



Legislation Text

File #: 21-317, **Version:** 1

PLN21-0002; Conditional Use Permit to establish an animal hospital at 2181 Doolittle Drive. Zoning District: CN(S) Commercial Neighborhood District (Special Review Overlay District); Alameda County Assessor's Parcel Number 077A-0697-001-11; P. Sandhe (applicant), Niknat Investors LLC (property owner).

SUMMARY AND RECOMMENDATIONS

The applicant proposes to establish an animal hospital within a 1,173 square foot tenant space in a recently constructed multi-tenant retail building at 2181 Doolittle Drive. The subject property is zoned CN(S) Commercial Neighborhood District (Special Review Overlay District). The animal hospital use requires approval of a Conditional Use Permit from the Board of Zoning Adjustments.

Staff recommends that the Board of Zoning Adjustments Adopt Resolution 2021-005, approving the Conditional Use Permit for an animal hospital at 2181 Doolittle Drive, PLN21-0002, based on the Findings of Fact and subject to the Conditions of Approval.

RELATIONSHIP TO SURROUNDINGS AREA

The subject property is located at 2181 Doolittle Drive, between Marina Boulevard and Barrow Street. The small shopping center sits on two parcels. The subject parcel site is approximately 20,519 square feet in size. The adjacent parcel (2117 Doolittle Drive) to the north is approximately 9,364 square feet in size.

The subject parcel and the adjacent properties to the south (retail shopping center) and east (gas station) are all similarly zoned CN(S) Commercial Neighborhood District (Special Review Overlay District). The adjacent shopping center parcel to the north is zoned CN Commercial Neighborhood District and contains retail uses and services. The adjacent property to the west is a multi-family residential apartment building zoned RM-1800, Residential Multi-Family District (24 dwellings per gross acre).

BACKGROUND

The proposed project site once contained a non-conforming 7,500 square foot grocery store that was destroyed by a fire in 2015. The property owner subsequently submitted plans to rebuild that were considered and approved by the Board of Zoning Adjustments at a public hearing held on April 4, 2019. A Conditional Use Permit, Site Plan Review, Parking Exception, and Administrative Exception were approved for the 3,539 square foot retail building under Resolution 2019-003. The applicant has since applied for a lot merger with the City's Engineering Department to merge the two halves of the retail center into one parcel and plans to renovate the northern half of the retail center.

PROPOSAL

The applicant is proposing to use a vacant tenant space as an animal hospital in a recently constructed retail building at 2181 Doolittle Drive. The retail building has three tenant spaces. The animal hospital tenant space is approximately 1,173 square feet in size. There are a total of 31 parking spaces available to the entire shopping center.

The animal hospital will provide veterinary services to the local community. Services include physical exams, vaccinations, routine care, and surgeries. The services will be provided to small animals such as dogs and cats. The applicant would employ two full time employees and one part time employee. The general operating hours would be 8:00 a.m. to 9:00 p.m. seven days a week unless there are emergency calls. Overnight boarding of animals is not anticipated.

STAFF ANALYSIS

The Zoning Code requires that Animal Hospitals in the CN Commercial Neighborhood District obtain a conditional use permit per Zoning Code Section 2.08.204.C.2. The purpose of the CN Commercial Neighborhood District is to provide sites for businesses serving the daily needs of nearby residential areas and to provide appropriately located areas for a full range of office, retail, commercial, and service commercial uses needed by residents, businesses, and visitors. The animal hospital would be located in the gateway corridor along Marina Boulevard between I-880 and the waterfront.

The proposed animal hospital use would be located within an existing vacant tenant space in a new retail building. The existing new retail building and site meets requirements for height, yard setbacks, landscaping, floor area ratio, and lot coverage. Tenant improvements are proposed to the interior of the tenant space to accommodate the animal hospital.

