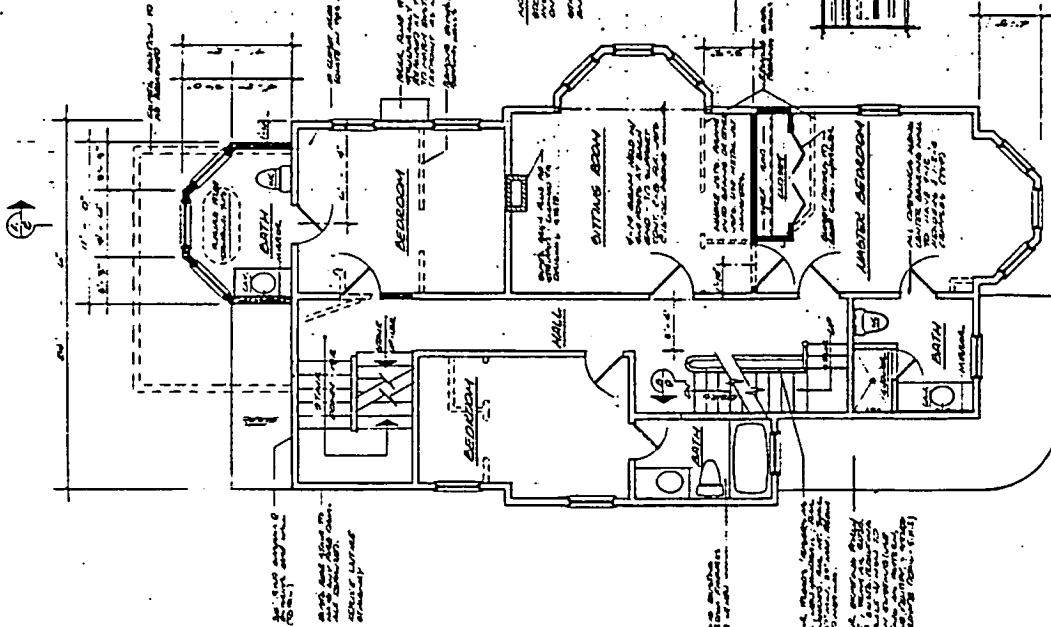
Alkali Flat Project Boundaries

000310

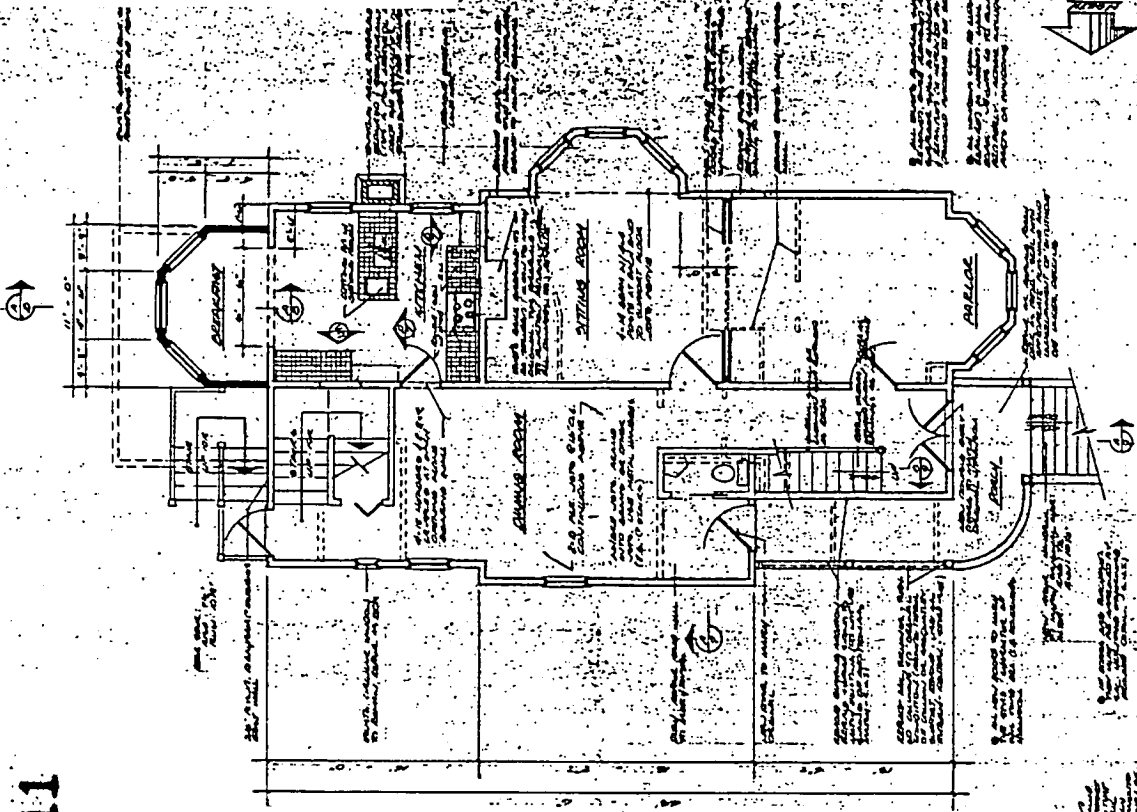
# Exhibit B

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SECOND LEVEL  
SCALE: 1/8" = 1'-0"



FIRST LEVEL  
SCALE: 1/8" = 1'-0"

# Exhibit C

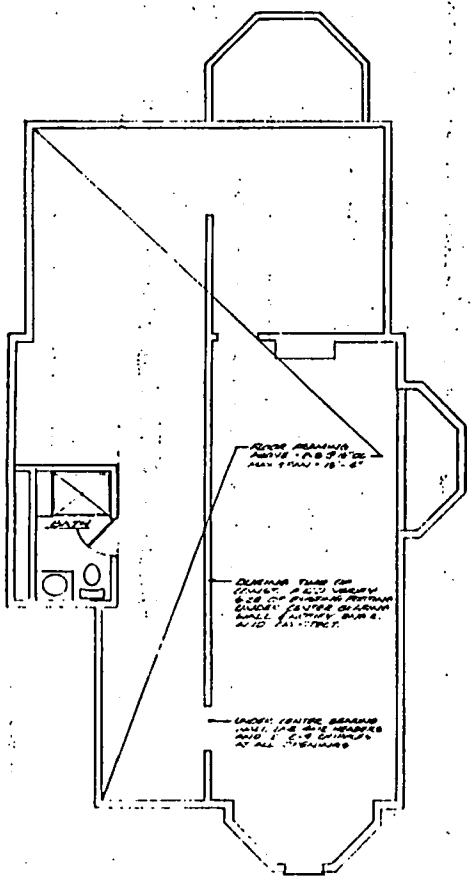
BOB McCABE - ARCHITECT  
1111 17th Street, N.W. - Washington, D.C. 20036  
Tel: 202-331-1111

