ATTACHMENT A

RESOLUTION NO. 2023-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALTOS APPROVING THE MODIFICATION OF A CONDITIONAL USE PERMIT AND VARIANCE FOR AN ANIMAL CLINIC AT 1150 RIVERSIDE DRIVE, AND FINDING THAT THE PLANNING COMMISSION'S ACTION IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, the City of Los Altos received applications for the Modification of a Conditional Use Permit (File Number MOD23-0003) for the expansion of an animal clinic in a CN District and Variance (File Number VCMF23-0001) for an exception to the 50-foot separation of a limited conditional use to an R1 District;

WHEREAS, said proposed use is located in the CN District, which allows the use for an animal clinic as a limited conditional use per Los Altos Municipal Code Section 14.40.050; and

WHEREAS, the limited conditional uses are prohibited from operating within 50 feet of an R1 District pursuant to Section 14.40.050 of the Los Altos Municipal Code; and

WHEREAS, on November 21, 2019, the Planning Commission approved a conditional use permit (Application No. CUP19-0003) to operate an animal clinic in a 3,037 square-foot tenant space at 1150 Riverside Drive; and

WHEREAS, the applicant requests a modification of the conditional use permit to expand the existing use into the adjacent 1,672 square-foot tenant space for a total of 4,709 square feet and continue to provide veterinary services to the community in a similar manner as the existing operations; and

WHEREAS, the applicant requests a variance from the 50-foot separation requirement of the code to operate a limited conditional use because of unique circumstances of the property including the existing building setback to the rear property line, the location of Hale Creek and associated vegetation along the rear of the property, a Valley Water easement on the abutting property that precludes development of the rear 30 feet of one of the abutting properties in the R1 District, and the fact the building has no rear openings and there will be no use by the business in the area adjoining the R1 District; and

WHEREAS, the Planning Commission has reviewed the modification of the conditional use permit and variance applications, including staff reports and public comments, and has determined that the requested modification of the conditional use permit and variance meet the findings as set forth in the Los Altos Municipal Code Sections 14.80.060 and 14.78.070 B; and

WHEREAS, said Project is exempt from environmental review under Section 15301 of the California Environmental Quality Act ("CEQA") Guidelines because it involves occupying an existing building in a commercial district and none of the circumstances stated in CEQA Guidelines Section 15300.2 applies; and **WHEREAS,** on June 21, 2023, the city gave public notice of the Planning Commission's public hearing on the applicant's requests by advertisement in a newspaper of general circulation and to all property owners within a 300-foot radius; and

WHEREAS, on July 6, 2023, the Planning Commission conducted a duly noticed public hearing at which members of the public were afforded an opportunity to comment upon the applicant's requests, and at the conclusion of the hearing, the Planning Commission approved said project; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Los Altos hereby finds that the foregoing recitals are true and correct and approves the requested variance and modification of conditional use permit applications subject to the Findings in Exhibit A and Conditions of Approval in Exhibit B attached hereto and incorporated by reference.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the Planning Commission of the City of Los Altos at a meeting thereof on the 6th day of July 2023 by the following vote:

AYES: NOES: ABSENT: ABSTAIN:

Susan Mensinger, Chair

Attest:

Stephanie Williams, AICP Staff Liaison

EXHIBIT A

FINDINGS

MOD23-0003 and VCMF23-0001 - 1150 Riverside Drive

Modification of Conditional Use Permit

With regard to the modification of the conditional use permit to allow the expansion of an animal clinic in a CN District, the Planning Commission finds the following in accordance with Section 14.80.060 of the Municipal Code:

- A. The proposed location of the conditional use is desirable or essential to the public health, safety, comfort, convenience, prosperity or welfare because it would promote a beneficial service for the community and would help support the other businesses in the Rancho Shopping Center;
- B. The proposed location of the conditional use is in accordance with the objectives of the zoning plan as stated in Chapter 14.02 of this title because it is an appropriate location for a needed animal clinic, and it is an appropriate use to be located in a Commercial Neighborhood District;
- C. The proposed location of the conditional use, under the circumstances of the particular case, will not be detrimental to the health, safety, comfort, convenience, prosperity or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity because the operations of a veterinary clinic as detailed by the applicant is not anticipated to have impacts on the surrounding neighborhood. The use will occupy an existing space, will be operating during normal business hours, and will not result in any additional traffic to the neighborhood;
- D. The proposed conditional use will comply with the regulations prescribed in Chapter 14.40 and animal clinics in a Commercial Neighborhood District because it is use that is occupying an existing space, it will maintain the existing character and appearance of the Rancho Shopping Center, and it meets all other regulations prescribed for commercial spaces;
- E. The proposed animal clinic will be served by adequate available on-site parking to meet the needs of the animal clinic use as well as the other existing uses in the shopping center. The subject site has 24 existing parking spaces and the related San Antonio Shopping Center has an additional 305 parking spaces. The San Antonio Shopping Center is mostly occupied by retail and personal services having a required parking demand ratio of one space per 200 square feet of floor area whereas an animal clinic has a lower parking demand.

