



DATE: February 27, 2019

File: UP 19-03

TO: ZONING ADMINISTRATOR

FROM: Shannon Costa, Associate Planner, 530-879-6807 (shannon.costa@chicoca.gov)

RE: Use Permit 19-03 (Butte Human Society Clinic) 1358 Longfellow Avenue,
APN 045-371-028

RECOMMENDATION

Planning staff recommends that the Zoning Administrator find the project categorically exempt from further environmental review and approve Use Permit 19-03 (Butte Humane Society Clinic) based on the findings and subject to the recommended conditions of approval.

BACKGROUND

This is a request to establish a veterinary clinic and animal boarding facility in the Neighborhood Commercial zoning district. The site is located at 1358 Longfellow Avenue, in an existing office and commercial shopping center (See **Attachment A**, Location Map, and **Attachment B**, Plat to Accompany Use Permit 19-03). The site is designated Neighborhood Commercial on the City's General Plan Land Use Diagram and is zoned CN (Neighborhood Commercial). Pursuant to Chico Municipal Code (CMC) 19.44.020, Table 4-6 (*Allowed Uses and Permit Requirements for Commercial Zoning Districts*) a use permit is required to establish a veterinary clinic and animal boarding facility in the CN zoning district.

Formally the site of Chico Beauty School, the proposed clinic and boarding facility would occupy an existing 5,200 square foot suite within a 1.75-acre shopping and office center; no new construction is proposed. Surrounding land uses include commercial retail and office uses to the north, south and west and residential uses to the east.

The primary use of the site would be a low-cost veterinary clinic offering non-emergency services, spay/neuter services, vaccines and preventatives to the public (see **Attachment C**, Project Description). The site would also have cats available for adoption in rooms and cages located within the facility. Butte Humane Society (BHS) would relocate services from its existing location at 587 Country Drive to the Longfellow Avenue location.

DISCUSSION AND ANALYSIS

The BHS clinic has been operating for more than eight years at the Country Drive location. In response to the recent Camp Fire, the clinic has been operating a pet food and supply pantry from the Longfellow Avenue location, providing food, bedding, accessories and cat litter to those affected by the fire. To accommodate the influx of patient needs, and to expand their services to include low-cost non-emergency services, BHS proposes to permanently relocate their clinic to the Longfellow Avenue location.

Potential issues related to the operation of a veterinary clinic and boarding facility in an established office and commercial shopping center include noise, smell, and provisions for parking. Each of these issues is discussed briefly below.

BHS offers adoption services for cats only, for which little or no noise disturbance can be expected. The clinic does provide non-emergency veterinary services for cats and dogs, which could result in temporary noise occurrences associated with dog barking. All services provided by BHS are within the interior of the structure: no animals would exit the building for any reason except to enter/exit the clinic under the control of their owner. BHS staff attempts to create a calm, tranquil atmosphere for the animals as they prepare for surgery, providing a pre-med sedative upon intake. It is not anticipated that noise events associated with the clinic would impact the surrounding neighborhood. As a protective and precautionary measure, conditions of approval are recommended (see Condition of Approval #3, #4, and #5) to limit all clinic activity to within the structure, to limit adoptable pets on site to cats only, and that BHS provide Planning staff with a contact person and current phone number for the purposes of resolving possible noise complaints. This number shall be made available to neighbors at their request.

Without proper sanitation and waste disposal, odors associated with a veterinary clinic can be a nuisance to those nearby. BHS employs animal services associates (cleaners) who tend to kennels and litter boxes several times per day. Immediate cleaning and sterilization of dog kennels is necessary in order to prevent the spread of potential disease. Veterinary clinics are licensed and inspected by the State of California Veterinary Medical Board, so it is anticipated that adherence to the State's clinic standards would provide additional assurance of a clean, sanitary clinic environment. With these protections in place, it is not anticipated that the facility would emit odors that would affect the surrounding neighborhood.

