



(Distributed at hearing) PC 5/10/18
4
2 pages

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TO: Board of Supervisors Agenda of: May 10, 2018
FROM: Evan Mattes, Assistant Planner Item No.: 4
DATE: May 10, 2018
RE: S16-0008/Leaning Tree Lodge; Public Comments Received

Discussion:

Staff has received 17 written public comments regarding S16-0008 Leaning Tree Lodge and Conditional Use Permit (CUP) requesting for a Bed and Breakfast with ancillary uses consisting of special events. Of the 19 public comments received four comments were in support of the project, while 14 comments were opposed. The five support comments focused on how previous events held at the project sites have been conducted in a good manner, with noise being monitored and crowds being well-managed. Additional support statements mentioned the good moral character of the property owners and that the CUP would not result in decreased property values.

The 14 public comments were opposed to the approval of the CUP which includes a community petition consisting of 36 individual signatures. The majority of these comments opposed the project based upon impacts to roads caused by increased traffic, safety concerns, increase in noise and a decrease in property values.

The project has been analyzed by Long Range Planning and the Transportation Department which determined that the project would not significantly impact traffic during the peak hour. The project has been conditioned to mitigate impacts to noise by adhering to the provisions of the sound study prepared by Bollard Acoustical Consultants. The project has been reviewed and conditioned by the El Dorado County Fire Protection District to provide adequate fire access to the site.

Several comments were concerned that the project may be able to expand the size and frequency of the special events. In response, the conditional use permit for Leaning Tree Lodge is limited to the project as proposed, analyzed, and conditioned and that any deviation to the project, if approved, would be subject to re-analysis and consideration by the Planning Commission under a revised conditional use permit application. .

Additional comments discussed involve the history of the project site being used for special events without a permit. An Code Case for the violation was opened by the El Dorado County Code Enforcement for the operation of a wedding venue within a residential zone without an

approved conditional use permit. Planning Staff sent a code violation notice to the applicant on January 16, 2018 requiring ceasing of the operation until separate entitlements (ie. conditional use permit) has been obtained in compliance with the Zoning Ordinance.

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