

CITY PLANNING COMMISSION
1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Dr. Laurel W. Collins, 6001 Elvas Avenue, Sacramento, CA 95816				
OWNER	Hart and Erickson, 21 Blue Sky Court, Sacramento, CA 95826				
PLANS BY	Bob Erickson's Enterprises, 21 Blue Sky Court, Sacramento, CA 95826				
FILING DATE	May 21, 1991	ENVIR. DET.	Negative Declaration	REPORT BY	SLY
ASSESSOR'S PCL. NO.	008-0374-010				

- APPLICATION:**
- A. Negative Declaration
 - B. Special Permit to operate a 6,800 square foot veterinary clinic on 1.61± developed acres in the General Commercial (C-2) zone.

LOCATION: 6007 Folsom Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to open a veterinary practice and retail pet store in an existing commercial building.

PROJECT INFORMATION:

General Plan Designation:	Community/ Neighborhood Commercial and Offices
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Office and Retail store

Surrounding Land Use and Zoning:

North:	Residential, R-2
South:	Cal Trans Equipment Yard and Office, M-1
East:	Commercial, C-2
West:	Offices, C-2

Parking Required:	To be determined by Planning Commission
Parking Provided:	96 (21 for veterinary clinic)
Property Dimensions:	Irregular
Property Area:	1.61± acres
Square Footage of Building:	Total-58,876 square feet Veterinary Clinic-6,800 square feet
Height of Building:	20.2 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Concrete Tilt-up

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is 1.61± developed acres in the General Commercial (C-2) zone. The site consists of one large building totaling 58,876 square feet (See Exhibits A and C). The building has a mix of land uses with the primary use office. The General Plan designates the subject site as Community/ Neighborhood Commercial and Offices.

The surrounding land use and zoning for the subject site are: residential, zoned Two Family (R-2) to the north; Cal Trans equipment yard and office, zoned Light Industrial (M-1) to the south; commercial, zoned C-2 to the east; and offices, zoned C-2 to the west.

B. Applicant's Proposal

The applicant is proposing to open a veterinary practice and retail pet store in an existing commercial building. The clinic will occupy 6,800 square feet of the existing building. The applicant currently operates a veterinary practice in the area at 6001 Elvas Avenue and is proposing to relocate this business to the subject site. The clinic will offer both clinical and surgical services. The hours of operation will be from 7:30 a.m. to 9:00 p.m., Monday through Saturday. Animal shall remain overnight for medical proposes only. There will be no boarding and all clinic activities will take place inside the building.

C. Staff Analysis

1. Land Use:

The Zoning Ordinance permits veterinary clinics in any zone subject to the granting of a special permit by the Planning Commission whereby the compatibility of this use with the surrounding uses is reviewed. The site is located off a major street with easy access. The existing commercial building is surrounded by commercial and industrial uses on three sides. The adjacent residential properties behind the building (to the north) are located from 45 feet at the narrowest distance to 65 feet at the farthest point from the existing building. An alley separates the residential properties from the commercial properties. All the residences have garages which front the alley providing additional buffering from the commercial uses. Additionally, the primary entrance and parking is on the Folsom Boulevard side of the building minimizing the impact on the residences to the north. The proposed veterinary clinic currently services this area at a nearby location. Staff finds that the proposed veterinary clinic use should not have an adverse impact on the surrounding land uses.

2. Site Plan and Floor Plan:

The veterinary clinic is proposed to be located in eastern portion of the existing building. A retail office supply store is located in the building section to the east and state offices occupy the building section to the west. The majority of the parking for the site is located to the south and east of the site (along Folsom Boulevard and 61st Street).

The site has a five foot planter along the south and east property lines that is landscaped with grass and a few small trees. The lawned area is bermed and well maintained. The trees are relatively small as they appear to be young trees, but they are all alive and growing. Once they reach maturity, the trees will provide buffering of the building from Folsom Boulevard and shading for the parking area.

