

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

BUILDING INSPECTIONS
916-449-5716

PLANNING
916-449-5604

SPECIAL PERMIT MODIFICATION
(P91-274 Modification of P91-122)

APPLICATION: Planning Director's Special Permit Modification to change the location and reduce the size of a veterinary clinic within an existing commercial building on 1.61 ± developed acres in the General Commercial (C-2) zone.

LOCATION: 6007 Folsom Boulevard

SUMMARY: On August 8, 1991, the Planning Commission approved a Special Permit to operate a 6,800 square foot veterinary clinic within an existing commercial building in the C-2 zone (P91-122). Any variation to the original site plan requires a modification of the special permit subject to Planning Director's approval.

The applicant proposes to locate the veterinary clinic in the west end of the existing building instead of the center of the building as originally approved (see Exhibit A). The size of the clinic will be reduced from 6,800 to 4,800 square feet. The applicant also requests the amount of required parking be reduced in proportion to the reduction in size of the operating space. Therefore, a Planning Director's Special Permit Modification is required.

ANALYSIS: Staff has no objection to the change in location within the building for the veterinary clinic. Staff will recommend the original conditions of the special permit be applied at this changed location. The new location places the clinic at the west end of the building adjacent to 60th Street. The new site will provide more separation from the other uses in the building and the entire area is within a concrete building on all sides. This portion of the building is recessed farther back from the north property line and the adjacent residential properties. The new site will provide an even greater buffer for the adjacent residences to the north than the original location.

The applicant proposes to reduce the required parking provided for the veterinary clinic proportionately for the reduction in size of the veterinary clinic. The original special permit approval required 21 parking spaces for the 6,800 square foot veterinary clinic and retail pet store. This is a ratio of one parking space for 324 square feet of gross floor area. Using this same ratio, staff supports a reduction in parking spaces from 21 spaces to 15 spaces for the 4,800 square foot veterinary clinic and retail pet store in the new location. Staff recommends the fifteen spaces be marked for the pet store and be located in the parking area closest to the new location.

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 a school, zoned Standard Single Family (R-1) to the west. The General Plan designates the site as Community/ Neighborhood Commercial and Offices.

RECOMMENDATION: Staff recommends the Planning Director approve the Special Permit Modification to change the location and reduce the size of a veterinary clinic within an existing building subject to conditions and based upon findings of fact which follow.

Conditions:

1. The applicant shall comply with all the conditions of the original Special Permit (P91-122).
2. Size and location of the veterinary clinic and retail pet store shall conform to the plans submitted.
3. The applicant shall submit a revised site plan showing the required designated parking spaces and a revised floor plan of the new area for staff review and approval prior to the issuance of building permits for tenant improvements. The parking spaces shall be in close proximity to the new location.
4. Any other modifications or additions to the proposed veterinary clinic and retail pet store will require review and approval by the Planning Director.

Findings of Fact:

1. The project, as conditioned, is based upon sound principles of land use in that:
 - a. the new location of the veterinary clinic is compatible with the existing office and retail sales within the existing building; and
 - b. the new location provides additional access off both a major street and a side street.
2. The project, as conditioned, will not be detrimental to the public welfare 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.

Report Prepared By:

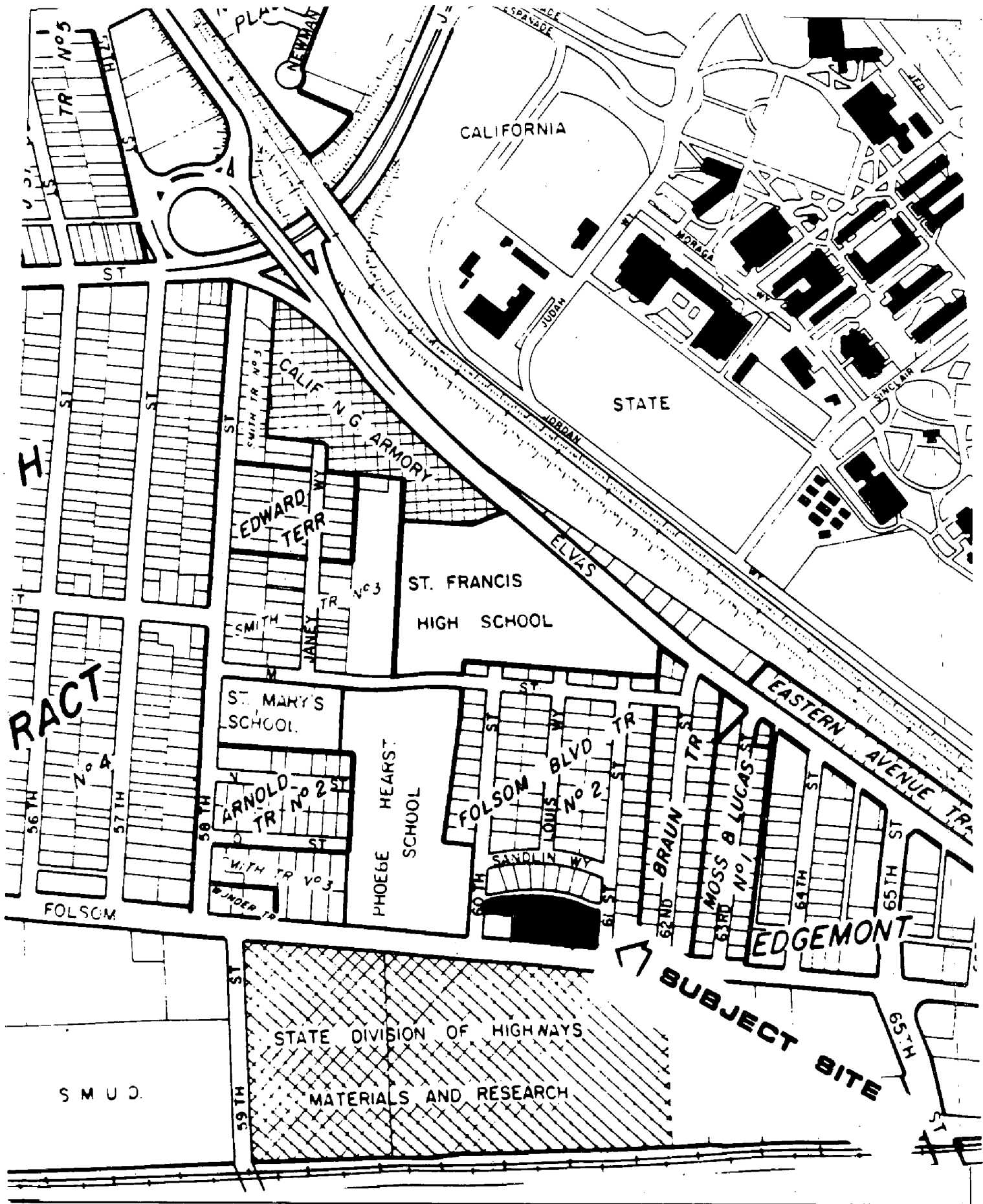
Sandra L. Yope
Sandra L. Yope
Planner

22 Oct 91
Date

Recommendation Approved By:

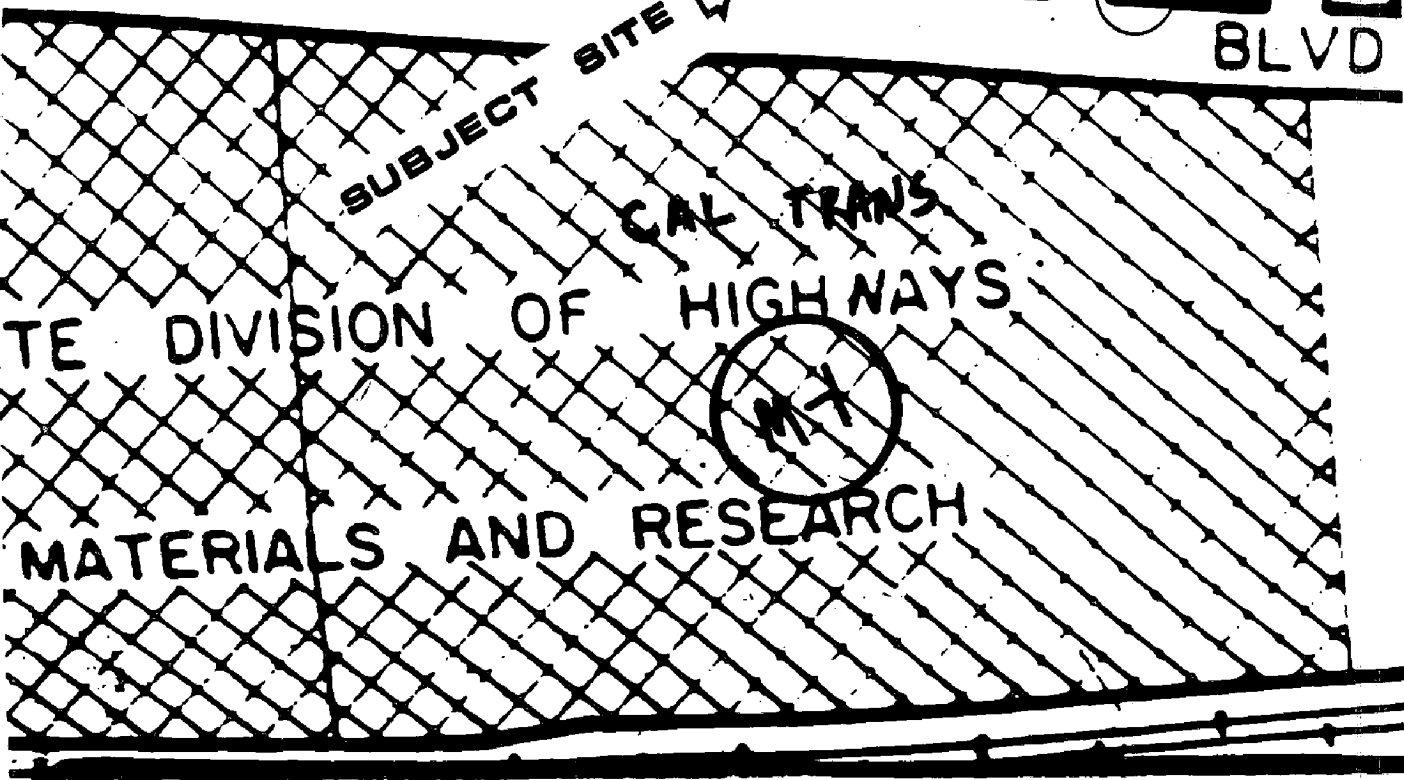
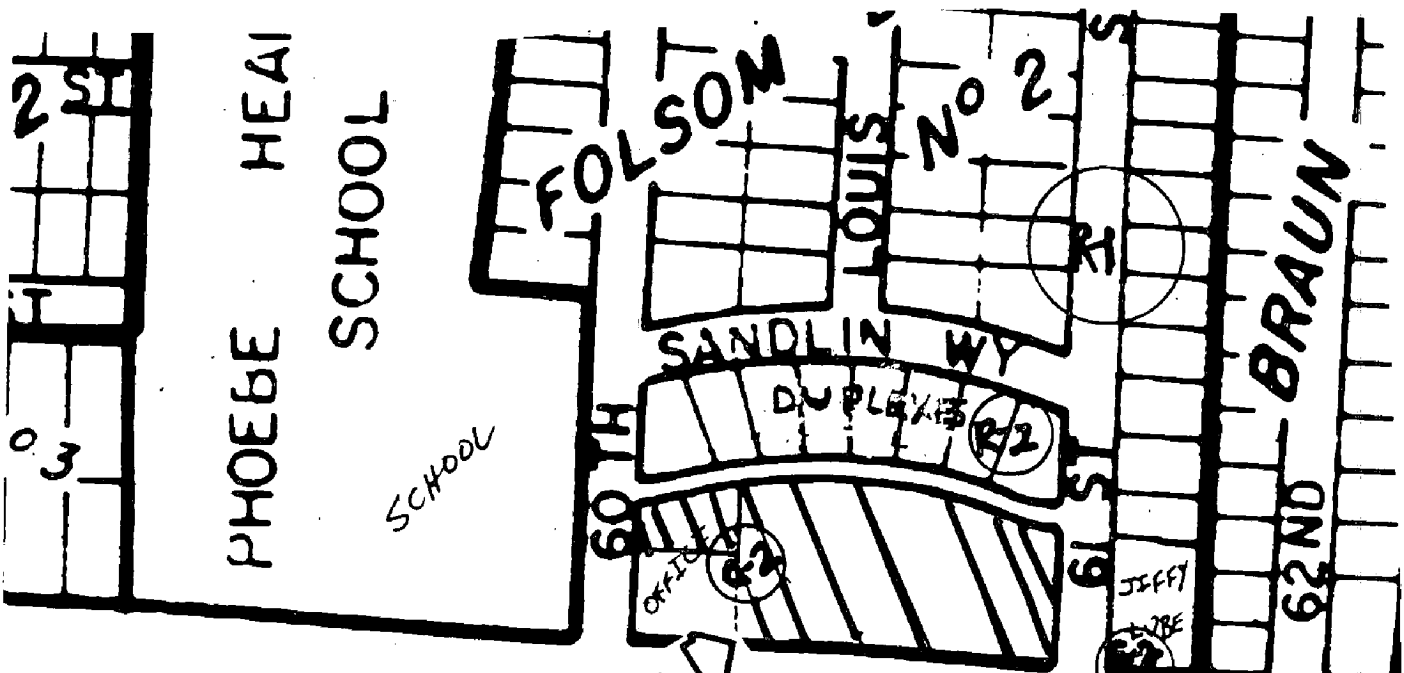
Gary Stonehouse
Gary Stonehouse
Planning Director

10-24-91
Date



VICINITY MAP





LAND USE & ZONING MAP

N

