POTENTIAL AMENDMENTS TO THE ZONING ORDINANCE AND COASTAL LAND USE IMPLEMENTING ORDINANCE TO ADD ANIMAL KENNEL AS AN ALLOWED USE IN CERTAIN ZONING DISTRICTS

CITY COUNCIL
OCTOBER 1, 2019

Background

- Currently animal kenneling only allowed within Animal Hospitals
- City Council requested staff to research provisions for allowing animal kennels as a stand-alone use in the City
- Staff requests additional direction on specific provisions
- The code amendments would be reviewed by the Planning Commission prior to consideration by City Council

Current Regulations

- Definition of Kennel
  - *Lot or premises on which four (4) or more dogs or cats or kept or boarded*
  - *Currently only allowed incidental to an animal hospital*
- Animal related uses are only allowed in the Commercial and MU Zones
- The majority of current animal uses require a Conditional Use Permit (CUP)

Current Regulations continued

Example of current Zoning Code

10-2.620 Land use regulations: C-2, C-2A, and C-2B commercial zones, and C-2-PD pedestrian-oriented commercial zone.

In the following schedule the letter "P" designates use classifications permitted in the specified zone and the letter "C" designates use classifications permitted subject to approval of a Conditional Use Permit, as provided in Section 10-2.2506. Where there is neither a "P" nor a "C" indicated under a specified zone, or where a use classification is not listed, that classification is not permitted. The "Additional Regulations" column references regulations located elsewhere in the Municipal Code.

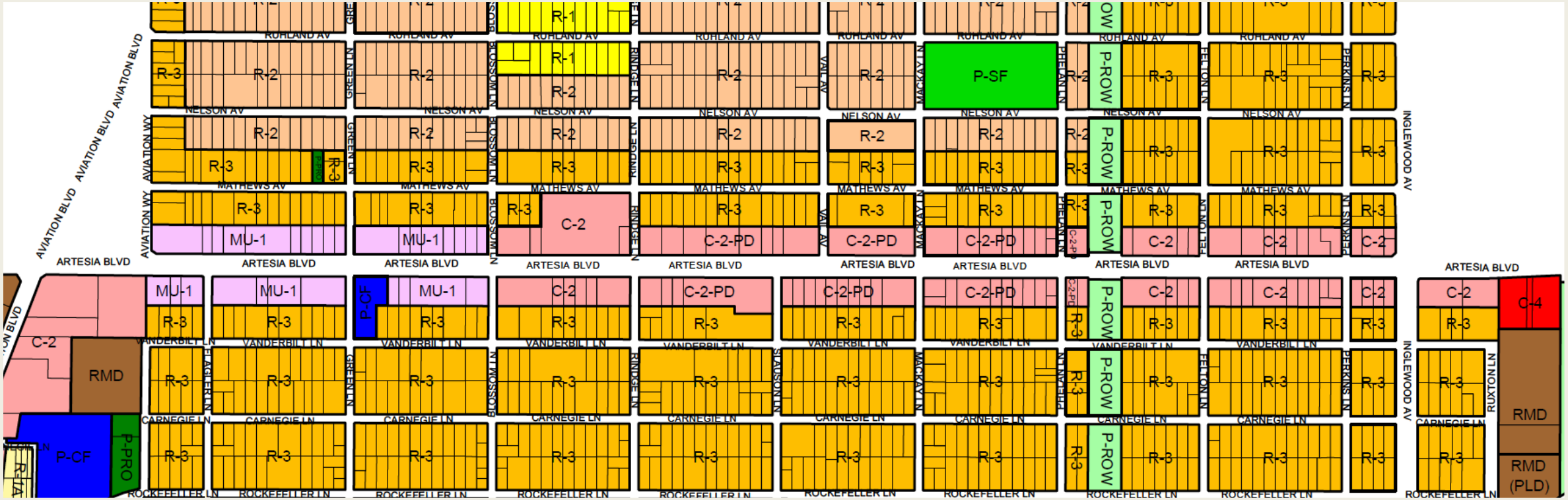
Use Classifications	C-2	C-2A	C-2B	C-2-PD	Additional Regulations See Section:
Commercial Uses					
Ambulance services	C	C	C	—	
Animal sales and services:					
Animal feed and supplies	P	P	P	P	
Animal grooming	C	C	C	C	
Animal hospitals	C	C	C	—	
Animal sales	C	C	C	C	
Artist's studios	P	P	P	P	
Banks and savings and loans	P	P	P	P	
with drive-up service	C	C	C	C	
Bars and cocktail lounges	C	C	C	C	10-2.1600
Body art studios	C	C	C	C	10-2.1630
Building material sales	C	C	C	—	
Business and trade schools	C	C	C	C	
Check-cashing businesses	C	C	C	C	10-2.1600
Commercial printing	P	P	P	—	
Commercial printing, limited	P	P	P	P	
Commercial recreation	C	C	C	C	10-2.1600
Communications facilities	C	C	C	C	
Drive-up services	C	C	C	C	

