



**County of Orange**

# MEMO

**FILE:** PA06-0034

**DATE:** August 10, 2006  
**TO:** File/Record/Applicant  
**FROM:** Timothy S. Neely, Director, RDMD/Planning and Development Services  
**SUBJECT:** Planning Application PA06-0034 for Administrative Amendment to Use Permit  
**APPLICANT:** Second Chance Canine Rescue, property owner  
**LOCATION:** 20301 Riverside Drive, Santa Ana Heights

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## **I. NATURE OF PROJECT:**

Owner requests an Amendment to Use Permit 3094 from 1970 to allow 30 dogs on-site in a kennel previously licensed for 42 dogs, operating with a total of 18 insulated kennel enclosures and continued use of the former detached garage as a grooming center (with 6 of the 18 total enclosures), to legitimize the existing sound attenuation walls to a maximum height of 10 feet tall, and to use the existing non-conforming carport to the side of the house as the attendant's covered parking, with its post supports on the property line of unknown origin.

The project was reviewed by the Santa Ana Heights Project Advisory Committee, which recommended approval of the project on June 6, 2006, with revisions to change the wood portion of the 10 foot tall fencing to block, which is not being done, to require that yard drains be connected to the public sewer system, which will be done, and to consider requiring an acoustical study, which is not being done in view of the reduction in permitted dogs from the previously licensed 42 to a proposed 30.

The property is zoned Santa Ana Heights Specific Plan "Residential-Kennel", and has a General Plan land use designation of "Suburban Residential".

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## **II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures"; and Santa Ana Heights Specific Plan Section D.3.g.(1), which requires that: (a) the proposed change does not increase overall size of the facility by more than 10%; (b) the proposed change does not increase the number of dog runs; and that (c) the proposed change does not intensify any accessory uses (grooming, etc.) allowed by the current permit and does not provide for any additional accessory uses.

**III. ENVIRONMENTAL DOCUMENTATION:**

The project was found Categorical Exempt (Classes 3), as minor new construction, from documentation requirements of CEQA. Appendix A contains the required Finding.

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**IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Timothy S. Neely, Director  
RDMD/Planning and Development Services

By: \_\_\_\_\_  
Ron Tippets, Chief  
Site Planning, Land Use Services

**ATTACHMENTS:**

Appendix A - Findings  
Appendix B - Conditions of Approval

**APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.