



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

STAFF REPORT

TO: CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL

HEARING DATE: January 25, 2016

GENERAL INFORMATION

APPLICATION

TYPE & NUMBER: Site Development Review, PLN2015-00214

OWNER/

APPLICANT: David Langon/ Dr. Joelle Abrams DVM – David Dolter

PROPOSAL: To allow a veterinary hospital.

**ADDRESS AND
SIZE OF PARCEL:** 20226 Redwood Road, east side, 100 feet, south of Jamison Way in the unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 084C-0770-002.

The adjusted parcel area is approximately: 11,668 square feet in area.

ZONING: Sub Area 7 (Intensive Retail Core) within the Castro Valley Central Business District Specific Plan.

GENERAL PLAN

DESIGNATION: The site lies within the boundary of the General Plan for the Castro Valley Plan adopted by the Board of Supervisors on March 27, 2012. The Plan designates the site as Downtown Community Commercial (CBD-3).

**ENVIRONMENTAL
REVIEW:** This project is Categorical Exempt from the requirements of the California Environmental Quality Act; Article 19, Section 15301, Existing Facilities.

RECOMMENDATION

Staff recommends that the Castro Valley Municipal Advisory Council recommend approval of the Site Development Review PLN2015-00214 allowing a veterinary hospital, subject to the enclosed conditions of approval.

PARCEL ZONING HISTORY

June 21, 1951, 12th Zoning Unit, ZU-12 designated the site as R-1-A (Single Family Residential, Agricultural) District.

February 15, 1962, 411th Zoning Unit, ZU-411 rezoned the site to R-1(Single Family Residential) District.

April 4, 1985, Castro Valley Plan was adopted by the Alameda County Board of Supervisors which designated the area as Intensive Commercial and Suburban and Low Density Residential.

January 7, 1993, the County Board of Supervisors adopted the Castro Valley Central Business District Specific Plan, which established the site as Subarea-7, Intensive Retail Core.

September 23, 2013, Preliminary Plan Review, PLN2013-00091 discussed a site development review to allow construction of an 850 square foot commercial building and 12 residential condominiums. The Castro Valley Municipal Advisory Council discussed that the Specific Plan adopted in 1993 allows for mixed use development and the General Plan adopted in 2012 does not allow for any residential use except for upper floors.

January 22, 2015, Boundary Adjustment, PLN2014-00215 conditionally approved a boundary adjustment between two parcels by reducing the front lot area (from 21,775 to 11,668 square feet in area) and increasing the rear lot (from 22,035 to 31,965 square feet in area).

April 13, 2015, Tentative Tract Map, PLN2014-00214 Castro Valley Municipal Advisory Council recommended denial based on the residential portion of the project was not consistent with the Castro Valley General Plan designation of commercial.

June 24, 2015, Site Development Review, PLN2014-00213 Planning Director conditionally approved the construction of a 2,750 square foot commercial building subject to 13 conditions.

SITE AND CONTEXT DESCRIPTION

Physical Features The subject site is a rectangular shaped lot with approximately 90 feet of frontage on Redwood Road and an approximate lot depth of 230 feet. The lot is developed with two residential dwellings. There are large mature trees located near the front of the property as well as a 4 foot tall wooden fence.

Adjacent Area: The adjacent properties to the north of the site there are two large office buildings and south of the site are single family homes converted into offices uses. To the southeast of the site are single family residences with frontage on Catalina Drive and Catalina Court. Across Redwood Road are office buildings which include a chiropractor office, law office, and insurance office.

REFERRAL RESPONSES

Alameda County Fire Department, Fire Prevention Bureau: In a referral response dated December 2, 2015, Fire Department staff stated there four conditions of approval that should be met prior to the issuance of a building permit and fire clearance for occupancy. These four conditions include: 1) the applicant shall comply with all building and fire code requirements in effect at time of building permit submittal; 2) fire sprinklers will be required; 3) fire access to the building is from Redwood Road; 4) any medical gas systems should be included with the building permit submittal for review.

Building Inspection Department: As of this writing no comments have been received.

Grading Division, Public Works Agency: In a referral response dated December 9, 2015, the Grading Division responded that there are no comments.

Land Development, Public Works Agency: In a referral response dated December 2, 2015, Land Development Staff responded that there are no comments in regards to the conditional use permit application.

Castro Valley Chamber of Commerce: In a referral letter dated December 9, 2015, the Economic Development Committee reviewed the materials provided, and are very much in support of the project and feel the permit is warranted.

PROJECT DESCRIPTION

The application is to allow operation of a full service veterinary hospital located in a newly constructed 2,750 square feet commercial building. The applicant claims that the proposed use can be considered a medical office for animals. The applicant states the proposed use is compatible with adjacent uses since medical offices are located on both sides of the proposed veterinary facility. The applicant states, approximately 30% of the gross sales originate from the retail sale of veterinary pet food, lotions, shampoos, leashes, collars, identification tags, pet treats, etc. where a discreet retail storefront operation is appropriate. The applicant has been in practice in Castro Valley for over 20 years, currently operating Redwood Animal Hospital (RAH) located at 3762 Castro Valley Boulevard. RAH was so named because it was previously located on Redwood Road before the BART station was constructed which required relocation. April 27, 1992, a site development review was approved to allow a veterinary clinic and apartments with a condition to provide a landscaping and parking plan within 60 days of permit approval.

