



Legislation Details (With Text)

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Title: Hearing to consider the Leaning Tree Lodge project (Conditional Use Permit S16-0008)* allowing a Bed & Breakfast Inn within an existing single-family dwelling and detached “bunkhouse”, with Special Events, including amplified sound, for up to 150 guests for a maximum of 12 events per calendar year on property identified by Assessor’s Parcel Number 048-121-65, consisting of 10.61 acres, in the Camino area, submitted by Cara Nelson; and staff recommending the Planning Commission take the following actions:
1) Adopt the Negative Declaration based on the Initial Study prepared by staff; and
2) Approve Conditional Use Permit S16-0008 based on the Findings and subject to the Conditions of Approval as presented.
(Supervisory District 3)

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Staff Report, 2. B - Findings, 3. C - Conditions of Approval, 4. D - Staff Report Exhibits A-K, 5. E - Staff Report Exhibit L-Proposed Negative Declaration and Initial Study, 6. F - Proof of Publication-Mountain Democrat, 7. G - Staff Memo 05-08-18 (Revised Condition 7, Update Applicant, Corrected Exhibit Names), 8. H - Staff Memo 05-09-18 (Applicant Continuance Request), 9. I - Staff Memo 05-10-18 (Public Comments Received), 10. Public Comment Rcvd 05-10-18, 11. Public Comment Rcvd 05-09-18, 12. Public Comment Rcvd 05-08-18, 13. Public Comment Rcvd 05-07-18, 14. Public Comment Rcvd 05-04-18, 15. Public Comment Rcvd 05-03-18, 16. Public Comment Rcvd 05-02-18, 17. Public Comment Rcvd 05-01-18, 18. Public Comment Rcvd 04-30-18, 19. Public Comment Rcvd 04-20-18, 20. Public Comment Rcvd 04-17-18 to 04-27-18

Date	Ver.	Action By	Action	Result
5/10/2018	1	Planning Commission	Continued	Pass

Hearing to consider the Leaning Tree Lodge project (Conditional Use Permit S16-0008)* allowing a Bed & Breakfast Inn within an existing single-family dwelling and detached “bunkhouse”, with Special Events, including amplified sound, for up to 150 guests for a maximum of 12 events per calendar year on property identified by Assessor’s Parcel Number 048-121-65, consisting of 10.61 acres, in the Camino area, submitted by Cara Nelson; and staff recommending the Planning Commission take the following actions:

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(Supervisory District 3)

DISCUSSION / BACKGROUND

Request to consider Conditional Use Permit S16-0008/Leaning Tree Lodge submitted by Cara Nelson to request a Bed & Breakfast Inn within an existing single-family dwelling and detached “bunkhouse”, consisting of five guest rooms with a maximum occupancy of 10 people, excluding owners. Special Events, including amplified sound, are also requested for up to 150 guests for a maximum of 12 events per calendar year from 4 P.M. to 10 P.M. with amplified music occurring until

9:45 P.M. The property, identified by Assessor's Parcel Number 048-121-65, consisting of 10.61 acres, is located on the north side of Leaning Tree Road, approximately 400 feet west of the intersection with Lone Star Mine Road, in the Camino area, Supervisor District 3. (County Planner: Evan Mattes) (Negative Declaration prepared)*

A Staff Report is attached.

CONTACT

Evan Mattes

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