

FROM THE MINUTES OF APRIL 10, 2008

4. **CONSENT CALENDAR** (All items on the Consent Calendar were approved by one motion unless a Commission member requested separate action on a specific item.)

b. **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)*

Staff pulled this item from the Consent Calendar. Lillian Mac Leod said based on further discussion with the stakeholders, staff would recommend deletion of two sentences in Item C.11.

Commissioner Mac Cready asked about Item 6. He does not want to see a commercial kitchen required. Mrs. Mac Leod commented the condition just requires approval by Environmental Management. It does not require a commercial kitchen.

Fred Sanford, Environmental Management, said bed and breakfast facilities are a restricted facility in the Health and Safety Code. There are certain restrictions or exemptions that are allowed. Mr. Sanford further explained.

Mark Hamlin agreed with the proposal; however, he feels there is a conflict in C1 relating to a second dwelling and a bed and breakfast.

There was no further input.

Roger Trout said the bed and breakfasts facilities are to be consistent with the residential zones. Cottages are not allowed in residential zoned under our ordinance. If there is a second dwelling, the kitchen will be discussed on a case-by-case basis. You have to adhere to state laws on these facilities.

Mrs. Mac Leod proposed modification of C.1 and explained 8.

MOTION: COMMISSIONER MACHADO, SECONDED BY COMMISSIONER KNIGHT AND UNANIMOUSLY CARRIED, IT WAS MOVED TO FORWARD A RECOMMENDATION THAT THE BOARD OF SUPERVISORS FIND THE ORDINANCE AMENDMENT EXEMPT PURSUANT TO SECTION 15061(b.3) OF THE CEQA GUIDELINES AND APPROVE OR07-0005, INCORPORATING THE PROPOSED DRAFT BED AND BREAKFAST GUIDELINES, AS MODIFIED, INTO THE CURRENT ZONING ORDINANCE.

ATTACHMENT 2