



Legislation Details (With Text)

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Title: Hearing to consider an appeal of the Planning Commission's determination that a special use permit for property consisting of 7.71 acres (APN 070-210-02) in the Shingle Springs area which would allow a commercial wedding facility in the Estate Residential Five-acre (RE-5) Zone District cannot be processed; and direct staff, if the the appeal is denied, to refund the application fees for Special Use Permit S07-0025 for the Swan Cove Wedding Gardens. Appellant: Corene Becker and Ranel Gosling. (District IV)

Sponsors:

Indexes:

Code sections:

Attachments: 1. S07-0025 Appeal Form.pdf, 2. S07-0025 Minutes 021408.pdf, 3. S07-0025 Staff Report.pdf, 4. email from C. Becker rcvd 3-20-08.pdf, 5. Letter from Bob and Maria Brugger rcvd 3-20-08.pdf

Date	Ver.	Action By	Action	Result
3/25/2008	1	Board Of Supervisors	Denied	Pass

Hearing to consider an appeal of the Planning Commission's determination that a special use permit for property consisting of 7.71 acres (APN 070-210-02) in the Shingle Springs area which would allow a commercial wedding facility in the Estate Residential Five-acre (RE-5) Zone District cannot be processed; and direct staff, if the the appeal is denied, to refund the application fees for Special Use Permit S07-0025 for the Swan Cove Wedding Gardens. Appellant: Corene Becker and Ranel Gosling. (District IV)

RECOMMENDED ACTION: Planning Services recommends the Board deny the appeal, thereby upholding the interpretation of the Planning Commission finding: (1) that a commercial wedding facility is not a use authorized by the zoning ordinance in the Estate Residential Five Acre Zone District (RE-5); and (2) direct staff to refund application fees for Special Use Permit S07-0025 for the Swan Cove Wedding Gardens.

Background: Special use permit application S07-0025 was filed on August 22, 2007, for the operation of a commercial wedding facility in the Estate Residential (RE-5) Zone District. Following staff analysis of the request, it was determined by staff that a commercial wedding facility is not listed as a use allowed by right or by special use permit in the RE-5 Zone District as specified in Sections 17.28.200 and 17.28.190 respectively of the Zoning Ordinance. The Planning Commission considered staff's interpretation on February 14, 2008, and concurred with staff's conclusion. The applicant's appealed the Planning Commission's interpretation on February 25, 2008.

Specific reasons for the appeal:

1. Weddings are allowed in the RE-5 Zone District with a special use permit at a Bed & Breakfast, in parks, and at churches.

Response: Weddings may be allowed at a B&B permitted under a special use permit and at a church under a special use permit in the RE-5 Zone District. The wedding activity would be considered an accessory use to the B&B or church. It is the interpretation of staff and the Planning Commission that a commercial wedding facility as the principal use in the RE-5 Zone District is not permitted. Weddings at a County park may be permitted upon renting of the facility through County Parks.

ATTACHMENTS

Appeal Form

Minutes from February 14, 2008

Staff Report dated February 14, 2008

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