

P94-094 - POCKET SOUTH PET HOSPITAL

REQUEST: A. Special Permit Modification to expand and relocate an existing pet hospital from a 1,241 sq. ft. suite to a 3,894 sq. ft. suite in the Promenade Shopping Center on 11.6± developed acres in the Shopping Center - Review (SC-R) zone.

LOCATION: 7465 Rush River Drive  
031-0900-061  
Pocket Area  
Sacramento Unified School District  
Council District 7

|                |   |
|----------------|---|
| APPLICANT:     | PMN Assoc., Paul Menard, 557-1155<br>2000 I Street, Suite 100, Sacramento, CA. 95814    |
| OWNER:         | MIG Promenade Corporation, 635-3515<br>2880 Sunrise Blvd., Suite 108, Sacto., CA. 95742 |
| PLANS BY:      | PMN Assoc., Paul Menard 557-1155<br>2000 I Street, Suite 100, Sacramento, CA. 95814     |
| APPLIC. FILED: | 8-25-94   |
| STAFF CONTACT: | Lisa Burke, 264-7129  |

**SUMMARY/RECOMMENDATION:** The applicant is proposing to expand and relocate an existing pet hospital within the Promenade Shopping Center. **Staff recommends approval of the project, subject to compliance with the conditions included in the attached resolution.** Staff recommends approval because the use is consistent with applicable zoning requirements and land use designation. Additionally, the project is an expansion of a use that has operated effectively since 1989.

**PROJECT INFORMATION:**

|                                    |   |
|------------------------------------|---|
| General Plan Designation:          | Community/Neighborhood Commercial & Offices |
| Pocket Community Plan Designation: | Commercial/Shopping                         |
| Existing Land Use of Site:         | Shopping Center- Review; SC-R               |
| Existing Zoning of Site:           | Promenade Shopping Center                   |

**Surrounding Land Use and Zoning:**

North: Multiple Family; R-2A-R  
 South: Multiple Family; R-2B-R  
 East: Multiple Family; R-2B-R  
 West: Multiple Family; R-2A-R

|   |                |
|---|----------------|
| Property Area:                                  | 11.6± acres    |
| Property Dimensions:                            | Irregular      |
| Topography:                                     | Flat           |
| Street Improvements:                            | Existing       |
| Utilities:                                      | Existing       |
| Parking Required:                               | 7 spaces       |
| Parking Provided:                               | 7 spaces       |
| Square Footage of Shopping Center:              | 136,040 sq.ft. |
| Square Footage of Existing Veterinary Hospital: | 1,241 sq.ft.   |
| Square Footage of Proposed Veterinary Hospital: | 3,894 sq.ft.   |

**OTHER APPROVALS REQUIRED:** In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

| <u>Permit</u>   | <u>Agency</u>                          |
|-----------------|--|
| Building Permit | City of Sacramento Building Department |

**BACKGROUND INFORMATION:** On March 23, 1989, the Planning Commission approved a Special Permit (P89-087) for a 1,241 square foot pet hospital. The applicant is now requesting to expand and relocate into a larger (3,894 square feet) suite within the Promenade Shopping Center (see Exhibit C-1, Site Plan). This expansion and relocation is requested in order to increase the size of the treatment room, lounge/waiting room, and add a staff lounge.

**STAFF EVALUATION:** Staff has the following comments:**A. Policy Considerations**

The General Plan designates the site Community/Neighborhood Commercial and Offices. The Pocket Community Plan designates the site Commercial/Shopping. The pet hospital is a minor tenant within an existing shopping center and the use is consistent with existing General Plan and Community Plan land use designations.

**B. Site Plan Design/Zoning Requirements****1. Setbacks and Parking**

The Promenade Shopping Center is builtout. No exterior building modifications are required because the center conforms with the existing setback requirements identified in the Zoning Ordinance.

The existing pet hospital has a requirement for 7 parking spaces. Staff feels that no new parking is necessary since the expansion is for the treatment room, lobby/waiting room, and to add an employee lounge. The expansion will allow more space for the existing use. There will be no increase in the number of employees, and the number of visitors is expected to remain the same. Therefore, no additional parking spaces are required.

**PROJECT REVIEW PROCESS:****A. Environmental Determination**

The proposed project is exempt from environmental review pursuant to the California Environmental Quality Act, Categorical Exemption Section 15061(b)(3).

