

**Table 130.22.020 – Allowed Uses and Permit Requirements for the Commercial Zones**

Use Type								Specific Use Regulation
	CPO	CL	CM	CC	CR	CG	CRU	
<b>CPO: Commercial, Professional Office</b>	P Allowed use (Article 4: Special Use Regulations)							
<b>CL: Commercial, Limited</b>	A Administrative permit required (130.52.010)							
<b>CM: Commercial, Main Street</b>	TUP Temporary use permit required (130.52.060)							
<b>CC: Commercial, Community</b>	CUP Conditional Use Permit required(130.52.021)							
<b>CR: Commercial, Regional</b>	MUP Minor use permit required (130.52.020)							
<b>CG: Commercial, General</b>	TMA Temporary mobile home permit (130.52.050)							
<b>CRU: Commercial, Rural</b>	— Use not allowed in zone							
Veterinary Clinic	—	P	P	P	P	P	P	
Automotive and Equipment: Fuel Sales	—	P	CUP	P	P	P	CUP	
Paint and Body Shops	—	—	—	CUP	—	P	CUP	
Repair Shops	—	—	—	CUP	CUP	P	CUP	
Sales and Rental	—	—	—	CUP	CUP	P	CUP	
Vehicle Storage	CUP	—	—	CUP	—	P	CUP	130.40.320
Banks and Financial Services	P	P	P	P	P	P	P	
Bars and Drinking Establishments	CUP	P	P	P	P	P	P	
Brewery Large Commercial	—	—	CUP	P	CUP	P	CUP	
Micro Brewery	CUP	CUP	CUP	CUP	P	P	P	
Brewpub	CUP	P	P	P	P	—	P	
Broadcasting and Recording Studio	P	—	P	P	P	P	—	
Building Supply Store	—	—	—	P	P	P	P	130.40.220
Business Support Services	—	—	P	P	P	P	P	
Child Day Care Center	A	A	A	A	A	CUP	P	130.40.110
Commercial Recreation: Arcade	—	P	P	P	P	P	P	
Indoor Entertainment	—	—	P	P	P	—	—	
Indoor Sports and Recreation	—	P	—	P	P	P	—	
Large Amusement Complex	—	—	—	CUP	CUP	—	—	
Outdoor Entertainment	—	—	CUP	CUP	CUP	—	CUP	
Outdoor Sports and Recreation	—	—	—	—	CUP	—	CUP	130.40.210
Contractor’s Office: On-site	A	A	A	A	A	A	A	130.40.190
Off-site	TUP	—	TUP	TUP	TUP	TUP	TUP	



Felton Veterinary Practice, Inc.  
DBA Companion Animal Hospital  
3275 Coach Lane, Suite F  
Cameron Park, CA 95682  
530.677.3868  
tlc@companionvet.com

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May 10, 2019

Dear Robert Peters,

Reference email dated May 10, 2019, re: Special Use Permit (Conditional Use Permit) for Felton Veterinary Practice, Inc.

In light of the new zoning ordinance outlining Veterinarian Clinics as permitted use within the CC zone, we request the Conditional Use Permit for Felton Veterinary Practice, Inc be revoked (S008-0017).

We already have an approved building permit and are anxious to begin our expansion.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris &amp; Erin Felton".

Chris & Erin Felton

2019 MAY 18 AM 11:43  
RECEIVED  
PLANNING DEPARTMENT



# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

<http://www.edcgov.us/DevServices/>

**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

(530) 621-5315 / (530) 622-1708 Fax

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

**PLANNING**

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

March 21, 2019

Mel Higginbotham  
6930 Destiny Drive  
Rocklin, CA 95667

Re: **Building Permit Application No. 307092; Expansion of Companion Animal Hospital,  
Discretionary Review Required; S08-0017,  
APN 109-201-16-100**

Mr. Higginbotham:

Planning Services has reviewed the application referenced above for compliance with the El Dorado County Zoning Codes, General Plan Policies, and the authorizing Discretionary entitlements. Please review the requirements below:

1. **Condition of Approval No. One, S08-0017, Authorized Square footage:** The existing use, Companion Animal Hospital, was established in 2009 under Special Use Permit S08-0017. The above referenced building permit proposes the expansion of the existing use by approximately 943 square feet. Condition of Approval No. One states the maximum authorized square footage to be 2800 square feet. The proposed addition exceeds the authorized square footage by approximately 25 percent.

Further, Condition of Approval No. One specifies, "Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review."

Accordingly, a Minor Revision to your Special (Conditional) Use Permit is required. Planning fees for Minor Revisions are 25 percent of the current Conditional Use Permit Planning fee. S08-0017 was submitted as a medium project, thus 25 percent of the current medium project planning fee (\$4,684) is \$1,171. The project is also subject to Environmental Management Department fees of \$270 and Department of Transportation fees of \$1,600 for a total of \$3,041.

For your convenience, the application packet for Minor Revisions can be found at [https://www.edcgov.us/Government/planning/Pages/applications\\_and\\_forms.aspx](https://www.edcgov.us/Government/planning/Pages/applications_and_forms.aspx), more information about fees can be found at [https://www.edcgov.us/Government/planning/pages/combined\\_fees.aspx](https://www.edcgov.us/Government/planning/pages/combined_fees.aspx), and the Conditions of Approval for S08-0017 are enclosed.

This letter reflects the requirements from Planning Services only. The submittal of required materials may raise other issues which will be addressed at that time. You may also receive additional comments from other departments who are reviewing your application.

If you wish to discuss these requirements further please contact me at (530) 621-5697.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Millard". The signature is fluid and cursive, with a large initial "M" and "M".

Mark Millard, Senior Planner  
Planning Services

Enclosures: (1)

Conditions of Approval, S08-0017

cc: Permit Center Planning, Correction Letter Database, File #307092  
Current Planning, Discretionary Database, S08-0017  
Mel Pabalinas, Principal Planner  
Rob Peters, Principal Planner  
T LLC A CA LLC, property owner, 3685 Mt. Diabole Blvd #355 Lafayette CA 94549

**S08-0017/Companion Animal Hospital** – As approved by the Planning Commission on January 22, 2009

## **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:

### **FINDINGS FOR APPROVAL**

#### **1.0 CEQA Finding**

**1.1** The Planning Commission has determined that the proposed project will have no significant impact on the environment and is exempt from CEQA pursuant to 15301 of the CEQA Guidelines.

**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 Development Services Department, Planning Services Division at 2850 Fairlane Court, Placerville, CA.

#### **2.0 GENERAL PLAN FINDINGS**

**2.1** The proposed use is consistent with the policies in the 2004 El Dorado County General Plan, as discussed in the General Plan Section of this staff report. Specifically, the project as proposed is consistent with General Plan Policies 2.2.5.2 (General Plan consistency), 2.5.2.2 (commercial development near commercial facilities).

**2.2** As proposed, the project is consistent with the Commercial (C) land use designation because the Commercial land use designation permits such uses where the character of an area provides a full range of commercial retail, office, and service uses.

#### **3.0 SPECIAL USE PERMIT FINDINGS**

##### **3.1 The issuance of the permit is consistent with the General Plan;**

The project meets the intent of the General Plan because the proposed animal/veterinary hospital supports the intent of the uses allowed within the Commercial land use designation.

##### **3.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood;**

The proposed animal/veterinary hospital will comply with the Development Standards of the CP zoned districts. The proposed Special Use Permit revision has been found to comply with the requirements of Chapter 17.22, Special Use Permits, and the proposed use is not considered detrimental to the public health, safety and welfare, nor injurious to the neighborhood, based on the conclusions contained in the staff report.

**3.3 The proposed use is specifically permitted by special use permit pursuant to this Title.**

The proposed use is specifically permitted by Special Use Permit in the CP zone district pursuant to 17.32.150(B) of the El Dorado County Zoning Ordinance as the required findings detailed above may be made by the Planning Commission.

**4.0 ADMINISTRATIVE FINDINGS**

**4.1** The proposed use conforms to the El Dorado County Zoning Ordinance because the project meets all development standards for an animal/veterinary hospital within the Planned Commercial-Design Control (CP-DC) Zone District.