The proposed clinic is located within an existing office and shopping center. The entire center provides 94 vehicle parking spaces on site with 18 spaces dedicated to the BHS clinic. For boarding facilities, Chico Municipal Code 19.70 (Parking and Loading standards) requires one space for every 625 square feet of kennel area. With approximately 700 square feet of floor area dedicated to the cat adoption suite, one vehicle parking spaces is required. The remaining 4,500-square-foot clinic space requires 18 vehicle parking spaces. A total of 19 vehicle parking spaces would typically be required for this combination of uses, however, staff believes the 18 vehicle parking spaces provided would satisfy the parking need, given that clinic staff also act as kennel staff and separate vehicle parking spaces are not needed to accommodate additional kennel staff. Further, it is anticipated that vehicle parking for adjacent uses would not be impacted by the clinic for the following reasons:

- BHS has been operating a temporary distribution pantry from this location since the date of the Camp Fire. During peak visiting days immediately after the fire, the pantry served approximately 100 customers a day. Parking for both the pantry and the existing businesses within the center were not negatively impacted at that time. It is anticipated that the clinic use would be less intensive than the distribution pantry. The distribution pantry would not remain open in conjunction with the proposed clinic.
- The suite was previously occupied by Chico Beauty College. Parking standards for trade schools require one vehicle parking space for every 200 square foot of classroom area. With approximately 5,200 square feet of classroom area, a total of 26

vehicle parking spaces was required; the BHS clinic requires seven less vehicle parking spaces than the previous use.

- Appointment times for non-emergency animal care would be limited to Tuesday through Friday, 8:30 am to 5:00 pm and would be staggered every 15-30 minutes.
- Surgery appointment drop-off time is limited to Tuesday through Friday, from 7:00 am to 7:30 pm. Surgery appointment pick-up time is limited to Tuesday through Friday, 5:15 pm to 5:45 pm. These prescheduled appointment windows result in a predictable influx of vehicles to the center that is not expected to interfere with normal business hours for existing uses at the site, which include insurance sales, shoe repair, a salon, and thrift store.

ENVIRONMENTAL REVIEW

This project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Existing Facilities). Consistent with this exemption, the project is: consists of the leasing of a private structure involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

FINDINGS

Following a public hearing, the Zoning Administrator may approve a use permit application, with or without conditions, only if all the following findings can be made:

Use Permit Findings

- A. *The proposed use is allowed within the subject zoning district and complies with all of the applicable provisions of Chapter 19.24 (Use Permits).*

Chico Municipal Code 19.44.020, Table 4-6, allows veterinary clinics and animal boarding facilities in the CN (Neighborhood Commercial) zoning district, subject to use permit approval. This use permit has been processed in accordance with the requirements of Chapter 19.24.

- B. *The proposed use would not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the proposed use.*

No impacts to the health, safety, or welfare of persons residing or working in the neighborhood have been identified for the proposed project. The project, as conditioned, includes provisions for limiting noise impacts to the neighboring businesses and properties and sufficient off-street vehicle parking is demonstrated on the site plan.

- C. *The proposed use will not be detrimental and/or injurious to property and improvements in the neighborhood of the proposed use, as well as the general welfare of the City.*

The project involves utilizing an existing suite in an existing commercial shopping and office center. No construction is proposed that would be detrimental and/or injurious to property and improvements in the neighborhood.

- D. *The proposed use will be consistent with the policies, standards, and land use designations established by the General Plan.*

Chico Municipal Code 19.44.020, Table 4-6, provides for veterinary clinics and boarding facilities in the CN (Neighborhood Commercial) zoning district, subject to use permit approval. The proposed project is consistent with General Plan Goal LU-2, providing a mix and distribution of uses that meet the identified needs of the community and Goal LU-4, promoting compatible infill development.

- E. *The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.*

The proposed project involves utilization of an existing suite in an existing commercial shopping and office center. The limited scale of the project combined with the required conditions will ensure compatibility with existing and future land uses in the vicinity.

CONDITIONS OF PROJECT APPROVAL

1. Use Permit 19-03 authorizes a veterinary clinic with animal boarding, in substantial accord with the "Plat to Accompany Use Permit 19-03 (Butte Humane Society)" and in compliance with all other conditions of approval.
2. The permittee shall comply with all other State and local Code provisions, including those of the Building Division, Public Works Department, Fire Department, and Butte County Environmental Health. The permittee is responsible for contacting these offices to verify the need for permits.
3. Animals treated and boarded at the facility are to be kept within the building at all times except to enter/exit the clinic while accompanied and restrained by an owner or staff member.
4. The permittee shall keep a current phone number on file with the Planning Division for the purposes of resolving possible noise complaints. This number shall be made available to neighbors at their request.
5. The applicant shall offer only cats for adoption. Any dog adoption services offered requires a modification to this use permit.

PUBLIC CONTACT

A notice was published in the Chico Enterprise Record 10 days prior to the meeting date and notices were mailed out to all property owners and tenants within 500 feet of the project site.

