



COMMUNITY DEVELOPMENT SERVICES

PLANNING AND BUILDING DEPARTMENT

http://www.planning_building@edcgov.us

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bldgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Road

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

tahoebuild@edcgov.us

TO: Board of Supervisors Agenda of: April 10, 2018

FROM: Evan Mattes, Assistant Planner Item No.: 22

DATE: April 9, 2018

RE: S10-0009/Villa Florentina Appeal; Public Comments Received

Discussion:

Staff has received 23 written public comments regarding the appeal for S10-0009 Villa Florentina. Of the 23 public comments received one comment was in support, while 22 comments were opposed to the appeal allowing for the existing special use permit to continue to the use of amplified music until 9:30 and a request to allow for amplified speech throughout the property. The single support comment states that the County should support venues for music and public gathering.

The remaining 22 public comments were opposed to the appeal and property owner request. The majority of comments focused on the effects that noise and traffic produced by special events at Villa Florentina have on the surrounding neighborhoods and frustration at the lack of compliance and enforcement of the Conditions of Approval for S10-0009/Villa Florentina. Public comment suggestions to mitigate these impacts included incorporating Planning Staff's original recommendation to amend the Conditions of Approval to remove events, but leaving the Bed and Breakfast Inn to operate. One public comment suggested amending the Conditions of Approval to limit the number of guests allowed at special events from 130 guests to 75 guests. Additional comments opposed the expanded use of the lawn area not previously allowed under the original Special Use Permit and that the current use of special events as incompatible with the surrounding uses.

Based upon received public comments, there is no change from the staff recommendation to deny the appeal and uphold the Planning Commission decision.