**B. Public/Neighborhood/Business Association Comments**

The project was routed to the Riverlake Community Association. To date, no comments have been received.

**C. Summary of Agency Comments**

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Engineering Development Services/Traffic Engineering/Utilities Department/  
Building Inspections/Fire Department

The Transportation Division requests that adequate parking be maintained on the site.

**PROJECT APPROVAL PROCESS:** The Planning Commission has the authority to approve or deny the Special Permit Modification. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

**RECOMMENDATION:** Staff recommends the Planning Commission take the following action:

- A. Adopt the attached Resolution (Attachment C) approving the Special Permit Modification to expand and relocate an existing pet hospital from a 1,241 sq.ft. suite to a 3,894 sq.ft. suite in the Promenade Shopping Center on 11.6± developed acres in the Shopping Center-Review (SC-R) zone.

Report Prepared By,

Report Reviewed By,



Lisa Burke, Associate Planner



Barbara L. Wendt, Senior Planner

**Attachments**

|              |  |
|--------------|--|
| Attachment A | Vicinity Map                                     |
| Attachment B | Land Use and Zoning Map                          |
| Attachment C | Resolution Approving Special Permit Modification |
| Exhibit C-1  | Site Plan  |
| Exhibit C-2  | Floor Plan                                       |
| Exhibit C-3  | Elevations                                       |