CAMBERLINERSEN  
1111 17th Street, N.W. - Washington, D.C. 20036  
Tel: 202-331-1111

FRANK P. ...  
1111 17th Street, N.W. - Washington, D.C. 20036  
Tel: 202-331-1111

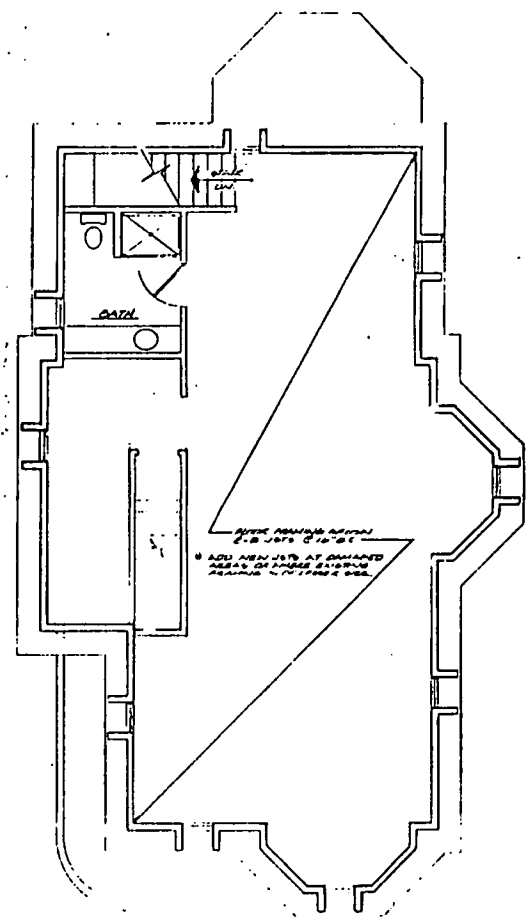
ATTACH 22

000312



BASEMENT LEVEL  
SCALE: 1/8" = 1'-0"

NOTES:  
STRUCTURAL ENGINEER SHALL VERIFY AND APPROVE ALL JOIST OR RIBS PRIOR TO CITY APPROVAL.  
STRUCTURAL CHANGES TO HOLDING BUILDINGS LEFT UNCHANGED.