Variance

With regards to a variance to the requirement that a limited conditional cannot operate within 50 feet of an R1 District, the Planning Commission finds the following in accordance with Section 14.78.070 B. of the Municipal Code:

1. The granting of the variance will be consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02 because it would promote a beneficial service for the community and

creates synergy with the other businesses in the Rancho Shopping Center while also ensuring a harmonious and convenient relationship to the residential land uses close by.

- 2. The granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity because the animal clinic has already been in operation at this location for nearly three years and based on city records, there has not been any history of code enforcement cases. The expansion of the animal clinic into the adjacent tenant space in an existing multi-tenant commercial building will not impact the surrounding area and will have similar services and will be operated in a similar manner as the existing animal clinic.
- 3. The variance from operating a limited conditional use within 50 feet of an R1 District is granted because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications. As further detailed in the applicant's justification letter and agenda report the unique circumstances of the property including the existing building setback to the rear property line, the location of Hale Creek and associated vegetation along the rear of the property, a Valley Water easement on the abutting property that precludes development of the rear 30 feet of one of the abutting properties in the R1 District, and the fact the building has no rear openings and there will be no use by the business in the area adjoining the R1 District which are all dissimilar to most properties in the CN District that adjoin an R1 District.

EXHIBIT B

CONDITIONS OF APPROVAL

MOD23-0003 and VCMF23-0001 - 1150 Riverside Drive

GENERAL

1. Approved Plans

The modification of the conditional use permit for the Los Altos Veterinary Clinic will allow the clinic to operate in a 4,709 square-foot space in the existing building at 1150 Riverside Drive as shown in the approved project plans and the applicant's statement of operations as contained in Exhibit C as submitted by the applicant on May 10, 2023 and on file with the Planning Division, except as modified by the conditions of approval below.

2. **Previous Approvals**

Approval of this conditional use permit modification incorporates and updates conditions of approval from prior permits, including, but not limited to, CUP Application No(s). CUP19-0003 as applicable to the proposed modification(s) to the approved use and/or development. For regulatory purposes, all previous permits and conditions of approval shall remain valid.

3. Applicability of This Permit

This Permit shall apply to any business/owner entity whose use and operational characteristics match those of the approved use. Intensification of the approved use shall require an amendment to this Permit. This Permit shall continue to be valid upon a change of ownership/operator of the site, business, service, use(s), or structure that was the subject of this approval provided the new owner/operator agrees in writing to all applicable conditions and operating standards prior to reopening or maintaining the use or structure(s) under the new ownership. Any new owner/operator must submit a wet (original) signed letter to the Planning Division noting agreement with the enclosed conditions which includes notation of this permit number and the new business/operator's name.

4. **Abandonment of Use**

The approved use shall be considered abandoned if the approved use in this tenant space (or building) ceases for a period of six months or more, at which point this Permit shall have expired and a new permit shall be required. Determination of the abandonment of the use shall be based on the best available data, which may include business license, tax payment records, utility records, and other government agency permits or licenses.

5. Days/Hours of Operation

The approved days and hours of operation are Monday through Friday from 8:00AM to 6:00PM and Saturday from 8:00AM to 4:00PM. Any proposed change to the approved days and/or hours of operation will require review and approval by the Development Services Director and may require a modification to this permit.

6. **Operational Limitations**

The animal clinic shall be subject to the following operation limitations:

a. The use of the site as a kennel is prohibited.

- b. The parking lot and landscape areas shall be kept clean and sanitary. All necessary measures shall be taken to ensure that odors from the mechanical ventilation equipment and usage of the parking lot and landscape areas do not impact adjacent properties.
- c. No business activities are allowed outside the structure.

7. Operational Limitations

Any changes to the exterior signage shall require approval of a sign permit from the Planning Division.

