



COUNTY OF PLACER
Community Development/Resource Agency

Michael J. Johnson, Agency Director

**PLANNING
SERVICES DIVISION**

Paul Thompson
Deputy Planning Director

HEARING DATE: September 19, 2013
TIME: 9:40 A.M.

DATE: September 12, 2013

TO: Zoning Administrator

FROM: Planning Services Division

SUBJECT: Minor Use Permit modification to allow a Veterinary Clinic and Hospital (Bayside Animal Hospital) – PMPM 20130231

APPLICANT: Donald & Valerie Campbell

STAFF PLANNER: Roy Schaefer, Associate Planner

ZONING: C1-UP-Dc (Neighborhood Commercial District, combining Use Permit Required, combining Design Scenic Corridor)

LOCATION: 8530 Auburn Folsom Road, Granite Bay

APN: 048-360-052-000

PROPOSAL:

The applicant is requesting approval of a Minor Use Permit (MUP) modification to allow a Veterinary Clinic and Hospital (Bayside Animal Hospital) to operate within an existing 2,867 square foot building at 8530 Auburn Folsom Road in Granite Bay. A Medical Services (Veterinary Clinics and Hospitals) facility is an allowable land use in the Neighborhood Commercial (C1) Zone District with approval of an MUP. There would be no change to the footprint of the building and/or any external changes to the site.

CEQA COMPLIANCE:

The project is categorically exempt from environmental review pursuant to Section 15301 and 15303 of the California Environmental Quality Act Guidelines and Section 18.36.030 and 18.36.050 of the Placer County Environmental Review Ordinance Class 1 E. 2. - Existing facilities and Class 3 - New construction or conversion of small structures.

BACKGROUND:

Staff conducted a field review of the project site on August 5, 2013. The site consists of 0.798-acres located at 8530 Auburn Folsom Road in Granite Bay. The subject property is zoned C1-UP-Dc (Neighborhood Commercial, combining Use Permit required, combining Design Scenic Corridor) and is designated Commercial in the Granite Bay Community Plan.

A Conditional Use Permit (CUP-2617) was approved in January of 2001 to allow for the construction of a 2,867 square foot building to be utilized as a fast food restaurant (Jack-in-the-Box).

ANALYSIS

The applicant is requesting approval of a Minor Use Permit (MUP) modification to allow the Bayside Animal Hospital to occupy an existing 2,867 square foot building at 8530 Auburn Folsom Road. A medical services (veterinary clinics and hospitals) land use is defined as office and medical treatment facilities used by veterinarians, including large and small animal veterinary clinics and animal hospitals. Bayside Animal Hospital is a small veterinary clinic that has been in business in Granite Bay since 1994. The current location is in the Country Gables Shopping Center at 6957 Douglas Boulevard.

Bayside Animal Hospital is a full service facility that includes wellness exams, vaccinations, and dental exams, spays and neuters, diagnostics, x-rays, soft tissue and orthopedic surgery etc. The hours of operation are Monday to Friday from 7:30 A.M. to 5:00 P.M. There is an average of 30 customers per day and a total of seven employees, with a maximum of five employees working at any one time. There are 41 parking spaces; the Zoning Ordinance requires 1 parking space per 300 square feet of floor area which would be a requirement to have 10 parking spaces.

The applicant does not propose any exterior changes to the existing building or to the site. Interior tenant improvements are expected to take approximately 90 days to complete. A Design Review approval is required to authorize exterior changes to the site. However, no exterior modifications are proposed at this time.

Staff supports this request because the proposed new land use would be consistent with all applicable goals and policies of the Granite Bay Community Plan and the Placer County General Plan. In addition, the proposed new land use at this site would also be consistent with the Neighborhood Commercial Zone District.

The Engineering and Surveying Division (ESD) and Environmental Health Services (EHS) support the recommendation of approval for this request, and their memos with recommended conditions of approval are attached to this staff report.

RECOMMENDATION:

Staff recommends **approval** of this Minor Use Permit modification to allow a Medical Services – Veterinary Clinics and Hospitals (Bayside Animal Hospital) land use to be located at 8530 Auburn Folsom Road, subject to the following findings and conditions of approval.

FINDINGS:

CEQA:

1. The project is categorically exempt from environmental review pursuant to Section 15301 and 15303 of the California Environmental Quality Act Guidelines and Section 18.36.030 and 18.36.050 of the

Placer County Environmental Review Ordinance Class 1 E. 2. - Existing facilities and Class 3 - New construction or conversion of small structures.