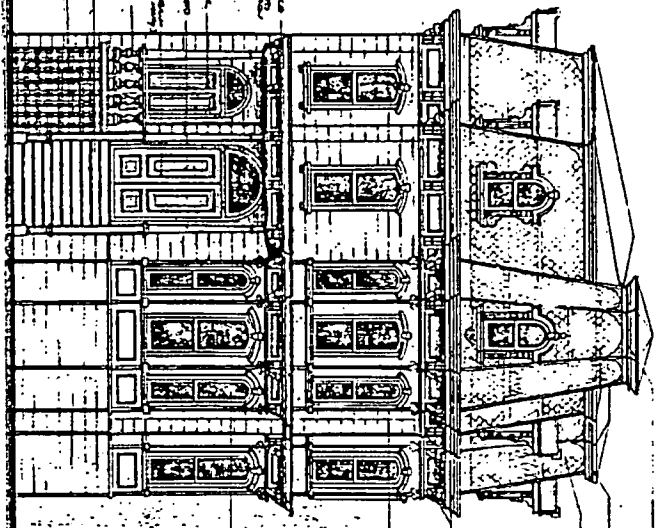


ATTIC  
SCALE: 1/8" = 1'-0"

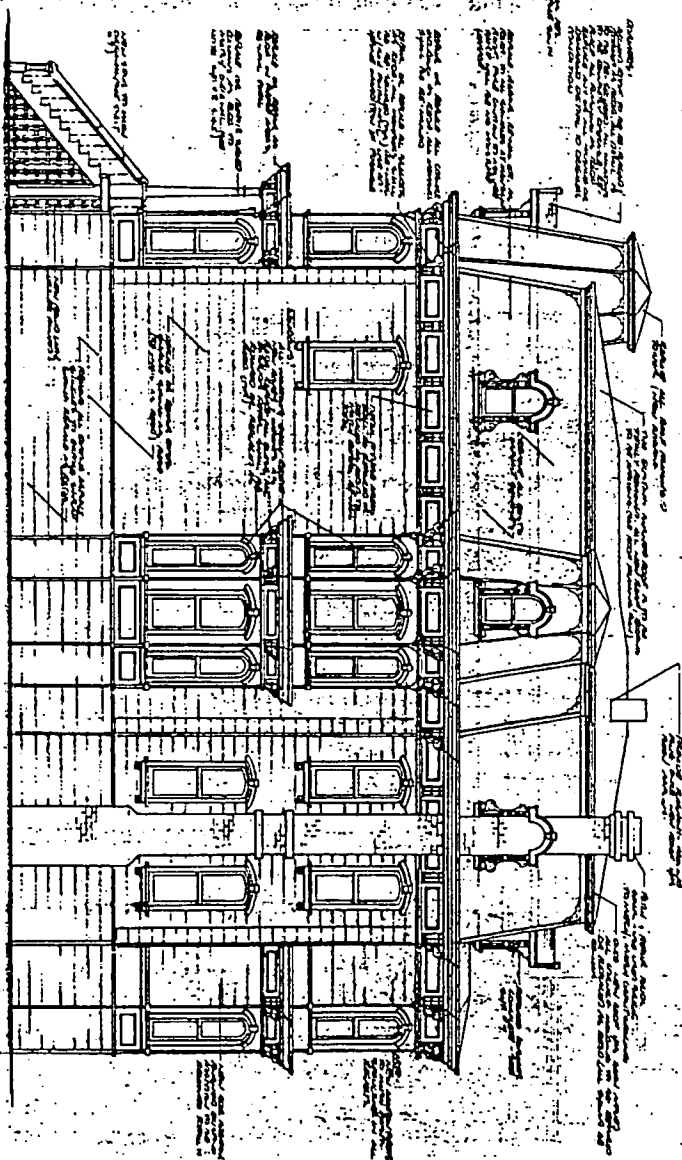
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WEST ELEVATION