8. Building Permit Required

Details of interior tenant improvements are to be shown on building permit drawings and shall be reviewed for consistency with the operational characteristics of the approved project prior to building permit issuance.

9. Indemnity and Hold Harmless

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

Melissa Neal, DVM

Medical Director, Owner Los Altos Veterinary Clinic 1150 Riverside Drive Los Altos, CA 94024 (650) 948-8287 <u>mneal@losaltosvet.com</u>

Los Altos Veterinary Clinic Statement of Operations

Los Altos Veterinary Clinic is a small animal clinic that provides comprehensive medical care for dogs and cats. One of our doctors also treats small mammals (rabbits and rodents.)

Our clinic is open Monday through Friday 8am-6pm and Saturdays 8am-4pm. We currently have 7 doctors and 25 staff members. We do not hospitalize or board animals overnight. On a given weekday there are 4-5 doctors seeing appointments and performing surgeries. These doctors are supported daily by 9 technicians, 4 customer service representatives, and our practice manager. All of our staff members park in the lot at the corner of Berry Ave. and Riverside Dr. per our lease agreement with De Anza Properties.

We have 3 doctors seeing 2-3 appointments per hour each day. An additional doctor performs surgeries and dental procedures- admitting 4 patients between 8-9am and discharging them in the early afternoon. Clients park in the spaces directly in front of the clinic on Riverside Drive.

The proposed use of the additional space is for the practice of veterinary medicine including: wellness checkups, minor surgery, vaccines, sick pet diagnostics and treatments, and dental procedures. This new space will allow for a truly separate cat and dog experience (from separate waiting rooms, to cat specific exam rooms, and also to cat only treatment areas.)

AB A.C.	ADMINISTRATIVE BULLETIN ASPHALT CONCRETE
ACI	AM CONCRETE INSTITUTE
ACOUS. ADJ.	ACOUSTICAL ADJACENT OR ADJUSTABLE
ADA ADU	AM W/ DISABILITIES ACT ACCESSORY DWELLING UNIT
AFF	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
ALT ALTA	ALTERNATE AM LAND TITLE ASSOC
ANSI	AM NATL STDS INSTITUTE
AOR APA	ARCHITECT OF RECORD AM PLYWOOD INSTIT
AGG. APPROX.	AGGREGATE APPROXIMATE
ARCH.	ARCHITECTURAL/ARCHITECT
ASCE ASHRAE	AM SOC OF CIVIL ENG AM SOC HTG RFG & AC ENG
ASI	ARCH SITE INSTRUCTIONS
ASTM B.C.	AM SOCIETY TESTING MTRLS BOTTOM OF CONC/CURB
BD BFP	BOARD BACK FLOW PREVENTOR
BLDG.	BUILDING
B/N	BID NEGOTIATION
B.O.	BOTTOM OF
BLKG	BLOCKING
BM. BMR	BEAM BELOW MARKET RATE UNIT
BOMA	BLDG OWNR'S MNGRS ASSOC
BOT BOW	BOTTOM BOTTOM OF WALL
BSM	BUREAU ST USE MAPPING
BTWN. BTUH	BETWEEN BRITISH THERMAL UNIT HR
B.U.R.	BUILT-UP ROOF
B.W. BW	BOTTOM OF WALL BACK OF WALK
CA CAB.	CONSTN ADMIN
CALC	CALCULATE
C.B.	
CBC CD	CAL BUILDING CODE CNSTN DOCUMENTS
CGBC CEC	CAL GREEN BLDG CODE CAL ENERGY CODE
CEC CEM.	CEMENT
CFC CFM	CAL FIRE CODE CUBIC FT PER MINUTE
CIP	CAST IN PLACE
C.L. CLG.	CENTER LINE
CLG. CLOS	CEILING CLOSET
CLR CLT	CLEAR CROSS LAM TIMBER
СМ	CNSTN MANAGER
CMC CMU.	CAL MECHANICAL CODE CONCRETE MASONRY UNIT
CNSTN CNTL. JT.	CONSTRUCTION CONTROL JOINT
C.O.	CLEANOUT
C.O.F. COL.	COEFFICIENT OF FRICTION
CONC. CONT.	CONCRETE CONTINUOUS
CPC	CAL PLUMBING CODE
CSI CSINK	CNSTN SPECS INSTITUTE COUNTER SINK
СТ	CT PROFILE STUD
CTR. CU	CENTER CONDITIONAL USE
CU FT CU YD	
# D	CUBIC YARD DEPTH, DEEP (E.G. 7" D)
D/B DBA	DESIGN BUILDER WEIGHTED NOISE LEVEL
DBA	DEPT OF BLDG INSPECTION
DBL DD	DOUBLE DESIGN DEVELOPMENT
DEMO.	
D.F.	DRINKING FOUNTAIN
DIA. DIM.	DIAMETER DIMENSIONS
DISP. DN.	DISPENSER DOWN
DSA	DIV OF STATE ARCHITECT
SFDPH	SF DEPT OF HEALTH
DPW DU	DEPT PUBLIC WORKS DWELLING UNIT
DWGS. (E)	DRAWINGS EXISTING
(E) EA.	EACH
EBM EF	EXTR BLDG MAINTENANCE EXHAUST FAN
EG.	EXAMPLE
EIR ELEC.	ENV IMPACT REPORT ELECTRICAL
ELEV.	ELEVATION EMERGENCY
ENG	ENGINEER
ENR EOR	ENV NOISE REPORT ENGINEER OF RECORD
EQ.	EQUAL
e	EQUAL
EQUIP.	
EV EVAC	ELECTRIC VEHICLE EVACUATION
EV	

