

CITY PLANNING COMMISSION

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Michael F. Malinowski AIA, 1114 21st Street, Sac., CA 95814				
OWNER	Dr. Ken Schenck, 6420 Freeport Blvd., Sac., CA 95814				
PLANS BY	Michael F. Malinowski AIA, 1114 21st Street, Sac., CA 95814				
FILING DATE	5/6/88	ENVIR. DET.	Neg. Dec.	REPORT BY	HK:vf
ASSESSOR'S-PCL. NO.	035-0102-011				

APPLICATION: A special permit to expand an existing 2,893 sq. ft. veterinary hospital in three phases of 1,043 sq. ft., 1,100 sq. ft. and 5,232 sq. ft. and remodel a 532 sq. ft. accessory building, for a total of 10,268 sq. ft. of building area on 0.6+ acres in the light industrial review zone (M-1-R).

LOCATION: 6420 Freeport Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to expand an existing veterinary hospital.

PROJECT INFORMATION:

General Plan Designation: Heavy Commercial/Warehouse
1984 Airport Meadowview Community
Plan Designation: Industrial
Existing Zoning of Site: M-1-R
Existing Land Use of Site: Veterinary hospital

Surrounding Land Use and Zoning:	Setbacks: Required	Provided
North: Montessori School, tune up shop M-1-R	Front: 5' (by Comm. Plan).	0'
South: Diesel Engine Repair, Storage M-1-R	Side(Int) 0'	44'
East : Executive Airport; R-1	Side(Int): 0'	0'
West : Warehouse; M-1-R	Rear: 0'	0'

Parking Required: To be determined by the Planning Commission
Parking Provided: 32 spaces
Property Dimensions: 110' x 240'
Property Area: 0.6+ acres net
Square Footage of Building: Existing - 2,893 sq. ft.
Access bldg. - 532 sq. ft.
Phase I - 3,936 sq. ft.
Phase II - 5,036 sq. ft.
Phase III - 9,736 sq. ft.
Height of Building: 14.5 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Block, wood siding
Roof Material: Asphalt

BACKGROUND: On November 14, 1985, the Planning Commission approved a Special Permit (P85-424) to expand the existing veterinary hospital by an additional 1,400 sq. ft. for an office, reception area, grooming and surgery areas, subject to conditions and findings of fact. The applicant then requested an additional increase in building area of 140 sq. ft. because of discovery of an error on the building plans. This request was approved by the Planning Director on May 21, 1986.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The site is located on the west side of Freeport Boulevard, adjacent to Executive Airport. An existing 2,893± square foot veterinary hospital and a 536± sq. ft. accessory building is located on the site. The site is designated for heavy commercial or warehouse use on the General Plan and for industrial use on the 1984 Airport Meadowview Community Plan. The site is zoned Light Industrial Review (M-1-R).

The City Zoning Ordinance permits veterinary hospitals and kennels 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.

Surrounding land uses include a Montessori Elementary School and vacant industrial buildings located north of the site, Executive Airport located east of the site, warehouse and automobile repair uses located west and south of the site.

Recently, the Executive Airport Comprehensive Land Use Plan (CLUP) was adopted by the Airport Land Use Commission and the City Council. The purpose of the CLUP is to provide for development that is compatible with airport operations. The project site is located within the EA-4 Overflight Zone. Uses that attract large concentrations of people and chemical manufacture/storage uses are prohibited in this zone. Veterinary hospitals are permitted in the EA-4 zone and are a use that is compatible with airport operations. Structures are limited to 30 feet in height in the EA-4 zone. The proposed buildings are 14.5 feet at their highest point.

B. Applicant's Proposal:

The applicant proposes to expand the existing 2,893 sq. ft. hospital and 532 sq. ft. accessory structure in three phases. The Phase I addition is proposed to add 1,043 sq. ft. for handicap restrooms, office, treatment and reception space. The Phase II addition is

proposed to add 1,100 sq. ft. for a sales area of veterinary supplies (pet food, carrying cases, collars, etc). Phase III is proposed to be 4,700 sq. ft. and will add indoor kennels and grooming. The storage shed is proposed to be converted to an employee lounge. The applicant has indicated that Phase I and II additions are scheduled to begin immediately, while Phase III additions are scheduled for construction in approximately 24 months.

The emergency clinic operates on a 24 hour basis. The applicant has indicated that there are 12 employees, with six on site per shift. A total of eight employees are anticipated per shift for Phase II expansion and 10 employees for Phase III kennel addition, a total of 120 animals could be boarded in the kennel. The outdoor kennels are proposed to be converted to exercise/holding areas when the indoor kennels are added.

The City Zoning Ordinance prohibits residential structures in the industrial zones except for a watchman. The proposed conversion of the storage building to an employee lounge is not intended to be for a residence and will contain no cooking facilities. The lounge is provided to comply with State requirements for a 24 hour emergency veterinary facility which, according to the applicant, requires a sleeping facility for employees that are on-call during the night shift. Staff has no problem with the conversion as long as cooking facilities are not installed and a condition of approval is included that prohibits conversion of the lounge to a residential use.

C. Building Design:

The applicant is proposing to continue the existing design and similar exterior building materials throughout the three phases of additions. The exterior finish is painted T-111 wood siding, concrete block and stucco, which is presently well maintained. The proposed exterior finish will be similar T-111 siding. The gravel roofing material is proposed to be removed; the roof deck will be repaired and re-roofed with composition asphalt shingle. Adjacent buildings are a mixture of building types including tilt-up slab construction and metal buildings converted from airplane hangers. The proposed construction will be an improvement over adjacent structures.

D. Parking:

Presently, there are seven marked parking spaces indicated on the site and a drop-off area in front of the building. Staff noted, during a field check of the site, that at any one time between 10:15 and 10:30 there were 4-6 customers parked in the spaces and 1-2 customers parked

in front of the building picking up or dropping off pets. Five cars are parked on the employee's cars. Six employees work per shift. Parking on the site is presently inadequate to accommodate both employees and customers. The ratio of seen parking spaces for 2,893 square feet of building area is 1:400.

The applicant is proposing to increase the building size to 3,936 sq. ft. for Phase I and provide 18 parking spaces for a ratio of 1:219. The Zoning Ordinance does not specifically address parking requirements for veterinary hospitals or kennels. Previously approved special permits for veterinary hospitals had parking ratios of 1:180 to 1:311. The Zoning Code requires 1:200 ratio for medical and dental offices and it would be unreasonable to require a higher number of parking spaces for a veterinarian/kennel, where the animals are frequently dropped off. The number of parking spaces provided for Phase I is adequate.

