

FROM THE MINUTES OF MARCH 27, 2007

9. ZONING ORDINANCE UPDATE (Public Hearing)

- a. **OR07-0005/Bed and Breakfast Ordinance**: To consider incorporating the draft Bed and Breakfast section into the adopted Zoning ordinance. See Attachment 1 for draft ordinance. (Exempt pursuant to Section 15061(b.3) of the CEQA Guidelines)

Roger Trout presented this item in the absence of Lillian Mac Leod and proposed several modifications to the proposed ordinance.

Commissioner Knight would like to forward this on to the Board of Supervisors. He would like “without individual kitchens” deleted from the definition.

Daryl Sullivan, speaking as the President of the Bed and Breakfast Inns of El Dorado County, said his main concern is the definition of historic structure. He also suggested modification of 8.c., deleting commercial from lodging facility. On Condition 12 it should be changed so that commercial kitchens meet the requirements of Environmental Management.

Mark Hamlin, prospective inn owner, gave the Commission some brief background information on himself and his property. He agrees with removing historic structure from the ordinance and agrees with the rewording as proposed by staff.

Noel Breil asked if you have to be the owner on the title. He asked why you cannot have additional meals. Mr. Trout referred to the State Code. That is also where it states you cannot have commercial kitchens. Mr. Breil asked if you can only build 1,200 square feet for the second residence. Mr. Trout said that is correct.

MOTION: COMMISSIONER KNIGHT, SECONDED BY COMMISSIONER MATHEWS AND CARRIED BY THE FOLLOWING VOTE: AYES – COMMISSIONERS KNIGHT, MATHEWS, AND MACHADO; ABSENT – COMMISSIONERS MAC CREADY AND TOLHURST, IT WAS MOVED TO CONCEPTUALLY CERTIFY THE PROJECT IS EXEMPT PURSUANT TO SECTION 15061(b.3) OF THE CEQA GUIDELINES AND CONCEPTUALLY RECOMMEND APPROVAL OF OR07-0005, BRINGING THE CHANGES TO THE ORDINAFNCE BACK ON THE CONSENT CALENDAR APRIL 10, 2008, FOR FINAL ACTION.

ATTACHMENT 3