Findings

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made pursuant to Section 66472.1 of the California Government Code:

1.0   CEQA FINDINGS

1.1   This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15301 of the CEQA Guidelines as the project consists of expansion of an existing use within an existing structure. As conditioned, the project is consistent with the residential development standards of the R1A Zone District for the existing structures which required only ministerial permits. Any unpermitted additions will be required to meet current standards. The use as an expanded home occupation was previously approved and the expansion of use has been found to be consistent with the Zoning Ordinance and therefore complies with these exemptions.

1.2   The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Community Development Agency-Planning Division at 2850 Fairlane Court, Placerville, CA.

2.0   GENERAL PLAN FINDINGS

2.1   The project is in compliance with Policies 2.2.5.21 and 10.1.7.4 concerning compatibility of home occupations with adjacent residential uses. The uses were previously approved by S78-0016 and the addition of three employees that reside at the site would not have additional impacts. Conditions of approval related to clients by appointment only, limited commercial deliveries, and screened outdoor storage will ensure the residential character of the neighborhood is protected.

2.2   The project is in compliance with Policies 6.5.1.2, 6.5.1.6, and Table 6-2 concerning compatibility of noise emanating from the home occupation with adjacent residential uses. An acoustical analysis was completed for the site and concluded that the normal industrial activities associated with the home occupation do not produce sounds that exceed the General Plan requirements for decibel levels in Table 6-2.

3.0   ZONING FINDINGS

3.1   The project, as proposed and conditioned, complies with Sections 130.22.500 and 130.28.070 of the Zoning Ordinance that regulate special use permits and uses allowed by special use permit within the R1A zone district, respectively, as described in the Analysis section of the staff report. The uses were previously approved by S78-0016 and the expansion consists of an additional three employees that reside at the site, outside storage, and limited commercial deliveries. .

3.2   In compliance with Zoning Ordinance Section 130.22.250, implementation of the project must occur within 24 months of approval of this Special Use Permit, otherwise the permit becomes null and void. It is the responsibility of the applicant to monitor the time limit and make diligent progress toward implementation of the project and compliance with conditions of approval.

3.3   In compliance with Zoning Ordinance Section 130.22.540, the approving authority may approve or conditionally approve a special use permit if the proposed use would not be detrimental to the public health, safety and welfare or injurious to the neighborhood and the proposed use is specifically permitted by special use permit. As discussed in the staff report, the project, as conditioned, conforms to these provisions.

4.0   ADMINISTRATIVE FINDINGS FOR A SPECIAL USE PERMIT

4.1   The issuance of the permit is consistent with the General Plan and Zoning Ordinance, as discussed under Sections 2.0 and 3.0.

4.2   The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood.

4.3   The proposed home occupation expansion is specifically permitted by special use permit under Section 130.28-070.G and is subject to the development standards within 130.28.080. The project and associated materials have been reviewed in accordance with these regulations.