

FINDINGS

Special Use Permit S10-0009/Villa Florentina Bed & Breakfast Planning Commission/February 8, 2018

1.0 CEQA FINDINGS

- 1.1 This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15301 and 15303 of the CEQA Guidelines. As conditioned the project is consistent with the residential development standards of the RL-10 Zone District for the existing structures which require only ministerial permits for any upgrades required by the Fire Department or Department of Transportation. The use as a Bed and Breakfast Inn is by ordinance an expanded home occupation.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of the Development Services Department, Planning Services Division at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 As proposed, the modification is consistent with the Rural Residential (RR) land use designation as defined within General Plan Policy 2.2.1.2 because the land use designation permits Bed and Breakfast Inns with a special use permit.
- 2.2 The proposal is consistent with General Plan policies, 2.2.5.2 (General Plan consistency) 2.2.5.21 (land use compatibility), 2.8.1.1 (light and glare), 6.2.3.2 (fire safe access) and 10.1.7.4 (home occupations). It has been determined that the modification is consistent with the General Plan because the project is compatible with the land use and would provide adequate access.

3.0 ZONING FINDINGS

- 3.1 County mandated modification is allowed by El Dorado County Ordinance Section 130.54.090 when it is found that conditions required for the approval of the permit have been violated, have lacked substantial compliance, or when the use is determined to be a public nuisance. On August 24, 2017 the Planning Commission determined that the conditions required for the approval of the permit had been violated and that a public hearing to either modify or revoke the permit was to be held consistent with the provisions of section 130.54.090.