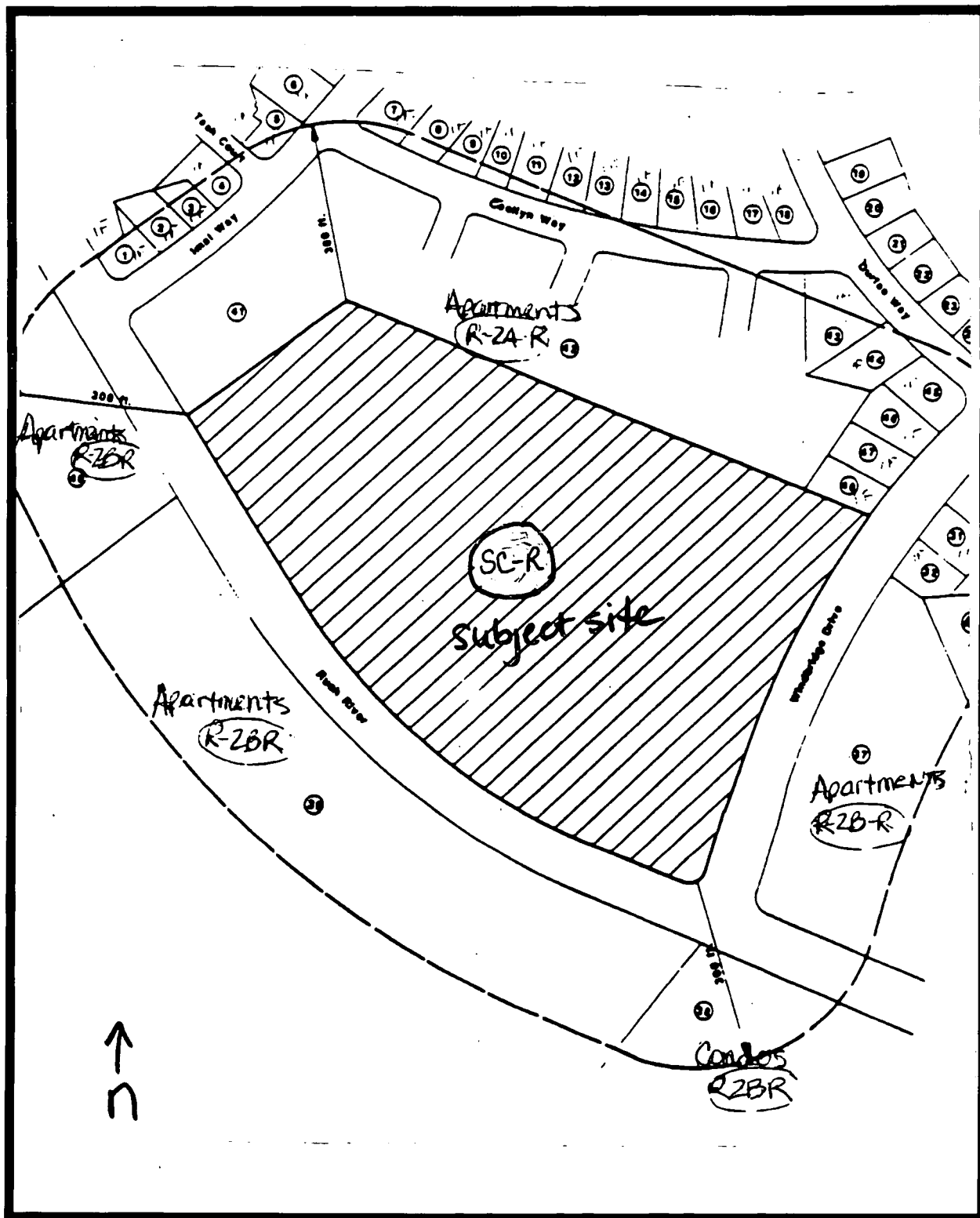


ATTACHMENT B

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OCTOBER 13, 1994

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LAND USE AND ZONING MAP

**ATTACHMENT C****RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO PLANNING COMMISSION

ON DATE OF OCTOBER 13, 1994

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING A SPECIAL PERMIT MODIFICATION FOR PROPERTY LOCATED AT 7465 RUSH RIVER DRIVE

(P94-094) (APN:031-0900-061)

WHEREAS, the City Planning Commission on October 13, 1994, held a public hearing on the request for approval of a special permit modification for expansion and relocation of a pet hospital for property located at the above described location;

WHEREAS, the proposed project is exempt from environmental review pursuant to California Environmental Quality Act, Categorical Exemption Section 15061(b)(3);

WHEREAS, the Planning staff has submitted to the City Planning Commission its report and recommendations on the proposed development;

WHEREAS, the Planning Commission adopts the following findings of fact for the special permit modification;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF SACRAMENTO THAT:

1. The Special Permit is hereby approved based upon the following findings of fact;
  - A. The project, as conditioned, is based upon sound principles of land use in that:
    - 1) The project is an expansion and relocation of an existing pet hospital within the Promenade Shopping Center;
    - 2) the project meets the requirements of the Zoning Ordinance in that the shopping center is existing;

- 3) the project is consistent with the General Plan and Pocket Community Plan land use designations of Community/Neighborhood Commercial and Offices, and Commercial/Shopping respectively.
2. The special permit modification for the relocation and expansion of a pet hospital within the Promenade Shopping Center is hereby approved subject to the following conditions:
- A. Adequate noise attenuation materials shall be used in the walls and ceilings of the subject suite in order to minimize potential noise from the animals.
  - B. Animals shall remain overnight for medical purposes only. There shall be no boarding of animals.
  - C. Any signs shall meet the requirements of the Sign Ordinance and Shopping Center Sign Guidelines.

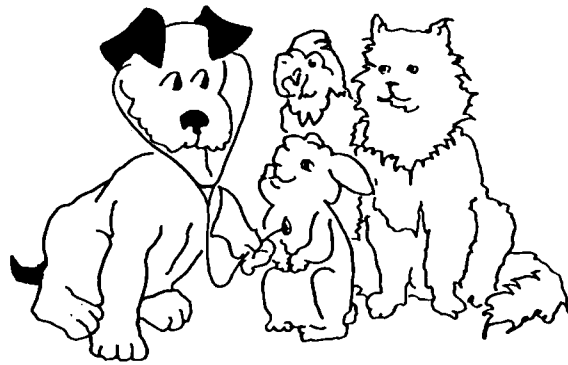
\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY TO PLANNING COMMISSION