The 31 parking spaces at the site were previously evaluated through a Parking Exception by the Board of Zoning at their prior meeting on April 4, 2019 and were found to be reasonable to meet the anticipated demand for employee and customer parking. Parking demand for an animal hospital is generally consistent with retail and office uses. The site is well situated to serve vehicle, pedestrian and bicycle traffic and is in close proximity to a San Leandro Links shuttle across the street. The animal hospital would serve adjacent and surrounding areas. The subject site and immediate area are currently served by adequate public utilities and infrastructure, including but not limited to the gas and electric company, the water district, waste disposal, and police and fire departments.

GENERAL PLAN CONFORMITY

The proposal is consistent with City of San Leandro General Plan goals, objectives, and policies related to Neighborhood Commercial (CN). This designation corresponds to small shopping centers or clusters of street-front buildings with local-serving businesses and services. Allowable uses include groceries, local-serving offices, pharmacies, laundromats, dry cleaners, restaurants, and other businesses that serve the daily needs of nearby residential areas. An animal hospital use will be consistent with the City of San Leandro's General Plan for the CN land use designation by providing local-servicing businesses that serve daily needs. The proposed animal hospital use, with the incorporation of the recommended conditions of approval, will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the area since the proposed use will be using a vacant tenant space in a new retail building. The following General Plan goals, policies, and actions will apply (note: LU-Land Use; ED-Economic Development):

Policy LU-7.2 - Adaptive Reuse. Encourage private reinvestment in vacant or underutilized industrial and commercial real estate to adapt such property to changing economic needs, including the creation of flex/office space and space for technology-driven businesses.

Action LU-7.6.C - Marina Boulevard West. Undertake improvements to Marina Boulevard between I-880 and the San Leandro Shoreline to enhance this area as a "gateway." Zoning for properties with frontage on Marina Boulevard should support the transformation of this corridor into an attractive, dynamic business district connecting Downtown San Leandro and the BART Station with new development at the San Leandro waterfront.

GOAL LU-8. Establish excellent community and neighborhood-serving retail and entertainment uses.

Policy LU-8.1 - Retail Hierarchy. Maintain a range of retail uses in the City, consisting of: (c) Neighborhood shopping districts located within subareas of the City, providing basic goods and services within easy access of neighborhood residents.

Policy LU-8.4 - Neighborhood Shopping Centers. Promote reinvestment in the City's neighborhood shopping centers, with an emphasis on new retail uses that serve the adjacent neighborhoods and contribute to the overall vitality of the centers.

GOAL ED-2. Create an environment in which local business can prosper.

Policy ED-2.7 - Small Businesses. Create a supportive environment for small businesses, particularly locally-owned retail and service businesses Downtown and in the city's neighborhood centers.

PUBLIC OUTREACH

This item received standard noticing for the June 3, 2021 Board of Zoning Adjustments hearing, including a legal advertisement in the East Bay Times Daily Review newspaper, the posting of notices at City Hall and on the property, and mailing notification to property owners within 500 feet of the subject property.

ENVIRONMENTAL REVIEW

This project (PLN21-0002) is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15301 for Existing Facilities that involves minor alterations and negligible expansion of use with interior improvements. The prior entitlement for the retail center was found to be categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines, Article 19, Section 15303(c), for New Construction or Conversion of Small Structures.

RECOMMENDATION

The use as proposed conforms both to the City Zoning Code and to the General Plan. Any potential

issues associated with the applications will be addressed by the implementation of the recommended Conditions of Approval. Staff therefore recommends the Board of Zoning Adjustments motion to adopt Resolution 2021-005, approving a Conditional Use Permit for an animal hospital at 2181 Doolittle Drive, PLN21-0002, based on the Findings of Fact and subject to the Conditions of Approval.

ATTACHMENTS

Vicinity Map
Applicant Statement
Plan Exhibits A - D

Resolution 2021-005 (21-318)
Recommended Findings of Fact
Recommended Conditions of Approval

PREPARED BY:
Anjana Mepani, Senior Planner
Planning Services Division