#### 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.

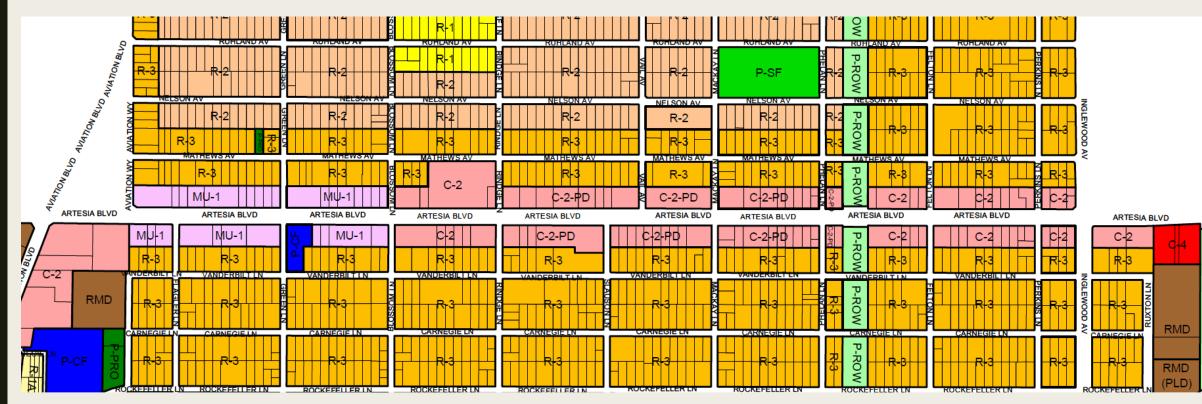
In the following schedule the letter "P" designates use classifications permitted in the specified zone and the letter "C" designates use classifications permitted subject to approval of a Conditional Use Permit, as provided in Section 10-2.2506. Where there is neither a "P" nor a "C" indicated under 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			1		
Ambulance services	C	C	С	2007	
Animal sales and services:					
Animal feed and supplies	Р	Р	Р	Р	
Animal grooming	С	P C C	P C	P C	
Animal hospitals	С	С	С		
Animal sales	С	C	С	C	
Artist's studios	Р	P	Р	P	
Banks and savings and loans	Р	Р	Р	Р	
with drive-up service	C	С	С	С	
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	Р	P	Р	<del></del>	
Commercial printing, limited	Р	P	Р	P	
Commercial recreation	C	C	C	C	10-2.1600
Communications facilities	C	C	С	C	
Drive-up services	C	C	C	C	

- 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

Effect of a residential buffer zone in Redondo Beach:

- Artesia Blvd



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

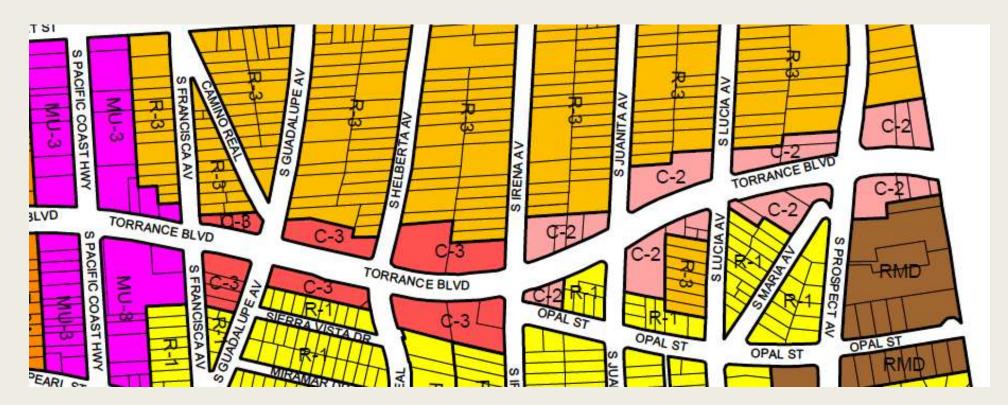


Effect of a residential buffer zone in Redondo Beach: S PCH



Effect of a residential buffer zone in Redondo Beach:

- Torrance Blvd



Effect of a residential buffer zone in Redondo Beach:

- Manhattan Beach Blvd



# **Recommendation**

#### Staff recommends the following provisions:

- $\circ$  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
- o Incorporating the CA Public Health Code by reference

Provide direction to staff regarding Council interest in regulations for:

- $\circ$   $\,$  Noise attenuation/sound proofing  $\,$
- $\circ$  Sanitation/waste disposal
- $\circ$  Staffing levels
- $\circ$   $\;$  Limitation on number of animals per square foot
- o Exercise requirements
- Any other requirements or conditions City Council deems important
- Direct Staff to prepare the Ordinances