

PROJECT DESCRIPTION

06/01/2021

GLEN ELLEN INN EXPANSION

13670 Arnold Drive, Glen Ellen

APN 054-290-008 & 009

OVERVIEW

The Glen Ellen Inn, which consists of the restaurant, martini bar and seven existing guest cottages (the Glen Ellen Inn Secret Cottages), is currently located on two adjacent parcels (APN 054-290-008 & 009) that are within the unincorporated community of Glen Ellen.

Assessor's Parcel 054-290-008 is an approximately 0.32 acre parcel fronting onto O'Donnell Lane containing seven guest cottages and required off-street parking as approved in May, 2000 pursuant to Sonoma County PRMD #PLP00-0023 (General Plan Amendment, Rezoning, Use Permit). This parcel lies within the Recreation and Visitor Serving Commercial land use category of the Sonoma County General Plan and is zoned to the corresponding "K" – Visitor Serving and Recreation Commercial Zoning District.

Assessor's Parcel 054-290-009 is an approximate 0.22 acre parcel fronting onto Arnold Drive which contains the 130 seat Glen Ellen Inn Restaurant. This parcel lies within the Limited commercial land use category of the Sonoma County General Plan and is zoned to the corresponding "L-C" – Limited Commercial Zoning District.

Project Description

Due to the pressure and time constraints associated with the running of their existing restaurant the applicants and owners of the subject properties, Chris and Karen Bertrand, wish to modify their existing Glen Ellen Inn and the Secret Cottages to provide for the addition three new guest rooms as well as provide for the continued use of the Martini Bar.

To accommodate this expansion and modification of uses, it is proposed that the existing restaurant would be converted into two guest rooms and a portion of the front of the existing main (restaurant) building be converted into a check-in and lounge area with a new accessible restroom for guests. The existing 150 square foot martini bar would be retained and remain open to the public.

Along with the change in use of the main building described above, it is proposed that one new accessible guest room be provided in an addition to the existing "D" building as shown on the site plan.

With the removal of the restaurant the required parking will be substantially reduced and a hardscaped outdoor area for hotel guests will replace a portion of the previous parking. A new total of 15 parking spaces will be provided for the property. One parking space for each guest

room will be provided for a total of 10 parking spaces; two of those will be accessible parking spaces, one for each accessible guest room. A total of one employee will be required to serve the inn for which one parking space will be provided. There will be no resident on-site manager. The martini bar will require a total of three parking spaces for patrons and one space will be provided for a bar employee for a total of four parking spaces, one of which will be an accessible space on Arnold Drive for the martini bar and guest check-in.

Similar to the action taken in 2003 with regard to the reclassification of APN 054-290-008 the above described proposal will require the following actions: 1) the processing of a General Plan Amendment classifying APN 054-190-009 from *LC, Limited Commercial* land use category to that of *Recreation and Visitor Serving Commercial* land use; 2) the rezoning of the property from the LC, Limited Commercial Zoning District to that of the K, Recreation and Visitor Serving Commercial Zoning District; 3) a use permit as required pursuant to Zoning Code Section 23-42-020 (q); and 4) the voluntary merger of APN 054-290-008 and 009 into one new parcel.