



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JUNE 28, 2016**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT **WARD: 4**

SUBJECT: PLANNING CASE P15-1098 (CONDITIONAL USE PERMIT), BY STUART BECK, OF GB ARCHITECTURE, ON BEHALF OF 4 PAWS ANIMAL HOSPITAL, 141 ALESSANDRO BOULEVARD.

ISSUE:

The issue for City Council consideration is a proposal by Stuart Beck of GB Architecture, on behalf of 4 Paws Animal Hospital, for a Conditional Use Permit to establish a Veterinary Clinic in a 2,010 square foot lease space within the Mission Grove Plaza, in the CR-SP – Commercial Retail-Specific Plan (Mission Grove) Overlay Zones.

RECOMMENDATIONS:

That the City Council:

1. Determine the proposed project is categorically exempt from the provisions of the California Environmental Quality Act, per Section 15301 (Existing Facilities) of the CEQA Guidelines; and
2. Approve Planning Case P15-1098 based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report.

STAFF/PLANNING COMMISSION RECOMMENDATIONS:

Staff recommended approval to the Planning Commission, subject to recommended conditions of approval. On April 7, 2016, the City Planning Commission recommended approval of Planning Case P15-1098 by a vote of 6 ayes and 0 noes, subject to staff's recommended conditions.

BACKGROUND:

Stuart Beck of GB Architecture, on behalf of 4 Paws Animal Hospital (Applicant) is proposing the establishment of a veterinary clinic in a 2,010 square foot lease space within the Mission Grove Plaza. Services provided by the clinic will include, but are not limited to: wellness exams, preventative medicine, anesthetic surgical procedures, dental care, and therapy. Hours of operation of the clinic, are Monday through Friday from 9:00 AM to 6:00 PM, and Saturday from 9:00 AM to 1:00 PM. Overnight stay of animals may occur as a result of surgical procedures and or monitoring of animals. The business will be closed on Sunday. No modifications to the property are proposed as part of this request.

The proposed project is consistent with the underlying General Plan 2025 land use designation of C - Commercial. Furthermore, the CR-SP – Commercial Retail, Specific Plan (Mission Grove) Overlay Zones allows for the establishment of a veterinary clinic subject to the granting of a conditional use permit and compliance with site location, operational and development standards applicable to veterinary clinics. With the recommended conditions of approval, the proposed use complies with the operational and development standards for veterinary clinics.

On May 19, 2016, the County of Riverside Airport Land Use Commission (ALUC) staff deemed the project consistent with the 2014 March Air Reserve Base/ Inland Port Airport Land Use Compatibility Plan. A condition of approval is recommended requiring the project to comply with all ALUC conditions.

For detailed information, please refer to the April 7, 2016, City Planning Commission staff report, recommended conditions and draft minutes.

FISCAL IMPACT:

There is no impact to the General Fund, since all project costs are borne by the applicant.

Prepared by:	Rafael Guzman, Community & Economic Development Director
Certified as to	
availability of funds:	Scott G. Miller, Interim Finance Director/Treasurer
Approved by:	Al Zelinka, FAICP Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Recommended Conditions
2. City Planning Commission Report – April 7, 2016
3. City Planning Commission Minutes – April 7, 2016