

Elmhurst Neighborhood Association

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February 11, 2019

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

Re: Plan Z19-008, 2100 39th Street, Bed and Breakfast Inn
39th Street, at U Street: Assessor's Parcel Number: 011-0103-003-0000

Dear Mr. Williams,

The Elmhurst Neighborhood Association opposes the above listed conditional use permit for a Bed and Breakfast Inn at 2100 39th 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 houses 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 42nd, and a new Hampton Inns and Suites at 65th and Highway 50. There are also probably numerous AIRbnbs in Elmhurst and adjacent neighborhoods.
- The property at 2100 39th 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 under construction at Stockton and T and the [approved 41 townhouses](#) on S between 37th and 39th, the demand for resident parking will be even greater.
- The intersections along 39th, including 39th & U Street, are already impacted by traffic and will be severely impacted when the above-mentioned apartment project on Stockton and T is finished. Major ingress and egress from this apartment are onto 39th Street, impacting the whole street as it runs through Elmhurst. The addition of hotel/inn traffic will make this worse.
- Allowing a year-round operating 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 2100 39th Street 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. While some of these employees may take public transportation, many will also likely drive, again impacting the T, 39th, 48th and 51st 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