Phase II will increase the building area by 1,100 sq. ft. of sales area. The Zoning Code requires one space for 250 sq. ft. of gross floor area. Four parking spaces would be required for the sales area. If the Planning Commission approves a parking ratio of 1:300 for this veterinary hospital, the required parking would be 13 parking spaces for the hospital, plus four spaces for the retail floor space, for a total requirement of 17 parking spaces required. The applicant has depicted 19 parking spaces.

Phase III will increase the building area by 4,700 sq. ft. If the same ratio of 1:300 is applied, 16 additional parking spaces will be required for a total parking requirement of 33 parking spaces. The applicant has proposed 32 parking spaces. Additionally, the storage building (532 sq. ft.) is proposed to be converted to an employee lounge. However, use of this area will be for the night shift when use of the parking lot will be minimal. The parking ratio for the total building sq. ft., for all three phases is one parking space for each 320 sq. ft. of building space. The Planning Commission may determine that this is an adequate amount of parking or the area devoted to the kennel (Phase III) may be reduced. Staff feels that the customers generated by the kennel will be short term drop-off and pick-up parking only. The grooming is not a separate business and is only for the animals housed at the kennel. Further, the animals are boarded for several days or weeks and do not generate the traffic that the clinic does. Staff, therefore, feels that the proposed parking is adequate.

E. Landscaping:

Detailed landscaping plans have not been submitted. Planter areas and types of plants proposed are depicted in the site plan for the Phase II

types of plants proposed are depicted in the site plan for the Phase II parking addition only. The planters adjacent to Freeport Boulevard are not maintained. The plants proposed for the planter adjacent to the Phase II addition are unspecified as are the plant types for the Phase III parking area. Shading calculations have been provided that demonstrate shading in excess of the 50 percent requirement. Staff recommends that the applicant be required to install and maintain landscaping in all planter areas, including improving the existing parking area and planter on City right-of-way. Prior to the issuance of building permits, a detailed landscaping plan shall be submitted to the Planning Department for review and approval.

The Airport Meadowview Community Plan has identified the Jensen Field area in the Freeport Manor neighborhood, within which the site is located, as an area where small, light industrial uses should be encouraged. The area was rezoned to R-Review in order to achieve a higher standard of development in the area and to ensure that new industrial developments are compatible with the existing residential development. A standard to be ensured by the R-Review is that a minimum five foot, landscaped, front yard setback be maintained.

The applicant has indicated that street improvements were recently installed along the Freeport Boulevard frontage. A three foot wide planter area is located on City right-of-way that the applicant proposes to landscape in lieu of providing the five foot setback on the site. According to the applicant, due to site constraints caused by the location of the existing building, the minimal area feasible for operation of a viable retail business is provided.

Presently, the planter area contains only weeds and is not protected by the required six inch raised concrete curbing. The proposed landscaping treatment is not depicted in the submitted plans. Staff does not support the substitution of this planter for the five foot landscaped setback recommended in the Community Plan because this will not upgrade the very poor existing site landscaping on the Freeport Boulevard frontage.

F. Agency Comments:

The proposal was reviewed by the City Transportation Division, the City Engineering Division, City Building Inspection, City Police and City Waste Removal. The Waste Removal Department noted that there was no area indicated for a refuse bin. The site plan does depict a dumpster enclosure, but not until Phase III. The City Zoning Ordinance requires that the dumpster be enclosed by a six foot high masonry walled structure and the exterior of the enclosure shall be landscaped.

Presently, the dumpster is located on the south side of the building and is not enclosed. Staff recommends, as a condition of approval, that the dumpster be enclosed and landscaped as a part of approval of Phase II.

The Fire Marshall has commented that the additions will cause the building to exceed the minimum size requiring fire sprinklers. Sprinklers will be required through out both the existing and new portions of the building and a fire hydrant may also be required.

ENVIRONMENTAL DETERMINATION: The Environmental Impact Section has prepared a negative declaration without conditions for this project.

RECOMMENDATION: Staff recommends the following action:

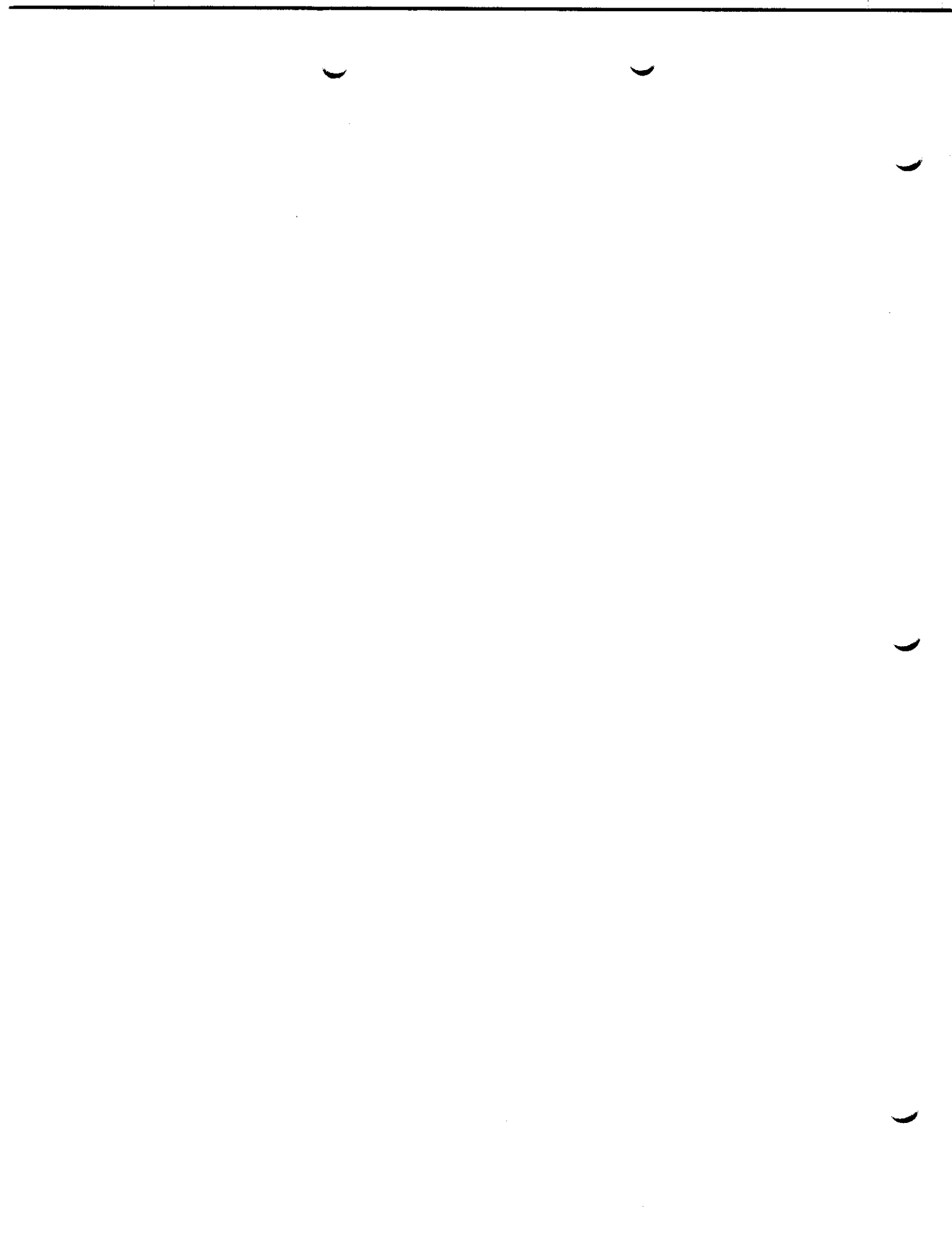
Approval of the Special Permit, subject to conditions and based upon findings of fact which follow:

Conditions - Special Permit

1. Adequate noise attenuation materials shall be used in the construction of the additions to mitigate noise impacts to the adjacent school.
2. A detailed landscaping plan shall be submitted to the Planning Director for review and approval prior to the issuance of building permits that shall include planting treatments for the entire site.
3. Provide a five foot wide, landscaped setback adjacent to Freeport Boulevard.
4. Provide fire sprinklers and hydrants to the satisfaction of the City Fire Marshall.
5. A six foot high, masonry wall with solid metal gates shall be constructed to enclose the trash bin. Landscaping shall be installed and maintained around the perimeter of the enclosure. This enclosure shall be installed as a part of the Phase II expansion.
6. The accessory building shall have no cooking facilities and shall not be converted nor used for residential purposes.

Findings of Fact - Special Permit

1. The special permit is based upon sound principles of land use in that the proposed expansion of the veterinary hospital and kennel is compatible with adjacent industrial uses and will not negatively impact the adjacent school.
2. The special permit will not be detrimental to public health, safety or welfare in that adequate parking is provided and building height is compatible with airport operations.
3. The special permit, as conditioned, is consistent with the General Plan and the 1984 Airport-Meadowview Community Plan which designate the site for industrial use.



(REFUND REQUEST)

Entitlement changes:

Request withdrawn:

OTHER:(Please specify)

Approved Senior Planner _____

(ACCOUNTING USE ONLY)

PROJECT COST SUMMARY

	PLANNING FEES	HEARING FEES	TOTAL
Additional Entitlements	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Deleted Entitlements	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Total Minimum Fee	_____	_____	_____
Number of Hours _____ 342	_____	_____	_____
Refund or Additional Fees	_____	_____	_____

Prepared By: _____

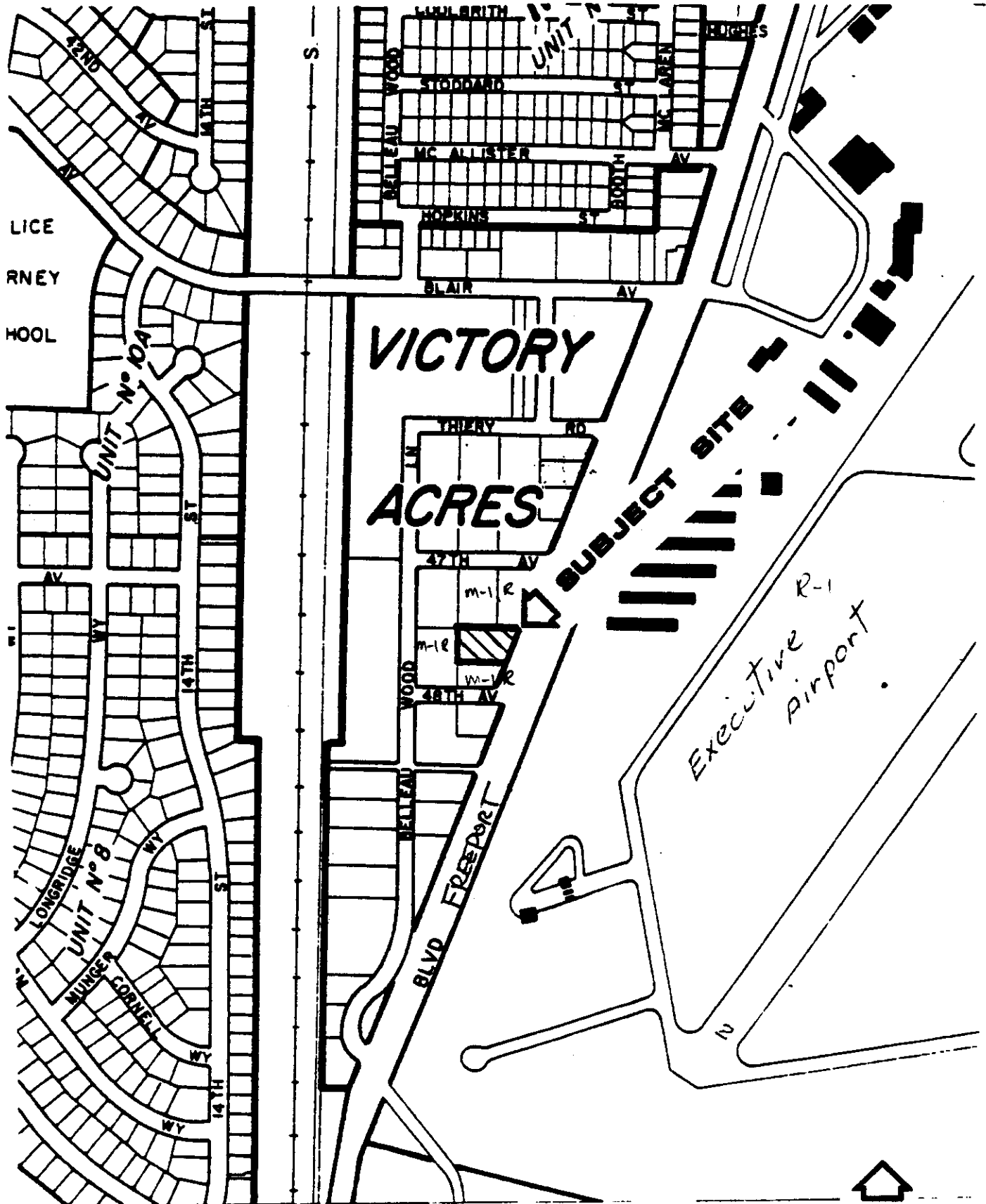
Date: _____

FOR USE BY REVENUE AND COLLECTIONS

1-01-5179-3628 _____ 3603 _____ 3213 _____ 3653 _____ 3606 _____
 3604 _____ 3632 _____ 3606 _____ 3709 _____