The veterinary clinic and retail sales will occupy 6,800 square feet of the first floor of the existing building. The various uses proposed include a 2,350 square feet retail area, a 528 square foot office area, a 1,050 square foot storage/kennel area, and a 2,872 square foot clinic area. The kennel and clinic areas will be located to the rear of the building (See Exhibit B). Staff recommends that the applicant sound proof these areas to buffer the noise to a 50 dba level in the adjacent building uses.

3. Building Materials and Design:

The applicant proposes to install a new entrance in the building for the proposed veterinary clinic and retail sales use. The entrance will permit access to the parking area and street frontage to adjacent Folsom Boulevard. Staff recommends the new entrance be compatible in design with the other building entrances.

A building permit is required for any tenant improvements.

4. Parking:

The existing building was constructed in the early 1960's for retail use. The site has a total of 96 parking spaces on site. The veterinary clinic proposes 21 marked parking spaces for their sole use. The site has an additional 75 spaces for the remaining tenants' use. The previous use of the space was retail and the veterinary practice will also have a retail pet store area. The veterinary operation has approximately seven spaces at its current location which is used primarily for employees. Staff has visited the existing site and the current parking is adequate and at the proposed location the amount of parking provided will be tripled. Since many of the customers will be dropping animals off and not necessarily staying an extended period of time, staff finds the parking adequate for the proposed use and other uses located on the site.

5. Signage:

The applicant has no proposed signage at this time. Any proposed signs must meet the requirements of the Sign Ordinance and have a sign permit.

Staff supports the approval of the Special Permit for the veterinary clinic in that the use is compatible with the other uses in the existing building, adequate parking will be provided, and adequate noise buffering will be installed.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development, and Building Inspections. No comments were received.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project, as proposed, will not have a significant impact on the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects will occur:

- A. The applicant agrees to pay such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other fair, equitable, and appropriate mechanisms designed to address project impacts on the existing combined stormwater sewer system, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay fair, equitable, and appropriate development or related fees, impact fees or assessments or taxes as and when enacted, imposed, or levied.
- B. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

RECOMMENDATION: Staff recommends the following actions:

- A. Ratify the Negative Declaration.
- B. Approve the Special Permit to operate a 6,800 square foot veterinary clinic subject to the conditions and based upon the findings of fact which follow.

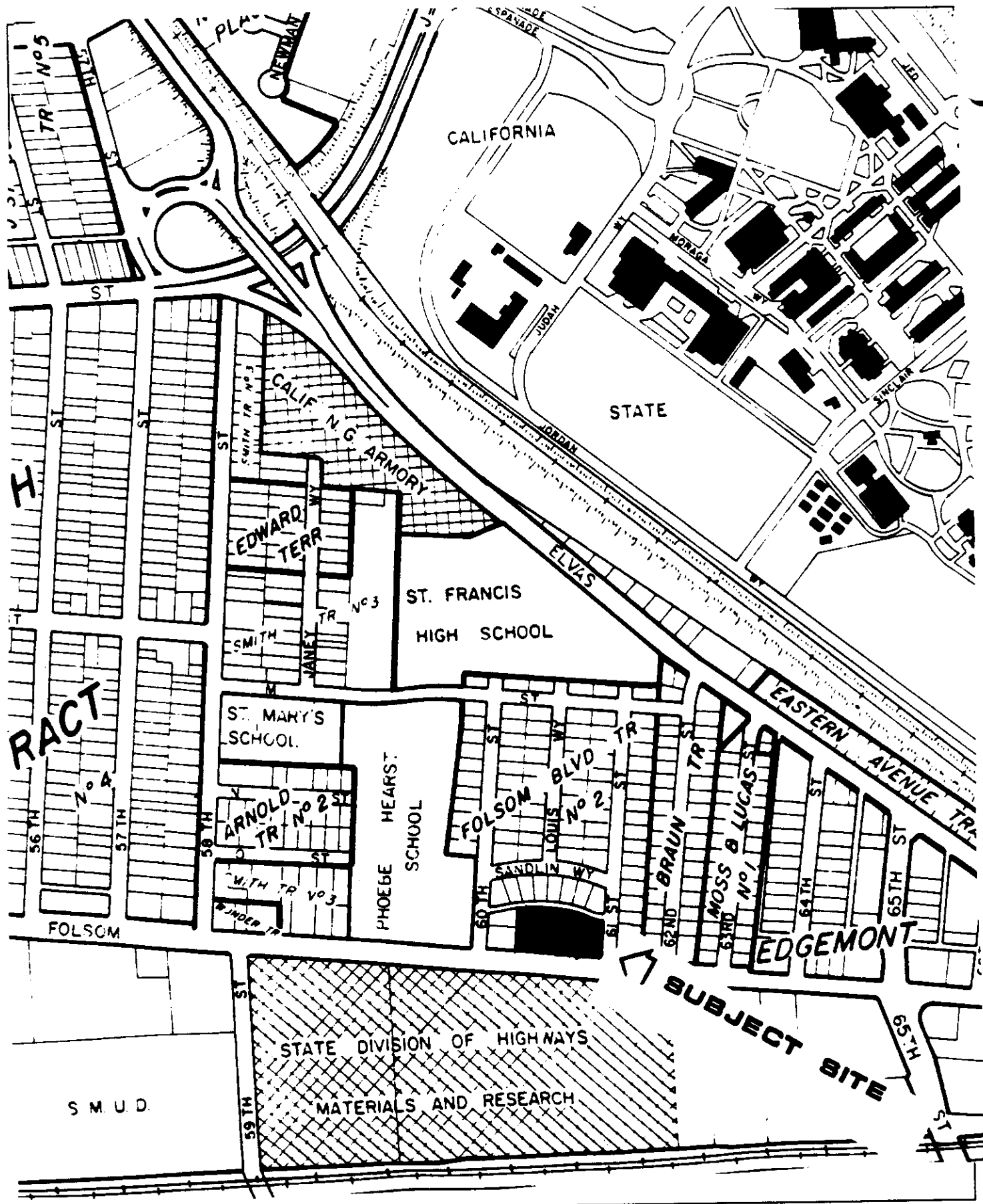
Conditions:

1. Adequate noise attenuation materials shall be used in the walls and ceilings of the subject section of building to reduce the noise from the animals to a 50dba level in the adjacent tenants' sections. The applicant shall submit revised floor plans indicating the noise attenuation materials for Planning Director review and approval prior to the issuance of building permits.
2. The new entrance shall be compatible in design with the other building entrances. Revised elevations showing the new entrance shall be submitted for Planning Director review and approval prior to the issuance of building permits. Building permits shall be obtained prior to any tenant improvements.
3. Any proposed signs must meet the requirements of the Sign Ordinance and have a sign permit.
4. Animals shall remain overnight for medical purposes only. There shall be no boarding of animals.
5. The applicant shall comply with the following mitigation measures:
 - a. The applicant agrees to pay such lawful fees, taxes or assessments imposed through the use of development fees, impact fees, fee districts, community facilities districts, assessment districts, or other fair, equitable, and appropriate mechanisms designed to address project impacts on the existing combined stormwater sewer system, and shall execute an agreement satisfactory to the City Attorney and suitable for recordation which obligates the applicant to pay fair, equitable, and appropriate development or related fees, impact fees or assessments or taxes as and when enacted, imposed, or levied.
 - b. If subsurface archaeological or historical remains (including unusual amounts of bones, stones, or shells) are discovered during excavation or construction of the site, work shall stop immediately and a qualified archaeologist and a representative of the Native American Heritage Commission shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less-than-significant level before construction continues.

Findings of Fact:

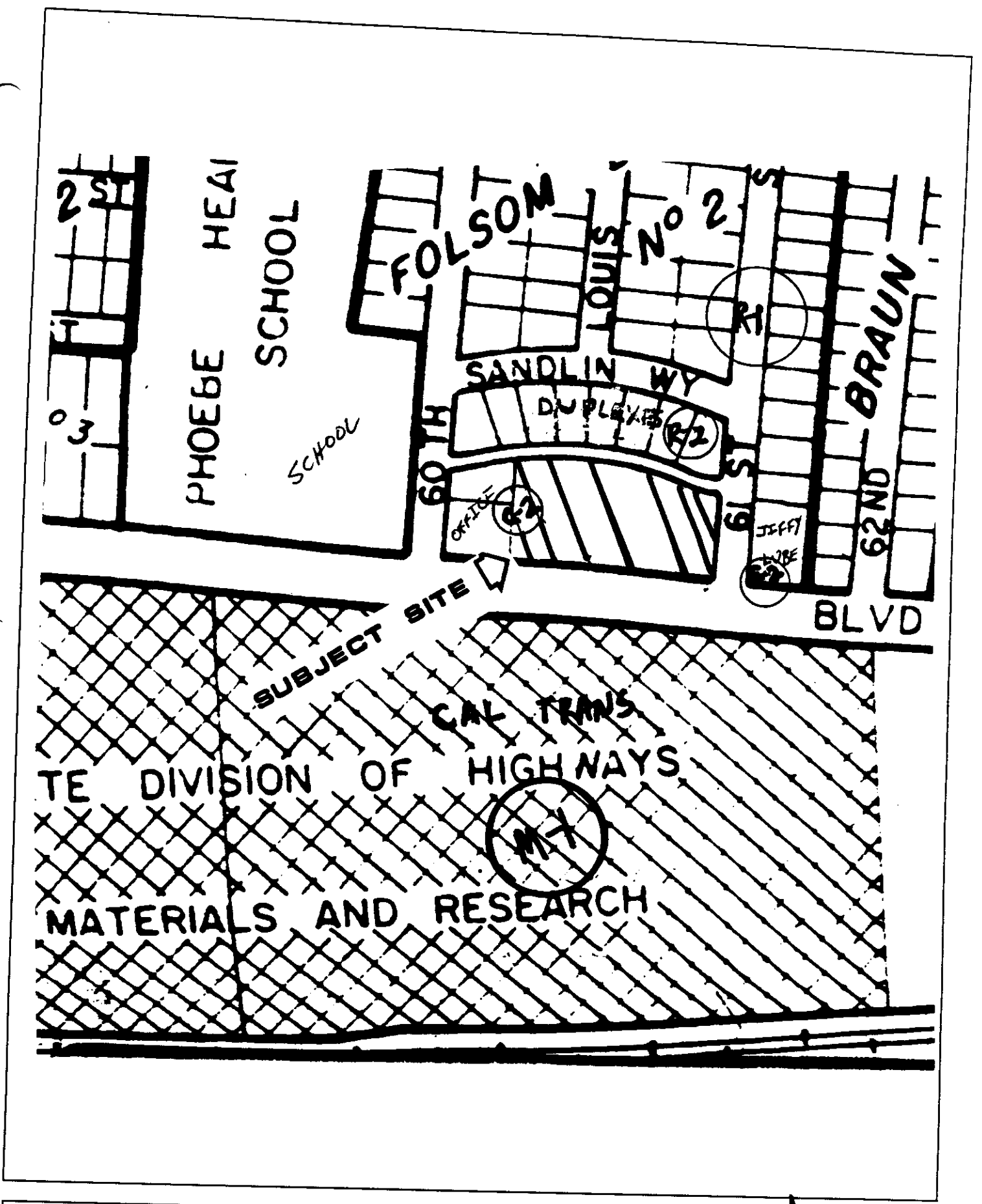
1. The proposed project, as conditioned, is based upon sound principles of land use in that:
 - a. the veterinary clinic is compatible with the existing office and retail sales within the existing building; and
 - b. the existing building is located with easy access off of a major street.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
 - a. adequate parking will be provided;
 - b. no animals will be boarded;
 - c. noise attenuation materials will be used to reduce the noise to adjacent tenant users and the concrete walls buffer the noise to the adjacent residential properties to the north; and
 - d. there is adequate, well-maintained landscaping along all street frontages.

3. The project is consistent with the General Plan which designates the site as Community/ Neighborhood Commercial and Offices.