**Conditions of Approval**

**El Dorado County Planning Services**

1. This special use permit approval is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Planning Commission Exhibit E “Sign Plan” dated January 8, 2009, and Conditions of Approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project, as approved, consists of the following:

A Special Use Permit for a 2,800 square foot animal/veterinary hospital and placement of two (2) exterior wall signs measuring 3’x 33’x 5” to be placed on the north and south side of the portion of the commercial building to be used for the animal/veterinary hospital. The face of the two identical proposed signs shall be constructed of red acrylic letters with black trim. The logo graphics shall consist of 3M pressure-sensitive vinyl overlays consisting of slate grey 230-1, Kumquat 230-74, pink lavender 230-108 and black 230-22. The signs shall consist of internally illuminated individual letters and a soft white neon logo wall signs on the north and south side of the building. The services offered shall include the use of a small x-ray, centrifuge machines, autoclave, CO2 laser, oxygen, various laboratory equipment, and computers. The times of operation shall be Monday through Friday 8:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 2:00 p.m. The number of employees shall include one full-time veterinary and one registered veterinary technician to aide in the daily practice of medicine and cleaning duties.

2. Pursuant to County Code Section 17.22.250, implementation of the project must occur within twenty-four (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. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

4. Prior to issuance of any permits, the applicant shall pay all Development Services fees.
5. Prior to issuance of a building permit or commencement of any use authorized by this permit, the applicant shall be responsible for meeting all appropriate fire and building codes and shall obtain sign offs from appropriate agencies.
6. The applicant shall comply with all requirements of the Cameron Park Fire District, including, but not limited to fire flow requirements, building accessibility, sprinkler requirements, and building materials. The Cameron Park Fire District shall review and approve all building permits.



# EL DORADO COUNTY PLANNING COMMISSION

Building C Hearing Room  
2850 Fairlane Court, Placerville, CA 95667  
<http://www.co.el-dorado.ca.us/planning>  
Phone: (530) 621-5355 Fax: (530) 642-0508

Alan Tolhurst, Chair, District V  
John MacCready, First Vice Chair, District II  
Tom Heflin, Second Vice Chair, District III  
Lou Rain, District I  
Walter Mathews, District IV

Char Tim ..... Clerk of the Commission

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## MINUTES

**Regular Meeting  
January 22, 2009 – 8:30 A.M.**

**1. CALL TO ORDER**

Meeting was called to order at 8:40 a.m. Present: Commissioners Rain, MacCready, Mathews, and Tolhurst; Paula Frantz, County Counsel; and Char Tim, Clerk of the Planning Commission.

**2. ADOPTION OF AGENDA**

**Motion: Commissioner MacCready moved, seconded by Commissioner Rain, and unanimously carried (4-0), to adopt the agenda as presented.**

**AYES: Mathews, Rain, MacCready, Tolhurst**  
**NOES: None**  
**ABSENT: Heflin**

**3. PLEDGE OF ALLEGIANCE**

**4. CONSENT CALENDAR (All items on the Consent Calendar are to be approved by one motion unless a Commission member requests separate action on a specific item.)**

**a. Minutes: January 8, 2009**

**END OF CONSENT CALENDAR**

**Motion: Commissioner Rain moved, seconded by Commissioner MacCready, and unanimously carried (4-0), to approve the Consent Calendar.**

**AYES: Mathews, MacCready, Rain, Tolhurst**  
**NOES: None**  
**ABSENT: Heflin**



5. DEPARTMENTAL REPORTS AND COMMUNICATIONS

Election of Officers: The Commission will elect a Chair, First Vice-Chair, and Second Vice-Chair for 2009.

**Motion: Commissioner Rain moved, seconded by Commissioner MacCready, and unanimously carried (4-0), to elect Commissioner Mathews as Chair for 2009.**

**AYES: Mathews, MacCready, Rain, Tolhurst**  
**NOES: None**  
**ABSENT: Heflin**

**Motion: Commissioner MacCready moved, seconded by Commissioner Rain, and unanimously carried (4-0), to elect Commissioner Tolhurst as First Vice-Chair for 2009.**

**AYES: Mathews, Rain MacCready, Tolhurst,**  
**NOES: None**  
**ABSENT: Heflin**

**Motion: Commissioner Mathews moved, seconded by Commissioner MacCready, and unanimously carried (4-0), to elect Commissioner Rain as Second Vice-Chair for 2009.**

**AYES: Rain, MacCready, Mathews, Tolhurst**  
**NOES: None**  
**ABSENT: Heflin**

Pierre Rivas summarized for the Commission the following action taken at the Board of Supervisors' meeting on January 13, 2009:

- Z08-0009/PD08-0009/P08-0012/Quest Court Commercial Condos: This item was unanimously approved. The fencing condition added by the Planning Commission was removed as it was determined the denseness of the east slope would be a deterrent to any trespassers.
- Z07-0055/P07-0049/McNeil: This item was unanimously approved.
- Z07-0034/P07-0033/Cemo Family Properties: This item was unanimously approved.
- A08/0002/Ag Buffers: This item was continued to the February 3, 2009, meeting.

County Counsel Paula Frantz announced that the UC Davis Extension was offering a class titled, "Role of a Planning Commissioner" on February 6, 2009, in Sacramento from 9:00am – 2:00pm. It is a 4-hour course for \$99.00 with a course book also available for \$70.00. The deadline to sign-up is February 3, 2009.

6. COMMISSIONERS' REPORTS

Chair Tolhurst indicated that he may not be in attendance for the February 12, 2009, meeting due to surgery scheduled for earlier that month.

Commissioner MacCready stated that due to the Planned Development with Density Bonus option, there are more dense projects. He requests that a workshop be conducted on February 26, 2009, to discuss recommending to the Board of Supervisors to initiate a General Plan elimination of the Density Bonus or to change where appropriate. The Planning Commission agreed with the request to agendize the workshop on February 26, 2009.

9:00 A.M.

**PUBLIC FORUM/PUBLIC COMMENT**

Hank Rhoads, Wells Fargo Reverse Mortgage, explained that while processing a reverse mortgage for his client, Ms. Erhardt, a conflict between County code and FHA requirements has been discovered, which has placed his client in a difficult predicament. Ms. Erhardt is an elderly client who wants to live under her son's care on his property, but utilize reverse mortgage to financially assist in her care. The property is 1.04 acres and has two homes, one of which is a temporary hardship manufactured home over 1200 sq. ft. FHA requires that manufactured homes be placed on a permanent foundation and all personal property become real property. After spending the money for a foundation, it was discovered that they would be unable to record the manufactured home as real property as it does not comply with County ordinances (two homes larger than 1200 sq ft on the same parcel). He also stated that FHA is not allowing them to use the main house as real property and give zero value to the manufactured home. Mr. Rhoads stated that Planning staff had been very helpful with suggestions and he was now appealing to the Planning Commission for any ideas or suggestions to resolve this issue. He did state that they were also intending to contact Ms. Erhardt's District Supervisor.

Pierre Rivas suggested that in the future a standard is set that doesn't allow temporary hardship homes to be over 1200sq ft.

Fritz Erhardt, client's son, stated that they had been unaware of the 1200 sq ft. issue when his mother purchased the 1600sq ft manufactured home.

Commissioner Mathews suggested that they get their Supervisor involved with this situation.

7. REVOCATION OF RIVER USE PERMIT

**Revocation of River Use Permit #27** submitted by EL DORADO COUNTY PARKS to approve the revocation of River Use Permit #27 from Bobby Hicks dba American River Adventures and return said permit to the County of El Dorado *[continued from October 23, 2008 & December 11, 2008, hearings]*

Noah Rucker-Triplett explained to the Commission that the requested conditions have been met as of January 20, 2009 and ask that revocation of River Use Permit #27 be withdrawn and allow the permit to proceed.

There was no further discussion.

