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Permit History

Carneros Inn Project History

P15-00190

[as of April 17, 2018]

THE INN

Use Permit #	APN	Date	Use Permit Description
CARNEROS INN			Mobile homes, RVs, Recreation buildings [Current uses: Homes, Cottages, Hill Top (spa/pool/food)]
5-62	047-100-062	9/7/61	UP to establish a 17-space trailer court. Zoned CL. Appeal was denied by BOS on 11/7/61
24-66	047-100-062	9/27/65 PC 11/9/65 Res. adopted	Rezone portion of R-1:A to CL (portion of current 047-100-062)
25-66	047-100-062	10/4/65	Add 19 additional trailer spaces at trailer park for a total of 36 spaces (PC found project to be consistent w/development and allowed expansion on CL)
48-67	047-100-062	3/6/67	UP for sanitation ponds
County Counsel opinion	047-100-062	7/29/80	County Counsel opinion – owner installed 5 of 19 spaces and “used” permit. Unbuilt spaces must comply w/Ord. 331 for mobile homes (except open space req.)
E36-83 CLN	047-100-062	8/3/83	PC hearing on non-conforming use <ul style="list-style-type: none"> - From 1965-1980 premises were used as a restaurant and bar. 1980 lessee dies and lease terminated - Use was lawful prior to the date of rezoning - Finding – the applicant did not form an intention to abandon the non-conforming use (loan and plan prep). Temporary non-use while making preparation to rebuild as required by law is not an abandonment. - Contains a valid non-conforming use as restaurant and bar. Use is measured by the number of seats that were in existing during 1980 (49)
		9/28/83	Appeal denied

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Building Permit Letter		12/20/85	Building letter re: 14 mobile home spaces (only 5 of 19 were built). 14 spaces must be in compliance w/County mobile home park regulations
#U-89-20	047-100-062	10/2/90 Effective 11/29/90	96-space RV park (park model spaces); 12,000 sf two-story rec building, storage reservoir and sewage pond. PC denied because rezoning wasn't complete. Appeal was taken to the BOS with the direction to approve w/rezoning. * BOS conditioned approval on Rezoning Request #R-58889 (approved Nov. 29, 1990)
Rezoning Request #R-58889		11/29/90	Rezoning Request – Portion rezoned from PD to AW:RVP Ordinance No. 976
Ordinance No. 976	047-100-062	10/30/90	Rezoning of portion of APN 047-100-034 (Now 047-100-062) from PD to AW:RVP
#98290-MOD		2/19/99 (ZA)	<ul style="list-style-type: none"> - Redesign layout of 96-space RV park (#U-89-20) - Redesign of 36-space mobile home park and convert into a 24-space mobile home park. (Modify UP #5-62 and #25-66 that established a total of 36-space mobile home park) - Redesign/relocate 12,000 sf rec building into 3 smaller buildings: reception, rec/health, pool house - Redesign/relocate of legally nonconforming 49-seat restaurant (E36-83 CLN), with dining areas limited to within the 1,700 sf floor area of the restaurant. Terrace cannot be used for dining/social activities. - Remove (e) and (p) sewage storage ponds, relocate ponds - Construct 1,120 sf water treatment plant and 3,450 sf sewage treatment plan
#99281-UPX		2/8/2000 (ZA)	Extension of time to use #98290-MOD for the reconfiguration of approved "used" but unconstructed 96-space RV park.

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#00097-MOD		10/20/2000 (ZA)	Revise layout of the "used" but incomplete #U-89-20. - Modify internal road, location of RV sites, mobile home sites, relocate wastewater treatment facility and nonconforming restaurant - Clarification of item 17 Project Revision statement from #U-89-20 #U-89-20 – "used" #98290-MOD – not used. No extension of use permitted.
#02470-MOD		10/21/02	Move 3 units and various internal roadway changes
#03308-MOD	(record under 047-100-062)	8/6/03	Added COAs [to #U-89-20 and #98290-MOD] Kitchen/seating area (in one of the approved rec room buildings) is for use of registered guests or unit owners of the Inn/Lodge only and their guests Inn=cottages; Lodge=The Orchard (time shares)
#04145-MOD		3/23/04	Allow construction of an exercise room and bathroom within the existing water treatment building.
P06-0007-VMM		2/2/06	Approved improvements to the deck attached to the existing spa building to allow massages.
P15-00190 Major Mod			Current application under 047-110-027

THE LODGE

Use Permit #	APN	Date	Use Permit Description
CARNEROS LODGE			Meeting/banquet space, restaurant, lodge units (originally 25, now 17 per P06-0092 VMM) [Current uses: Meeting/banquet space, restaurant, The Orchard]
U-417172	047-110-027 047-110-028	4/3/72	Operation of a 100 space trailer and recreational vehicle storage yard on 6 acres. The approval was limited to three years with the option to renew the permit (was APN 047-110-001)
U-527374	047-110-027 047-110-028	6/5/74	Allowed the continued operation of the permit listed above.
U-287677	047-110-027 047-110-028	4/20/77	Expand the recreational vehicle storage business with the addition of the adjacent 3 acre parcel. Allowed the storage of up to 100 travel trailers, mobile homes, pick-up campers and motor homes.
U-17980	047-110-027 047-110-028	9/19/1979	Renew an existing permit to store recreational vehicles and to utilize an existing building to service recreational vehicles.
98511-UP	047-110-027 047-110-028 (record and file under 047-100-062)	11/12/02 Approved	On 3 parcels (047-110-05/26 and "access parcel 047-110-019) <ul style="list-style-type: none"> - 25 unit lodge (multiple units) - 172 parking spaces (25 for employees) - 100 seat restaurant/bar - 2,500 sf of retail space, 500 sf post office - 5,000 sf of meeting/banquet space - 10,000 sf public square w/bocce court 11/12/02 BOS Appealed – Denied
P05-0315-MOD	047-110-027 047-110-028 (record under 047-100-062)	9/21/05 Admin approval	Modify 98511-UP (lists APN 047-110-047) <ul style="list-style-type: none"> - Replace/relocate approved 25 cottages w/20 cottages w/same total sf. - Construct structure over existing pumping station
P05-0316-MOD	047-110-027 047-110-028 (record under 047-100-062)	11/16/05 PC	Construct roadway improvements <ul style="list-style-type: none"> - Hwy 12/121 intersection w/Old Sonoma Hwy: deletion of requirement to install left turn lanes in/out of intersection and install tapers to facilitate right turns only - Hwy 12/121 intersection w/Old Sonoma Road: install traffic signal, installation of dedicated left and right turn lanes southbound on Old Sonoma Road and improvements of turn lane from Hwy in both directions onto Old Sonoma Road

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			- Old Sonoma Hwy: improvements to shoulders for pedestrian access along length of Old Sonoma Hwy.
P06-0092 VMM	(record under 047-100-062)	3/13/06	Replace approved 20 cottages w/17, same total sf.
P15-00190 Major Mod			Current application.

LOCATION NAMES

[Staff understanding - April 17, 2018]

Location names on the property	Original description	Current description
The Inn	96-space RV park.	Now specifically the cottages for rent (between residences and Hill Top)
Hill Top area	Part of The Inn	Includes reception, pool, spa, dining area (guests/owners only)
The Lodge	Approved under 98511-UP, included a lodge building and meeting/banquet/restaurant/retail buildings.	Time share units referred to as The Orchard. Owners may still refer to the overall parcel with meeting/banquet/restaurant/retail as the Lodge parcel
The Orchard	Approved under 98511-UP as the lodge building	Time share units
The Homes	Mobile home park	Homes