PHONE • 442-6955 *Mike Malinowsky*

P. 88271

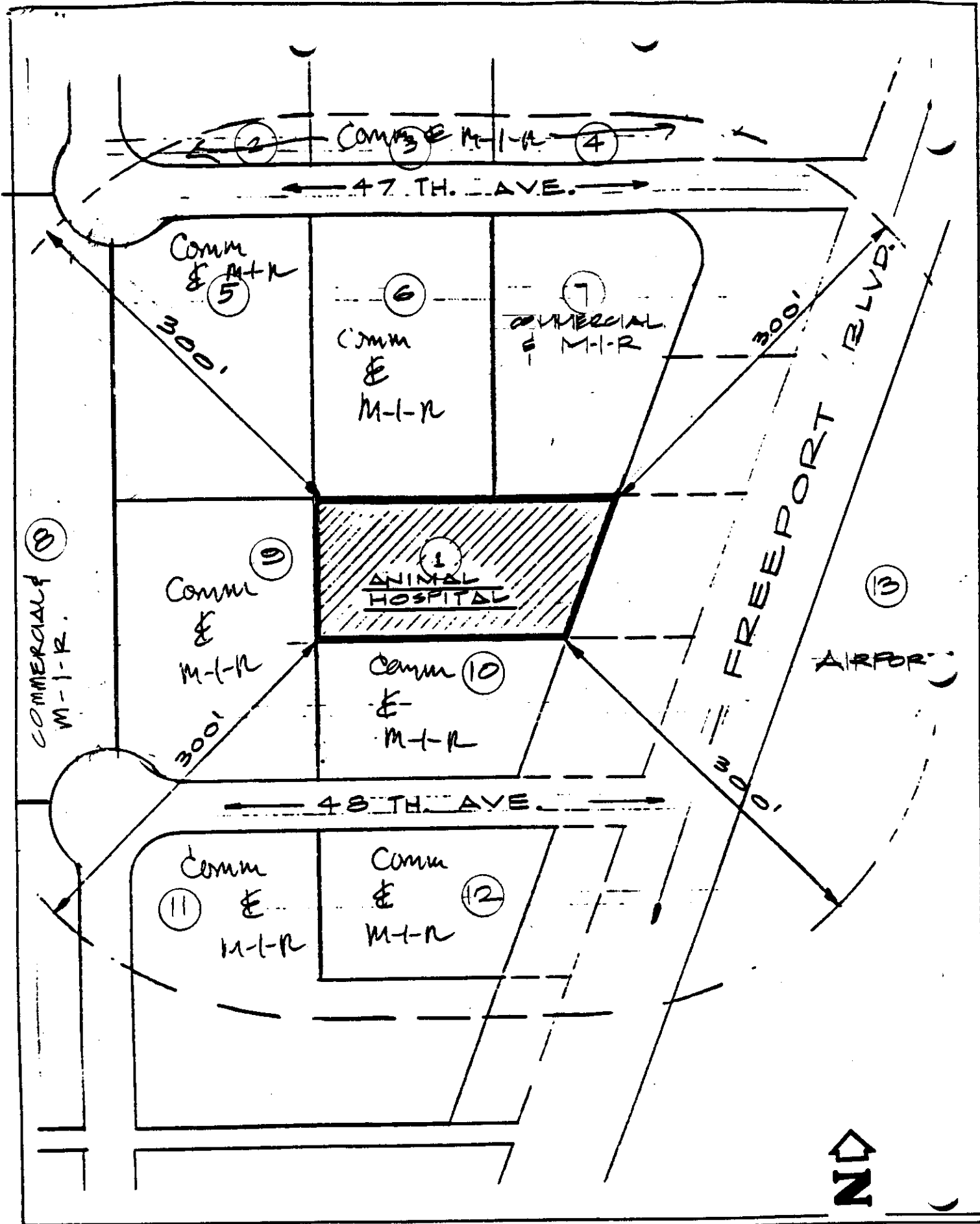


VICINITY MAP

P88-221

6-8-88

P88221-425



LAND USE & ZONING MAP

P88-221

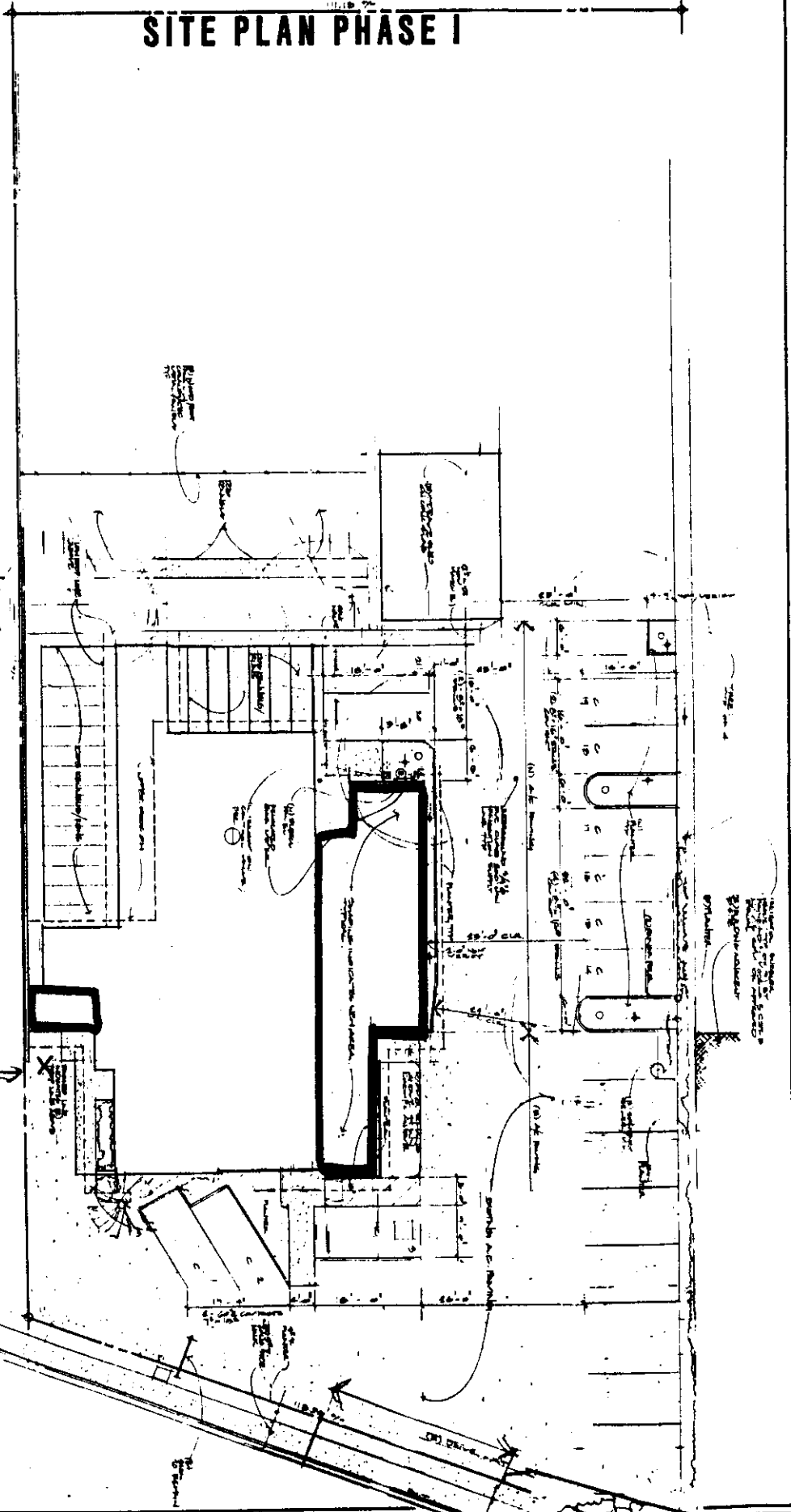
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P88221 7-25

EXHIBIT A

SITE PLAN PHASE I

CONTRACT NO.	1788