**Motion: Commissioner Mathews moved, seconded by Commissioner MacCready, and unanimously carried (4-0), to allow the withdrawal of the revocation.**

**AYES: Rain, MacCready, Mathews, Tolhurst**  
**NOES: None**  
**ABSENT: Heflin**

## **8. SPECIAL USE PERMIT**

a. **S08-0017/Companion Animal Hospital** submitted by CHRIS and ERIN FELTON for a 2,800 square foot animal/veterinary hospital to be located within an existing commercial building. The request includes the placement of wall signs on the north and south side of the building. The property, identified by Assessor's Parcel Number 109-201-16, consisting of 1.54 acres, is located on the north side of Coach Lane, approximately 1,500 feet of the intersection with Cameron Park Drive, located at 3275 Coach Lane, Suites F and G, in the **Cameron Park** area, Supervisorial District II. (Categorical Exemption pursuant to Section 15301 of the CEQA Guidelines)\*\*

Pat Kelly presented the item to the Commission with a recommendation for approval.

The Commission identified a typo in Finding 4.1 which listed a "storage building" instead of the correct type of facility.

Chris Felton, applicant, stated that they live in the area and currently his wife's clients are traveling to Folsom for services. They want to bring that business to El Dorado County.

No further discussion was presented.

**Motion: Commissioner Mathews moved, seconded by Commissioner Rain, and unanimously carried (4-0), to: 1. Certify that the project is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines; and 2. Approve Special Use Permit S08-0017 based on the findings and subject to the conditions as modified.**

**AYES: MacCready, Rain, Mathews, Tolhurst**  
**NOES: None**  
**ABSENT: Heflin**

This action can be appealed to the Board of Supervisors within ten (10) working days.

**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:

**FINDINGS FOR APPROVAL**

**1.0 CEQA Finding**

1.1 The Planning Commission has determined that the proposed project will have no significant impact on the environment and is exempt from CEQA pursuant to 15301 of the CEQA Guidelines.

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

**2.0 GENERAL PLAN FINDINGS**

2.1 The proposed use is consistent with the policies in the 2004 El Dorado County General Plan, as discussed in the General Plan Section of this staff report. Specifically, the project as proposed is consist with General Plan Polices 2.2.5.2 (General Plan consistency), 2.5.2.2 (commercial development near commercial facilities).

2.2 As proposed, the project is consistent with the Commercial (C) land use designation because the Commercial land use designation permits such uses where the character of an area provides a full range of commercial retail, office, and service uses.

**3.0 SPECIAL USE PERMIT FINDINGS**

**3.1 The issuance of the permit is consistent with the General Plan;**

The project meets the intent of the General Plan because the proposed animal/veterinary hospital supports the intent of the uses allowed within the Commercial land use designation.

**3.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood;**

The proposed animal/veterinary hospital will comply with the Development Standards of the CP zoned districts. The proposed Special Use Permit revision has been found to comply with the requirements of Chapter 17.22, Special Use Permits, and the proposed use is not considered detrimental to the public health, safety and welfare, nor injurious to the neighborhood, based on the conclusions contained in the staff report.

**3.3 The proposed use is specifically permitted by special use permit pursuant to this Title.**

The proposed use is specifically permitted by Special Use Permit in the CP zone district pursuant to 17.32.150(B) of the El Dorado County Zoning Ordinance as the required findings detailed above may be made by the Planning Commission.

**4.0 ADMINISTRATIVE FINDINGS**

**4.1 The proposed use conforms to the El Dorado County Zoning Ordinance because the project meets all development standards for a ~~storage building~~ animal/veterinary hospital within the Planned Commercial-Design Control (CP-DC) Zone District.**

**Conditions of Approval**

**El Dorado County Planning Services**

1. This special use permit approval is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Planning Commission Exhibit E "Sign Plan" dated January 8, 2009, and Conditions of Approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project, as approved, consists of the following:

A Special Use Permit for a 2,800 square foot animal/veterinary hospital and placement of two (2) exterior wall signs measuring 3'x 33'x 5" to be placed on the north and south side of the portion of the commercial building to be used for the animal/veterinary hospital. The face of the two identical proposed signs shall be constructed of red acrylic letters with black trim. The logo graphics shall consist of 3M pressure-sensitive vinyl overlays consisting of slate grey 230-1, Kumquat 230-74, pink lavender 230-108 and black 230-22. The signs shall consist of internally illuminated individual letters and a soft white neon logo wall signs on the north and south side of the building. The services offered shall include the use of a small x-ray, centrifuge machines, autoclave, CO2 laser, oxygen, various laboratory equipment, and computers. The times of operation shall be Monday through Friday 8:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 2:00 p.m. The number of employees shall include one full-time veterinary and one registered veterinary technician to aide in the daily practice of medicine and cleaning duties.

2. Pursuant to County Code Section 17.22.250, implementation of the project must occur within twenty-four (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. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

4. Prior to issuance of any permits, the applicant shall pay all Development Services fees.
5. Prior to issuance of a building permit or commencement of any use authorized by this permit, the applicant shall be responsible for meeting all appropriate fire and building codes and shall obtain sign offs from appropriate agencies.
6. The applicant shall comply with all requirements of the Cameron Park Fire District, including, but not limited to fire flow requirements, building accessibility, sprinkler requirements, and building materials. The Cameron Park Fire District shall review and approve all building permits.

**b. S06-0017-R/Bella Vista Bed & Breakfast** submitted by ROBERT and KATHLEEN ASH to revise a special use permit to allow daytime events with acoustic music, including weddings of 75 people or less, at an existing bed and breakfast facility. A maximum of 20 such events would be allowed per year. No commercial kitchen is proposed. This revision would modify existing Condition #6 which prohibits special events. The property, identified by Assessor's Parcel Number 006-480-31, consisting of 5.0 acres, is located on the east side of Cold Springs Road, southwest of the intersection with Kane Hill Road in the **Coloma** area, Supervisorial District IV. (Categorical Exemption pursuant to Section 15061(b)3 of the CEQA Guidelines)\*\*

Thomas Lloyd presented the item to the Commission with a recommendation for approval. He stated that this item was heard on November 13, 2008 and was continued off-calendar until a revised site plan was prepared. Mr. Lloyd stated that one letter of opposition (Mark Kochan) had been received for today's hearing, which was distributed to the Commission.

Commissioner Mathews announced that he had visited the site and met with the applicants.



Kathleen Ash, applicant, indicated that they have been good neighbors and for their business to thrive they need more revenue. They want small, intimate gatherings.

Robert Ash, applicant, stated that you can't see any neighbors from the wedding site as their three-story home blocks the view. In addition, the music will be strings and during the wedding and reception, they will run a waterfall to reduce the noise. He also explained what is required to expand the gravel parking area.

Charles Tryson objected to the revision of the Special Use Permit because it will increase traffic and pedestrians and he doesn't feel that this is a burden the neighbors should have to share.

Commissioner Mathews agreed with the applicants that you can't see other homes from the wedding site. He feels that this area is a "jewel of the county" and although the neighbors' arguments are important, they do not have any bearing in this case.

No further discussion was presented.

**Motion: Commissioner Mathews moved, seconded by Commissioner MacCready, and unanimously carried (4-0), to: 1. Certify that the project is Categorical Exempt from CEQA pursuant to Section 15061(b)3 of the CEQA Guidelines; and 2. Approve the Special Use Permit Revision S06-0017-R based on the findings and subject to the conditions as presented.**

**AYES: Rain, MacCready, Mathews, Tolhurst**  
**NOES: None**  
**ABSENT: Heflin**

This action can be appealed to the Board of Supervisors within ten (10) working days.

### **Findings**

Based on the review 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:

#### **FINDINGS FOR APPROVAL**

##### **1.0 CEQA FINDING**

- 1.1 This project has been found to be Categorical Exempt from the requirements of CEQA pursuant to Section 15061(b)3 of the CEQA Guidelines, as it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment..