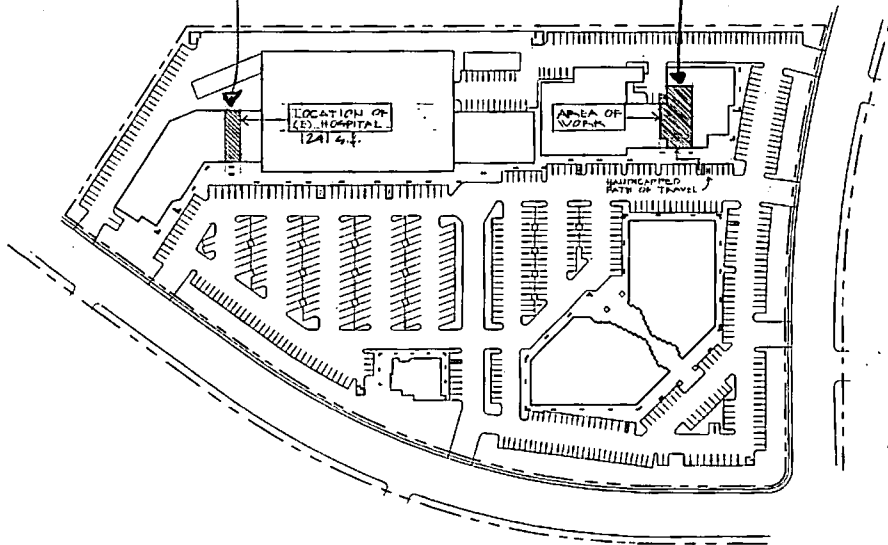
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# Pocket South Pet Hospital

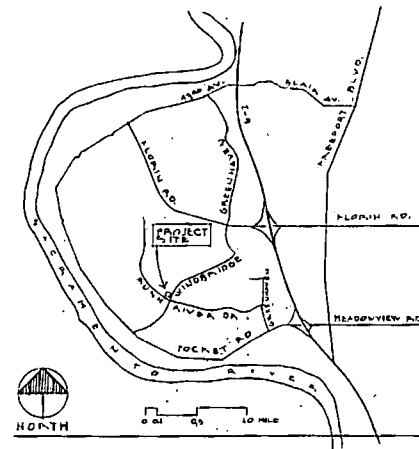
existing pet hospital      proposed pet hospital



SITE PLAN

1"=80'