DATE SUBMITTED	10/1/88
PROJECT NAME	PHASE I
OWNER	PHASE I
DESIGNER	PHASE I
DATE OF REVISION	
REVISION	
BY	
DATE OF REVISION	
REVISION	
BY	
DATE OF REVISION	
REVISION	
BY	



Location of existing dumpster

Mueller
ANIMAL
HOSPITAL

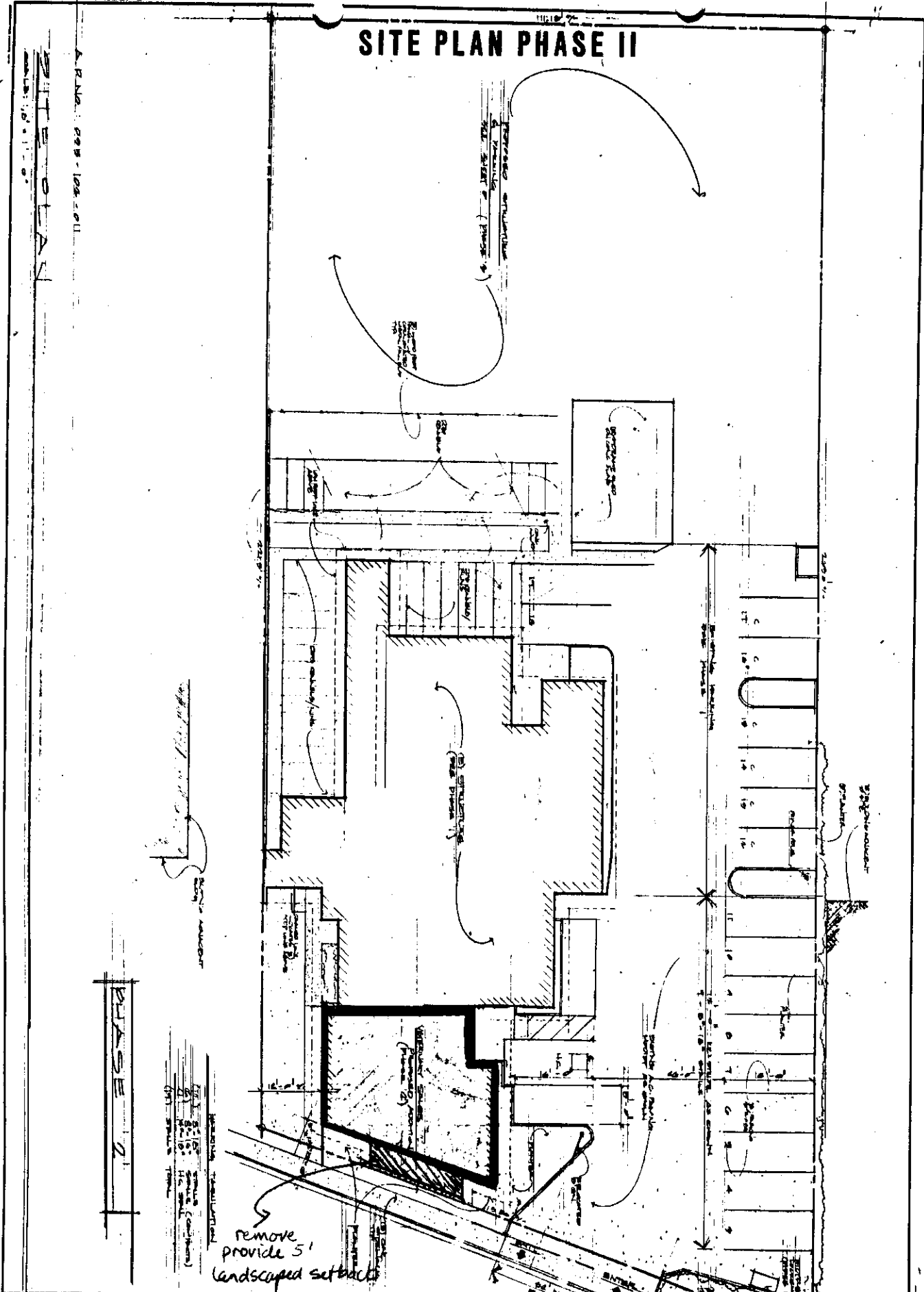
6-9-88

Mueller
ANIMAL
HOSPITAL
2100 PINEPORT, S.W., GA.