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

**Agenda of:** January 22, 2009

**Item No.:** 8.a

**Staff:** Patricia Kelly

**STAFF REPORT – SPECIAL USE PERMIT**

**FILE NUMBER:** S08-0017 Companion Animal Hospital

**APPLICANT:** Companion Animal Hospital

**AGENT:** Chris and Erin Felton

**REQUEST:** Special Use Permit for a 2,800 square foot animal/veterinary hospital to be located within an existing commercial building. The request includes the placement of wall signs on the north and south side of the building.

**LOCATION:** On the north side of Coach Lane, approximately 1,500 feet of the intersection with Cameron Park Drive, located at 3275 Coach Lane, Suites F and G, in the Cameron Park area, Supervisorial District III. (Exhibit A)

**APN:** 109-201-16

**ACREAGE:** 1.54 acres

**GENERAL PLAN:** Commercial (C) (Exhibit B)

**ZONING:** Planned Commercial-Community Design Review (CP-DC), (Exhibit C)

**ENVIRONMENTAL DOCUMENT:** Categorically Exempt from CEQA pursuant to Section 15301

**SUMMARY RECOMMENDATION:** Conditional Approval

**BACKGROUND:** DR01-0014R was approved by the Planning Commission on March 9, 2006 for replacing two previously approved fast food restaurants with a single 10,360 square foot commercial retail building consisting of seven suites. The applicant has requested the use of two existing suites, for an animal/veterinary hospital which would be 2,800 square feet in size.

**STAFF ANALYSIS**

**Project Description:** A Special Use Permit for a 2,800 square foot animal/veterinary hospital and placement of wall signs on the north and south side of the building. The services offered would include the use of a small x-ray, centrifuge machines, autoclave, CO2 laser, oxygen, various laboratory equipment, and computers. The proposed times of operation would be Monday through Friday 8:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 2:00 p.m. The proposed number of employees would include one full-time veterinary and one registered veterinary technician to aide in the daily practice of medicine and cleaning duties.

**Site Description:** The project site consists of one existing building and parking facilities. The five parcels east of the project site consist of five existing commercial buildings with the major tenant being Food4Less. The project site has no significant topography or native vegetation. All existing trees and landscaping are to remain.

**Adjacent Land Uses:**

	<b>Zoning</b>	<b>General Plan</b>	<b>Land Use/Improvements</b>
<b>Site</b>	CP-DC/RE-5	C	Commercial Buildings
<b>North</b>	R1	HDR	Highway 50 / Single Family Residences
<b>South</b>	CP	C	Commercial Buildings
<b>East</b>	CP	C	Commercial Buildings
<b>West</b>	RE-5	LDR	Church / Single Family Residences

Discussion: The subject property is adjacent to commercial uses to the east and to the south across Coach Lane. The nearest residentially zoned parcels are to the south in the Cameron Estates Subdivision and to the north on the north side of Highway 50.

**General Plan:** The General Plan designates the project site as Commercial (C). The subject property is zoned Planned Commercial District - Design Community (CP-DC). This designation permits commercial retail, office and service uses. Mixed use development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted provided the commercial activity is the primary and dominant use of the parcel.

Referencing Table 2-4, the General Plan Land Use Designation and Zoning District Consistency Matrix, Planned Commercial (CP) zoning is consistent within the Commercial Land Use Designation.

Additionally, the following General Plan Policies are relative to this project:

**Policy 2.2.5.2** states that all applications for discretionary projects or permits, including but not limited to, General Plan amendments, zoning boundary amendments, tentative maps for major and minor land divisions, and special use permits shall be reviewed to determine consistency with the policies of the General Plan. Review of General Plan policies applicable to this Special Use Permit application show that the proposed animal/veterinary hospital business is consistent with the policies of the General Plan related to commercial uses.

**Policy 2.5.2.2** states that new commercial development should be located nearby existing commercial facilities to strengthen existing shopping locations and avoid strip commercial. The purpose of the Commercial land use designation is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Mixed use development of commercial lands within Community regions and Rural Centers which combine commercial and residential uses shall be permitted provided the commercial activity is the primary and dominant use of the parcel. The project proposes an animal/veterinary hospital within an existing commercial center which can serve the needs of the surrounding area.

**Conclusion:** As discussed above, staff finds that the project as proposed/conditioned would be consistent with applicable General Plan Policies.

**Zoning:** The proposed use is permitted by Special Use Permit in the Planned Commercial Zone District, pursuant to **Section 17.32.150** of the County Code. The proposed use would utilize an existing commercial building for an animal/veterinary hospital. The proposed project would be found to be consistent with **Section 17.32.150B**.

The project meets all the applicable development standards contained in **Section 17.32.160** of the County Code which allows for an animal clinic or shelter after approval of a Special Use Permit. Therefore, the proposed animal/veterinary hospital would conform with existing zoning.

**Signs:** **Section 17.32.150E** of the County Code requires compliance to other sign sizes and applicable general provisions as itemized in **Chapter 17.14, 17.16 and 17.18** of the County Code. **Section 17.16.030** of the County Code includes provisions excepting signs using the wall of a building as the surface or attached to the wall of a building, providing the sign does not project more than twelve inches beyond the exterior face of the wall, providing the wall is a nonprojecting, integral part of the building and providing the aggregate area of the wall sign does not exceed twenty percent of the total area of the wall; and further provided that the signs shall advertise only such general product, or products, and/or service, or services, as is or are actually sold, dispensed or rendered in the premises.

The project includes a proposal for two (2) exterior wall signs measuring 3' x 33' x 5" to be placed on the north and south side of the portion of the commercial building to be used for the animal/veterinary hospital. The face of the two identical proposed signs would be constructed of red acrylic letters with black trim. The logo graphics would consist of 3M pressure-sensitive vinyl

overlays consisting of slate grey 230-1, Kumquat 230-74, pink lavender 230-108 and black 230-22. The signs would consist of internally illuminated individual letters and a soft white neon logo (Exhibit E). The proposed sign as shown on Exhibit E is found to be consistent with **Section 17.16.030** of the County Code.

**Conclusion:** As discussed above, staff finds that the project, as proposed/conditioned complies with the El Dorado County Zoning Ordinance.

## **ENVIRONMENTAL REVIEW**

This project has been found to be categorically exempt from the requirements of CEQA pursuant to Section 15301 of the CEQA Guidelines stating that the proposed use consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or not expansion of use beyond that existing at the time of the lead agency's determination. Pursuant to Resolution No. 240-93, a \$50.00 processing fee is required by the County Recorder to file the Notice of Exemption.

## **RECOMMENDATION**

1. Certify that the project is categorically exempt from CEQA pursuant to Section 15301 of the CEQA Guidelines; and
2. Approve Special Use Permit S08-0017 subject to the Conditions in Attachment 1, based on the Findings in Attachment 2.

## SUPPORT INFORMATION

### Attachments To Staff Report:

Attachment 1 .....	Conditions of Approval
Attachment 2 .....	Findings
Exhibit A .....	Vicinity Map
Exhibit B .....	General Plan Land Use Map
Exhibit C .....	Zoning Map
Exhibit D .....	Assessor Parcel Map
Exhibit E .....	Sign Plan
Exhibit F1 & F2.....	Site Plan
Exhibit G .....	Floor Plan
Exhibit H.....	Aerial



# ATTACHMENT 1

## CONDITIONS OF APPROVAL

FILE NUMBER S08-0017

### CONDITIONS OF APPROVAL

#### El Dorado County Planning Services

1. This special use permit approval is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Planning Commission Exhibit E “Sign Plan” dated January 8, 2009, and Conditions of Approval set forth below. Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project, as approved, consists of the following:

A Special Use Permit for a 2,800 square foot animal/veterinary hospital and placement of two (2) exterior wall signs measuring 3’ x 33’ x 5” to be placed on the north and south side of the portion of the commercial building to be used for the animal/veterinary hospital. The face of the two identical proposed signs shall be constructed of red acrylic letters with black trim. The logo graphics shall consist of 3M pressure-sensitive vinyl overlays consisting of slate grey 230-1, Kumquat 230-74, pink lavender 230-108 and black 230-22. The signs shall consist of internally illuminated individual letters and a soft white neon logo wall signs on the north and south side of the building. The services offered shall include the use of a small x-ray, centrifuge machines, autoclave, CO2 laser, oxygen, various laboratory equipment, and computers. The times of operation shall be Monday through Friday 8:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 2:00 p.m. The number of employees shall include one full-time veterinary and one registered veterinary technician to aide in the daily practice of medicine and cleaning duties.