## VICINITY MAP

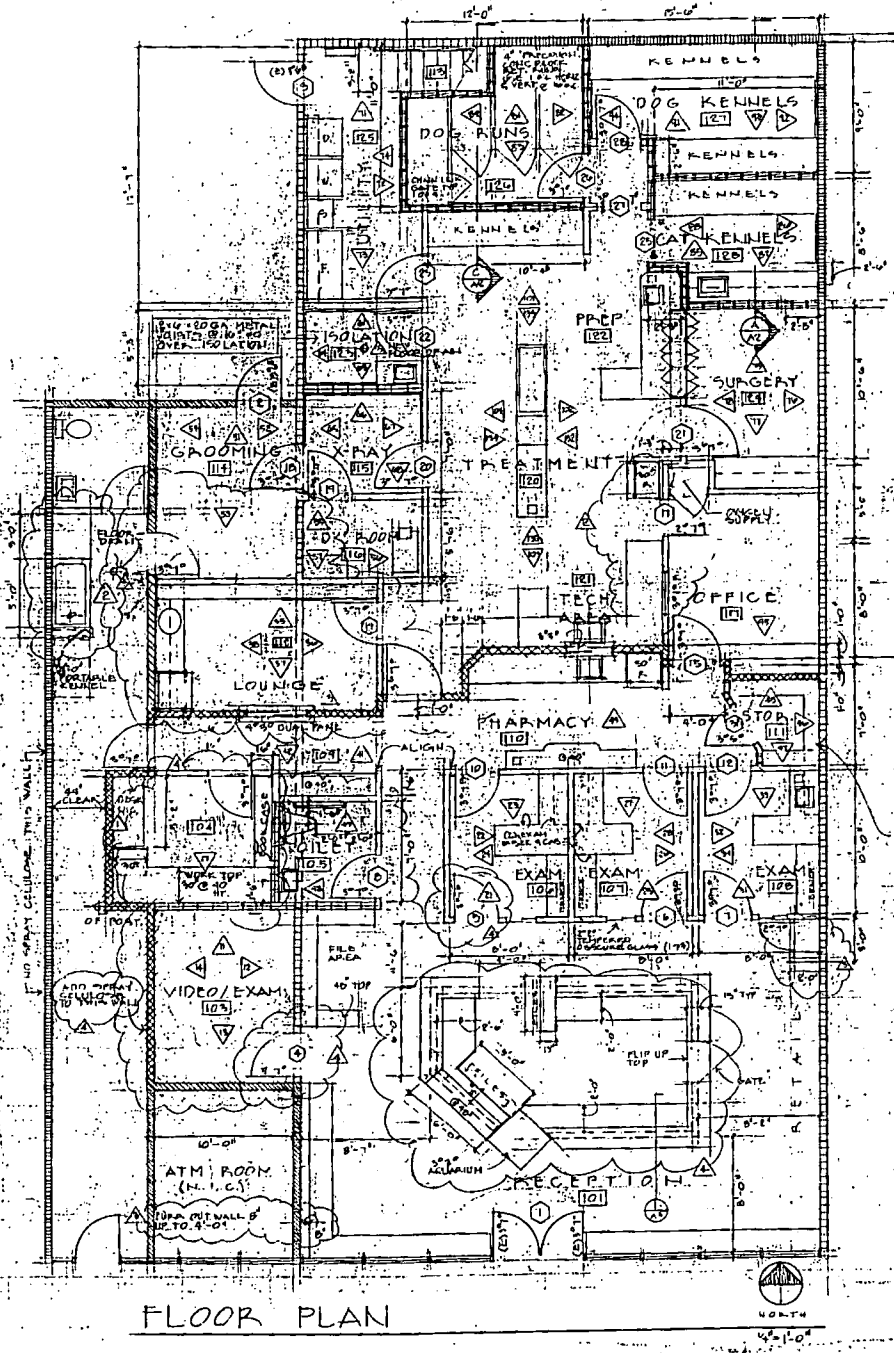


## CODE ANALYSIS

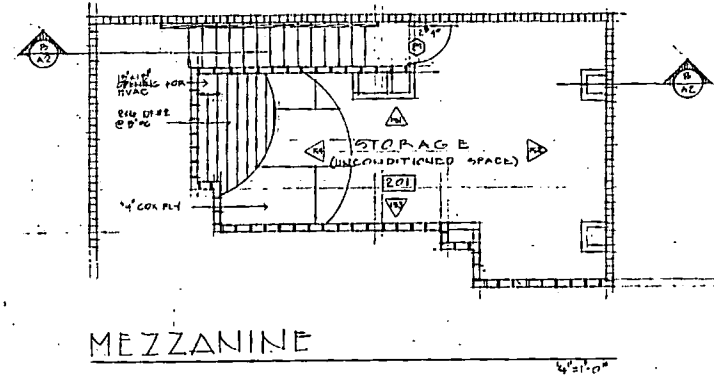
|                      |                    |
|----------------------|--------------------|
| JURISDICTION         | CITY OF SACRAMENTO |
| OCCUPANCY            | B2                 |
| TYPE OF CONSTRUCTION | V-N (SPRINKLERED)  |
| ZONE                 | SC-R               |
| AREA                 | 3894 S.F.          |

## SHEET INDEX

- A1 SITE PLAN
- A2 DEMOLITION PLAN  
SECTIONS / FOUNDATION PLAN
- A3 FLOOR PLAN
- A4 CEILING PLAN
- A5 INTERIOR ELEVATIONS
- A6 INTERIOR ELEVATIONS
- A7 INTERIOR ELEVATIONS
- A8 DETAILS
- A9 DETAILS
- A10 DOORS & FINISHES
- M1 MECHANICAL
- P1 PLUMBING PLAN
- P2 PLUMBING ISOMETRICS
- E1 POWER and SIGNAL
- E2 LIGHTING
- T24 ENERGY

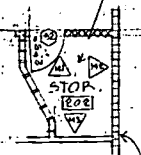


FLOOR PLAN



MEZZANINE

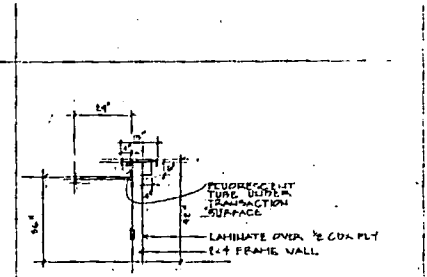
FLOOR FINISHING  
2.0" OF 3/8" 12' 0" DIA.  
4" CON. PLY.