#125

EXHIBIT B

SITE PLAN PHASE II



A.P.N. 998-108-011

SITE PLAN

PHASE 2

remove
provide 5'
landscaped setbacks



Mueller Hospital
4400 PASEO PACIFIC, SAN JOSE, CA 95128

Mueller
HOSPITAL

APR-201

69-28

II-25

EXHIBIT C

SITE PLAN PHASE III

PARKING FACILITY

100' x 100'

Site Plan / Existing Building (Phase II)

Site Plan / Existing Building (Phase II)

100' x 100'

Site Plan / Existing Building (Phase II)

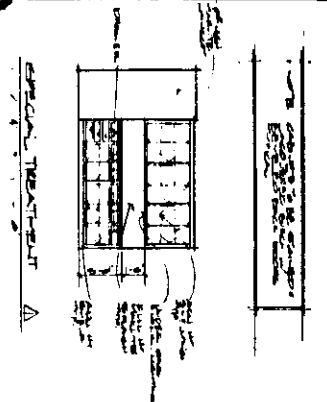


Mueller
ENGINEERING
1234 5th Street, San Jose, CA

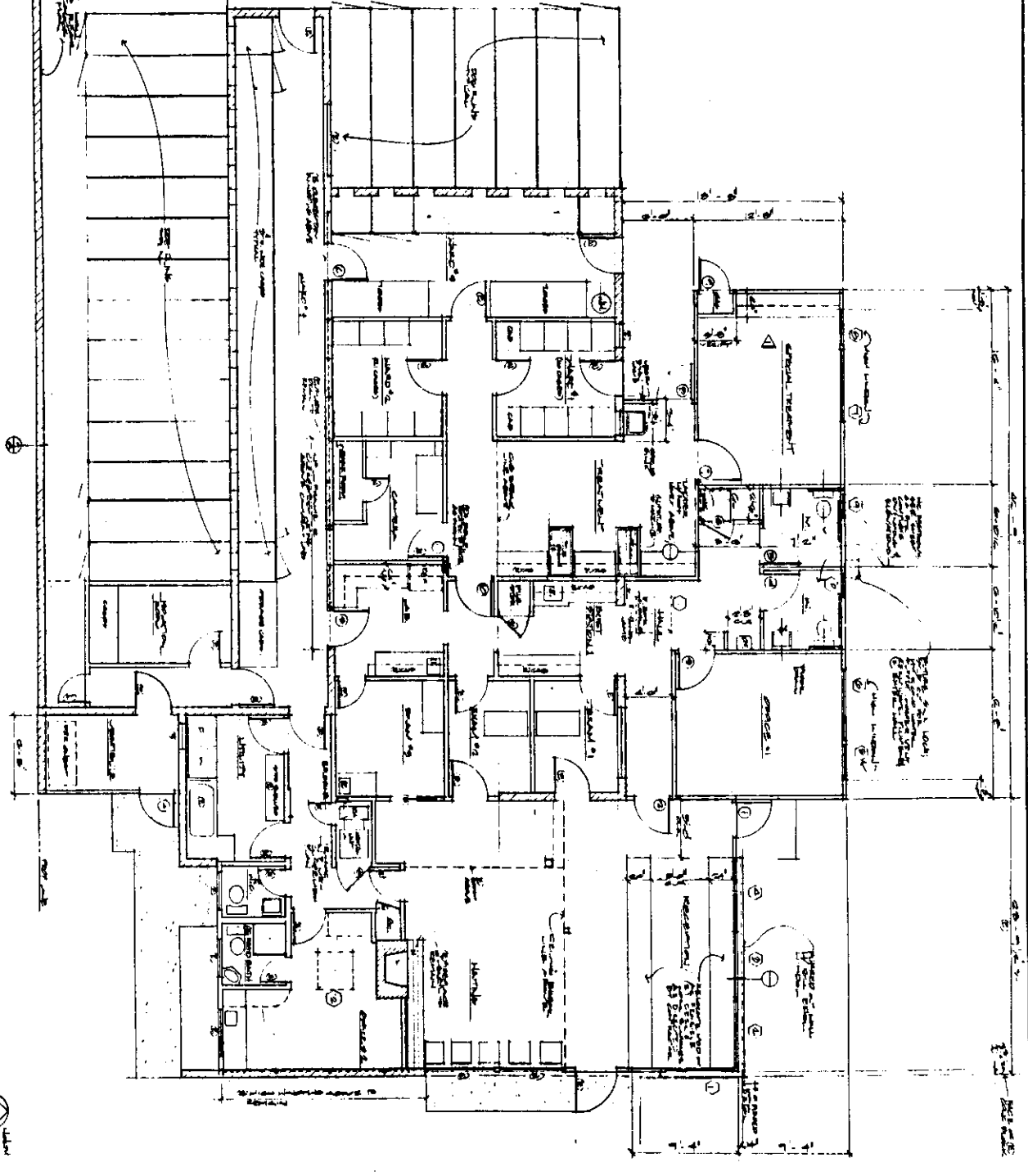
EXHIBIT D

FLOOR PLANS

