

**COUNTY OF EL DORADO DEVELOPMENT SERVICES
PLANNING COMMISSION
STAFF REPORT**



Agenda of: September 8, 2016

Staff: Jennifer Franich

SPECIAL USE PERMIT

- FILE NUMBER:** S15-0005/Comroe Saluki Kennel
- APPLICANT:** Catherine and Charles Comroe
- REQUEST:** Conditional Use Permit request to allow the operation of a non-commercial kennel for up to 12 dogs to be housed within an existing residence and dog run.
- LOCATION:** East side of Lariat Drive, approximately one mile east of the intersection with Rolling Hills Road, in the Cameron Park area, Supervisorial District 2 (Exhibit A).
- APN:** 109-171-36 (Exhibit B)
- ACREAGE:** 5.093 acres
- GENERAL PLAN:** Low-Density Residential (LDR) (Exhibit C)
- ZONING:** Estate Residential Five-Acre (RE-5) (Exhibit D)
- ENVIRONMENTAL DOCUMENT:** Categorically exempt pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.
- RECOMMENDATION:** Staff recommends the Planning Commission take the following actions:
1. Find that the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301; and
 2. Approve Special Use Permit S15-0005 based on the Findings and subject to the Conditions of Approval as presented.

EXECUTIVE SUMMARY

Approval of this Special Use Permit would allow for operation of a non-commercial kennel for up to 12 dogs to be housed within an existing residential lot in the Cameron Park area. No construction or other changes in use are proposed. Non-commercial kennels are allowed in the Estate Residential Five-Acre (RE-5) Zone with a Special Use Permit. Staff has determined that the proposed project is consistent with the LDR land use designation and RE-5 zone, as well as other applicable El Dorado County General Plan policies and Zoning Ordinance requirements, as discussed in the Findings. This application was submitted and deemed complete prior to the implementation of the new Zoning Ordinance, and therefore was analyzed under the previous Zoning Ordinance.

PROJECT INFORMATION

Site Description: The subject property is located in the RE-5 Zone within the Cameron Estates Community Services District (CSD). The property contains a primary residence, a temporary modular home, and several sheds and outbuildings. An existing 864-square-foot detached garage has been converted to an air-conditioned and heated kennel in which the dogs are housed from the hours of 9 p.m. to 7 a.m. A portion of the site contains a 6-foot high privacy fence set approximately 150 feet east of Lariat Drive, and other areas are double-fenced (Exhibits E and F). The site is located and is surrounded by other large-lot single-family properties. Access to the site is provided by Lariat Road and Shingle Lime Mine Road, both public roads. Barnett Business Park is immediately east of the subject property across Shingle Lime Mine Road. The entire site is served by both a private well and El Dorado Irrigation District water.

Project Description: The applicant requests a Special Use Permit in order to operate a non-commercial kennel for up to 12 dogs to be housed within an existing residential lot. The kennel building currently exists and no construction is proposed for the site. No breeding, grooming, or boarding would be conducted for dogs not owned by the kennel owners. The dogs are crated in the existing 864-square-foot air-conditioned and heated kennel from the hours of 9 p.m. to 7 a.m. kennel. The dogs have access to the indoor kennel throughout the day by the use of a dog door and can spend their day indoors or outdoors. Traffic to and from the facility is expected to be infrequent, as it would include traffic consistent with a single-family residence, plus occasional trips to the site by saluki fanciers to see the Salukis or to consider breeding to one of the Comroe's dogs. A club meeting no more than once per year of up to 20 people is also proposed. No employees would be needed to operate the private kennel.

STAFF ANALYSIS

Environmental Review: Staff has prepared a Notice of Exemption. A noise analysis was prepared and found that noise from the dogs complies with the County noise standards, but recommended a maximum of 12 dogs and to keep them housed between 9 pm and 7 am. Staff has determined that the proposed project would not have a significant effect on the environment and the project is Categorically Exempt pursuant to CEQA Guidelines Section 15301.

SUPPORT INFORMATION

Attachments to Staff Report:

- Findings
- Conditions of Approval

- Exhibit A.....Location Map
- Exhibit B.....Assessor’s Parcel Number Map
- Exhibit C.....General Plan Land Use Designations Map
- Exhibit D.....Zoning Designations Map
- Exhibit E.....Aerial Map
- Exhibit F.....Site Plan
- Exhibit G.....Environmental Noise Assessment, June 7, 2016