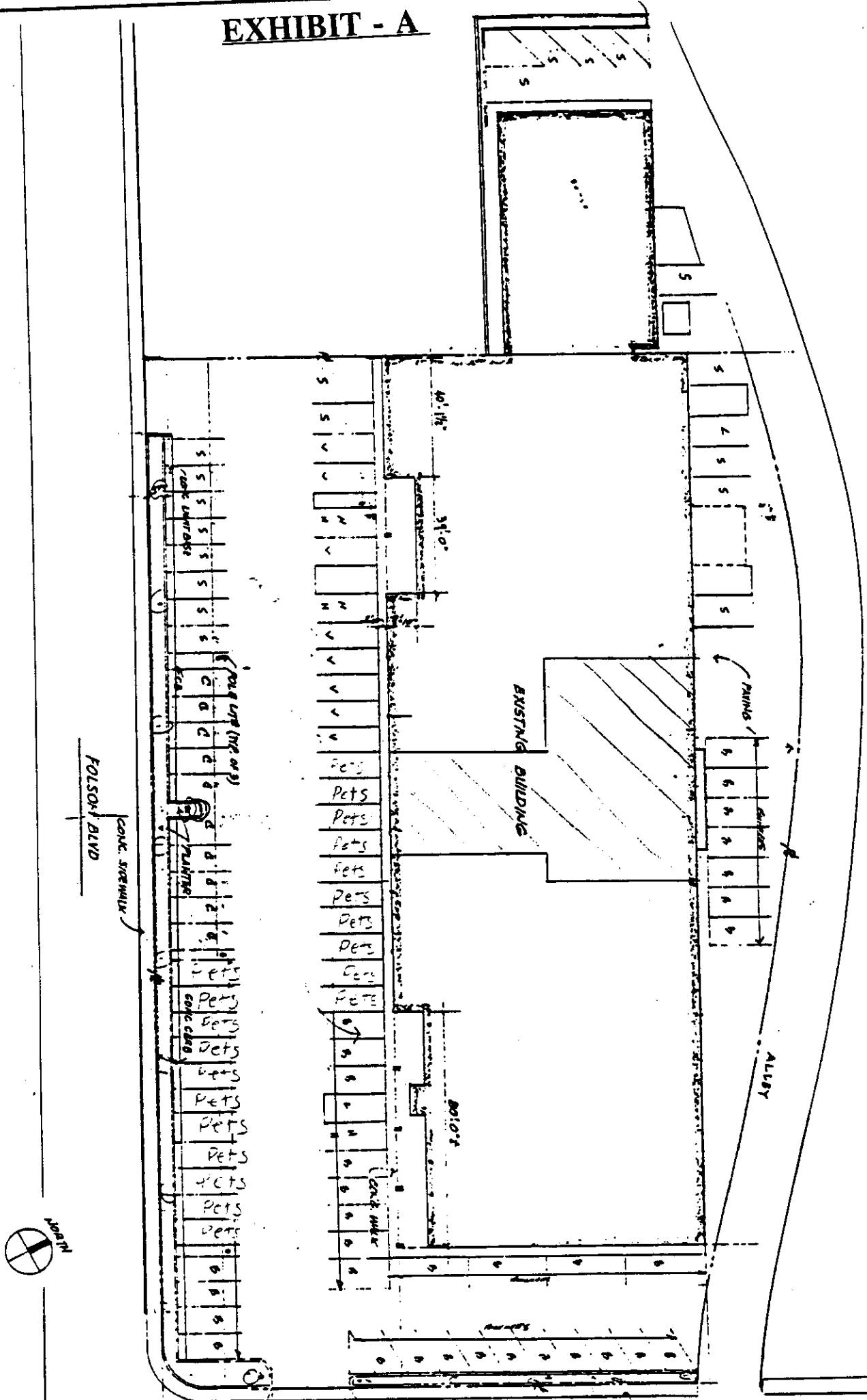
VICINITY MAP





LAND USE & ZONING MAP

EXHIBIT - A



FOLSOM BLVD

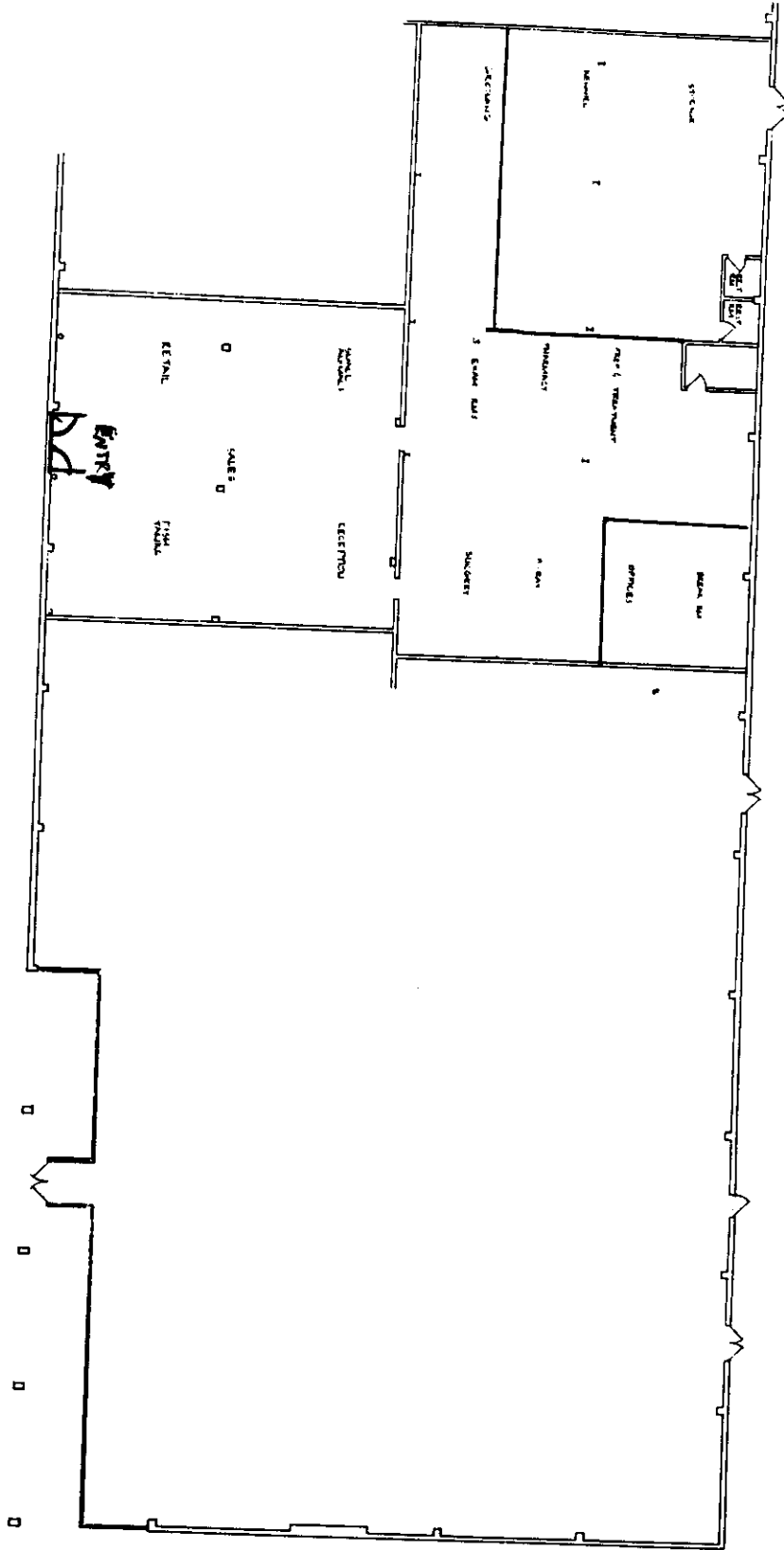


AUGUST 9 1991

ITEM 10

EXHIBIT - B

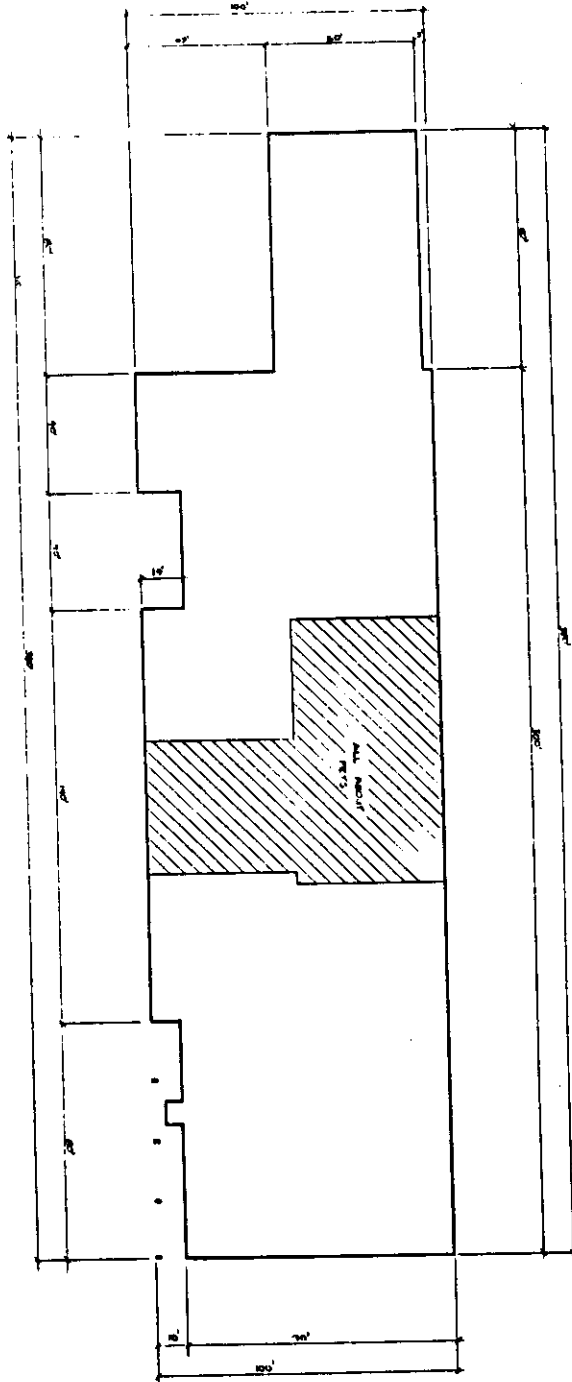
ALL ABOUT PETS - FLOOR PLAN



DATE	
BY	
FOR	
REVISION	

NO.	
DATE	
DESCRIPTION	

EXHIBIT - C



BUILDING PLAN

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APR 1992

AUGUST 8, 1991

TEAM 10

6034 Sandlin Way
Sacramento 95819
1 August 1991

Dept. of Planning and Development
1231 "I" St.
Sacramento, CA 95814

Dear Sandra Lopez,

This letter is in response to P91-122
APN: 008-0374-010.

Sincerely,

Mary M. ...
Mary Mathanga
6034 Sandlin Way
Sacramento, CA 95819

CITY OF SACRAMENTO
CITY PLANNING DIVISION

AUG 02 1991

RECEIVED

AUGUST 8 1991

I don't think it is proper to operate a clinic so close to our residential area. I have concerns about noise from the business - particularly the animals if they are allowed outside - and concerns about the traffic congestion - on Johnson Blvd. and in the alley. Another area of concern is proper and sanitary disposal of the veterinary clinic refuse. Animals are taken to the clinic due to their illnesses. I would like assurances that all precautions will be taken to keep clinic garbage out of the alley and away from our neighbor- hood yards.
(over please)

P91-122

AUG 07 1991

RECEIVED

Aug 5, 1991

City of Sacramento
Department of Planning + Development
1231 I Street
Sacramento, CA 95814

Mr. Sandy Yipe

I am writing in regard to the proposal that a Vet Clinic be located at 4007 Folsom Blvd.

I'm very much against this, because this is a residential area, with many senior citizens. At the time, the area is a very nice and quiet. I believe a Vet Clinic would bring in a lot of noise and traffic that is not wanted in the area.

Most or all vet clinics that I have seen are in business areas of the city.

I would not like to see the type of business in the area.

Thank you
Janet E. Allen