STAFF ANALYSIS

Conformance with General Plan

The site lies within the Castro Valley General Plan adopted March 27, 2012. The Plan designates the site as Downtown Community Commercial (CBD-3). The goal for the Downtown Community Commercial is to provide a wide range of retail sales and services to meet community needs on sites where there is good automobile access and impacts on residential uses can be minimized. (Page 4-54). The Plan designates a maximum floor area ratio as 2.0 and the project proposes only 0.24 floor area which is under the permitted amount. The proposed veterinary hospital is consistent with the Plan.

The Castro Valley General Plan designates the site as Community Commercial District which states (p.4-56) new regulations for this district should allow retail uses that are now permitted by right in the C-N and C-1 Districts and neighborhood servicing office uses that are permitted in the C-O District. Such uses include animal hospitals.

Conformance with Castro Valley Central Business District Specific Plan:

The site lies within the Castro Valley Central Business District Specific Plan dated January 7, 1993. The Specific Plan designates the site as Sub Area 7 - Intensive Retail Core (Central Castro Valley Boulevard/Redwood Road). Development in this subarea must reflect its position as the community's business core and is limited to intensive retail and service commercial outlets which complement each other. New development should relate to existing adjacent development, should be designed to provide

interconnection with potential new development on adjacent underdeveloped parcels, and should be on parcels large enough to accommodate appropriate development. Intensive Retail Core allows retail and office uses as well as residential on upper stories, or to the rear or in the interior of mixed use development on parcels which front on Redwood Road.

Sub area 7 (p.56-58) within the Castro Valley Central Business District Specific Plan, Land Group A (p.73-74), states uses which may be allowed depending on factors such as the design of the development, the specific characteristics of the use and consistency with the development objectives of the subarea in which it is proposed include C2 and C3 offices as second story or rear uses. These uses have been determined to require a site development review to determine if the use fits in the district. C2 offices (p. 76) are businesses generally done by appointment only but there may be some drop-in traffic. C2 offices include but are not limited to: Veterinarians. Sub Area 7 permits C2 offices (Veterinarians) as a second story or rear use and a use that requires approval of a site development review to confirm that the use will be consistent with the development objectives of the subarea.

The applicant states a small animal veterinary hospital is often compared to a small private medical or dental office is in fact similar to a retail store. Approximately 30% of the gross income of a veterinary hospital comes from retail of high end veterinary pet food, treats, pet toothbrushes/toothpastes, shampoos, leashes, and more. Placing a veterinary business at the rear of a property with no street frontage results in limited visibility. The retail portion of the business will be in the front of the building to get maximum exposure with the veterinary hospital at the rear of the building.

Parking: The Zoning Ordinance requires one parking space for each 300 square feet of retail space and one space for each 250 square feet of office space. The proposed building would be required to provide 1 parking space for 161 square feet of a retail use or 11 spaces for office use. The Zoning Ordinance does not allow for compact parking spaces unlike the Castro Valley Specific Plan which requires compact parking spaces when there are more than 8 spaces then the Plan requires a minimum of 25% and a maximum of 50% of the parking spaces. The compact parking spaces are permitted to measure 16 feet in length by 8 feet wide. Therefore the project proposes a total of 11 parking spaces: 4 compact spaces; 6 regular parking spaces; and 1 handicap space which meets both the Specific Plan and the Zoning Ordinance requirements.

CONCLUSION

Approval of the Site Development Review subject to plans marked “Exhibit A” received on November 4, 2015 on file with the Alameda County Planning Department and the following conditions:

1. This permit authorizes the operation of a veterinary hospital located at 20226 Redwood Road, Castro Valley area of unincorporated Alameda County, bearing Assessor’s Parcel Number: 084C-0770-002.
2. Hours of operation shall be limited to six days a week, 8:00 a.m. to 6:00 p.m.
3. Prior to issuance of a Building Permit, Boundary Adjustment, PLN2014-00215 shall be recorded and a copy of the recorded document shall be submitted to the Planning Director.
4. A Sign Program shall be submitted for review and approval by the Planning Director.
5. The property shall maintain a minimum of 11 parking spaces for the commercial building at all times as required by the Zoning Ordinance.

6. The project shall meet and maintain the requirements of California Model Water Efficient Landscape Ordinance (WELO) and the Bay Friendly Guidelines, and shall meet the drought resistant requirements of Alameda County.
7. The permittee shall meet the requirements of the following agencies:
 - a. Alameda County Fire Department.
 - b. Alameda County Public Works Agency, Building Inspection Department.
 - c. Alameda County Public Works Agency, Land Development.
8. The property owner shall defend, indemnify, and hold harmless Alameda County or its agents, officers, and employees from any claim, action, or proceeding against Alameda County or its agents, officers or employees to attack, set aside, void, or annul Site Development Review, PLN-2015-00214, the findings of the CEQA determination, or any combination thereof. Such indemnification shall include, but not be limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify applicant of any such challenge.

ATTACHMENTS

Referral Responses
Applicants statement
Graphics

Prepared By Christine Greene
Reviewed By: Phil Sawrey-Kubicek