ABBREVIATIONS FIRE ALARM CONTROL PANEL FLOOR AREA RATIO FIBER CEMENT BOARD FOOTCANDLE FAN COIL UNIT FLAT BAR FLOOR DRAIN FIRE DEPT CONNECTION FOUNDATION FURNISHINGS FIXT EQUIP FAIR HOUSING ACT FIGURE FLOW LINE FLEXIBLE FIRE LIFE SAFETY FINISHED FLOOR FINISH FLOOR FLOOR FLR. FLSHG FLASHING FNDTN FOUNDATION F.O.C. FACE OF CONCRETE F.O.FRMG FACE OF FRAMING F.O.F. FACE OF FINISH F.O.P. FACE OF PLYWOOD F.O.SHTG. FACE OF SHEATHING FIRE RATED FRTW FIRE TREATED WOOD FIRE SEPARATION DISTANCE FOOT FOOTING FLOOR TO FLOOR FTF FURG FURRING GA # GYPSUM ASSOC # GAUGE GA. GAL GALLON GALV. GALVANIZED G.B. GRAB BAR GENERAL CONTRACTOR GLASS FIBER REINF CONC GLASS GRID LINE GUARANTEED MAX PRICE GALLONS PER FLUSH GALLONS PER MINUTE GREENPOINT RATED GSF GROSS SQUARE FOOT GSM. GALVANIZED SHEET METAL GYPSUM GYPBD GYPSUM BOARD # H # HEIGHT, HIGH (E.G. 7"H) HOSE BIB H.B. HANDICAPPED HDWE. HARDWARE HERS HI ENERGY RTG SCHEME HOLLOW METAL н.м. HOLLOW METAL DOOR HMD HORIZ. HORIZONTAL HIGH POINT H.P. HOUR HISTORIC RESOURCE DETER HOLLOW STEEL SECTION HEATING VENT A/C HEIGHT INDOOR AIR QUALITY INTL BUILDING CODE INTL CONF OF BLDG OFFCLS IMAPCT ISOLATION CLASS INSIDE DIAMETER INSULATED GLASS UNIT INCH INTERIOR INSUL INSULATION POLYISOCYANURATE JANITOR JOINT KITCHEN KILOWATT KILOWATT ANNUAL KWA LENGTH, LONG (E.G. 7"L) L #, LVL # LEVEL # (E.G. L 5, LVL 5) L #X# STEEL ANGLE (EG. L4X4) LAMINATE LAM. LANDSCAPE ARCHITECT L.ARCH. LAVATORY POUND LINEAR FOOT LANDING LIGHT LOW VOLTAGE MAXIMUM MANUF, MFR MANUFACTURER MECH. MECHANICAL MECH ELEC PLUMBING MIN EFFI REPORTING VALUE MOD BIT MODIFIED BITUMEN MOHCD MAYOR'S OFFICE OF HOUSING MILLIMETER MINIMUM MIN. # MIN # MINUTE MISC. MISCELLANEOUS MTD. MOUNTED MEETING MTG METAL NORTH NEW (N)NA, N/A NOT APPLICABLE NATL ELECTRIC CODE NTL FIRE PROTECTION ASSOC NFPA N.I.C. NOT IN CONTRACT NOM. NOMINAL NON RATED NRCA NATL RFG CNTRCTR'S ASSOC NOTICE OF SPCL RESTRCTNS NOT TO EXCEED