2. Pursuant to County Code Section 17.22.250, implementation of the project must occur within twenty-four (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. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The applicant shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

County shall notify the applicant of any claim, action, or proceeding and County will cooperate fully in the defense.

4. Prior to issuance of any permits, the applicant shall pay all Development Services fees.
5. Prior to issuance of a building permit or commencement of any use authorized by this permit, the applicant shall be responsible for meeting all appropriate fire and building codes and shall obtain sign offs from appropriate agencies.
6. The applicant shall comply with all requirements of the Cameron Park Fire District, including, but not limited to fire flow requirements, building accessibility, sprinkler requirements, and building materials. The Cameron Park Fire District shall review and approve all building permits.

# **ATTACHMENT 2 FINDINGS**

## **FILE NUMBER S08-0017**

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:

### **FINDINGS FOR APPROVAL**

#### **1.0 CEQA Finding**

**1.1** The Planning Commission has determined that the proposed project will have no significant impact on the environment and is exempt from CEQA pursuant to 15301 of the CEQA Guidelines.

**1.2** The documents and other materials which constitute the record of proceedings upon which this decision is base are in the custody of the Development Services Department, Planning Services Division at 2850 Fairlane Court, Placerville, CA.

#### **2.0 GENERAL PLAN FINDINGS**

**2.1** The proposed use is consistent with the policies in the 2004 El Dorado County General Plan, as discussed in the General Plan Section of this staff report. Specifically, the project as proposed is consist with General Plan Polices 2.2.5.2 (General Plan consistency), 2.5.2.2 (commercial development near commercial facilities).

**2.2** As proposed, the project is consistent with the Commercial (C) land use designation because the Commercial land use designation permits such uses where the character of an area provides a full range of commercial retail, office, and service uses.

#### **3.0 SPECIAL USE PERMIT FINDINGS**

##### **3.1 The issuance of the permit is consistent with the General Plan;**

The project meets the intent of the General Plan because the proposed animal/veterinary hospital supports the intent of the uses allowed within the Commercial land use designation.

##### **3.2 The proposed use would not be detrimental to the public health, safety and welfare, or injurious to the neighborhood;**

The proposed animal/veterinary hospital will comply with the Development Standards of the CP zoned districts. The proposed Special Use Permit revision has been found to comply with the requirements of Chapter 17.22, Special Use Permits, and the proposed use is not

considered detrimental to the public health, safety and welfare, nor injurious to the neighborhood, based on the conclusions contained in the staff report.

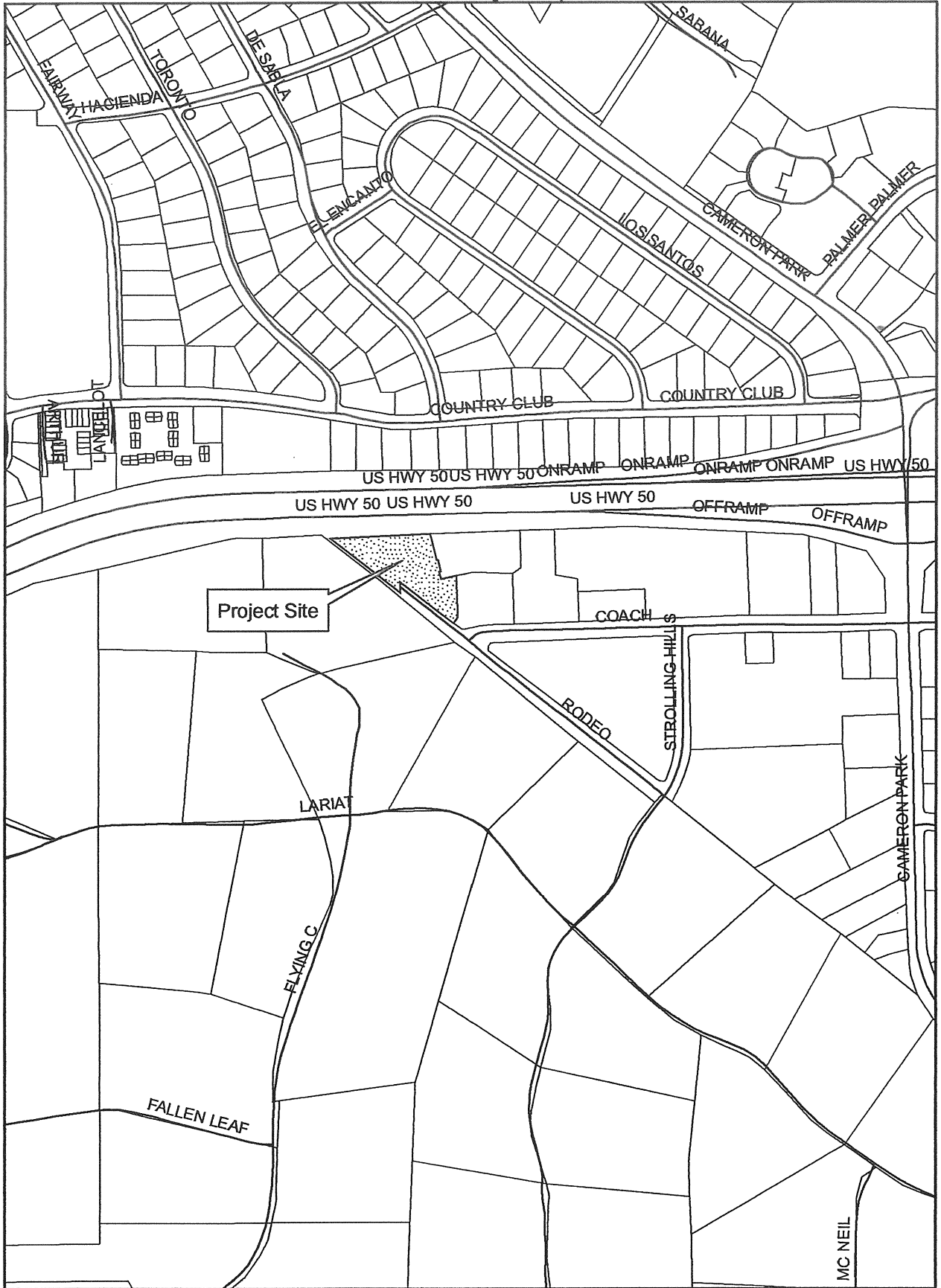
**3.3 The proposed use is specifically permitted by special use permit pursuant to this Title.**

The proposed use is specifically permitted by Special Use Permit in the CP zone district pursuant to 17.32.150(B) of the El Dorado County Zoning Ordinance as the required findings detailed above may be made by the Planning Commission.

**4.0 ADMINISTRATIVE FINDINGS**

**4.1** The proposed use conforms to the El Dorado County Zoning Ordinance because the project meets all development standards for a storage building within the Planned Commercial-Design Control (CP-DC) Zone District.

