

approving planner states: "Use consistent with RE-5. Business by appointment only parties of four or less." Meaning, the applicants were wedding planners providing consultation services and not providing for a wedding venue at the premises.

A compliant was filed (C-181692) on June 21, 2007 alleging that weddings were taking place at the residence on a commercial basis. An investigation revealed that the applicants were indeed running a commercial wedding operation at the residence and advertising over the internet.

The applicants submitted a special use permit application on August 22, 2007 to allow for a wedding facility accommodating up to 200 guests without a reception or up to 150 guests with a reception on premises.

PROJECT DESCRIPTION

The proposed project consists of:

Outdoor wedding ceremonies and receptions with a maximum of 200 persons for wedding ceremonies and maximum of 150 persons for wedding ceremonies with a reception.

The outdoor venue will be operated from April 15 through November 1. Hours of operation to be; Monday through Thursday 4 PM to sunset, for appointments to show the gardens to potential customers and to have one hour wedding rehearsals, Friday's 4 PM to 10 PM, for one hour wedding rehearsals and or wedding ceremony with a reception, and Saturday and Sunday 10 AM to 11 PM, for one hour wedding rehearsals and or wedding ceremony with reception. Ceremony and reception music, in the garden area, will be off by 10PM.

No information was provided regarding the number of weddings to take place per day.

Equipment to be used includes: ADA portable restrooms, chairs to accommodate guests during ceremony, tables and chairs for receptions, outdoor tent in case of rain, and possibility of limousine and horse drawn carriage drop off and pick up. Caterers are to be self contained, no commercial kitchen is available.

DISCUSSION

The proposed wedding facility is not listed as a use allowed by special use permit in the RE-5 Zone District as specified in Section 17.28.200 of the Zoning Ordinance. The Ordinance reads as follows:

17.28.200 Uses requiring special use permit. The following uses are allowed only after obtaining a special use permit therefor from the planning commission:

- A. The packing and processing of agricultural or wood products and the necessary buildings and structures required therefor where the nature of the product is changed;*
- B. The mining or drilling of minerals or petroleum;*
- C. The construction of schools, churches, cemeteries, parks, nonprofit membership clubs or associations, golf courses or public utility structures;*
- D. Reserved;*

E. Other sign sizes and applicable general provisions itemized in Chapters 17.14, 17.16 and 17.18;

F. Airports, heliports, landing strips and their accessory uses and structures where they do not constitute a nuisance to adjacent properties;

G. Home occupations not listed in subsection C of Section 17.28.190 which require special consideration such as the use of power tools, accessory building, noise and will not change the residential character of the premises or adversely affect the other uses permitted in a residential are;

H. Kennel, as defined in subsection 18 of Section 6.04.020;

I. Community care facilities, as defined in Section 17.06.050(H). (Ord. 4214 §7, 1992; Ord. 4002 §2, 1989; Ord. 3606 §14, 1986; Ord. 3440 §1, 1984; Ord. 3419 §5, 1984; Ord. 3364 §16, 1983; prior code §9412.2(d))

The RE-5 zone district does not authorize commercial wedding facilities either by right or by SUP. Commercial weddings on limited basis have been allowed in the RE-5 or RE-10 districts (by special use permit) as an accessory use to a Bed and Breakfast establishment consistent with the *Interim Guidelines for Bed and Breakfast*.