ATIONS				
NTP	NOTICE TO PROCEED			
N.T.S.	NOT TO SCALE			
0AC 0.C.	OWNER ARCH CONTRACTOR ON CENTER			
O.D. OITC	OUTSIDE DIAMETER OUT IN TRANSMISSION CLASS			
OL	OCCUPANT LOAD			
O&M	OPERATIONS & MAINTENANCE			
OPNG.	OPENING			
OPP. OPP.HD.	OPPOSITE OPPOSITE HAND			
OSHA	OCCUP SFTY & HLTH ADMIN			
OTC	OVER THE COUNTER			
OWJ OZ.	OUNCE			
PD	PRE DESIGN			
PE PERF.	PROFESSIONAL ENGINEER PERFORATED			
PERM	PERMEABLE			
PGE PL	PACIFIC GAS & ELEC PLATE			
PL.	PLASTIC			
P.L. PLAS	PROPERTY LINE PLASTER			
PLY	PLYWOOD			
PM PMR	PROJECT MANAGER PROTCTD MEMBRANE ROOF			
PPA	PRELIM PRJCT ASSESSMENT			
PR. PRE-AP	PAIR PRE APPLICATION MTG			
PRECON PSI	PRECONSTRUCTION POUND PER SQUARE INCH			
PSF	POUND PER SQUARE FT			
РТ Р.Т.	POST TENSIONED CONC PRESSURE TREATED			
PTD	PAINTED			
PV PVC	PHOTOVOLTAIC POLYVINYL CHLORIDE			
PWD QTY	PLYWOOD DECK QUANTITY			
RC	REINFORCED CONCRETE			
RCP REINF	REFLECTED CEILING PLAN REINFORCE			
RET	RETAINING			
RFI	REQUEST FOR INFORMATION REQUEST FOR PROPOSAL			
RFP RM	REQUEST FOR PROPOSAL ROOM			
R.O. RQD	ROUGH OPENING DIM REQUIRED			
RTU	ROOF TOP UNIT			
SAF SCD	SELF ADHERING FLASHING SOLID CORE DOOR			
SD	SCHEMATIC DESIGN			
SFDBI	SQUARE FOOT SF DEPT OF BLDG INSP			
SFFD SFPC	SF FIRE DEPT SF PLANNING CODE			
SFPUC	SF PUBLIC UTILITIES COM			
SHT SHTG	SHEET SHEATHING			
S.I.	SQUARE INCH			
SIP SMP	STRUCTURAL INSUL PANEL			
SOG SRI	SLAB ON GRADE SOLAR REFLECTANCE INDEX			
SRO	SINGLE ROOM OCCUPANCY			
SSD, S.S.D. SS, S.S.	SEE STRUCTURAL DRAWING			
STC STF	SOUND TRANSMISISON CLASS SHAPED TO FIT			
STL	STEEL			
SWPPP S.Y.	STORM WATER POLTN PREV SQUARE YARD			
TBL	TABLE			
TCNA TCO	TILECOUNCILOF NO AM TEMP CERT OF OCCUPANCY			
TERM	TERMINATION			
TI TJI	TENANT IMPROVEMENT TRUSS JOIST			
T.O.	TOP OF			
тс тос	TOP OF CURB TOP OF CONCRETE			
TOPLY	TOP OF PLYWOOD			
TPO TYP	THERMOPLASTIC ROOF			
TW T24	TOP OF WALL TITLE 24 FROM CEC			
UL	UNDERWRITER'S LAB			
U.O.N.	UNLESS OTHERWISE NOTED			
UPS UP/S	UNINTRRTD POWER SUPPLY UNPROTECTED/SPRINKLERED			
	US GREEN BLDG COUNCIL			
VERT	VERTICAL VERIFY IN FIELD			
VOC	VOLATILE ORGANIC CMPND			
VRF # W	VARIABLE REFRIG FLOW WIDTH, WIDE (EG. 7" W)			
W #	WIDE FLANGE STEEL(E.G. W8)			
WC WD	WATER CLOSET			
WH WT	WATER HEATER			
WT WS	T PROFILE STEEL WATERSTOP, WEATHERSTRIP			
WP WRB	WATERPROOF WEATHER RESIST BARRIER			
WWF	WELDED WIRE FABRIC			
XPS YD	EXTRUDED POLY STYRENE YARD			
YR	YEAR			

