

PROJECT EVALUATION

- A. The 1980 Central City Community Plan designates the subject site for residential/office use. The site fronts on 21st Street which is one-way and provides major access 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 family Victorian structure and carriage house is located on the subject site. The structures are included as priority structures on the City's Historical Preservation List. The Commission found the proposed bed and breakfast use as an appropriate commercial use in an area in transition from residential to office use.
- B. The applicant proposes to renovate and convert the existing carriage house into three guest rooms and a two stall garage. All construction will be to code with retention of the exterior materials and color to be compatible with the main house. Two outdoor parking stalls are proposed between the carriage house and main house. The applicant's plans show a 19 foot stall depth. The City Zoning Ordinance requires a 24 foot minimum stall depth for backout parking into an alley. Staff, therefore, recommends that parking stalls no. 3 and 4 be revised to be set in 24 feet from the alley right-of-way.
- C. Setbacks for the carriage house as an accessory structure are presently non-conforming with regard to setback from the alley which requires five feet. The carriage house is a legal non-conforming use for a residential use if allowed to convert under the special permit modification.
- D. The present manager's quarters are located in the main house and not the carriage house as stated in the 1984 special permit (P84-313).
- E. Staff inspected the site and noted several cars parked in the alley during the weekday. As a condition of approval, no parking was to occur in the alley for uses related to the bed and breakfast inn. With the proposed addition of two on-site parking spaces, no parking could occur in the alley without blocking the driveways to the parking stalls. Staff recommends that signs be posted on the property indicating "Reserved" for guests of the bed and breakfast inn and "No Parking" on areas adjacent to the site on the alley.
- F. This special permit modification applies to the conversion of the carriage house which will be subject to Design Review. A separate application and approval are necessary for remodeling to begin. All conditions of approval for the special permit establishing the bed and breakfast inn remain effective.

ENVIRONMENTAL DETERMINATION: The special permit modification is exempt from environmental review, pursuant to State Guidelines (CEQA Section 15303).

RECOMMENDATION: Staff recommends the following action:

Approval of the special permit modification to convert a carriage house into a three guest room structure with two parking spaces, subject to conditions and based upon findings of fact which follow:

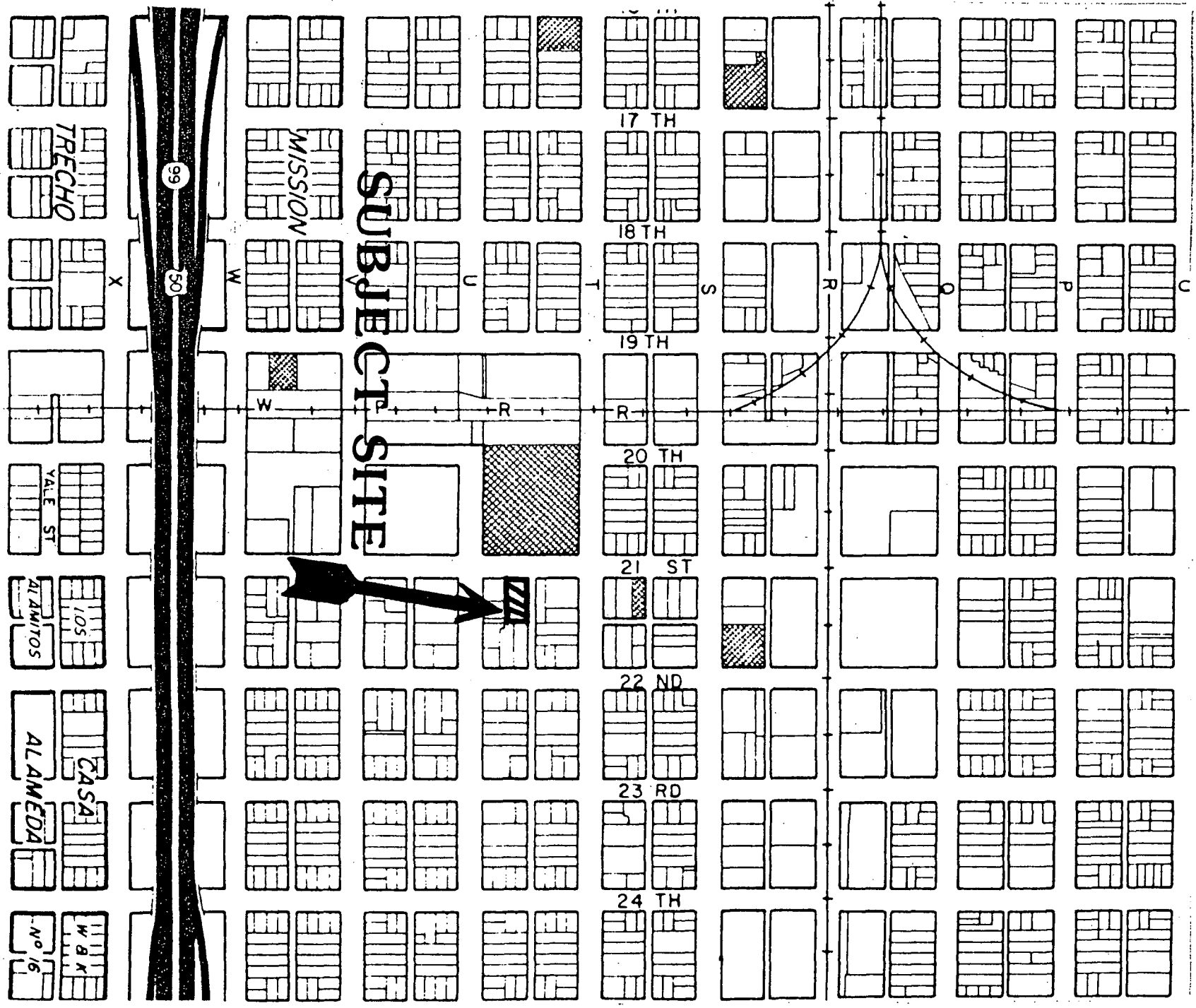
For Item #28

Conditions - Special Permit Modification

1. The applicant shall apply for and receive approval of the Design Review/Preservation Board to modify the carriage house.
2. The project site plan shall be revised to show a minimum of 24 feet for parking spaces 3 and 4 from the alley right-of-way.
3. Parking shall be posted for guests only.
4. Signs on the alley are to be placed indicating no parking adjacent to the subject site.
5. The applicant shall abide by the conditions of approval of the previous special permit (P84-313) which include the following:
 - a. The hours of operation shall be limited to from 6:00 PM to 8:00 PM weekdays, and between the hours of 10:00 AM to 10:00 PM on weekends.
 - b. The maximum number of persons attending ancillary uses shall be restricted to 25.
 - c. No more than five events shall occur during any one month.
 - d. Guests using the facility for ancillary purposes shall be informed of the available parking on the adjacent parking lot. No parking of vehicles shall be permitted in the alley.
 - e. 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 modification, 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 modification, as conditioned, will not be detrimental to the public and will not result in the creation of a nuisance in that four on-site parking spaces will be available on the parking lot located to the west 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".



Scale: 1" = 500'

VICINITY MAP

P-85-406

November 14, 1985

Wm 21