



Terri Knowlton &lt;terri.knowlton@edcgov.us&gt;

## Fwd: Home Occupation Ordinance

1 message

**Shawna Purvines** <shawna.purvines@edcgov.us>

Fri, Feb 24, 2012 at 11:42 AM

To: Terri Knowlton &lt;terri.knowlton@edcgov.us&gt;

RECEIVED  
BOARD OF SUPERVISORS  
EL DORADO COUNTY  
12:44 pm, Feb 24, 2012

----- Forwarded message -----

From: **Laurel Brent-Bumb** <chamber@eldoradocounty.org>

Date: Thu, Feb 23, 2012 at 10:55 AM

Subject: Re: Home Occupation Ordinance

To: Shawna Purvines &lt;shawna.purvines@edcgov.us&gt;, Kimberly Beal &lt;kimberlyabeal@gmail.com&gt;

Cc: James Brunello &lt;JLB87@aol.com&gt;, Kimberly Kerr &lt;kimberly.kerr@edcgov.us&gt;

Thanks Shawna,

Both Lillian and Rodger should have a copy of the working groups ordinance. I am very concerned as it seems that the HOO, that we worked very hard on, didn't even merit consideration from staff. Although, when presented to the Supervisors it was greeted with enthusiasm and acceptance.

I would like to be assured that our HOO is in fact included for serious consideration. The staff HOO ***STILL*** states zero employee's even when that issue had been addressed at a workshop with the Supervisors who agreed that employee's should be allowed.

It is very disturbing to me, when so many people our working so hard to move our County forward in a positive direction, to see that some staff are stuck in the "Oh No You Can't Do That" mind set. As I reviewed the proposed staff HOO, it is simply a list of NO's. How disappointing!!!!!!

Kim, please advise how the working group can be assured that our suggested HOO is incorporated in the process for consideration. The working groups HOO was attached to Kim Beal's previous email.

Thank you, Laurel

----- Original Message -----

From: [Shawna Purvines](#)To: [Kimberly Beal](#)Cc: [James Brunello](#); [Laurel Brent-Bumb](#); [Kimberly Kerr](#)

Sent: Thursday, February 23, 2012 10:30 AM

Subject: Re: Home Occupation Ordinance

Thanks Kim,

I am cc: Kim Kerr on my response.

Next week the County will be putting together the package of work to go to the environmental consultant so they may begin drafting a project description. Based on Board direction in the ROI's it is my understanding that the draft optional ordinance for Home Occupation as prepared and presented by the working group will be included in the environmental analysis.

If you have not already done so, can you send Lillian a copy of the optional ordinance your working group prepared and cc: Kim and myself. Next steps will be to review the draft Project Description once prepared and released to the public. If at that time you feel the

optional analysis was not included I encourage you to provide feedback through public and/or written comments during the public comment period.

If you have any questions please about the process please do not hesitate to contact me.

Shawna

On Wed, Feb 22, 2012 at 11:10 PM, Kimberly Beal &lt;kimberlyabeal@gmail.com&gt; wrote:

Shawna,

I have just reviewed Article 4 of the zoning code, specifically Section 17.40.160, Home Occupations. I am very displeased that as recent as last month some member(s) of staff has not incorporated any of the HOO Regulatory Reform subcommittee recommendations, which were presented to the Board of Supervisors on October 24, 2011, and there were positive comments by several Board members. The HOO's committee's outline for an ordinance is attached for your records.

Some of the blatant issues are:

17.40.160 Item C.1. Some business should be allowed outdoors however staff says "All business is conducted within permitted structures..." All members of the committee support the allowance of outdoor business based upon the type of business. Examples: photographers want to have an area on their property lushly landscaped to act as a backdrop for photography, as some clients want outdoor pictures; some artists like working outdoors, whether alone or when teaching some students. The larger parcels should be allowed additional types of outdoor business.

17.40.160 Item C.3. The HOO committee unanimously supports that all businesses should be allowed at least one employee by right, and more depending on the size and location of the parcel. In the updated draft staff wrote "No full or part-time employees..."

17.40.160 Item F. The HOO committee does not want a list of prohibited businesses; what may be objectionable today may not be in the future as new technology evolves. And the size and location of the business should also play a role in what types of business are allowed. Instead there should be a requirement for a Special Use Permit where the business may have a negative impact on the neighborhood due to noise, pollution, odor, types of materials used, etc.

Please provide the HOO's committees outline to the public whenever staff's draft of the HOO is going to be presented. The Board of Supervisors should have the opportunity to analyze both staff's draft HOO and EDAC's HOO committee recommendations before adopting the HOO ordinance.

Kimberly Beal

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