PHASE I



FLOOR PLAN - PHASE I



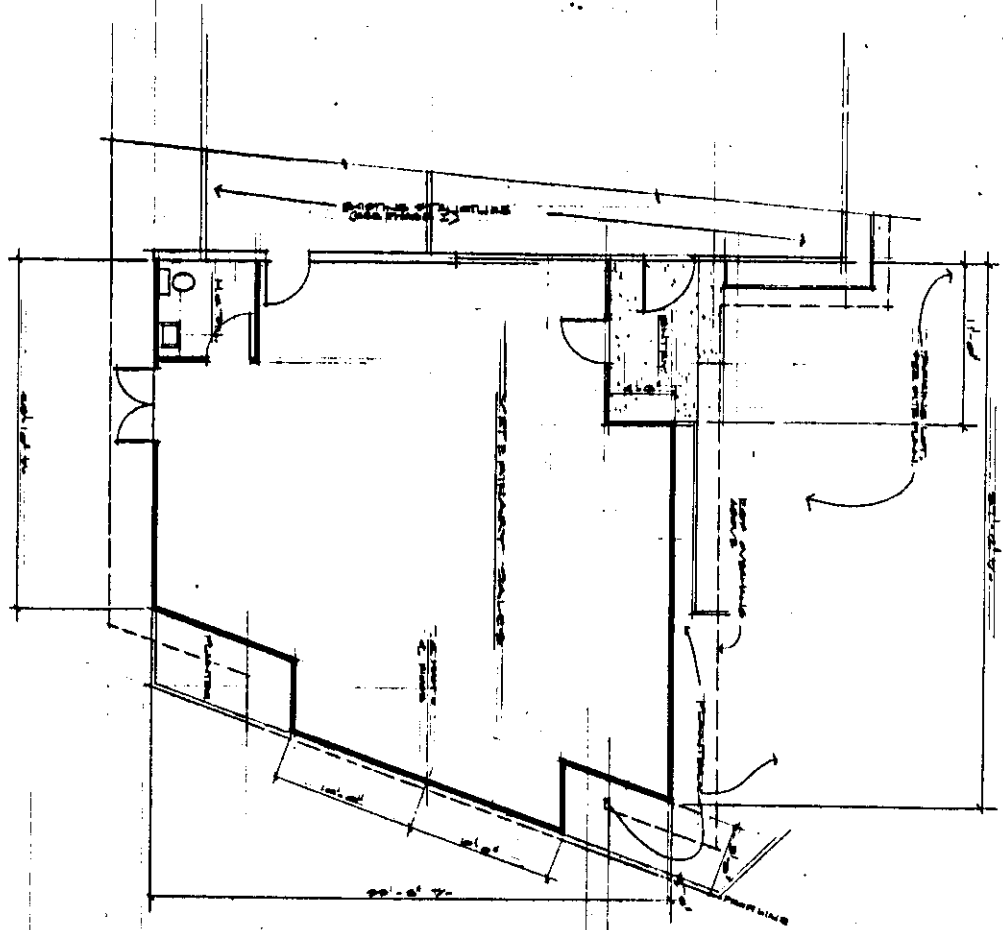
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1424 HANCOCK ST., CHICAGO, ILL.
6-9-88

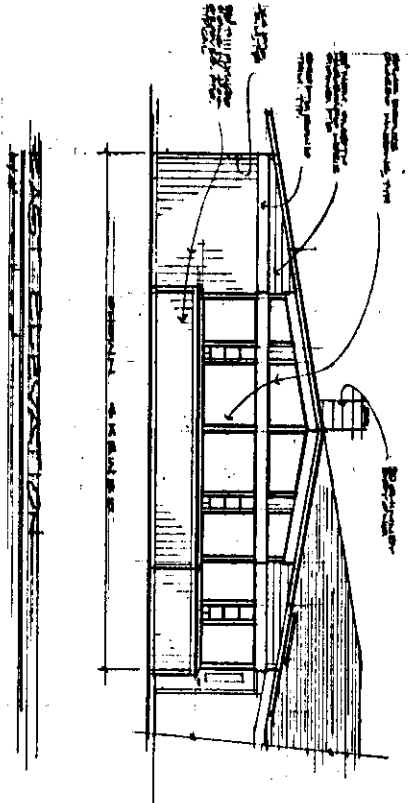
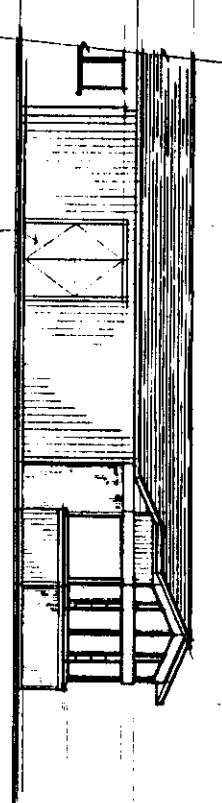
EXHIBIT E

FLOOR PLANS & ELEVATIONS PHASE II

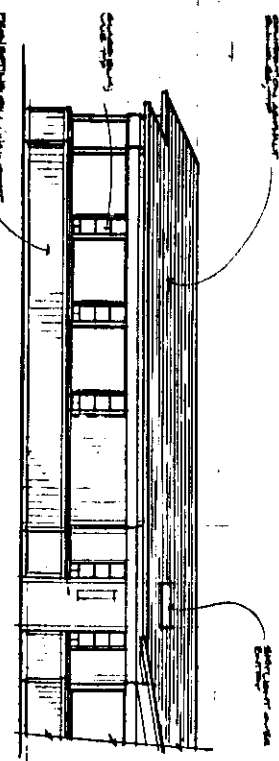
FLOOR PLAN



SOUTH ELEVATION



WEST ELEVATION



Architectural logo and project information block.

MUELLER ANIMAL HOSPITAL
VETERINARY SALES - PHASE II

640 FREEMONT, SACRAMENTO, CA.

PPR-331

6-9-80

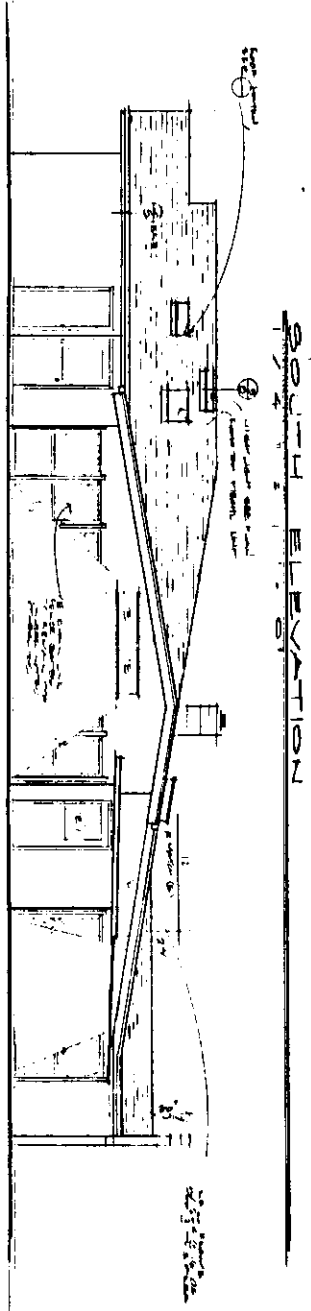
F.R.S.

