

Approved by
Planning Commission
2/10/77

CITY PLANNING COMMISSION
915 "T" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Roy E. & Patricia A. Steele, 631 Elverta Road, Elverta, CA		
OWNER	Delphia M. Lowery & Dovey E. Hodges, 3580 Airport Rd., Sacto., CA		
PLANS BY	Roy E. Steele, 631 Elverta Road, Elverta, CA		
FILING DATE	1-7-77	50 DAY CPC ACTION DATE	REPORT BY: HY:bw
NEGATIVE DEC	1-31-77	EIR -----	ASSESSOR'S PCL NO 225-180-17 & 19

APPLICATION: Special Permit (P-7634) to establish a dog kennel in an "A" Zone (Sec. 2-F-3)

LOCATION: 3580 Airport Road

PROJECT INFORMATION:

General Plan Designation: Agricultural
Community Plan Designation: Industrial
Existing Land Use of Site: Residential
Surrounding Land Use and Zoning:
North: Single Family and "A"
South &
East: Natomas Sewage Treatment Plant and "A"
West: Agricultural and "A"

Property Dimensions: 205' x 218'
Property Area: 44,690 square feet (1.0+ acres)

The applicants propose to convert their existing garage and carport into a dog kennel. The facility will contain seven 6' x 15' dog runs. A total of 15 dogs would occupy the runs. Five dog runs will be within the garage, and two will be located in the carport area. The applicants also indicate that the runs would be for their own dogs, which are used for sled dog racing.

STAFF COMMENTS: The applicants' proposal was reviewed by the Animal Control Department and it was recommended that the dog kennels be built away from the living and swimming pool areas. The dog runs would be located south of the swimming pool and house. Staff has no objection to the proposal because a majority of the dogs will be within a building which would help mitigate the noise level of barking dogs.

The dog runs are located 70 feet from the northern property line and approximately 140 feet from the dwelling to the north. Staff recommends that the dog runs be limited to the location indicated on the site plan.

STAFF RECOMMENDATION: Staff recommends that the special permit be approved subject to the following conditions:

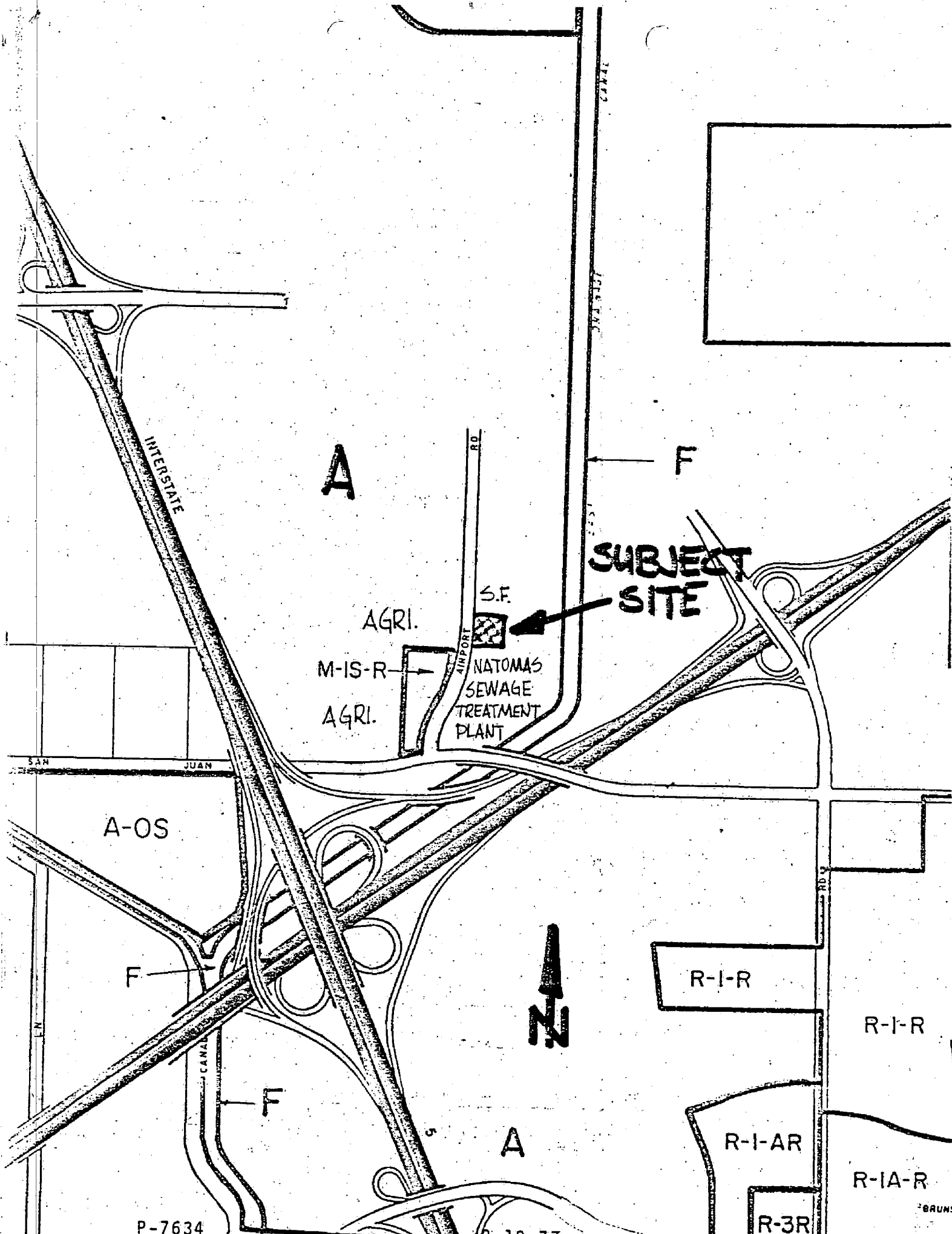
1. The dog kennel shall be limited to seven dog runs, as shown on the site plan, and 15 dogs owned by the property owner.

2. The facility shall not be a commercial kennel.

The staff recommendation is based on the following:

1. The project is based on sound principles of land use, as indicated by the following facts:
 - a. the proposed use is compatible with the surrounding uses;
 - b. the proposed use is not a commercial kennel, therefore, will not generate any additional traffic in the immediate area.
2. The project will not be injurious to the adjacent residence nor to the surrounding area, as indicated by the following facts:
 - a. the proposed use will not change the characteristics of the area;
 - b. the nearest residential unit is approximately 140 feet from the dog runs.
3. The project conforms to the 1974 General Plan as indicated by the following fact:

The General Plan designates the site for Agricultural



A

F

SUBJECT SITE

AGRI.

S.F.

M-IS-R

NATOMAS
SEWAGE
TREATMENT
PLANT

AGRI.

A-OS

R-I-R

R-I-R

R-I-AR

R-IA-R

R-3R



AIRPORT ROAD
117.64'

100'

SITE PLAN

ASSESSORS MAP BK 225 PG 18 - PARCEL # 17 & 19

LOCATION MAP N.S. 17

1" = 30.0'

PROPERTY LINES

209.37'

CYCLONE FENCE

SLIGHT
DOWNSLOPE

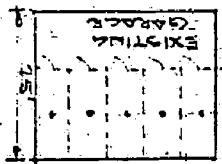
19

2 STALL HORSE
BARN

CYCLONE FENCE

PROPOSED 7-6x15 CHAIN LINK PENS

EXISTING
CARPORT

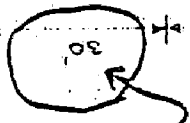


EXISTING
RESIDENCE

17

53'

SWIMMING POOL



5-0 ROAD FENCE

CYCLONE FENCE

210.5'

PROPERTY LINES