Companion Animal Hospital S08-0017  
Vicinity Map



Map prepared by  
Pat Kelly  
El Dorado County  
Planning Services

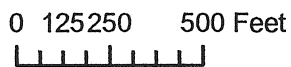
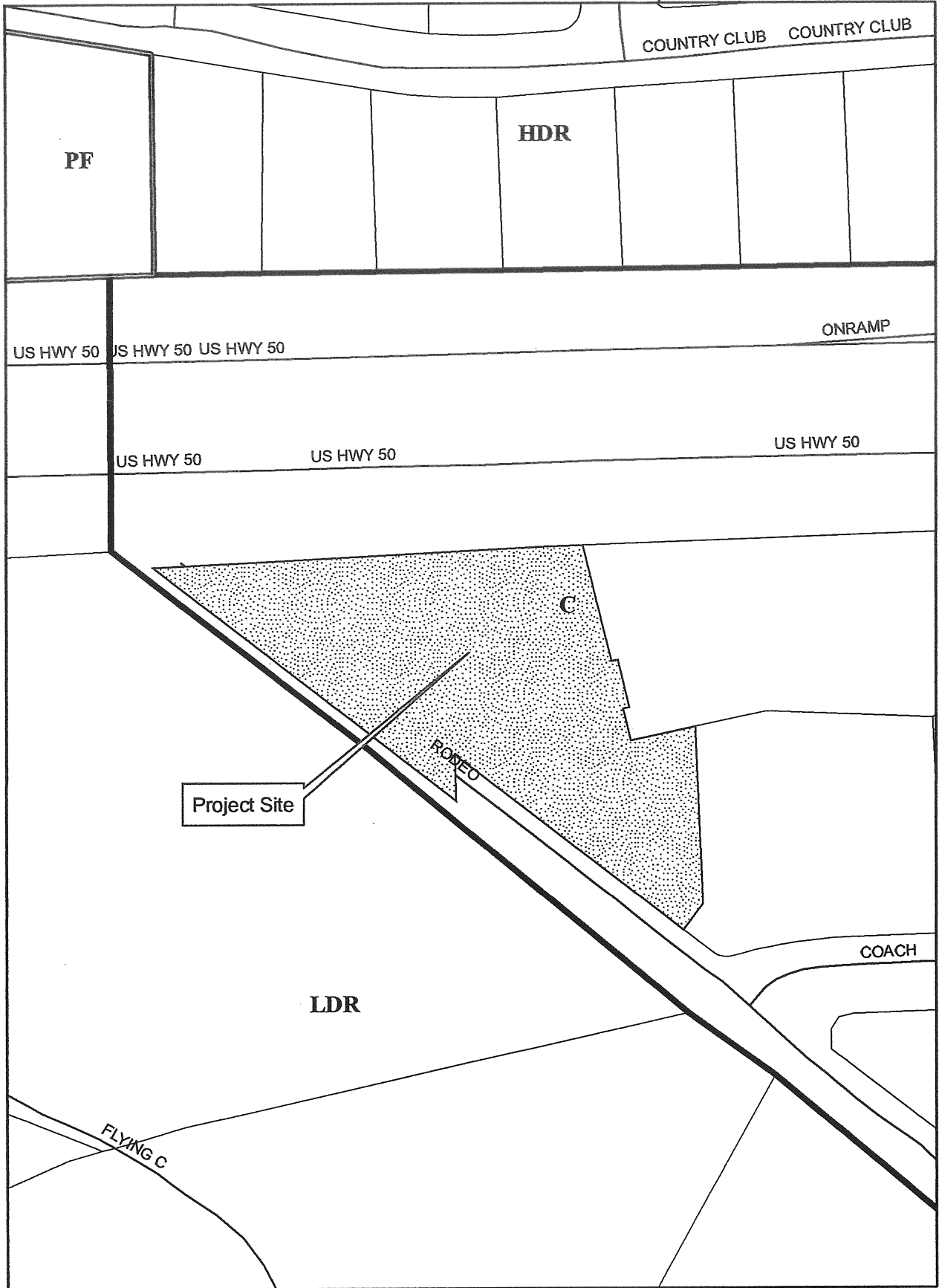


Exhibit A

Companion Animal Hospital S08-0017  
General Plan Land Use Map



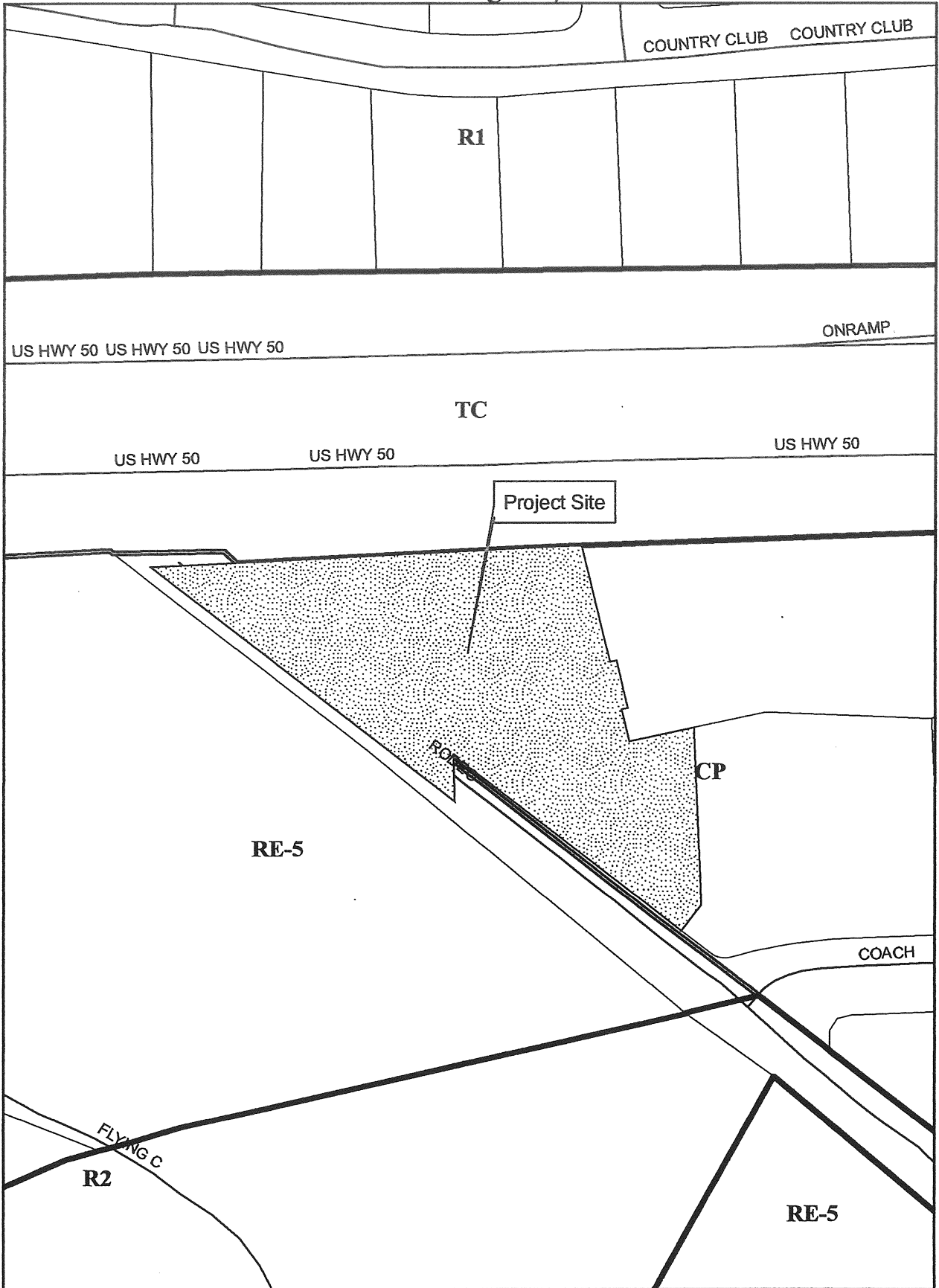
Map prepared by  
Pat Kelly  
El Dorado County  
Planning Services

0 30 60 120 Feet  
[Scale bar with tick marks]

Exhibit B



Companion Animal Hospital S08-0017  
Zoning Map



Map prepared by  
Pat Kelly  
El Dorado County  
Planning Services

0 30 60 120 Feet  
|-----|-----|-----|

Exhibit C

POR. SECS. 3 & 10, T.9N., R.9E., M.D.M.  
CAMERON PARK EAST SHOPPING CENTER  
D-77

109:20

US HWY 50

1" equals 200'

