

# ATTACHMENT 2

## FINDINGS

File Number S07-0018 Executive Boat Club  
Planning Commission Hearing – February 14, 2008

### 1.0 CEQA Findings

- 1.1 The project has been found to be Categorical Exempt from CEQA pursuant to *Section 15270* stating that projects which are disapproved are exempt from CEQA.

### 2.0 Special Use Permit Findings

- 2.1 The issuance of the permit is not consistent with the General Plan;

Discussion: General Plan Policy 10.1.7.4 allows home occupations that are compatible with adjacent or surrounding properties. The proposed home occupation would introduce traffic and noise to the residential neighborhood. The conversion of a covered horse arena (without Permit) to a 10,000 square-foot commercial storage facility would be the dominate use of the property, would not be compatible with the residential zoning of the property. The primary use of the property would be the commercial rental business of recreational equipment (boats, jet skies, snowmobiles, motorcycles, etc.) and would not be incidental to the residential use of the premises but rather, the residential use would be incidental to the commercial use. It has been determined that the impacts associated with this home business would be significant and incompatible with the surrounding neighborhood. The home business would be inconsistent with the Policies of the General Plan.

- 2.2 The proposed use would be detrimental to the public health, safety and welfare, or injurious to the neighborhood; and

Discussion: The proposed home occupation would allow for the storage of boats and recreational equipment. The dominate use of the property would be the commercial renting and storage of boats and recreational equipment. It has been determined that the home occupation would be detrimental to the welfare of the surrounding neighborhood by introducing traffic and noise. This more intensive commercial use of the property is not compatible with the Estate Residential Five-Acre (RE-5) zone district which permits residential and accessory agricultural and horticultural uses.

- 2.3 The proposed use is not specifically permitted by special use permit pursuant to this Title.

Discussion: Section 17.28.200(G) of the Zoning Ordinance permits home occupations that do not change the residential character of the premises or adversely affect the other permitted uses in a residential area. The project site is located in a residential area. The proposed home occupation is not permitted by Special Use Permit because the use would introduce traffic and noise into the residential neighborhood which would change the residential character of the neighborhood. The introduction of a 10,000 square foot commercial storage building is not incidental to a residential use and would change the residential character of the premises and the surrounding neighborhood. As a home business, the home occupation shall be incidental to the residential use of the premises and be carried on by a resident thereon. The owner (applicant) of the property and Executive Boat Club is not a resident of the property and therefore this application would not qualify as a home occupation activity conducted on the premises by the resident. The business operation would be inconsistent with the intent of the home occupation provisions of the County Code.