DISTRIBUTION

Internal (3)
Brendan Vieg, Zoning Administrator
Bruce Ambo, Principal Planner

Shannon Costa, Associate Planner

External (2)

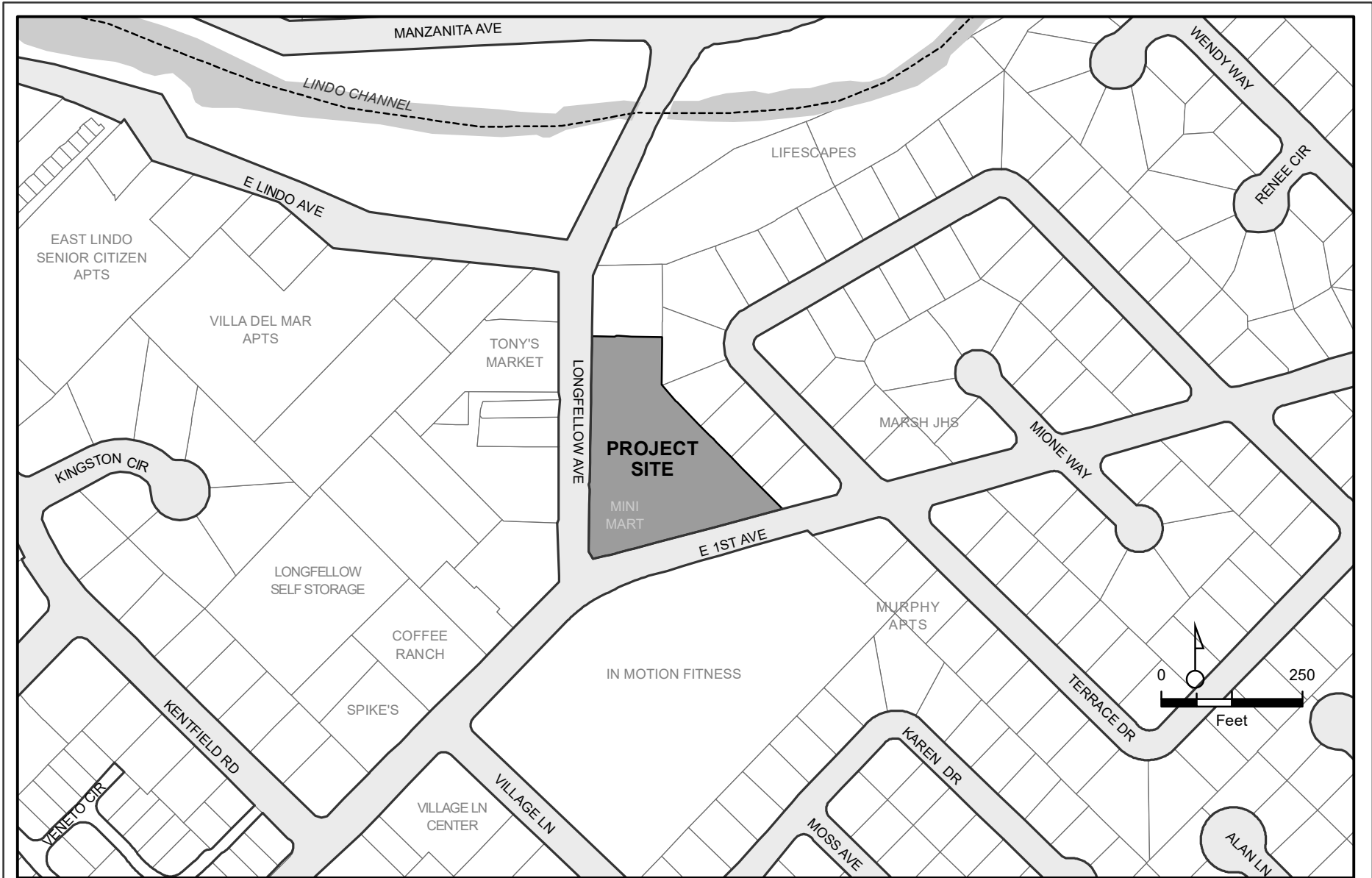
Butte Humane Society, c/o Katrina Woodcox, 2580 Fair Street, Chico, CA 95928 (email: katrinawoodcox@buttehumane.org)

Chico Properties, c/o Kirk Bengston, 1037 Village Drive, Chico, Ca 95926

ATTACHMENTS

- A. Location Map
- B. Plat to Accompany Use Permit 19-03 (Butte Humane Society)
- C. Project Description

