

July 22, 2021



CONDITIONAL USE APPLICATION – Written Project Description

Proposed Banfield Veterinary Clinic
Santa Rosa Southside Shopping Center
2663 Santa Rosa Avenue, Suite A
Santa Rosa, CA 95407

Property Zoned CG (General Commercial)

Per Zoning Code, a veterinary hospital within the CG zone requires a Minor Conditional Use permit.

This application is for a veterinary clinic within an existing tenant space at the Santa Rosa Southside Shopping Center.

No exterior modifications, or additions are proposed, and all functions occur within the fully enclosed building.

Banfield Introduction:

Since 1955 Banfield has been providing high quality neighborhood veterinarian care throughout the United States. With over 950 clinics nationwide, Banfield is the leader in innovations like Optimum Wellness Plans, and the first and most extensive quality-assurance program in the industry. Banfield hospitals / clinics provide the finest, most convenient human-quality medical services available, as well as industry-leading protocols and equipment. We understand the special bond between pets and people. At Banfield, we provide a level of service second to none in the industry.

Project Description:

Banfield Pet Hospital is proposing a 3,700 s.f. +- veterinary clinic within the existing A in the Santa Rosa Southside Shopping Center in Santa Rosa, CA. No outdoor facilities or exterior changes are proposed other than tenant signage. Typical Banfield Veterinary facilities such as what is being proposed at this location provide full service veterinarian care; including diagnostic capabilities, a surgery room, pharmacy and retail pet supply sales. All clinic activities occur within the tenant space. We do not provide outdoor amenities such as dog runs or storage yards and no grooming, long term kenneling, boarding or overnight facilities are provided at Banfield. The proposed veterinarian clinic will primarily service the neighboring community providing a necessary service at a close and convenient location. Located within the Southside Shopping Center, Banfield reduces transportation time for neighbors / clients and provides a location to receive needed veterinarian care services at a convenient one-stop shopping center location.

Hours of operation:

Banfield clinics typically operate 7:00am – 7:00pm, 7 days per week.
No overnight care or boarding is provided.

Employees:

Although staffing will vary depending on workload, the proposed veterinary clinic will operate with a staff of 4 to 7, including Licensed Veterinarians, Veterinary techs and administrative support staff.

Previous Use:

Banfield will be occupying a single tenant space in the newly renovated shopping center. The building was previously occupied by "The Vitamin Shoppe".

The existing adjacent tenant space to the East is "The UPS Store".

The existing adjacent tenant space to the West is "DSW Shoe Store".

A service drive for deliveries, trash and recycling is located behind the building to the North and shared parking for the overall shopping center is located in front of the building to the South.

Parking:

As part of the overall Santa Rosa Southside Shopping Center site, common / shared parking areas are provided for tenants and customers. As this proposed project is a tenant improvement within the existing building and no increased building area is proposed, the existing shopping center parking is sufficient for our proposed use.

Noise & nuisance:

As mentioned, Banfield does not provide long term boarding, overnight stays or outdoor dog runs. All functions are fully contained within the premises minimizing impact on adjacent tenants or properties. Any potential sound transmission from within the premises, is mitigated thru double wall sound insulated demising walls providing acoustic separation between our space and adjacent tenants.

Waste & ventilation:

Banfield does not "walk animals" for animal safety reasons; but does provide a pet-waste station with bags and disposal adjacent to the clinic entry for customer and employee use to clean up pet waste if were to occur while arriving or leaving the facility. Biohazardous waste is kept in a freezer and removed by a third-party vendor on an as needed basis. To keep the shared sidewalks clean and clear of animal waste, the Banfield staff walks the exterior of the space every couple of hours to clean up any animal waste that did not make it into the pet waste station.

With over 950 facilities nationwide, Banfield prides itself on being good neighbors and tenants. Significant conditions are not typically applied to our proposed Banfield clinics. We are a small, neighborhood clinic and our impact on adjacent tenants / neighboring properties is minimal with little or no impact on public peace, safety and welfare. With this said Banfield is committed to being a "good neighbor" and working closely with the community and city jurisdiction to alleviate any concerns.

Please don't hesitate to let me know if you have any questions or need additional information.

Sincerely,



Jeff Hammond
Principal



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