	GRID
	SECTIO
1 A2.1X	DRAWI SHEET
	DETAIL
A1.1	DRAWI SHEET
w01	WALL
F01	FLOOF
(G01)	GLAZII
D10 NB	DOOR DOOR FIRE
NAME XXX FXX	ROOM ROOM FLOOF
	I

ADDRESS
BUILDING PERMIT APPLICATION
APN
OT AREA
BUILDING AREA
JNIT AREA (EXISTING)
JNIT AREA (PROPOSED)
NEIGHBORHOOD
ZONE
CN ALLOWED HEIGHT
HEIGHT (EXISTING)
HEIGHT (PROPOSED)
STORIES (EXISTING)
STORIES (PROPOSED)
DCCUPANCY (EXISTING)
DCCUPANCY (PROPOSED)
CONSTRUCTION TYPE (EXIS
CONSTRUCTION TYPE (PRO
SPRINKLERS (EXISTING)
SPRINKLERS (PROPOSED)
PRESERVATION
CODES USED

SYMBOLS

LINE

TION/ELEVATION TAG

VING NUMBER

T LOCATION IL TAG

VING NUMBER T LOCATION

TAG

DR TAG

ZING TAG

TAG

NUMBER RATING

TAG

NUMBER R TAG

PROJECT DATA 1150 RIVERSIDE DRIVE RANCHO SHOPPING CENTER TBD 189-45-032 21,221 SF 7,753 SF 3,037 SF (UNIT 1150) 4,728 SF (UNITS 1150, 1148, 1144) RANCHO CN-COMMERCIAL NEIGHBORHOOD 30' <30' <30' ZONING 14.02.070 USE: ANIMAL HOSPITAL & CLINIC (VETERINARY CLINIC) CBC 304.1: B-ANIMAL HOSPITAL ZONING 14.02.070 USE: ANIMAL HOSPITAL & CLINIC (VETERINARY CLINIC) CBC 304.1: B-ANIMAL HOSPITAL (ISTING) V-B ROPOSED) V-B NONE, NOT RQD FOR B, V-B NONE, NOT RQD FOR B, V-B, <2 STORY, < 40'H, < 9,000 SF</pre> N/A 2022 CBC 2022 CFC 2022 CPC 2022 CMC 2022 CEC (ENERGY) 2022 CEC (ELECTRICAL) 2022 CGBSC

2010 ADA

PROJECT SPONSOR	LOS ALTOS VETERINARY CLINIC 1150 RIVERSIDE DRIVE LOS ALTOS, CA 94024 MELISSA NEAL, DVM, MEDICAL DIRECTOR 650.948.8287 MNEAL@LOSALTOSVET.COM
ARCHITECT	STANLEY SAITOWITZ NATOMA ARCHITECTS 1022 NATOMA STREET #3, SAN FRANCISCO, CA 94103 NEIL KAYE 415.626.8977 X112 NKAYE@SAITOWITZ.COM

