

BACKGROUND

The project is a request for a revision to an existing special use permit, approved by the Planning Commission May 10, 2007. The approved special use permit allows a bed and breakfast in an existing single family residence. This revision would modify the existing Condition 6 which prohibits special events by allowing said events, including weddings, limited to 75 people or less. A maximum of 20 such events would be allowed per year. Music will be limited to acoustic only. Further, no commercial kitchen is proposed.

The item was heard by the Commission on November 13, 2008 and continued off calendar until such time as a revised site plan could be prepared by the applicant and analyzed by staff.

COMMISSION CONCERNS

Below is a list of specific concerns raised by the Commission, and leading to the continuance, as well as a brief discussion of how each have been further analyzed and addressed:

1. **Inadequate site plan.** Following direction given by the Commission to provide a better site plan, the applicant contracted John Angi, a licensed professional, to draft a site plan of the parcel, including the bed and breakfast, existing and proposed parking, a proposed wedding amphitheater facility, landscape buffers, and distances from each property line to the wedding venue. This site plan clearly indicates that the facility will have ample parking, that the drive and aisle widths are adequate for ingress and egress, and that the wedding venue is more than 170 feet from the nearest adjacent parcel. What the site plan does not clearly demonstrate is the topographical and physical barriers present on the parcel which shield the proposed wedding venue from neighboring parcels. This is more evident in the site photos provided by the applicant and attached to this memo. The parcel to the immediate west of the subject parcel, and on which the nearest residential structure to the wedding venue is located, is separated from the venue by a steep change in topography, as well as the Bella Vista house.
2. **Noise.** The Commission expressed concern over the lack of clarity in the Conditions of Approval pertaining to noise originally presented with the project. Staff has revised the Conditions to reflect more stringent standards, and to alleviate this confusion. Specific changes include allowing no more than three instruments at a time to be played outdoors. Further, these instruments are limited only to non-amplified, stringed instruments; no brass, percussion, or other types will be allowed. As with the original Conditions of Approval, the project must meet the noise standards prescribed by General Plan Table 6-2 at all times. These standards are to be measured at the property line(s). The revised Conditions are included as Attachment 1.
3. **Indoor Activities.** Though not specifically raised as a discussion topic by the Commission, the applicant has proposed an additional revision to the project which will alleviate another issue of concern. During the November hearing, mention was made of wedding receptions, specifically dancing, and the noise generated by these activities. The applicant has proposed that should a guest want to have dancing, likely with a DJ or some other form of recorded music, then this would occur only within the confines of the house. Further, these activities would still be required to meet the noise standards of the

General Plan, and would be subject to occupancy approval of the Fire District. The project has been conditioned accordingly.

CONCLUSION

Given the additional clarification provide by the applicant in the form of a revised site plan and revised project description, and given the additional analysis of the project performed by staff, Planning Services has found the project to be consistent with all applicable policies of the General Plan and the Zoning Ordinance, and recommends the Planning Commission take the following actions;

RECOMMENDATION:

1. Certify that the project is Categorically Exempt from CEQA pursuant to Section 15061(b)3 of the CEQA Guidelines; and
2. Approve the special use permit S06-0017-R subject to the conditions in Attachment 1, based on the findings in Attachment 2.

Attachments to Memo:

- Attachment 1Modified Conditions of Approval
- Attachment 2Findings

- Exhibit 1Site Photos
- Exhibit 2Site Plan (revised)