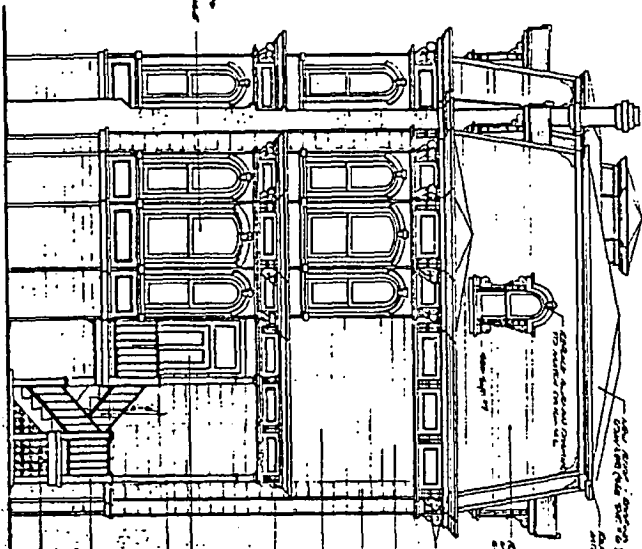
SOUTH ELEVATION

NOTE: ALL DIMENSIONS ARE IN FEET AND INCHES.  
 UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE TO FACE.  
 MATERIALS AND FINISHES TO BE DETERMINED BY THE ARCHITECT.

Exhibit D

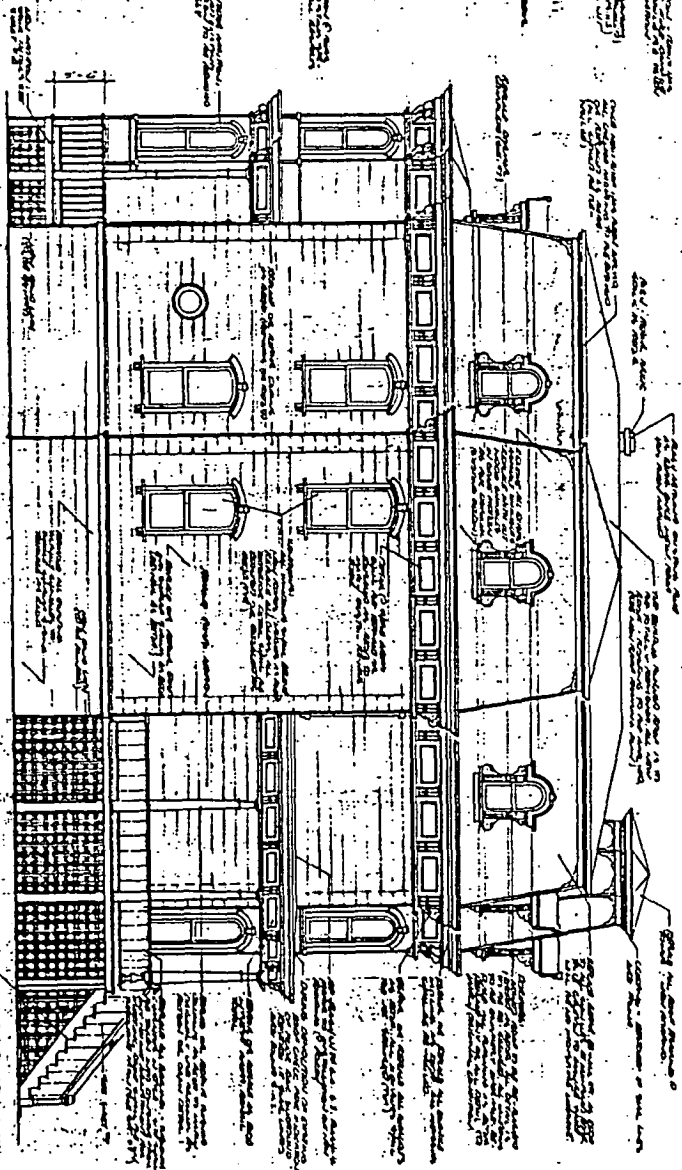
P 83379

000314



Architectural drawing showing a section of a building facade with windows and a pediment.

Architectural drawing showing a section of a building facade with windows and a pediment.



Architectural drawing showing a section of a building facade with windows and a pediment.

Exhibit F

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