

*"Placerville, a Unique Historical Past Forging into a Golden Future"*



**CITY OF PLACERVILLE PLANNING COMMISSION  
STAFF REPORT  
AUGUST 21, 2018 REGULAR MEETING**

**Subject:** 7533 Green Valley Road - Competition Canine Training Center - Conditional Use Permit (CUP) 18-02: A request to convert an existing commercial warehouse building and outdoor storage, and a portion of an existing office/retail building on 1.46 ± acres into a canine training facility in the Commercial (C) zone. Staff requests that CUP 82-07, authorized in 1982 that authorized outdoor bulk storage of plumbing supplies on the subject site, as a result of the CUP18-02 request be declared null and void.

- A. Environmental Determination: Exempt per CEQA Guidelines Section 15332 (Infill Development Projects);
- B. CUP 18-02 to convert an existing commercial warehouse building and outdoor storage, and a portion of an existing office/retail building on 1.46± acres into a canine training facility in the Commercial (C) zone;
- C. Declare null and void CUP 82-07 that authorized outdoor bulk storage of plumbing supplies on the subject site, should CUP 18-02 be approved.

**Location:** 7533 Green Valley Road, Unit A, Placerville, CA

**Assessor's Parcel Number:** 325-120-79

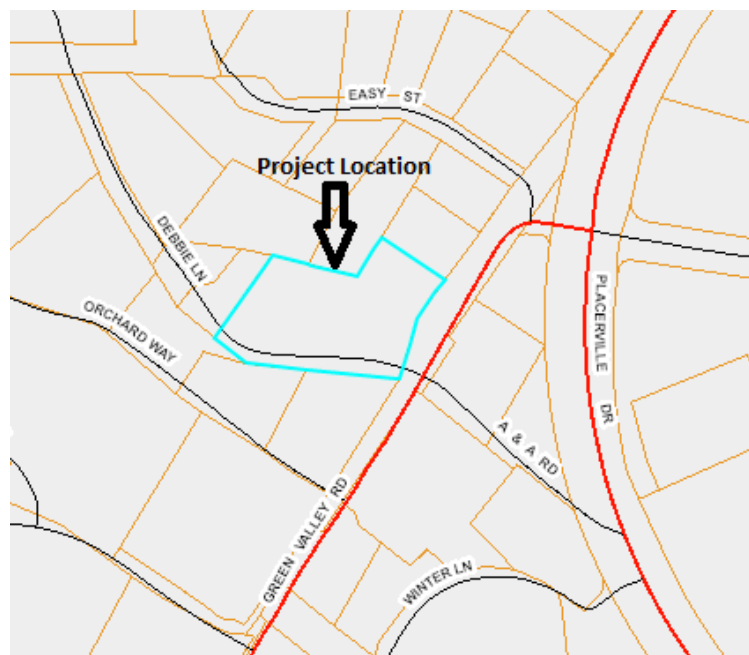
**Recommendation:** Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment A. The Commission has final approval authority over items A, B and C above, and its decision is appealable to City Council.

**Contact:** Andrew Painter, City Planner (530) 642-5252

**Applicant:** Ann McQuillen, Competition Canine, (530) 409-9800  
7533 Green Valley Road, Placerville, CA

**Property Owner:** 7533 Green Valley LLC  
775 Baywood Drive, #318, Petaluma, CA  
94954

**Project Information:**  
General Plan designation: Commercial  
Zoning classification: Commercial (C)  
Existing use of space: vacant  
Property area: 1.46± acres



## Staff 2016 Photos of 7533 Green Valley Road



**Summary:** The applicant proposes to convert two existing commercial buildings (a 6,000 square foot warehouse and approximately 3,550 square feet of the 5,000 retail/office building) totaling 9,550 square feet into a canine training facility. The applicant is not proposing any exterior modifications to the existing structures. The existing Team Real Estate business would remain, utilizing approximately 1,450 square feet within the retail/office building

Phase 1 of the facility would involve conversion of the warehouse building interior where rubber floor matting will be added and movable interior fences installed to will allow for flexible space for agility and dog sport training activities. Outside the warehouse and within the fenced former outdoor storage area, obedience, agility and noise training of dogs would occur. A portion of the warehouse would be used for retail sales of canine sports equipment.

Phase 2 would occur in year two of the facility and it involves the interior of the retail/office building along Green Valley Road. This building contains the existing 1,450 square foot Team Real Estate business located in Unit B, and the unoccupied 3,550 square foot former Kensco plumbing supply office and retail store in Unit A. This space would be converted with rubber floor mats for obedience and rally training along with a retail area for sales of canine sports equipment.