MINOR USE PERMIT:

1. The proposed project is consistent with all applicable provisions of Placer County Zoning Ordinance.
2. The proposed project is consistent with all applicable goals and policies of the Granite Bay Community Plan and the Placer County General Plan.
3. The establishment, maintenance or operation of the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of people residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property or improvements in the neighborhood or to the general welfare of the County.
4. The proposed project will be consistent with the character of the immediate neighborhood and will not be contrary to its orderly development.
5. The proposed project will not generate a volume of traffic beyond the design capacity of all roads providing access to the project.

CONDITIONS OF APPROVAL:

1. This approval allows a Medical Services – veterinary clinics and hospitals (Bayside Animal Hospital) land use to be located within the existing building at 8530 Auburn Folsom Road (APN: 048-360-052) and to operate as a business under this land use category. The applicant shall provide a minimum of ten (10) parking spaces for Bayside Animal Hospital use.
2. The applicant shall submit a Design Review application for review and approval (only if there are any exterior modifications (i.e. paint colors, landscaping, lighting, etc.) to the existing building and/or to the Site) by the Development Review Committee (DRC). An approved Design/Site Review agreement must be signed prior to the issuance of a Building Permit for any exterior changes to the building and/or site.
3. The applicant shall obtain a Building Permit for interior improvements to the building from the Placer County Building Department.
4. The applicant shall defend, indemnify, and hold harmless the County of Placer, the County Board of Supervisors, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys fees awarded in any proceeding brought in any State or Federal court, challenging the County's approval of that certain Project known as the PMPM 20130231, Bayside Animal Hospital. The applicant shall, upon written request of the County pay, or at the County's option reimburse the County for, all reasonable costs for defense of any such action and preparation of an administrative record, including the County staff time, costs of transcription and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made

by the county relating to the approval of the Project. Upon written request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition.

5. This Minor Use Permit (PMPM 20130231) modification shall expire on September 30, 2015 unless exercised prior to this date.

ATTACHMENTS:

Memo from Engineering & Surveying Division
Memo from Environmental Health Services
Site Plan

cc: Engineering & Surveying Division
Environmental Health Services
Building Department



COUNTY OF PLACER
Community Development Resource Agency

**ENGINEERING &
SURVEYING**

MEMORANDUM

**TO: ROY SCHAEFER, PLANNING DIV
NICOLE HAGMAIER, PLANNING DIV**

DATE: AUGUST 15, 2013

FROM: SHARON BOSWELL, ESD

**SUBJECT: PMPM 20130231 (MOD CUP-2617): BAYSIDE ANIMAL HOSPITAL; AUBURN
FOLSOM RD, GRANITE BAY; CAMPBELL; (APN: 048-360-052)**

The project proposes to convert a drive thru restaurant (Jack-in-the-Box) to a small animal veterinary facility. The Engineering & Surveying Division supports the Development Review Committee's (DRC) recommendation for this Minor Use Permit Modification application with no recommended conditions of approval.



**Placer County
Health and Human Services Department**

Richard J. Burton, M.D., M.P.H.
Health Officer and Department Director

Wesley G. Nicks, R.E.H.S.
Director of Environmental Health,
Public Health and Animal Services

MEMORANDUM

**DEPARTMENT OF HEALTH & HUMAN SERVICES
ENVIRONMENTAL HEALTH SERVICES**

To: Zoning Administrator

From: Laura Rath, REHS
Land Use and Water Resources Section

Date: August 20, 2013

Subject: **PMPM 20130231, Bayside Animal Hospital, APN 048-360-052**

Environmental Health Services has reviewed the abovementioned project and has the following recommended conditions of approval:

1. Animal solid waste shall be handled, stored, and removed in accordance with the provisions of Placer County Code, Chapter 8, Section 8.16.120.
2. Submit to the Environmental Health Services a "will-serve" letter from the franchised refuse collector for weekly or more frequent refuse collection service.
3. The project shall remain connected to public sewer by Placer County SMD #2.
4. The project shall remain connected to the treated domestic water supply supplied by San Juan Water
5. Hazardous" materials as defined in Health and Safety Code Division 20, Chapter 6.95, Articles 1 & 2 shall not be allowed on any premises in regulated quantities without notification to Environmental Health Services.

Prior to final occupancy/tenant improvement approval, the property owner/ occupant shall submit a Hazardous Materials Project/Business Activities Screening Form to the Environmental Health Services Technician, for review and approval.

