



County of El Dorado

Planning and Building
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Minute Order Planning Commission

Gary Miller, Chair, District 2
James Williams, First Vice-Chair, District 4
Jon Vegna, Second Vice-Chair, District 1
Jeff Hansen, District 3
Brian Shinault, District 5

Char Tim, Clerk of the Planning Commission

Thursday, February 8, 2018

8:30 AM

Building C Hearing Room

4. [18-0162](#)

Hearing to consider the recommendation from Planning staff for Special Use Permit S10-0009/Villa Florentina Bed & Breakfast to be modified to remove the use of 20 special events per calendar year of up to 189 guests and amplified music on property identified by Assessor's Parcel Number 006-132-28, consisting of 3.57 acres, in the Coloma area; and staff recommending the Planning Commission take the following action: 1) Modify Special Use Permit S10-0009 based on the Findings and subject to the Modified Conditions of Approval as presented. (Supervisory District 4)

Public Comment: B. Day, J. White, S. Schwartz-Kendall, R. Smay, L. Brent-Bumb, W. Thomas, D. Smay, G. Helms, D. Thomas, K. Harris, M. Lane, V. Harris, D. Lundgrum, C. Maddox, R. Smay, S. Mackey

A motion was made by Commissioner Williams, seconded by Commissioner Miller, to Approve staff's recommended actions. The motion FAILED.

Yes: 2 - Commissioner Miller and Commissioner Williams

Noes: 2 - Commissioner Shinault and Commissioner Vegna

Absent: 1 - Commissioner Hansen

A motion was made by Commissioner Miller, seconded by Commissioner Vegna, to Approve the following modifications to the original Conditions of Approval: (a) Condition 1.c to read as follows, "A total of 15 Special Events shall be permitted annually with a maximum of 130 guests."; (b) Condition 3: Add new sentence to read as follows, "All amplified music shall end by 7:00 P.M."; (c) New Condition to read as follows, "Lawn Area: Use of the lawn during Special Events shall end by 7:00 P.M."; (d) New Condition to read as follows, "Event Noticing: The property owner shall contact the immediate neighbors to the property and the Planning Director to provide notice of Special Events. This shall occur one week in advance of the scheduled Special Event."; (e) New Condition to read as follows, "Eight Month Review: The project shall be reviewed by the Planning Commission in eight months from the date of approval to review impacts as a result of the Special Events allowed under the Conditional Use Permit. The applicant shall provide Planning Services with a report detailing dates of Special Events that were held during the year."; and (f) New Condition to read as follows, "Stay of Enforcement: Enforcement of the

County Noise Ordinance and the Conditions of Approval shall be stayed during the upcoming three events that the property owner already has a contract on."

Yes: 3 - Commissioner Shinault, Commissioner Miller and Commissioner Vegna

Noes: 1 - Commissioner Williams

Absent: 1 - Commissioner Hansen