**Background Information:** This general area was annexed into the city limits in 1965. The existing buildings were constructed separately. The retail/office building was constructed in 1980. The warehouse building was constructed in 1982, receiving Site Plan Review (SPR 82-07) for the building, site landscaping, fencing and a trash enclosure, and a Conditional Use Permit (CUP 82-09) for the outdoor bulk storage of plumbing supplies. Conditions for both SPR 82-07 and CUP82-09 are provided as Attachment C.

**Business Operations:** The applicant has provided a detailed operation plan summary that has been included as Attachment B. Applicant Submittal Package. The proposed use is to operate a canine training facility. They are proposing to operate training classes of as many as 15 students and their handlers, with two classes maximum at any one time. Most classes are estimated to have 8 to 10 students and their handlers. Business hours would be 9:00 a.m. to 9:00 p.m., Monday through Friday, and 8:00 a.m. to 6:00 p.m., Saturday and Sunday. No pets will be kept in the facility after hours.

The overall staff needs for the facility will be provided at 1 trainer and 1 to 2 assistants during agility classes. Other classes will have one trainer and 1 assistant.

**Adjacent Properties:** The properties immediately adjacent to the west and north are residential uses. To the south and east are commercial uses.

**Access, Circulation and Parking:** The project site is located at the northeast corner of the intersection of Green Valley Road and Debbie Lane. Vehicular access to the site is from a driveway on Green Valley Road on the northeastern portion of the site. A secondary gated driveway access off Debbie Lane served the warehouse structure when the site was a plumbing supply business. Per the applicant, this access would rarely be used during training center operations.

As mentioned, occupancy in both buildings would contain the animal training center and a real estate office. The Zoning Ordinance does not include a parking ratio for an animal shelter or clinic use. The Institute of Transportation Engineers, 4<sup>th</sup> Edition has a parking ratio for an Animal Hospital/Clinic of 2.3 spaces per 1,000 square feet of floor area. The City's Zoning Ordinance has a parking ratio for general office at 1 space per 200 square feet of floor area. Twenty-nine (29) parking spaces would be required for both uses within the site.

The existing parking area between Green Valley Road and the retail/office building has faded parking space striping of parking spaces totaling 23 spaces. There is adequate area within the fenced portion of the site for the six additional required parking spaces. Staff has conditioned the request to require 29 parking spaces. In addition, there are existing parking spaces serving the adjacent commercial buildings located north of the project site that could be used due to common ownership when necessary.

A daily traffic generation estimate for this use was not quantified. This is a use that has not been analyzed by the Institute of Transportation Engineers in their Trip Generation analysis. Based on the applicant's business operations, the proposed use would be similar to the traffic generation from an office, retail sales or retail services uses that currently exist within the project vicinity.

**Landscaping:** Mature landscaping exists along the site's Green Valley Road and Debbie Lane street frontages. It is combination of Chinese pistache, cypress, manzanita and other tree, shrub and groundcover species. No changes are proposed with this request.

The warehouse building and surrounding grounds are enclosed by chain link fencing, six feet in height, with wood slats. Two gates provide access to this fence enclosure. Gate one is accessed by an existing driveway off Debbie Lane. Gate two is located immediately south of the office/retail building (see Staff's photo on page 2), adjacent to an existing chain link fenced trash enclosure with wood slats.

This request allows the Planning Commission to consider existing site conditions for conformance with City Site Plan Review design criteria. Two areas for the Commission to consider involve an agreement to maintain landscaping, and enhancing the existing trash enclosure to effectively screen contents within enclosure.

City records do not indicate that a landscape maintenance agreement was made part of the 1982 approval for Site Plan Review. To rectify this staff has added the requirement of the property owner to record an agreement to maintain landscaping per the criterion under Section 10-4-(G)3(n) of City Code.

The existing trash enclosure fence slats do not meet criteria under Section 10-4-9(G)3(f) and (h) of City Code for effective screening of enclosure contents. Staff has added a condition requiring that the enclosure be enhanced at its current location using material harmonious with the commercial retail/building so that the refuse enclosure's contents are screened from public view. Material shall be approved by the Development Services Department. Alternatively, the trash enclosure may be relocated

to a portion of the site not visible from public view (e.g. westerly of warehouse structure), upon approval of the Department.

**Signage:** No business signage was proposed with the submittal request. The applicant discussed with Staff regarding a concept to create a sign plan for these two buildings, and the two buildings north of the project location. The center would potentially be called Grandpa's Corner. Should the sign plan come to fruition it would require approval by the Planning Commission.

