

CITY PLANNING COMMISSION
915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

APPLICANT	Bernadette T. Simpson, 601 University Avenue, Sacramento, CA				
OWNER	Harold T. Nielsen, 1219 - 43rd Avenue, Sacramento, CA				
PLANS BY	Dean F. Unger, AIA Inc., 700 Alhambra Boulevard, Sacto., CA				
FILING DATE	4-7-78	60 DAY CPC ACTION DATE		REPORT BY	GZ:bw
NEGATIVE DEC.	5-1-78	EIR		ASSESSOR'S PCL. NO.	062-050-33

APPLICATION: Special Permit to develop a kennel and animal shelter in an M-2S zone. This facility will be for the Sacramento Society for the Prevention of Cruelty to Animals

LOCATION: East side of Florin-Perkins Road, approximately 1,400 feet north of Elder Creek Road

PROJECT INFORMATION:

General Plan Designation:	Industrial
Community Plan Designation:	N/A
Existing Zoning of Site:	M-2S
Existing Land Use of Site:	Vacant

Surrounding Land Use and Zoning:

North:	Vacant; M-2S
South:	Vacant; M-2S
East:	Vacant; M-2S
West:	Vacant; M-2S

Ratio Provided:	100	Ratio Provided:	1:120 sq. feet
Property Dimensions:	330' x 1,326'	Area:	10 Acres
Square Footage of Building:	12,000 sq. feet		
Significant Features of Site:	Vacant Industrial Land		
Topography:	Flat		
Street Improvements:	Provided		
Existing Utilities:	Provided		

STAFF EVALUATION **002744**

The applicant wishes to construct a SPCA facility on the subject property in order to expand present operations located on Front Street. The expansion is needed to reduce overcrowding and will provide emergency services for animals, free neuter/spade clinics, and other general services.

The main building is located in the center of the property; in addition, a large detached animal barn has been placed behind the kennel and animal shelter. The barn is adjacent to a corral as well as to pasture land. The applicant has provided parking and a pet cemetery at the front portion of the subject property.

STAFF EVALUATION (cont)

Parking has been provided for 72 cars, 17 service vehicles, and an ambulance. If more parking is needed in the future, the applicant has shown on the site plan a future parking area containing about 41 spaces. The buildings will be single-story in height and their design will compliment the rural character of the property.

All the services of the animal shelter will be contained in the main building as well as in the barn; moreover, no materials or supplies will be stored in the front setback. The applicant has provided landscaping in the front of the property as required by Section 3 of the Zoning Ordinance.

STAFF RECOMMENDATION: Staff recommends approval of the Special Permit based on the following conditions and findings of fact.

Conditions

1. The applicant shall coordinate access to the animal shelter with the Engineering Department in order to facilitate future improvement of Florin-Perkins Road.
2. Temporary culverts shall be placed at access points between Florin-Perkins Road and the subject property.
3. The parking and circulation plan shall be designed to the satisfaction of the Traffic Engineer.
4. A landscaping plan in general conformity with the submitted site plans shall be submitted and approved by staff.
5. If demand for parking exceeds the number of available spaces, the applicant shall increase the parking as per the approved site plan.

Findings of Fact

1. The proposal is based on sound principles of land use in that:
 - a. the animal shelter has been designed with adequate parking, as well as with enough open space to provide for the care of large animals.
 - b. The proposal will not be detrimental to the public health, safety or welfare in that it will not cause traffic or congestion problems or constitute a nuisance.
2. The proposal is in harmony with the general plan and complies with the site requirements for an M-2S zone.

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APPLICATION INFORMATION FORM
(Please Type or Print)

Legal Description of Subject Site: Por. S.W. Sec. 25 T.W.P., 8, nr. 5.E.,
M.D.B. & M.

Assessor's Parcel No. 062 - 050 - 33 Address Florin-Perkins Rd.

Rezone: From _____ To _____

Special Permit Variance Other _____

Present Use of Property Vacant

Subject Site: Area 10 ± Dimensions 330 x 1325 Zoning M2S

Owner of Record Harold T. Nielsen/ETAL

Address 1219 - 43rd Ave., Sacramento CA 95822

Applicant Harold Hewitt Realty (Bea Simpson)

Address 601 University Ave., Sacto CA 95825 Phone 929-9625

Statement of Intent: (See Filing Instruction #7) (If necessary, use other side or additional sheets)

To establish an animal shelter & kennel

Applicant's Signature Bernadette Simpson

Date Filed 4/7/78 Application No. P. 8172

CPC mtg Date 5/11/78 Community Plan _____

Related Files 002748