

ATTACHMENT B

Los Altos Veterinary Clinic

Melissa Bryant-Neal, DVM

1150 Riverside Drive Los Altos, CA 94024

650-948-8287

mneal@losaltosvet.com

April 20, 2023

Los Altos Planning Commission
1 N. San Antonio Road
Los Altos, CA 94022

Dear Honorable Commissioners:

We are pleased to submit our application for a Conditional Use Permit for the expansion of the Los Altos Veterinary Clinic (LAVC). LAVC has been a fixture in the community for over 60 years. Since Dr. Glynn Echerd purchased the practice more than 32 years ago, and continuing through my ownership today, the clinic has been dedicated to its mission of improving the relationship between pets and their owners in a comfortable and compassionate atmosphere. LAVC currently serves over 4,400 active clients and provides the highest quality personalized veterinary care.

We moved LAVC to our new location at 1150 Riverside Drive within the Rancho Shopping Center in November 2020. Since relocating, we have not only continued the excellent standards of care and client service the clinic has been known for for decades, but been able to see many more patients and greatly expand access to care for the local community. Part of the requirements for the move to this location was obtaining a CUP approval to allow the use of the space as a veterinary clinic. We were grateful that the Planning Commission shared our vision to provide veterinary care to the community, and that at the Planning Commission meeting on November 21, 2019, our application for the use of the space was approved. Our current 3,037sf space allowed for additional examination rooms and modern diagnostic equipment vs. the old prior location. It also has a dedicated location removed from the main shopping plaza for convenient client parking to bring pets comfortably inside the clinic.

In a short span of about two years, the community has embraced our new location, and our clientele has grown significantly. We now need more space to better serve our clients' needs. Our landlord has presented the opportunity to expand to two spaces adjacent to our clinic. Total available space for expansion is 1,672sf. This will give us a total combined area of 4,709sf. At 4,709sf, the expanded space will allow for additional exam rooms, expanded hospitality for clients, and a state-of-the-art additional treatment area. This will enable us to meet our client growth as well as our continuous desire to improve our service.

We understand the importance of protecting the health, safety, and welfare of persons living or working in the vicinity of our clinic. To this end, we believe that the property meets the intent of the separation between CN and the R1 district. The back of the entire building (1144-1150 Riverside) has no doors or windows. In addition, the rear of the building borders a steep drop-off and the natural buffer which is Hale Creek. The Santa Clara Valley Water District has an easement on the creek that measures 30 feet wide by 90 feet in length. We will continue the current use and hours of the clinic. There will be no activity behind the building and there will be no pets kept in the clinic overnight or for boarding. We foresee no impact whatsoever to neighbors behind our expanded space.

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. These will be conducted Monday through Friday 8am-7pm, Saturday 8am-5pm, and only by special appointment on Sunday (*unlike* emergency hospitals which are open 24 hours a day, 7 days a week.) We expect 3-4 doctors to see appointments each day with approximately 12 patient visits per doctor per day. The employees will include 6 doctors, 5-6 receptionists/support staff/practice manager, and 7-8 veterinary technicians for a total of approximately 20 employees working on different shifts. Staff will park in designated shopping center spaces as stipulated by our lease agreement.

The reception areas will continue to have separate cat and dog waiting spaces as well as retail displays (i.e. prescription diets, shampoos, and other recommended over the counter products.) Furthermore, the new design will allow us to totally separate the cat and dog receptions into separated rooms, a huge benefit to clients and animals alike by eliminating interaction between cats and dogs. There will be 3 new exam rooms, a dental suite, a lab/pharmacy area, treatment area, dog and cat cages for daytime procedures, storage, and a spacious break room. Clients and patients will enter the clinic via the front doors on Riverside, and dogs will be walked out by staff members and led to designated areas as needed.

We are grateful for your guidance and time in our pursuit of the expansion of Los Altos Veterinary Clinic at the Rancho Shopping Center. We look forward to your review of our application.

