

ENVIRONMENTAL ASSESSMENTS/PUBLIC HEARINGS

5. 795 Chamberlain Street – Conditional Use Permit (CUP) 21-01: Varozza Cottage

Conditional Use Permit request to operate a two (2) room bed and breakfast establishment within an existing single-family residence constructed in 1916, and located within the Sacramento Street – Chamberlain Street Residential Historic District. Authority: Placerville Zoning Codes: 10-4-11 (Bed and Breakfast Establishments) and 10-3-6 (Conditional Use Permit Procedure). Applicant: Danielle Slater. Property Owner: Du Troupeau LLC. Address: 795 Chamberlain Street. Assessor's Parcel No.: 003-071-030. Zoning: R-1, 6000 Single-Family Residential Zone – Historic District (R-1-6,000 – H). Staff: Andrew Painter.

Speakers: Danielle Slater, Applicant; Kirk Smith, and Julie Robinson.

Motion: Frenn, second by Kiehne to:

- I. Find that the CUP21-01 request is categorically exempt from environmental review pursuant to Section 15332 (Class 32) of the California Quality Act Guidelines due to the following:*
 - The project site is located within the city limits; the site is designated Medium Density Residential, with corresponding R-1, 6,000 zoning, where single-family residential uses are permitted;*
 - The application for a bed and breakfast use was submitted in accordance with Section 10-4-11: Bed and Breakfast Establishments and Section 10-3-6: Conditional Use Permit of the Zoning Code;*
 - The proposed project is less than five acres, and the site has no value as habitat for endangered, rare or threatened species;*
 - The project as conditioned would not result in significant effects relating to traffic, noise, air quality and water quality, and*
 - The site is served adequately by public water and sewer services meeting City requirements.*
- II. Find that the CUP21-01 request is desirable for the public convenience and welfare by providing a service of overnight accommodation to the traveling and visiting public within a home with an historic context.*
- III. Find that the CUP21-01 request as conditioned is consistent with and in harmony with the General Plan and Zoning Regulations, with no detriment to the surrounding properties.*
- IV. Approve Conditional Use Permit 21-01, authorizing a two guest room bed and breakfast establishment within an existing single family home, subject to the conditions provided as Attachment C within staff's report, and provided herein as follows:*
 - 1. CUP21-01 shall apply only to the project parcel, APN 003-071-030, with address of 795 Chamberlain Street, regardless of any change of ownership.*

2. *The Project Site shall be developed and maintained in accordance with CUP21-01 conditions of approval.*
3. *CUP21-01 allows for two bedrooms of the home to be rented for transient occupancy under a bed and breakfast establishment consistent with the provisions and maintenance of the following:*
 - (a) *Two (2) vehicle parking spaces plus one additional space per room to be rented must be provided for a total of four spaces. Vehicle parking shall be provided as follows:*
 - (1) *Two spaces shall be provided within the driveway and the garage located onsite;*
 - (2) *One space shall be provided within the driveway of 791 Chamberlain Street, on property owned by the project applicant; and,*
 - (3) *One space shall be provided within the City's Chamberlain Street right of way and directly in front of the 795 Chamberlain Street home and westerly of the home's driveway, upon obtaining an Encroachment Permit from the City Engineering Department.*

In the event the property located at 791 Chamberlain Street under provision (a)(2) is no longer under the ownership of the property authorized under CUP21-01 at 795 Chamberlain Street, such occurrence would be a violation of the CUP21-01 conditions of approval.

In the event an Encroachment Permit is not obtained and maintained under provision (a)(3), such occurrence would be a violation of the CUP21-01 conditions of approval.

- (b) *One non-illuminated sign may be erected on the property, not to exceed eight (8) square feet in area. No single dimension of the sign shall exceed four feet (4'). The sign shall complement the nature of the use; i.e., historic structures should have an historic style sign. The Applicant/Property Owner shall apply for and obtain a sign permit for any site/business identification signs authorized in accordance with the Placerville Zoning Code Section 10-4-11 and regulated under Section 10-4-17 from the Development Services Department.*
- (c) *The property owner representative is required to occupy the CUP21-01 property.*
- (d) *The 795 Chamberlain Street home shall remain a residential structure; i.e., the kitchen shall not be remodeled into a commercial kitchen.*
- (e) *Meals shall be served only to residents and overnight guests.*

- (f) CUP21-01 is subject to review at any time and may be revoked after a hearing by the Planning Commission and a finding by the Planning Commission that the use has become detrimental to the surrounding neighborhood, or found in violation of conditions of project approval.*
 - (g) The bed and breakfast use must comply with all other provisions of the zone in which it is located and must comply with all other ordinances of the City.*
 - (h) A City business license is required for the CUP21-01 use.*
 - (i) CUP21-01 is transferable provided that the criteria and conditions are adhered to.*
 - (j) The property and use owner operator shall comply with the provisions and requirements of Title 5, Chapter 16: Uniform Occupancy Tax Ordinance for the CUP21-01 use.*
- 4. A permit from the City of Placerville Building Division will be required. The occupancy type must be one of the types listed in the 2019 CBC Chapter 3. If any construction is proposed to be done it will be required to comply with the current 2019 California Building Code requirements and the City of Placerville's Building Regulations as applicable.*

The applicant shall submit all necessary completed forms and constructions documents to the city for review and approval. Construction shall not commence until the building permit is issued. The applicant shall submit all necessary forms documents to other agencies as applicable (typically El Dorado County Fire Protection District, El Dorado County Environmental Management, and others if applicable).

Occupancy shall not occur until the final inspection is completed and approved, approval from other agencies as applicable, and issuance of a Certificate of Occupancy by the City of Placerville Development Services Department.

- 5. Any new use, modification or expansion of the use, or activities not authorized under this Conditional Use Permit, shall be subject to the review and approval of a new conditional use permit.*
- 6. The permit shall expire and become null and void eighteen (18) months after the date of granting such permit, unless required conditions have been met and inspected by the Development Services Department, prior to the date of expiration.*

Action: Motion approved 3-2 by roll call vote:

Ayes: Frenn, Kiehne and List

Nays: Gotberg and Lepper