



On August 24, 2017, the Planning Commission held a hearing to determine whether the operation was in compliance with the special use permit. Based on the submitted noise evaluation of the sound, it was determined that the Special Events, such as weddings, conducted on the site were not in compliance with the use permit. The Planning Commission directed the Planning Staff to schedule a hearing to modify or revoke Special Use Permit S10-0009 and for the owners/operators to adhere to the original conditions of approval.

Staff Analysis:

Following the August 24, 2017 Planning Commission meeting Planning Staff requested additional acoustical studies analyzed by a qualified professional to be submitted by October 23, 2017. No analyzed studies were submitted to Planning Staff.

With the Planning Commission determination that the Special Events conducted on the site are not compliant with Special Use Permit S10-0009 and the property owner not providing acoustical studies for departmental review, Planning Staff is recommending that the Special Use Permit S10-0009/Villa Florentina be modified to remove the use of 20 special events per calendar year of up to 189 guests and amplified music. The special use permit would still allow for the operation of a bed and breakfast consisting of three guest rooms within the 4,032 square foot primary residence.

Under this modification the property owner would still be allowed to operate a Bed and Breakfast Inn without the ancillary use of special events. The property owners would continue to be subject to the Conditions of Approval, as revised, and El Dorado County Zoning Ordinance Section 130.40.170.D (Bed and Breakfast Inns).

**SUPPORT INFORMATION**

**Attachments to Staff Memo:**

Findings

Modified Conditions of Approval

Exhibit A.....S10-0009 Approved Site Plan