Attachments:

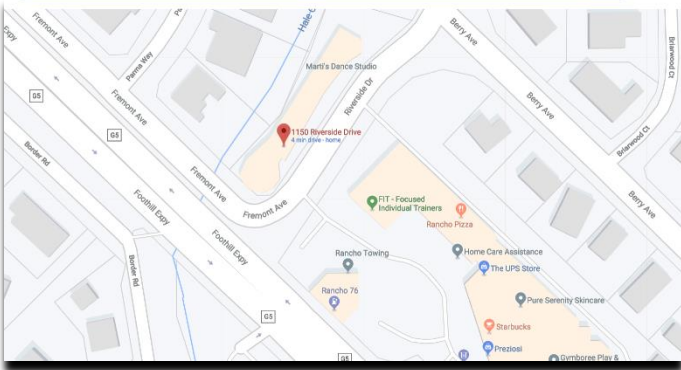
1. Variance
2. General Application
3. Rancho Shopping Center- Tenant List
4. Map of Santa Clara Valley Water County Easement
5. Letter to neighbors
6. Rancho Shopping Center Plans
7. Floor Plan- 1150 Riverside Drive +1148 + 1144 Riverside Drive

Sincerely,

Melissa Bryant-Neal, DVM

PROJECT PLANS- LOS ALTOS VETERINARY CLINIC

Vicinity Map/Site Map



Description

Rancho Shopping Center- Existing veterinary hospital to expand into the adjacent vacant spaces on the right side- (previously 1148 Zenibella Nail Salon and 1144 Zoom Rug Store)

Property Owner: DeAnza Properties

Site Plan

As existing- Rancho Shopping Center

Building Elevations

As existing- Rancho Shopping Center

Roof Plan

As existing- Rancho Shopping Center

Landscape Plan

There are existing mature trees surrounding the property. We intend to enhance the main entrance with the addition of planter boxes. All other landscape as existing.

Signage:

Current rooftop sign inserts (one facing Fremont Ave, and one facing Riverside Drive) “Los Altos Veterinary Clinic” will remain. The existing signs of the nail salon and the rug store will be replaced by additional signs for the veterinary hospital (see existing signs photo below).

Current signs:



VARIANCE FOR 1150 RIVERSIDE DRIVE

1. That the granting of the variance will be consistent with the objectives of the zoning plan as set forth:
 - It promotes to meet the growing needs of our community and complements and supports the businesses in the shopping center.
 - Granting of the variance provides job opportunities and increased tax revenues to guide community growth. Approximately 60.2 million of US households own a dog and 47.1 million own a cat. The average veterinary expenditure per household per year is \$410.
 - The granting of this variance will fill unoccupied spaces of the center with a tenancy that is proven to invest significant dollars in the most advanced veterinary medical equipment and remain for decades to come. This will protect and enhance the real property values while bringing greater vibrancy to this location.
 - The variance will continue to promote the safe, workable traffic circulation system with excellent public parking, a separate restricted parking area for staff, and multiple ways to approach and depart the clinic.
 - The location is enhanced by mature trees and natural landscape conserving the city's natural beauty. The building exterior structure is to remain in its current state, continuing the charmed character of the Rancho Shopping Center.

2. That 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: as our many years on First Street have shown, situated between offices, across from retail and next door to multi-unit residential condos. In addition to our past 2.5 years at our current Riverside Drive location.

3. The strict application of the provisions of this chapter deprives this portion of the Rancho Shopping Center the privileges enjoyed by the other property in the center and under identical zoning classifications due to the shape and topography of its specific location. The 30' Hale Creek Easement denies any R1 use, acts as a natural buffer, and provides the required 50 ft' setback when added to the more than 20' at the rear of the subject building. The rear of the building has a steep drop off and no doors or windows.

The special circumstances for our use as a Veterinary Clinic requiring a 50' distance to R1 zoning is a specific measurement whose intent is fulfilled by the granting of this variance.