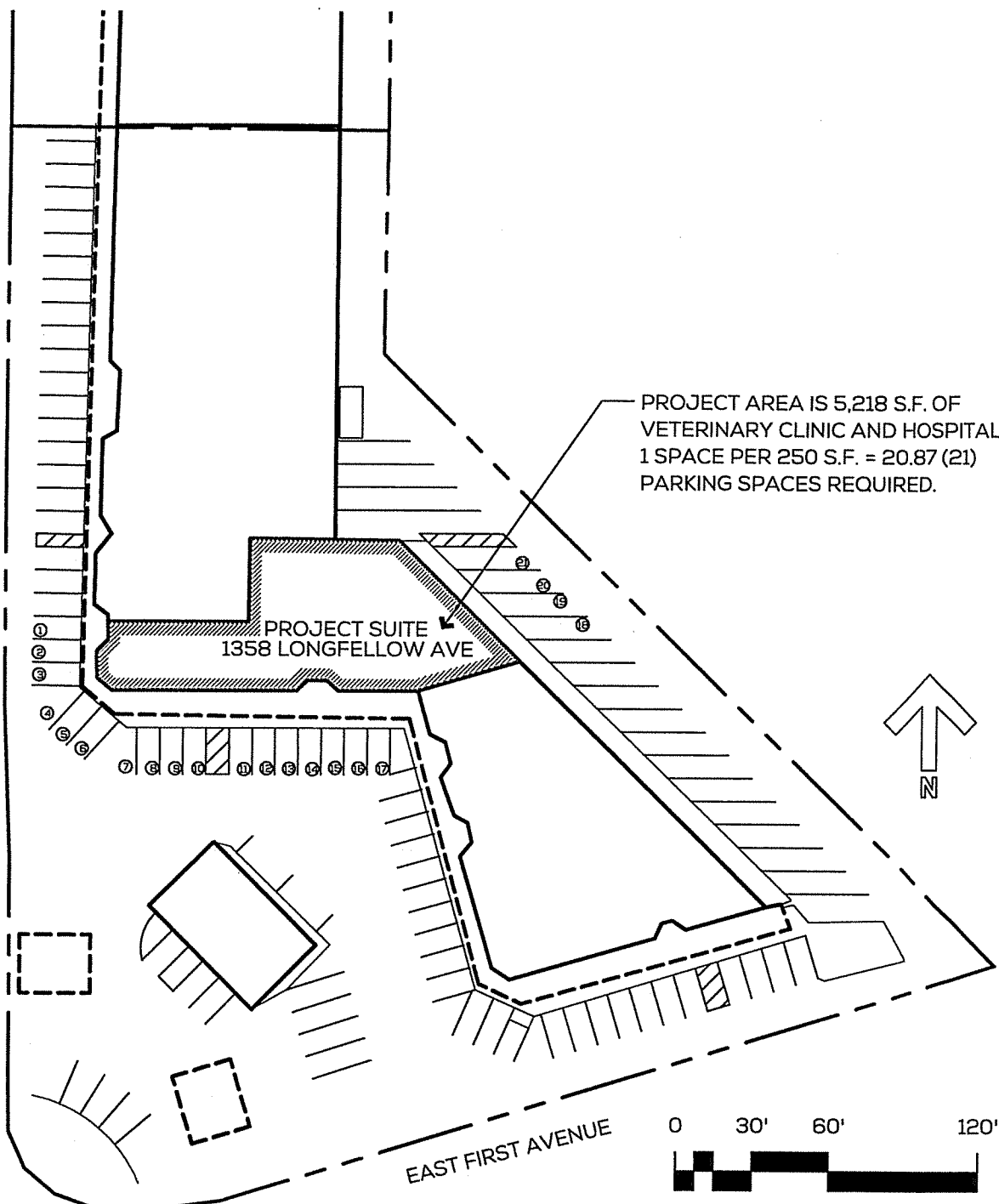
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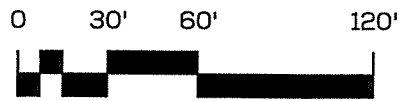
UP 19-03 (Butte Human Society Clinic)
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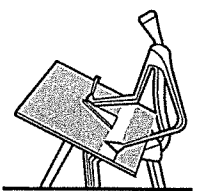
LONGFELLOW AVENUE



PROJECT AREA IS 5,218 S.F. OF
VETERINARY CLINIC AND HOSPITAL
1 SPACE PER 250 S.F. = 20.87 (21)
PARKING SPACES REQUIRED.



