

## Elmhurst Neighborhood Association

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March 5, 2020

Robert W. Williams, Associate Planner, Community Development Department  
rwwilliams@cityofsacramento.org

Re: Request for Conditional Use Permit for a Bed and Breakfast Inn at 3946 T Street

Assessor's Parcel Number: 011-0106-007-0000

Dear Mr. Williams,

The Elmhurst Neighborhood Association opposes the above listed Conditional Use Permit for a Bed and Breakfast Inn at 3946 T Street.

The Elmhurst neighborhood is an 80+ year old geographically narrow traditional single-family residential neighborhood, zoned R-1, in proximity to several major commercial corridors (Stockton Boulevard to the west, Folsom Boulevard to the north, Broadway to the south) and the U.C. Davis Medical Center.

People have bought and rented homes in our neighborhood because of its single-family, quiet atmosphere. Understandably, we want to preserve this character of our neighborhood. We oppose the commercialization of the neighborhood -- this means keeping commercial properties adjacent to the Stockton Boulevard commercial corridor, where they now are. Elmhurst is not midtown and residents don't want it to be midtown.

We ask that you deny this permit request for the following reasons:

- There is demand and need for housing in Sacramento including for the U.C. Davis medical school staff, medical students, hospital staff, and others. Elmhurst's supply of housing helps address this need. The City should not be approving the conversion of permanent housing to commercial uses, including hotels/inns.
- There is no need for a commercial hotel/inn in Elmhurst. There is a Marriott Hotel on the U.C. Davis Campus, the Hotel Med Park on Stockton at 42<sup>nd</sup>, and a new Hampton Inns and Suites at 65<sup>th</sup> and Highway 50. There are also probably numerous AIRbnbs in Elmhurst and adjacent neighborhoods.
- The property at 3946 T Street has inadequate parking for a hotel/Inn. It is located near light rail, but the likelihood that out-of-town guests will take light rail is slim. The reality is that guests will drive and end up parking on the street where they will be competing with residents for limited spaces. With the addition of the 213 apartments units recently completed and now being rented at Stockton and T and the approved 41 townhouses on S between 37<sup>th</sup> and 39<sup>th</sup>, the demand for resident parking will be even greater.
- The intersections along 39<sup>th</sup>, including 39<sup>th</sup> & T Street, are already impacted by traffic and will be severely impacted when the above-mentioned apartment project on Stockton and T is fully leased. Major ingress and egress from this apartment are onto 39<sup>th</sup> Street, impacting the whole street as it runs through Elmhurst. The addition of hotel/inn traffic will make this worse.
- Allowing a hotel/inn would set a detrimental precedent. To our knowledge there are no other Bed and Breakfast Inns in our neighborhood. We do not want the City to set a precedent allowing this type of commercial enterprise in a traditional residential neighborhood. If the City approves one inn, there will likely soon be requests for others.
- The owners of 3946 T already have the option to have an AIRbnb under the City's ordinance. Owner-occupied AIRbnbs preserve permanent housing and are lower profile in residential neighborhoods than full time hotels/inns. AIRbnbs are limited to 90 days per year, helping to limit the impact from inadequate parking and increased traffic as well as disruptive guests.
- A hotel/inn introduces a 24-hour commercial use from guests coming and going at all hours. This is not consistent with the residential character of the neighborhood.
- In addition to the Stockton & T large apartment complex noted above, Elmhurst will likely be impacted by development approved and being proposed at the U.C. Davis Medical Center that could add another 5000 jobs to the campus and housing for 600. While some of these employees may take public transportation, many will also likely drive, again impacting the T, 39<sup>th</sup>, 48<sup>th</sup> and 51<sup>st</sup> Street residential corridors.

Again, there is no demonstrated need for this project and there is serious potential harm to the neighborhood.

We ask that the request be denied.

Sincerely,

*Elmhurst Neighborhood Association Board of Directors*

cc: Eric Guerra, Nicolina Hernandez