



Legislation Text

File #: 18-0768, Version: 1

S17-0014: Kelley Bed and Breakfast (Kelley Bonnie) - APN 048-050-11

DEPARTMENT RECOMMENDATION

Planning Services has requested a review by the Agricultural Commission for a Conditional Use Permit for a Bed and Breakfast, located on a 11 acre parcel south of Union Ridge Road, approximately 0.16 miles north of the intersection with Carson Road in the Apple Hill area.

Request: The applicant is requesting the Approval of a Conditional Use Permit that would allow a Bed and Breakfast Inn with no ancillary activities such as special events to operate in the Apple Hill area. The current farming/orchard operation, which is allowed on the site by right, would continue. The 11-acre site has an existing apple orchard that will remain intact, even with the bed and breakfast inn operation. The property includes a residence that was built in 1980, and an existing secondary dwelling. No new structures are proposed with the approval of the Conditional Use Permit.

The project would allow the use of an existing primary dwelling as a three guestroom bed and breakfast inn. Proposed operations are to be conducted in developed portions of the site, and no additional structures, development, or operations are proposed for the undisturbed/undeveloped portions of the site. No agricultural land would be disturbed or removed. No special events are proposed as part of the bed and breakfast inn. The maximum occupancy of six people is anticipated for the bed and breakfast inn, excluding owners.

Agricultural-zoned parcels to the east, west, and north (Planned Agricultural, PA-20) including Abel's Apples Acres surround the project site. South of the site includes Open Space (OS) Zoned parcels, owned by the US Forestry Department.

The following General Plan Policy directs Commission guidance:

Policy 8.1.4.1 The County Agricultural Commission shall review all discretionary development applications and the location of proposed public facilities involving land zoned for or designated agriculture, or lands adjacent to such lands, and shall make recommendations to the reviewing authority. Before granting approval, a determination shall be made by the approving authority that the proposed use:

- A. Will not intensify existing conflicts or add new conflicts between adjacent residential areas and agricultural activities; and
- B. Will not create an island effect wherein agricultural lands located between the project site and other non-agricultural lands will be negatively affected; and
- C. Will not significantly reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands.

Parcel Description:

- Parcel Number and Acreage: 048-050-113, 11 Acres
- Agricultural District: Yes
- Land Use Designation: AL - Agricultural Lands
- Zoning: PA-20, Planned Agriculture - 20 Acres