

Alderbrook Pet Hospital Minor Conditional Use Permit CUP23-073

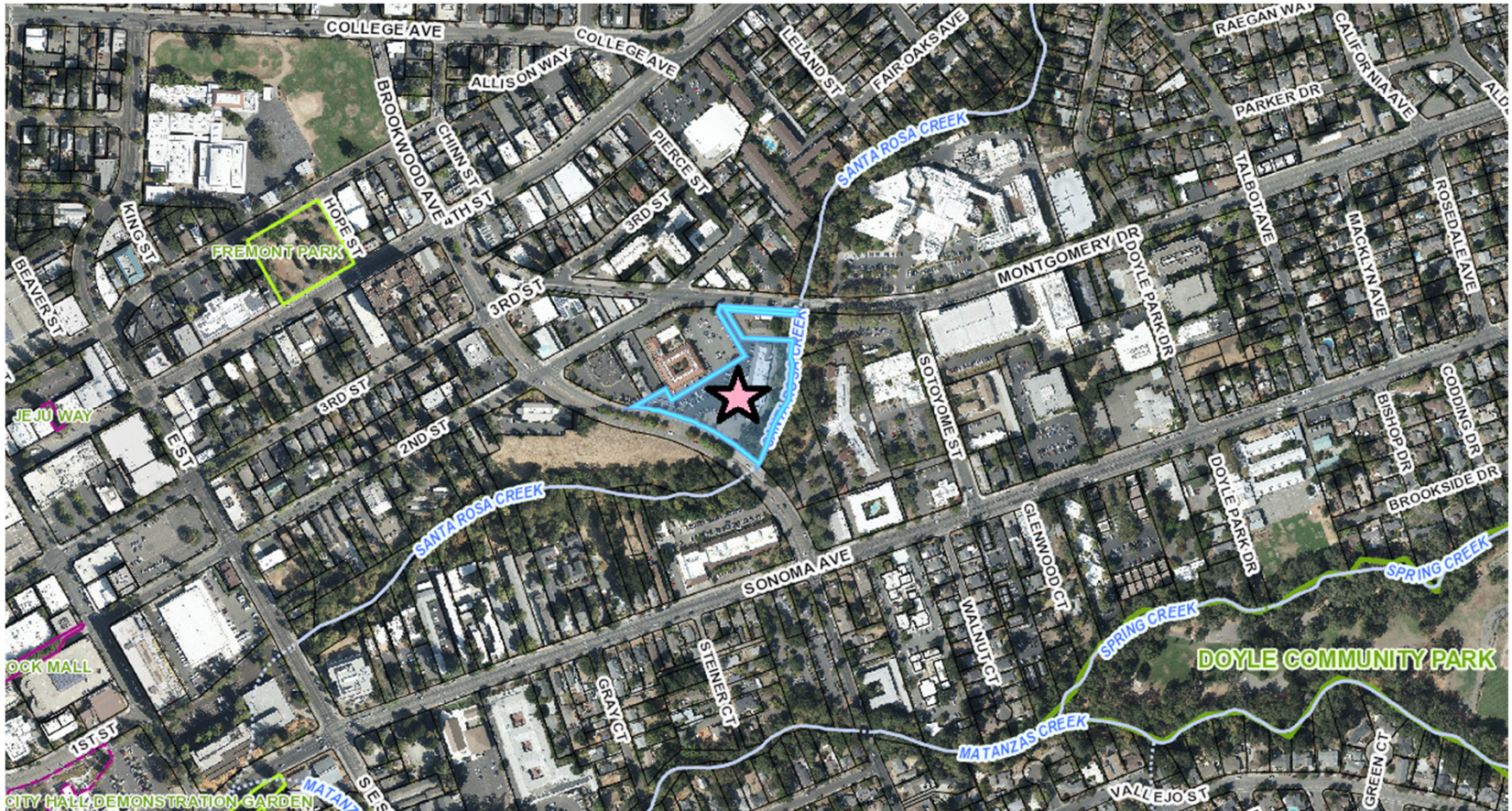
100 Brookwood Ave

May 2, 2024

Sachnoor Bisla
Planning and Economic Development

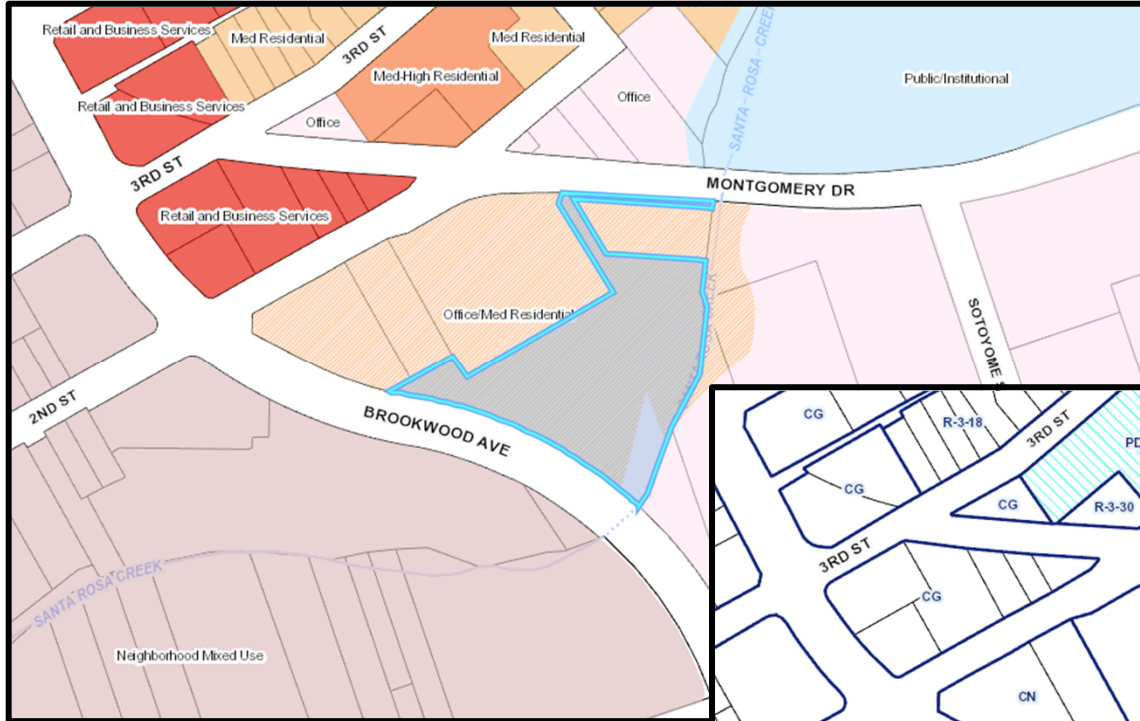
- **Veterinary Hospital**
 - Consultation rooms, surgical suite, imaging suite, laboratory area, large treatment area, doctor's offices, break room, pet pharmacy, and reception/waiting area.
- Proposed hours: 8 a.m. to 6 p.m., 7 days a week
- 12-15 employees on duty at any given time

