



Chuck Beatty <cbeatty@amadorgov.org>

I as neighbor have questions

Daniel D'Agostini <daniel@dagostini.com>

Mon, Aug 22, 2022 at 10:29 AM

To: Chuck Beatty <CBeatty@amadorgov.org>

Cc: Richard Forster <rforster@amadorgov.org>, Frank Axe <faxe@amadorgov.org>

Thank you for sending this Chuck.

The pictures show a cute, smart design. I do not have a problem with a home-owner creating a separate little guest house but I do have concerns when its turns into clusters of little dwellings for Air B&B rentals and possible end arounds to change codes and the nature of the surroundings.

My neighbor certainly is one to explore the limits of using his land and also requesting the county to change its zoning to accommodate his dreams.

My questions as a direct neighbor at this initial stage are :

1. If the zoning is changed what are all the implications of that change? Will that change the current conditions for the R1A existing and specifically of the operating conditions of his tasting room?
2. Where will the unit or units be located? Will they be in direct view from my property? Will they look down into my space?
3. If they are detached, will they each have their own water and septic?

August 25, I am totally busy harvesting and then participating at the Plymouth Farmer's Market. I will stay tuned.

Sincerely,

Daniel D'Agostini

On Aug 22, 2022, at 9:27 AM, Chuck Beatty <CBeatty@amadorgov.org> wrote:

Daniel,

Come has requested the Land Use Committee (Supervisors Axe & Forster) to consider changing the county code to include detached rooms (pictures below) as overnight lodging options. Currently, the code requires a Use Permit to use a single family home as a bed and breakfast with up to 5 rentable rooms. I have attached the link to the Land Use Committee's agenda for Thursday, August 25. If the Land Use Committee decides that these detached units should be allowed as overnight lodging, the Board of Supervisors will have to approve a Resolution of Intention and direct staff and the Planning Commission to prepare a code amendment. Public hearings would be required for the Planning Commission and Board of Supervisors to amend the code, and a public hearing would be required for any property owner that requests a Use Permit for the detached overnight lodging units.

<Detached unit 1.png>

<Detached unit 2.png>

Land Use Committee agenda link: <https://www.amadorgov.org/Home/Components/Calendar/Event/7570/15>

Thanks,
Chuck

On Fri, Aug 19, 2022 at 6:53 PM Daniel D'Agostini <daniel@dagostini.com> wrote:

I received this from a concerned friend. I am unable to open the pdf. Can you let me know what this all about?

Thanks
Daniel

<page1image510341232.png>

B&B

1 message

Come Lague <come@lamesavineyards.com> Reply-To: Come Lague <come@lamesavineyards.com>
To: Chuck Beatty <cbeatty@amadorgov.org>

Hi Chuck, I met with Todd and Patrick yesterday to run the tiny room B&B by them.

Fri, Aug 5, 2022 at 8:13 AM

Chuck Beatty <cbeatty@amadorgov.org>

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Todd mentioned that from DBI's perspective he would treat these rooms like an extra "detached room" which he said he has done before. He liked the fact that they are built "ICC Approved" which makes things simple from an engineering review perspective. We'd submit the usual plans - site plan and placement, drawings of the unit, foundation slab, septic, electrical, fire rating spec on the walls/ceiling. Keep in mind my request is to deploy a pre-fabricated unit, but perhaps if you are thinking of amending the code it would also allow the option to make these custom built like stick frame etc.

Patrick said he had no concerns since the construction would be for 5 units or less, that falls under residential standards and his only request was there should be road access to them for a fire truck to get to. The fire trucks have water in them. Certainly, my plan is each of these will have a connection to a gravel road for parking cars and so Patrick's request should be fine.

I'd like to use the language Todd suggested "Detached Room Unit" or DRU as everyone might be more familiar with that. Can you make that change? I have updated my letter request attached.

Thanks, Côme

Use Permit for Bed & Breakfast La Mesa 7-28-22 (2).pdf

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