PROJECT DIRECTORY

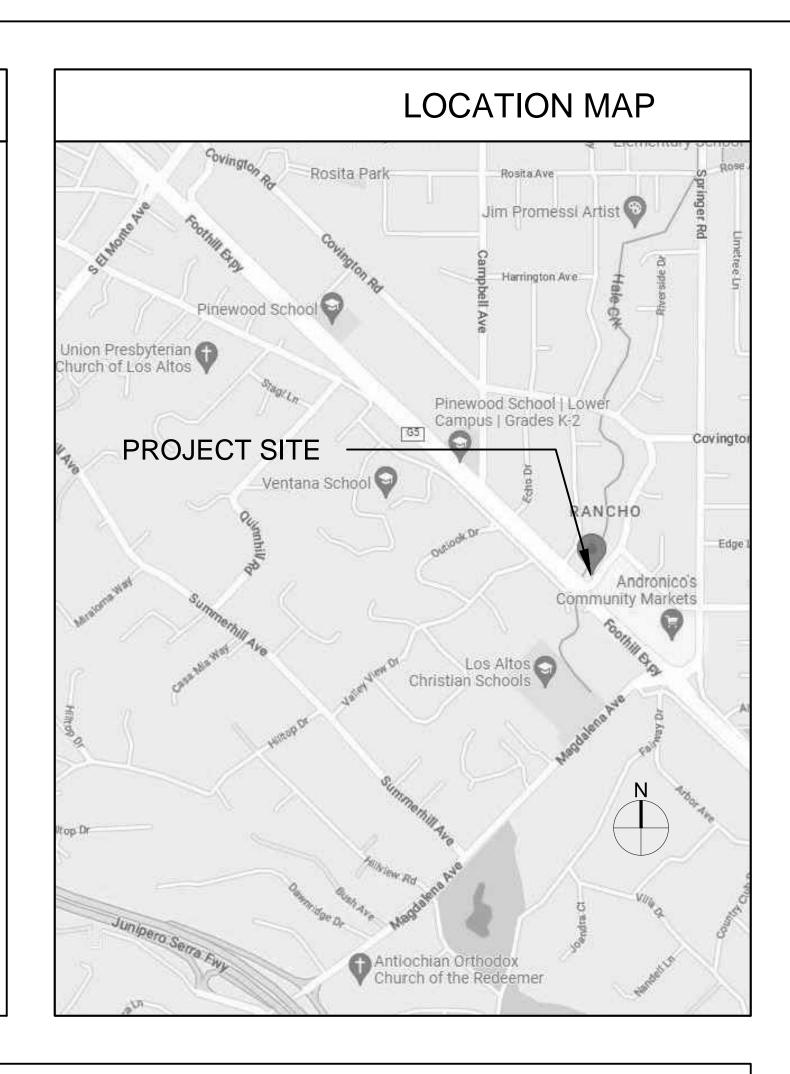


PROJECT DESCRIPTION

TENANT IMPROVEMENT TO EXPAND THE EXISITING VETERINARIAN CLINIC FROM UNIT 1150 TO INCLUDE UNITS 1148 AND 1144. THE EXISITING AREA OF 1150 IS 3,037 GSF. THE PROPOSED TOTAL UNIT AREA IS 4,728 GSF, FOR AN EXPANSION OF 1,691 GSF. CHANGES INCLUDE: REMOVAL OF PARTY WALLS BETWEEN THE 3 EXISITNG UNITS; REARRANGEMENT OF OFFICE & WORK SPACE NON STRUCTURAL NON RATED PARITIIONS; REMOVAL OF ONE EXTRANEOUS WC; & REORGANIZATION OF LOBBY & ENTRIES.

- NO CHANGE OF OCCUPANCY (B TO B)
- NO CHANGE OF CONSTRUCTION TYPE (V-B)
- NO CHANGE OF HEIGHT (< 30') • NO CHANGE OF STORIES (1)
- NO CHANGE OF BUILDING AREA (7,753 SF)
- NO CHANGE TO FOOTPRINT & ENVELOPE (EXCEPT ONE FIXED
- WINDOW WILL CHANGE TO A DOOR OF THE SAME MODEL SERIES) • NO CHANGE TO PARKING (SINCE NO CHANGE OF BLDG AREA AND OCCUPANCY)

BECAUSE THE FOOTPRINT & ENVELOPE OF THE EXISTING BUILDING WILL NOT CHANGE, THE PREVIOUS CUP19-0003 AND VCMF19-0002 STANDS WITH AROUND A 20' PROJECT REAR YARD PLUS A 30' EASEMENT, TOTALING AROUND A 50' DISTANCE BETWEEN THE EXISITNG PROJECT AND THE ADJACENT R1-10 PROPERTY.



SITE PHOTO

	SHEET INDEX		<
SHEET #	SHEET NAME		SHEET SCALE
A0.0	COVER SHEET		NTS
A1.0	FLOOR PLAN		3/16"
D1.0	DEMOLITION PLAN		3/16"

REVISIONS	DATE			
Contraction Contra	tos nary Clinic			
Compassionate care for cats and dogs PROJECT SPONSOR: LOS ALTOS VETERINARY CLINIC 1150 Riverside Dr. Los Altos, CA 94024 650. 948.8287				
ARCHITECT: STANLEY SAITOV NATOMA ARCH 1022 Natoma Stree San Francisco, CA 415. 626.8977	t, No. 3			
VETERINARY CLINIC REMODEL & EXPANSION				
1150 RIVERSIDE DRIVE LOS ALTOS, CA 94024 SHEET TITLE:				
COVER				
DATE: 04-26				
SCALE: NTS	AI			
SHEET NO:	RCHT STANLEY SATIOWITZ IA ARCHITECTS INC.			
AC).0			
	J			