Request for a Minor Conditional Use Permit



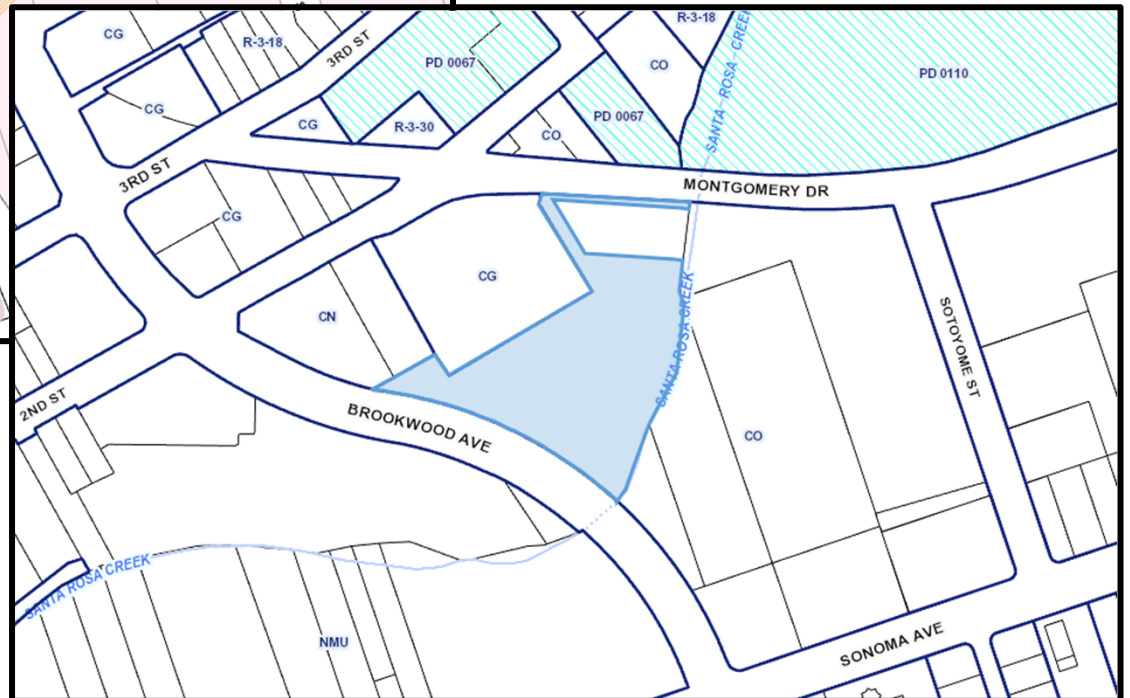
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General Plan: Office/Medium-Density Residential

Zoning: CO (Commercial Office)