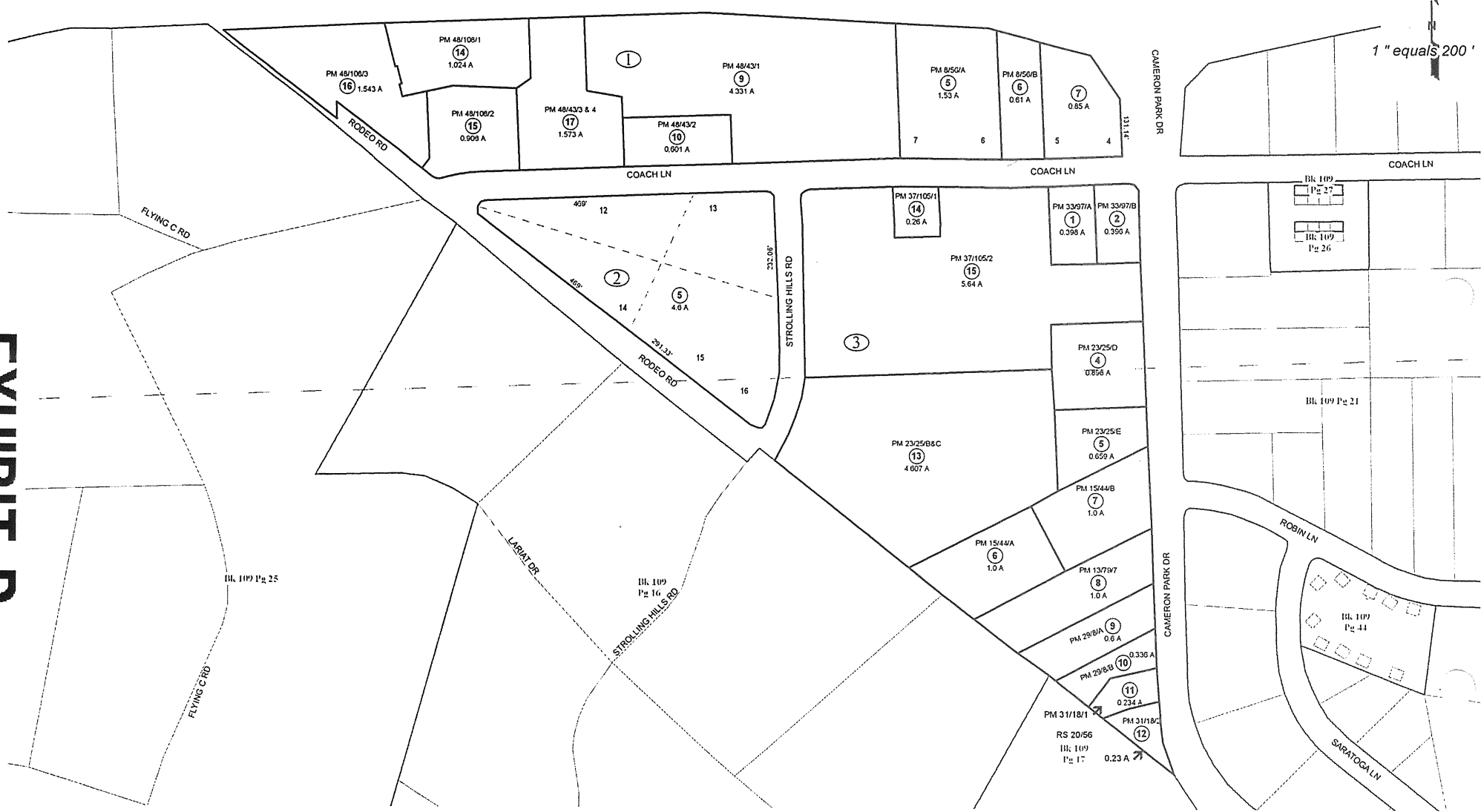


EXHIBIT D

THIS MAP IS NOT A SURVEY, it is prepared by the El Dorado Co. Assessor's office for assessment purposes only. Area calculations and characteristics are not guaranteed. Users should verify items such as dimensions and acreage.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text  
Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Rev. Mar. 16, 2006

Assessor's Map Bk. 109, Pg. 20  
County of El Dorado, CA

COMPANION ANIMAL HOSPITAL  
CAMERON PARK, CA

31' - 6"

28' - 2 1/2"

36"

34"



# Companion Animal Hospital

20 1/4"

SCALE 3/8" = 1'

**MANUFACTURE & INSTALL ONE SET OF ILLUMINATED CHANNEL LETTERS**

**CONSTRUCTION**

- Δ RETURNS: 5"
- Δ COLOR: BLACK
- Δ TRIM CAP: 1"
- Δ COLOR: BLACK
- Δ FACES: RED ACRYLIC (LETTERS)  
WHITE ACRYLIC (LOGO)

**LOGO GRAPHICS**

- Δ 3M PRESSURE-SENSITIVE VINYL OVERLAYS
- Δ COLOR:  
SLATE GREY 230-61, KUMQUAT 230-74  
PINK LAVENDER 230-108, BLACK 230-22

LETTERS: 47.4sf  
LOGO: 8.0sf  
TOTAL: 55.4sf

**INSTALLATION**

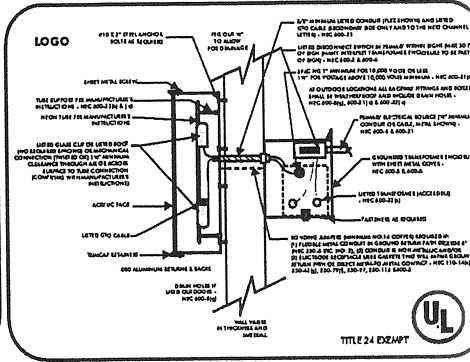
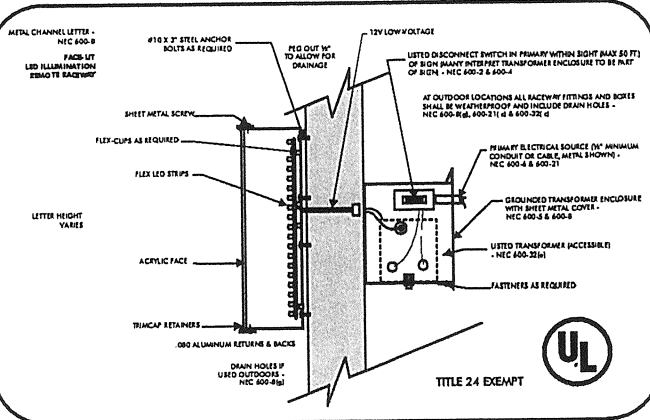
- Δ INSTALL PEGGED OUT 1/2" FROM FASCIA  
TO ALLOW FOR DRAINAGE

**ILLUMINATION**

- Δ L.E.D. ILLUMINATION (LETTERS)  
WHITE NEON (LOGO)

DEDICATED 20AMP 120VOLT CIRCUIT REQUIRED WITHIN 6' OF SIGN (BY OTHERS)

MAX ALLOWED LENGTH: 378" (31' - 6" - 75% OF 42' - 0" FRONTAGE)  
MAX ALLOWED LETTER HEIGHT: 30"  
MAX ALLOWED OVERALL HEIGHT: 36"  
MAX ALLOWED SF: 90'



6221 Enterprise Drive Diamond Springs, CA 95619  
Phone 916 933-3765 • 530 622-1420 • Fax 530 622-9367

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SALESPERSON: Kelly Wils  
ILLUSTRATION: Perry Wilsch  
LOCATION: Cameron Park, CA  
DATE: 08/27/08  
REVISED:

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

LANDLORD APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

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SALESPERSON SIGNOFF \_\_\_\_\_ DATE \_\_\_\_\_