**Policy Considerations:**

General Plan

The subject site is designated Commercial in the 1990 General Plan. This designation provides for retail sales and services, including other commercial activities to serve the residents of the community. The proposal is consistent with the following General Plan goal and policies:

*Goal C: To protect and provide for the expansion of Placerville's commercial services sector to meet the needs of both Placerville area residents and visitors.*

*Policies:*

- 4. The City shall encourage the establishment of new commercial businesses in Placerville that provide services currently not being provided in the Placerville area, create jobs appropriate to the skills of the local labor force, and broaden the revenue base of the City of Placerville.*
  
- 9. The City's planning for commercial areas shall be guided by the following principles:*
  - a. Contribute to the City's objective to become a balanced community.*
  - b. Have a positive economic impact on the community.*
  - c. Provide for adequate parking and vehicular access.*

The request would provide a new year round commercial canine training facility to offer a variety of classes to service the needs of canines and their area resident owners. The training centers would infill and utilize an existing commercial space expected to create a positive economic impact on Placerville where parking and access meet City Code regulations.

Zoning Ordinance

The proposed canine training facility use falls under the definition of an animal clinic under Section 10-1-4 of the Zoning Ordinance as follows:

*Animal shelter or clinic: Place where four (4) or more household pets...more than four (4) months of age are kept, boarded, trained or cared for.*

Under the Commercial Zone (City Code Section 10-5-15(C)1), an animal clinic is a conditional use requiring approval of a Planning Commission level conditional use permit.

In evaluating conditional use permit proposals of this type, the Commission is required to make the following findings:

- A. The proposed use and its operating characteristics are deemed essential or desirable to the public convenience or welfare;

- B. The proposed use and its operating characteristics are in harmony with the various elements or objectives of the City's General Plan;
- C. The proposed use is not detrimental to surrounding property.

At the time of the writing of this report, there were no outstanding issues or concerns regarding the project or the location.

**Environmental Considerations:** The Community Development Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 32, Section 15332 – In-Fill Development Projects. The project consists of the conversion of existing warehouse and outdoor bulk storage to a canine training facility. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.

The proposal occurs within city limits on a project site of no more than five acres (1.46± acres) substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. And, the site can be adequately served by all required utilities and public services.

**Public Notice and Comments:** Staff posted a public notice on the City's website and Facebook account, and notified property owners within 500 feet of the site of this public hearing. At the time of the writing of this report, staff had received 58 written communications from the public regarding this proposal. The vast majority of those received support the request. See Attachment D.

**Conclusion:** Staff recommends approval of the project since the proposal: a) as evidenced by letters from the public, provides a desirable service use for the public; b) as conditioned and per the applicant's submittal package (Attachment B) the proposed use is compatible with the existing commercial real estate use onsite and the proposed facility will not negatively impact the surrounding commercial uses or residential uses located westerly along Debbie Lane from this site, and Easy Street located northerly, and c) the training facility use is appropriately located in a commercial area and is consistent with the policies of the Commercial General Plan designation.

Staff suggests the Commission take the following action:

- I. Find that CUP 18-02 is categorically exempt under §15332 of the California Environmental Quality Act Guidelines as infill development, in that:
  - the site is located within Placerville City Limits;
  - the infill site of 1.46 acres is less than five acres in size;
  - the site is surrounded by urban development;
  - the site consists of landscaping, paved driveway and parking area, a commercial warehouse building with fenced enclosure, and an existing commercial office / retail building; the site does not provide habitat for sensitive species;
  - use of the site will not result in significant noise, air quality, or water quality impacts;
  - existing utilities (storm water, sewer, water, electrical, propane) are adequate to serve the proposed project.

- II. Make the following finding in support of CUP 18-02:
  - 1. The requested canine training facility falls within the category of an animal clinic, a conditionally permitted use in the Commercial (C) zone.
  - 2. The requested use, based on public comment submitted into the record in support of the application, is evidenced to be a desirable service to local.
  - 3. The request is consistent with Goal C and Policy C4 and C9 of the General Plan Land Use Section. The request would provide a new year round commercial canine training facility that would offer a variety of classes to service the needs of canines and their area resident owners.
  - 4. The requested use would be located entirely on the project parcel, using and underutilized existing office building, warehouse and paved parking area on-site creating a positive economic impact on the City
  
- III. Conditionally approve the project request, 7533 Green Valley Road – CUP 18-02 - Competition Canine Training Center, subject to the conditions of approval provided as Attachment A, or as amended by the Planning Commission.
  