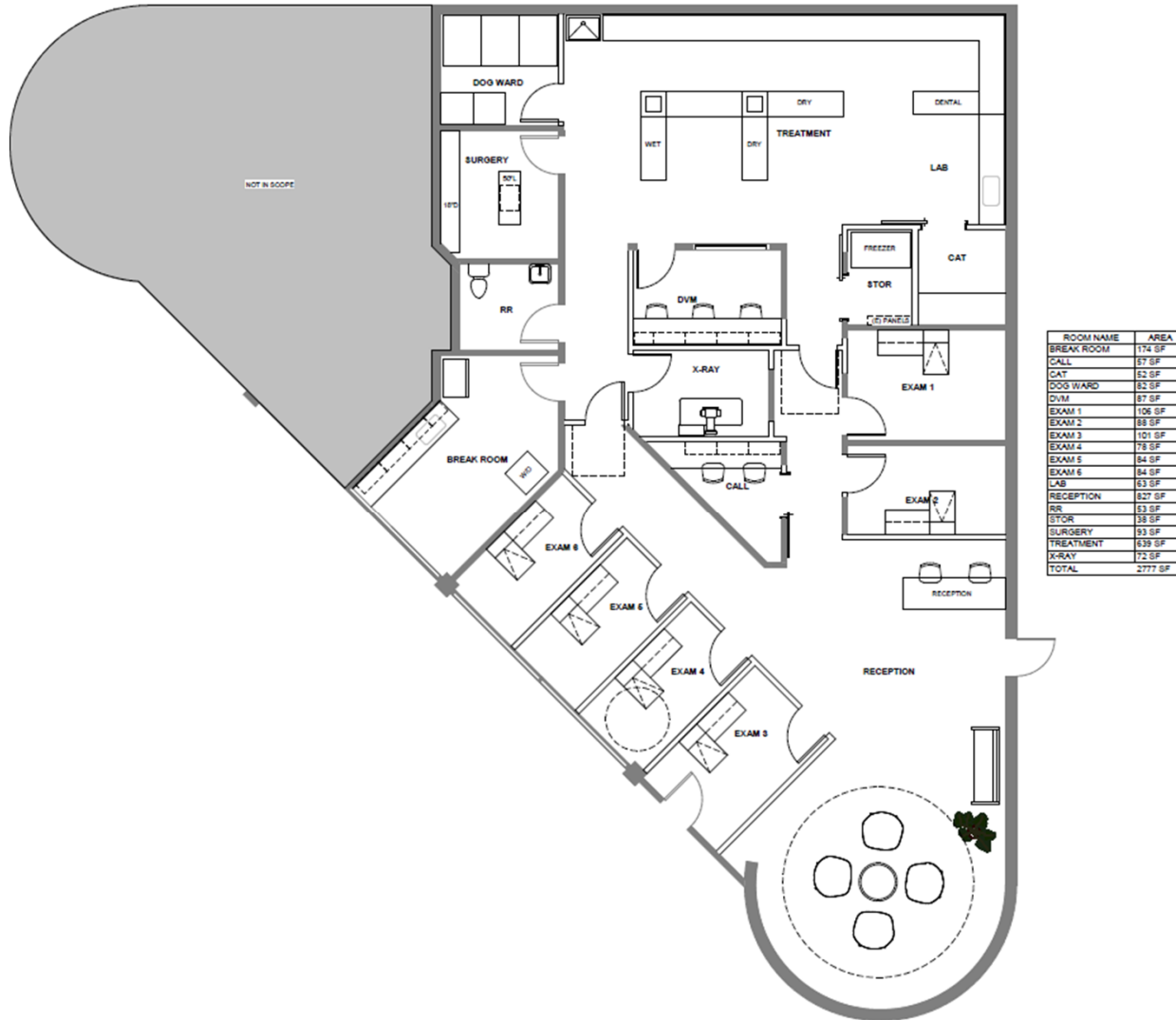


PROJECT LOCATION
100 BROOKWOOD AVE.

PROJECT GENERAL NOTE
ALL SITE CONDITION SHOWN ARE EXISTING TO REMAIN
ALL PARKING ARE EXISTING TO REMAIN

PROJECT DESCRIPTION
TENANT IMPROVEMENT PROJECT TO ACCOMMODATE A NEW
GENERAL PRACTICE VETERINARY CLINIC. NO COMMERCIAL
OVERNIGHT BOARDING TO BE PART OF THE PRACTICE.

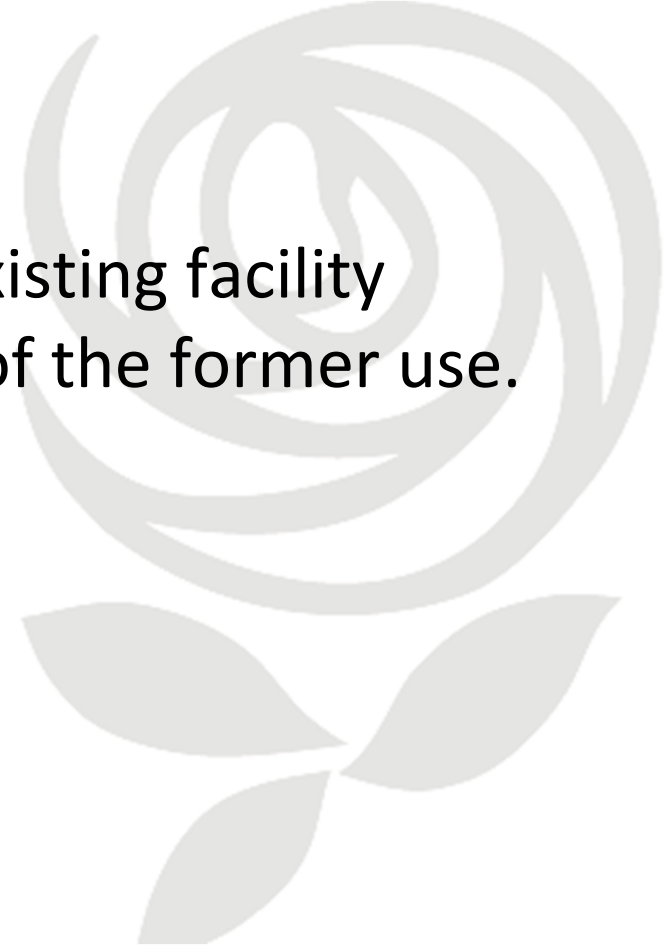
PROJECT VALUATION
\$600,000



Environmental Review

California Environmental Quality Act (CEQA)

- Categorically Exempt
 - 15301 – Operation within an existing facility involving negligible expansion of the former use.



Issues/Public Comment/Findings

- There are no unresolved issues as a result of staff review.
- No public comment has been received for this project.
- Staff analysis had concluded that required findings can be met.

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Conditional Use Permit to allow Medical Service – Veterinary Clinic, Animal Hospital Land use at 100 Brookwood Avenue.

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