

FRANKLIN APPEAL

(06APL-00000-00038)

**DENIAL OF VETERINARY PRACTICE IN A
SINGLE-FAMILY DWELLING**

Board of Supervisors

November 6, 2007

VICINITY MAP



SUBJECT DWELLING

1396 Greenworth Place



BASIS OF DENIAL

Montecito Planning Commission

Home Occupation Standard #3

“ . . . shall be conducted solely by the occupant(s) of the dwelling . . . ”

- MPC found Project Inconsistent with Standard #3
- Applicant was not Full Time or Permanent Occupant

BASIS OF DENIAL

Montecito Planning Commission

Home Occupation Standard #6

***“Noise levels . . . shall not exceed
65dBA outside the dwelling . . .”***

- MPC found Project Inconsistent with Standard #6
Barking Dogs too Loud
- Applicant submitted New Noise Study
Project with Conditions Complies with Revised Standard

BASIS OF DENIAL

Montecito Planning Commission

Home Occupation Standard #10

“ . . . shall not change or detrimentally affect the residential character of the dwelling . . . or the neighborhood.”

Land Use Goal LU-M-1

“Promote area-wide and neighborhood compatibility; protect residential privacy . . .”

BASIS OF DENIAL

Montecito Planning Commission

Home Occupation Standard #10

Land Use Goal LU-M-1

- MPC found Project Inconsistent with Standard #10 and Goal LU-M-1
- Concerns included Traffic, Noise, On-Site Medications

BASIS OF DENIAL

Montecito Planning Commission

Finding 1.c

“ . . . property is in compliance with all laws, rules and regulations pertaining to zoning uses . . . ”

- MPC could not Make Finding 1.c
Building Violations Existed on Property
- Building Violations Resolved

REQUIRED FINDINGS COASTAL DEVELOPMENT PERMIT

- 1.a. Conforms to Policies in Comprehensive Plan and Provisions in Article II
- 1.b. Located on a Legally Created Lot
- 1.c. Property in Compliance with Zoning Laws