SCALE: 1" = 60'-0"



r · g · a
architecture + engineering

BUTTE HUMANE SOCIETY

CONDITIONAL USE
PERMIT EXHIBIT

1358
LONGFELLOW AVE
CA 95926
APN 045-371-028

DRAWING SCALE	1" = 60'-0"
RGA PROJECT #	19-407
DRAWN	MBG
CHECKED	RG
STATUS DATE	2019.01.30

DESCRIPTION

EX -1



RECEIVED

FEB 01 2019

CITY OF CHICO
PLANNING SERVICES

Bruce Ambo
Principal Planner
City of Chico
411 Main Street
Chico, CA95928

Dear Mr. Ambo,

Please find attached the Conditional Use Permit (CUP) application and supporting documents for Butte Humane Society (BHS). We are asking for a CUP in order to relocate the BHS Low Cost Veterinary Clinic, which opened in its current location at 587 Country Drive in September 2010. The clinic has since provided much-needed low cost spay/neuter services, vaccines and preventatives to the public. Due to demand, the clinic expanded services in January 2018 to include affordable, non-emergency veterinary care for the public.

BHS is requesting a CUP for 1358 Longfellow Avenue in order to relocate our low cost veterinary clinic so that we can accommodate on-going Camp Fire relief services while continuing to provide affordable veterinary care to the public. This is an existing building on a developed site with no proposed construction. Since the Camp Fire, BHS has committed over \$250,000 for 2019 to provide long-term veterinary care to the pets of families that have lost their homes in the disaster. These free services include vaccines, microchipping, health exams and spay/neuter.

Our clinic operations in this new location will mirror our current operations:

Hours of Operation:

- Public Appointment Hours: Tuesday through Friday, 8:30 am – 5 pm
- Surgery Check-in: Tuesday through Friday, 7 – 7:30 a.m.
- Surgery Pick-up – Tuesday through Friday, 5:15 – 5:45 p.m.

Staffing:

- 12 FTE employees

Animal Staging:

- Understanding that noise issues are a valid concern, please note that no animals dropped off by their owners in the morning, waiting a surgical procedure, will be housed outside at any time. All patients are housed inside the facility in stainless steel kennels in a designated room of the surgical suite, prior to surgery and post-surgery. There are no outside kennels or exterior components needed for this project. Animals are attended to by a surgical team, during surgery prep and recovery in order to keep them comfortable. A pre-med sedative is given to all animals upon intake, while they wait anesthesia in their individual kennels. The environment is quiet and tranquil in order to keep the animals relaxed and calm both before and after surgery.

Veterinary procedures are non-emergency and minor, therefore animal patients are picked up at the end of day by their owners, and are not housed overnight at the clinic. For standard office appointments with the veterinarian, all animals will be with their owners and under their control. The average veterinary appointment is approximately 30-45 minutes, from check-in to check-out. In our current facility, the noise level is minimal and we have received no complaints in the 8 years since opening in regards to barking dogs or noise.



- Understanding that waste and odor issues are a valid concern, please note that all kennels are maintained several times per day by a team of animal services associates (cleaners). Animal patients are not taken outside for relieving. Every cat kennel has its own litter box that is cleaned and refreshed when necessary. All canine kennels are cleaned and sterilized of dog waste (urine, fecal matter and/or vomit) immediately.

The veterinary clinic is a sterile medical environment where strict protocols are in place to prevent cross-contamination issues and the spreading of potential disease. Additionally, a hygienic and clean-smelling environment is critical to the success of the clinic. BHS takes all necessary measures to provide a sterile and clean environment for the health and comfort of our patients, as well as out of consideration for our customers and neighbors. In our current facility, waste containment and control have been handled in the same manner for 8 years since opening, and we have received no complaints in regards to animal waste issues or odors.

Parking:

- Currently, there are a total of 94 parking spaces on the 1356 Longfellow Avenue site, including 7 accessible spaces. We have been advised that the conditional use permit for our use requires 18 parking spaces.

It is important to note that this location has already served as the temporary site of the BHS Pet Food and Supply Pantry for Camp Fire Relief since November 16th, 2018 – seeing an upwards of 100 customers per day on our busiest days immediately after the fire. Parking for both the Pantry and the businesses within the same complex has not been negatively impacted during this time. The Pantry is scheduled to close by mid-February.

Please let me know if you have any questions or need additional information.

Sincerely,

Katrina Woodcox
Executive Director
530.343.7917 x135
katrinawoodcox@buttehumane.org