- IV. Declare CUP 82-07, authorized in 1982 that authorized outdoor bulk storage of plumbing supplies on the subject site, null and void as a result of the conditional approval of CUP 18-02.

Attachments

- A. Conditions of Approval - Conditional Use Permit 18-02 – Competition Canine Training Center Planning Commission / August 21, 2018
- B. [Applicant Submittal Package](#) and [Site Plan](#)
- C. [Conditions of Approval: Site Plan Review \(SPR 82-07\) and a Conditional Use Permit \(CUP 82-09\)](#)
- D. [Public Comments Received](#)

Attachment A

CONDITIONS OF APPROVAL

Conditional Use Permit 18-02 – Competition Canine Training Center  
Planning Commission / August 21, 2018

- 1. This Conditional Use Permit is based upon and limited to compliance with the project description, the following hearing exhibits, and conditions of approval set forth below:

The project description is as follows:

The conversion of an existing commercial warehouse building and outdoor storage, and a portion of an existing office/retail building on 1.46± acres into a canine training facility in the Commercial (C) zone, as further described in the Staff Report, located at 7533 Green Valley Road, APN 325-120-79.

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the City 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.

Attachment B .....Applicant Submittal Package (22 pages)

All plans must be submitted for review and approval and shall be implemented as approved by the City.

- 2. Approval shall apply only to the structures at APN 325-120-79, 7533 Green Valley Road, regardless of any change of ownership, but may not be transferred to another parcel.
- 3. In compliance with City Code Section 10-3-6(E), implementation of the project must occur within eighteen (18) months of approval of this 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.
- 4. Obtain a construction permit from the Building Division and pay all required fees for the change in building occupancy and site work conditioned herein.

Prior to issuance of a building permit or commencement of any use authorized by this permit, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval. The applicant shall also schedule an inspection by the Planning Division prior to Building Permit final for any Building Permit for verification of compliance with applicable Conditions of Approval.

The animal training facility occupancy shall not occur until all conditions are completed to the satisfaction of the Development Services Department.

- 5. Provide twenty-nine (29) parking spaces in accordance all requirements under Parking and Loading, Section 10-4-4 (C), of City Code, including dimensions, surfacing and vertical clearance.

6. The existing fenced and gated trash enclosure located west of the 5,000 square foot commercial/retail building and east of the 6,000 square foot warehouse shall be enhanced at its current location using material harmonious with the commercial retail/building so that the refuse enclosure's contents are screened from public view. Material shall be approved by the Development Services Department. Alternatively, the trash enclosure may be relocated to a portion of the site not visible from public view (e.g. westerly of warehouse structure), upon approval of the Department.
7. The property owner shall record a Landscaping Maintenance Agreement in accordance with City Code Section 10-4-9: Site Plan Review, for Site Plan Review 82-07, prior to issuance by the Development Services Department of any construction permit for onsite improvement requirements.



**Attachment B**

**Applicant Submittal Package**

**Site Plan**

**Attachment C**

**Conditions of Approval:**  
**Site Plan Review (SPR 82-09) and a Conditional Use Permit (CUP 82-07)**

Attachment D

Public Comments Received

Judy Puthuff, Denise Thornton, Ann F. Baker, Amanda Sooth, Ann Frouws, Betsie Corwin, Robert Petet, Bruce Simmons, Cara Callaway, Carol Arquette, Charles Marchant, Debra Kelley, Debbie Ray, Dorothy Calabrese, Gail Holloway-Exstrom, Frank Stephens, Ginny Carlson, Gordon Helm, Janet Rhodes, Jeri Hewitt, Jessica Clough, Kathryn VanSickle-Miele, Linda Buell, Marjorie Trebino, Mary K. Jackson, Mary Lou Giles, Michelle Wilson, Pamela H. Preston, Patty Lundquist, Sandra Taylor, Sarah Tandberg, Steve G. Smith, Susan King, Teresa Gary, Tyler Carlson, Sharon Cameron, Sandra Zajkowski, Dianna Brink, Paul Brink, Vida Vreca-Ponnequin, Sally Connell, Annette Thomason, Paula Ackman, Harley Frazee, Anita Schiller Terry, Gina Halle, Kelly Duffin, Krysten Kellum, Linda Downing, Lyndy Banduca, Richard Struck, Lucille & Jose Villalobos, Lacey Family, Alison L. Goodwin, Anna Morey, Glenna Gleb, Kirk Smith, Cynthia Czech