UPPER STORAGE ROOM  
LOWER STORAGE ROOM

WALL LEGEND

- (1) EXTERIOR
- (2) WALL TO BE REMOVED
- NEW DEMISING WALL TO ROOF  
2"x4" CG GA. METAL STUDS @ 24" O.C.  
1/2" TYPE X DRYWALL ONE SIDE, 5/8" TYPE X UNFACED FG BATT
- NEW DEMISING WALL TO ROOF  
2"x4" CG GA. METAL STUDS @ 24" O.C.  
1/2" TYPE X DRYWALL TWO SIDES
- (3) DEMISING OR EXTERIOR WALL  
ADD 5/8" TYPE X DRYWALL TO 6" ABOVE CEILING OR TO ROOF & MEZZANINE LEVEL
- (4) CEILING OR EXTERIOR WALL  
ADD 5/8" TYPE X DRYWALL TO 6" ABOVE CEILING OR TO ROOF & MEZZANINE LEVEL  
INSULATION ONE LAYER 1/2" TYPE X AND ONE LAYER 1/2" TYPE X ON RESILIENT CHANNELS
- NEW VOID FRAME CM ON 2x2 @ 24" O.C.  
1/2" TYPE X EA SIDE W/ 5/8" LAYER  
BEHIND RD ON RESILIENT CHANNELS TO CHANNEL OR DRYWALL SIDE  
USE 1/2" SPRAY ON ADHESIVE CELLULOSE (1" THICKNESS)  
ACCURATE INSULATION
- NEW PARTITION WALL 5/8" 25 GA @ 24" O.C.  
W/ 5/8" TYPE X TO 6" ABOVE CEILING
- NEW PARTITION WALL 5/8" 25 GA @ 24" O.C.  
W/ 5/8" TYPE X TO 12" ABOVE CEILING
- (5) DEMISING OR EXT. WALL - NO CHANGE
- NEW 2x4 @ 24" O.C. W/ 1/2" TYPE X DRYWALL TO ROOF & MEZZANINE OR TO 6" ABOVE CEILING

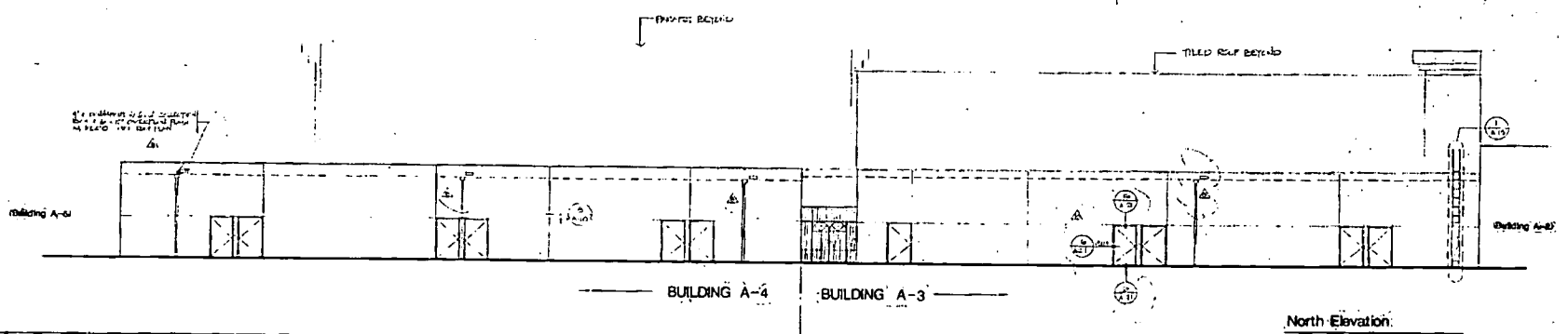


1) RECEPTION SECTION 4'-10"

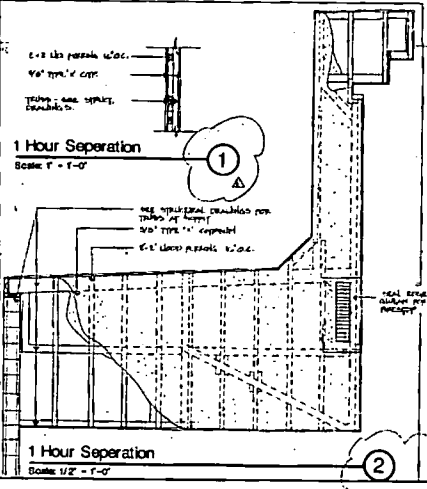
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EXHIBIT C-3



