



STAFF REPORT

6136 Adobe Road
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To: Planning Commission
From: Community Development Director
Date: June 15, 2004
RE: PC 02-17
Chapter 19.54 Bed and Breakfast Uses.

RECOMMENDATION: Conduct the Public Hearing and reconsider recommendation to the City Council for adoption.

BACKGROUND: At the May 4, 2004 meeting, the Planning Commission conducted a public hearing and recommended approval of revised regulation of bed and breakfast uses in residential zones. The recommendation was to amend Chapter 19.54 to allow bed and breakfast uses of up to ten guest units in any residential area subject to standards established in the Chapter.

Attachments

- Chapter 19.54, Bed and Breakfast Uses

The City Council considered the recommendation at their May 25, 2004 meeting and expressed concerns regarding potential impacts in the Single Family Residential (RS) and Rural Living (RL) land use districts. Accordingly, the Council has requested that the Planning Commission conduct further analysis of the issue. Based on this input, the Commission should either consider removing the provision for such uses in the RS and RL districts, or limit them to five units.

Council has continued the matter to the July 13th City Council meeting. If the Commission formulates a revised recommendation at this time, it will be presented to the Council for adoption on July 13th. Alternatively, the Commission could continue the discussion to the July 6th Planning Commission meeting. Under either approach, the recommendation could be finalized in time for Council's July 13th consideration.

Summary

Staff recommends that the Planning Commission conduct the Public Hearing and formulate a revised recommendation to the City Council for adoption.



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To: Planning Commission
From: Community Development Director
Date: June 15, 2004
RE: Review of Ordinance No. 167, the City's massage regulations

RECOMMENDATION: Review the Ordinance and provide staff direction

BACKGROUND: During the May 18, 2004 meeting, the Planning Commission directed staff to agendaize Ordinance No. 167, the City's massage regulations for a Study Session. A copy of the Ordinance, adopted by Council on August 13, 2002, is attached.

Attachments

- Ordinance No. 167

Following the Study Session, staff recommends that the Commission provide staff direction. Direction could include agendaizing additional Study Sessions or setting the matter for public hearing leading to amendment of the regulations.