Options for Regulations

- California Health and Safety Code regulates pet boarding facilities
- Staff report provides background on other cities' regulations
- Most cities require a CUP
- In some municipalities kennels are allowed in industrial zones in addition to commercial zones
- Some cities require a buffer distance from residential properties
- Certain cities also incorporate conditions related to noise attenuation, staffing, enclosure safety, sanitation

Options for Regulations

- Effect of a residential buffer zone in Redondo Beach:
  - *Artesia Blvd*

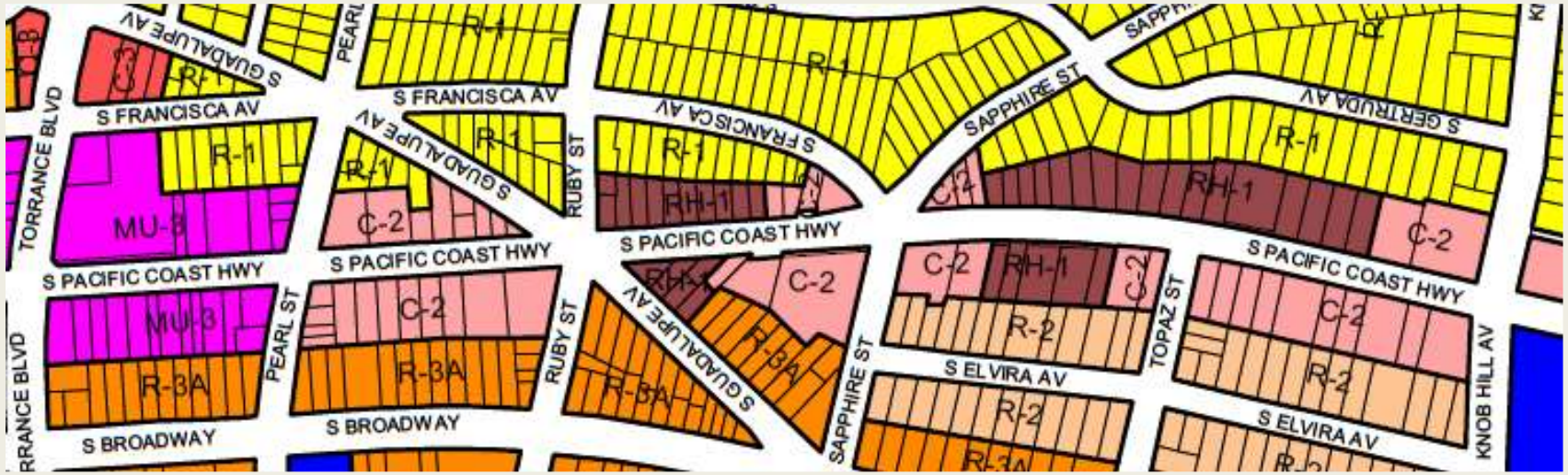


Options for Regulations

- Effect of a residential buffer zone in Redondo Beach:
  - *Aviation Blvd*

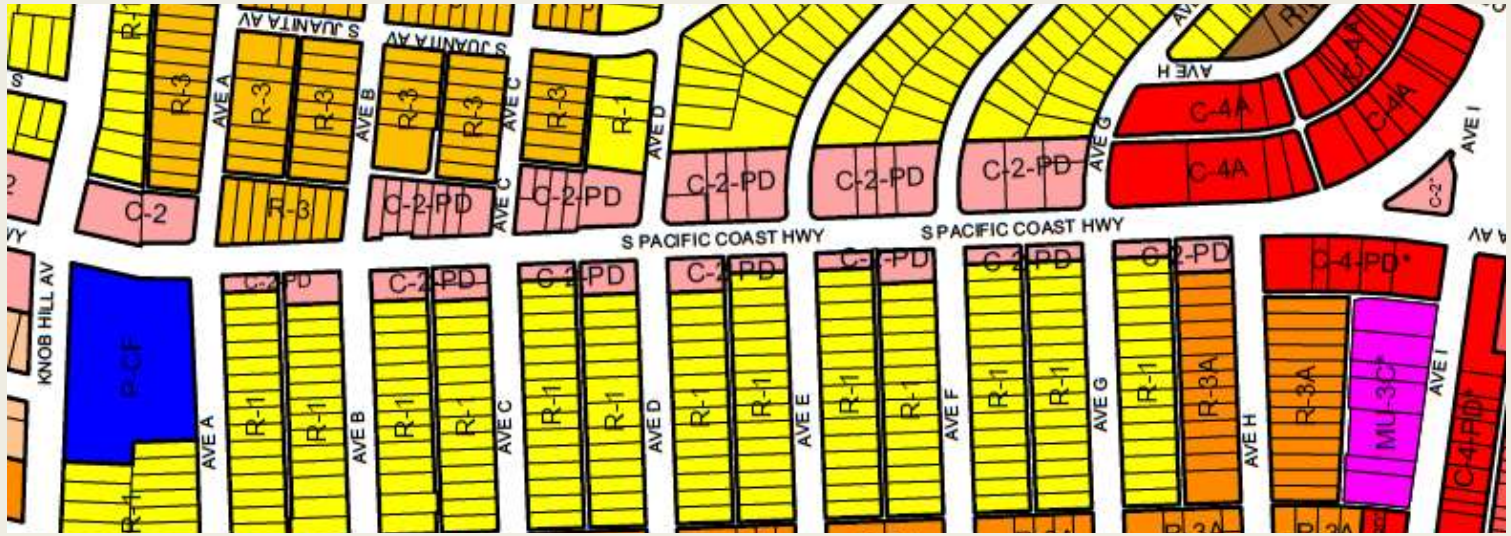
Options for Regulations

- Effect of a residential buffer zone in Redondo Beach: *S PCH*



Torrance Blvd to Knob Hill Ave

Knob Hill Ave to Avenue I