North Elevation

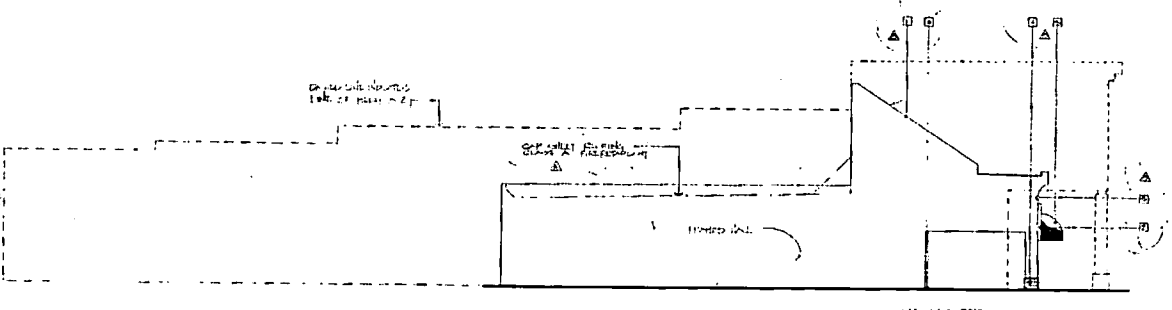


1 Hour Separation  
Scale 1/2" = 1'-0"

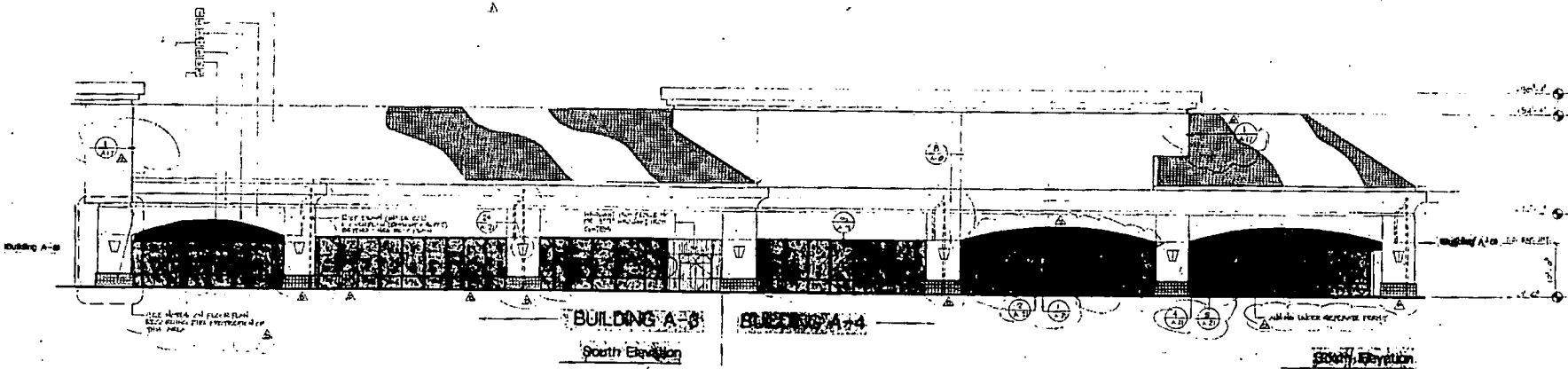
MATERIAL LEGEND

- CONCRETE ROOF SLAB
- 1" STUCCO w/ FIBER GLASS
- FABRIC WRAPPED 2" MINERALS WOOL INSULATION
- 1/2" x 1/2" GRANITE TILE
- 1/2" x 1/2" x 1/2" GYPSUM BOARD
- 1/2" x 1/2" x 1/2" GYPSUM BOARD
- 1/2" x 1/2" x 1/2" GYPSUM BOARD
- 1/2" x 1/2" x 1/2" GYPSUM BOARD

NOTE: ALL EXTERIOR SURFACES PER CHAPTER 47 USC



West Elevation



South Elevation

South Elevation

NOTE: FOR TYPICAL ELEVATION MATERIALS & TREATMENT SEE SHEET A-2

**ELEVATIONS**

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