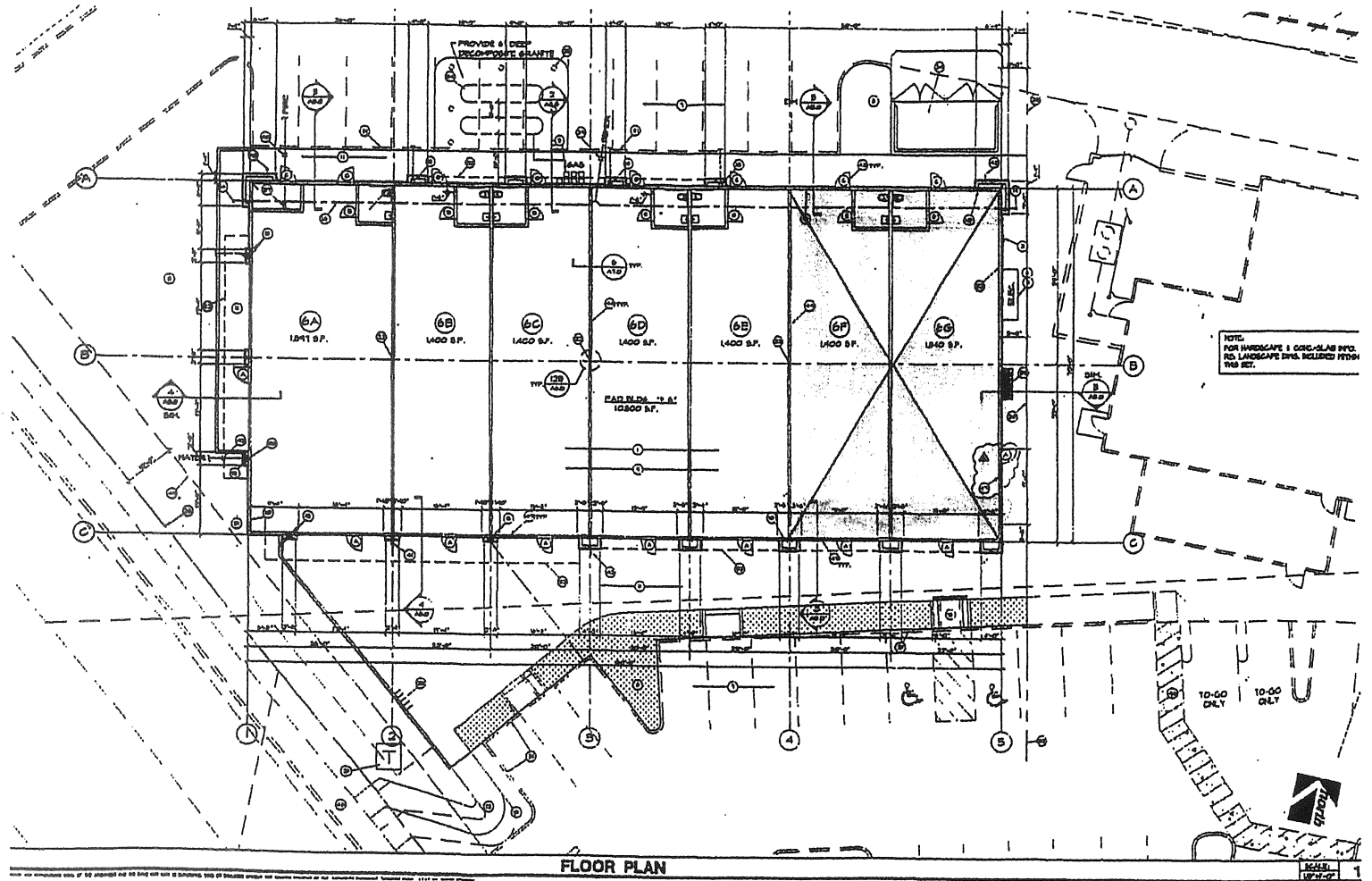


EXHIBIT E



EXHIBIT "B"

PART 2- Leasing Plan



FLOOR PLAN

Exhibit F2

Companion Animal Hospital

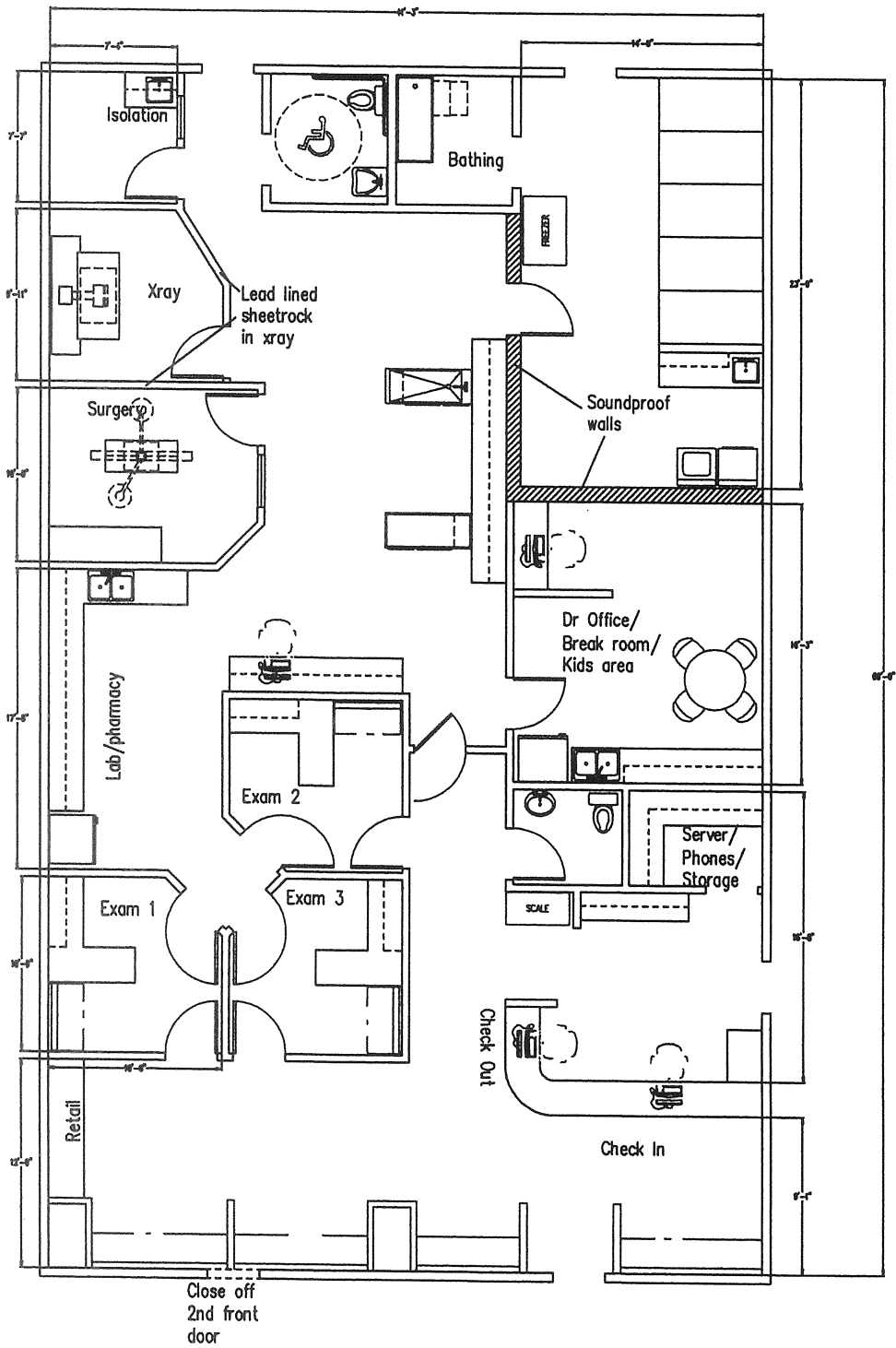


Exhibit G

COMPANION ANIMAL HOSPITAL  
CAMERON PARK, CA



EXHIBIT H

**Western**  
SIGN COMPANY, INC.  
6221 Enterprise Drive Diamond Springs, CA 95619  
Phone 916 933-3765 • 530 622-1420 • Fax 530 622-9367

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SALESPERSON: Katelyn Wells  
ILLUSTRATION: Perry Wilson  
LOCATION: Cameron Park, CA  
DATE: 06/27/06  
REVISED:

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

LANDLORD APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

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SALESPERSON SIGNOFF \_\_\_\_\_ DATE \_\_\_\_\_