EXHIBIT F

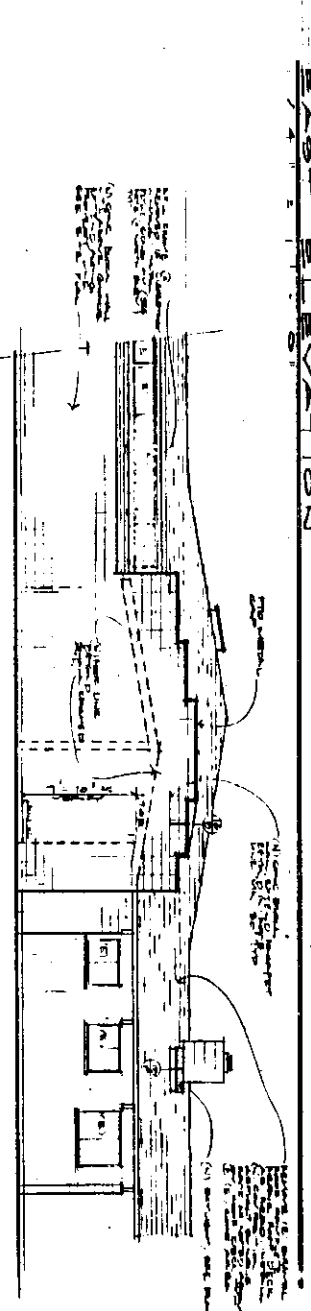
ELEVATIONS

PHASE - III

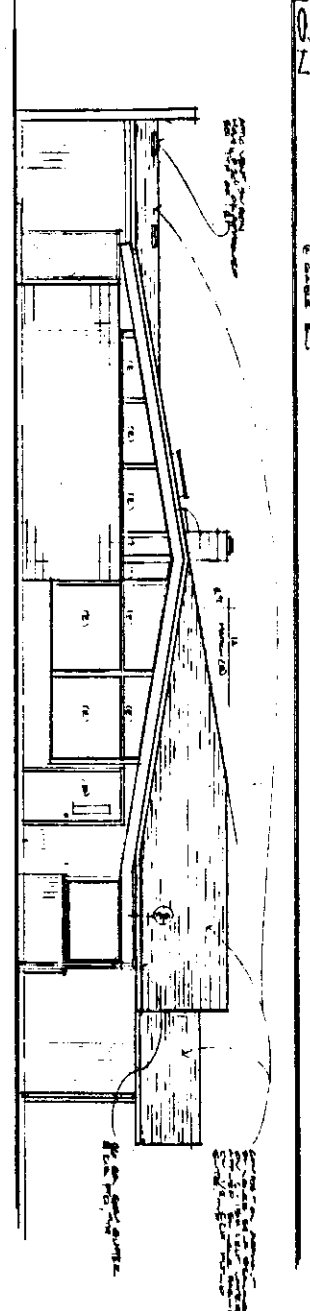
WEST ELEVATION



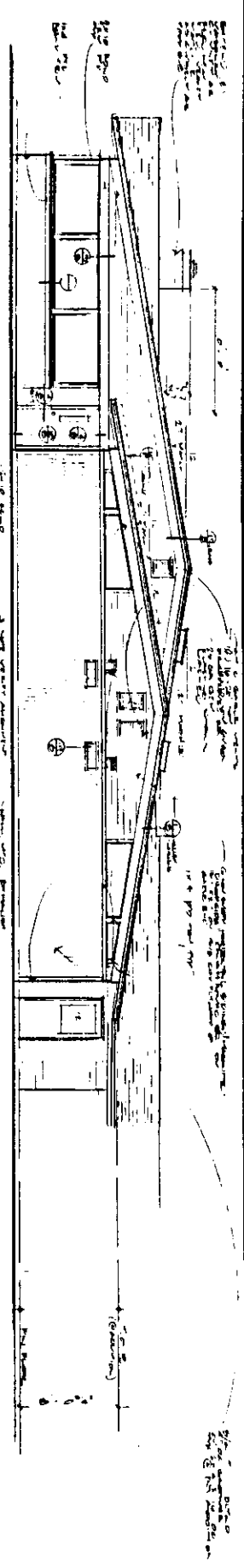
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



	<p>Mueller ANIMAL HOSPITAL 6420 Page Blvd. Ste. 1, CA</p>
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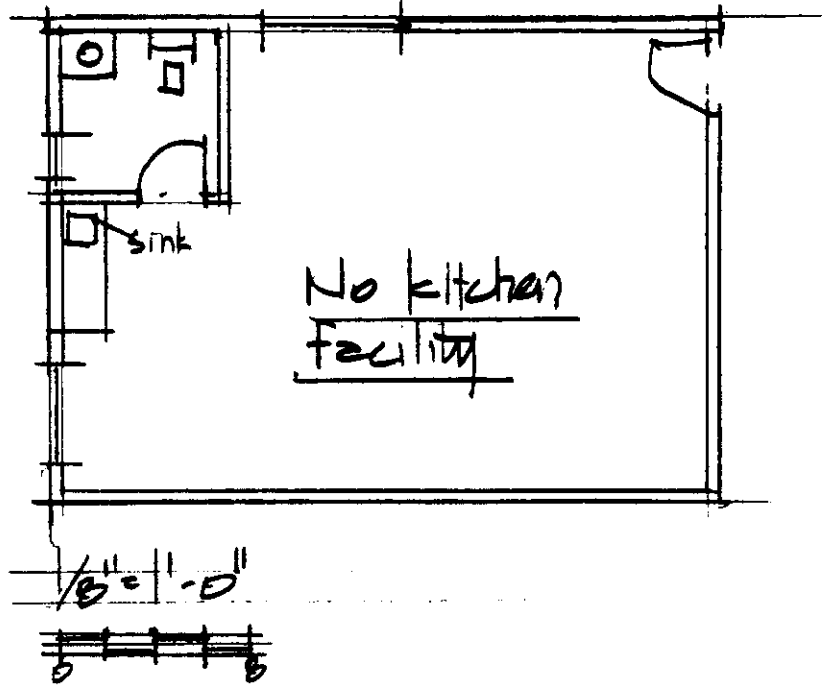
188-221

6-9-88

71.25

EXHIBIT G

FLOOR PLANS EMPLOYEE LOUNGE



STAFF QUARTERS

PHASE III

This function is required by state licensing for facility since it is an emergency clinic (24 hour operation)

ADDITIONAL NOTES

PHASE II Parking Lot Shading: provide additional planter by using compact car allowance

PHASE III GROOMING: IN conjunction with boarding & clinic only. Not promoted as separate business

	PHASE I	PHASE II	PHASE III
PROJECTED EMPLOYEES (PEAK)	7	8	10



michael frank malinowski
 a.i.a. architect inc
 1114 21ST STREET • SUITE 10
 SACRAMENTO, CA 95814

MUELLER ANIMAL HOSPITAL
 6420 FREEPORT BLVD.
 SUPPLEMENTAL INFO 5/88