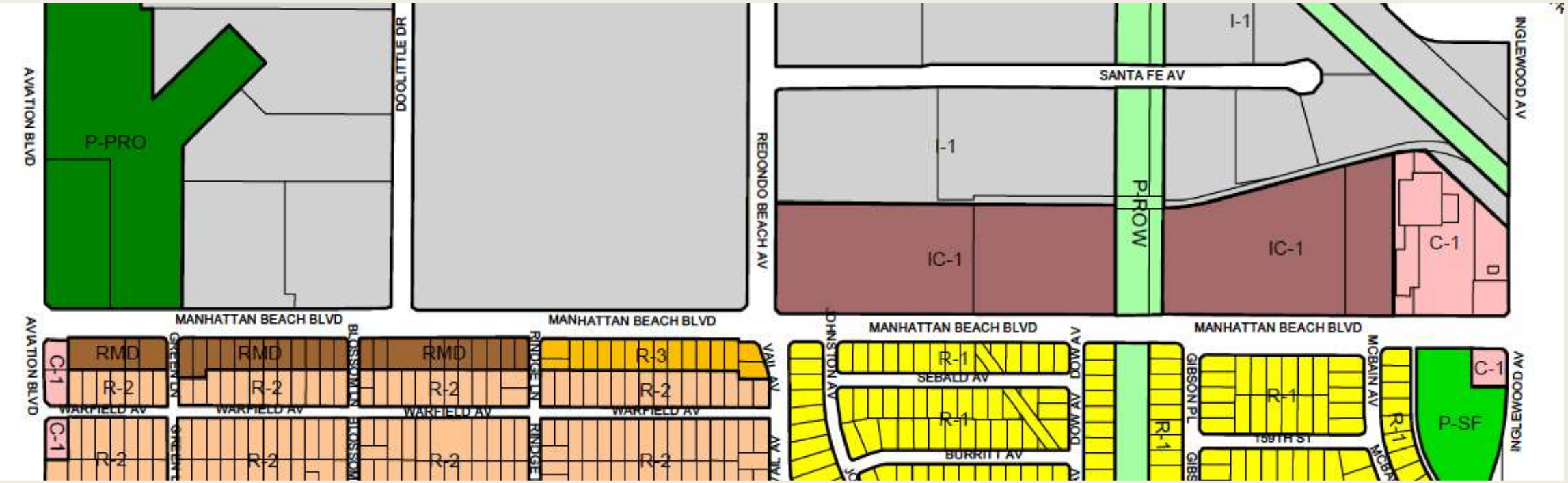


Options for Regulations

- Effect of a residential buffer zone in Redondo Beach:
  - *Torrance Blvd*

Options for Regulations

- Effect of a residential buffer zone in Redondo Beach:
  - *Manhattan Beach Blvd*



Recommendation

- Staff recommends the following provisions:
  - Staff recommends animal kennels require a CUP
  - Zoning Districts to include Commercial, Mixed-Use, and Industrial
  - Alternative to a residential buffer zone of minimum separation between animal kennel businesses
  - Incorporating the CA Public Health Code by reference
- Provide direction to staff regarding Council interest in regulations for:
  - Noise attenuation/sound proofing
  - Sanitation/waste disposal
  - Staffing levels
  - Limitation on number of animals per square foot
  - Exercise requirements
  - Any other requirements or conditions City Council deems important
- Direct Staff to prepare the Ordinances