THE CITY OF PLEASANTON

Planning Commission Staff Report

June 12, 2013
Item 5.a.

SUBJECT: **P13-0543**

APPLICANT: Animal Medical Center of Pleasanton (Sarbjits S. Mann and Dr. Harinder S. Bains).

PROPERTY OWNER: Brixmor Rose Pavilion.

PURPOSE: Application for a Conditional Use Permit to operate a veterinary hospital for dogs and cats only.

GENERAL PLAN: Retail, Highway, and Service Commercial; Business and Professional Offices.

ZONING: Zoning for the property is the PUD-C (Planned Unit Development – Commercial) District.

LOCATION: 3901 Santa Rita Road, Suite A (Phase III, Rose Pavilion shopping center).

EXHIBIT:
A. Draft Conditions of Approval, dated June 12, 2013.
B. Site Plan, Preliminary Floor Plan, and Details of Operation, dated "Received, March 21, 2013."
C. Condition No. 25 of Ordinance No. 1421 (PUD-89-06).
D. Location Map and Notification Area.

I. BACKGROUND

Proposal

Dr. Harinder S. Bains and Sarbjits S. Mann propose to operate a veterinary clinic in a vacant, approximately 2,357-square-foot tenant space located in the Rose Pavilion shopping center. Dr. Bains has practiced veterinary medicine for 17 years. He has also operated a veterinary clinic in the Tri-Valley Area since 1998.

On June 20, 1989, the City Council adopted Ordinance 1421 for the Rose Pavilion shopping center. Condition No. 25 of Ordinance 1421 allows the permitted and conditional permitted uses of the C-C (Central Commercial) District, which include:

> "Veterinarians' offices, out-patient clinics, and small animal hospitals, including short-term overnight boarding of animals and incidental care, such as bathing and trimming, provided that all operations are conducted entirely within a completely enclosed building which complies with specifications for sound-proof construction prescribed by the Chief Building Official.[1]"

The applicants have submitted their request for a Conditional Use Permit to allow the operation of a veterinary hospital with no proposed overnight boarding. The Conditional Use Permit requires Planning Commission review at a public hearing.

II. SITE DESCRIPTION

Figure 1, below, is the 2005 aerial photograph showing a portion of the Rose Pavilion Phase III with the location of the proposed veterinary clinic.

Figure 1, 2005 Aerial Photograph with the Proposed Veterinary Clinic.

[1] Pleasanton Municipal Code, Table 18.44.090 (p. 561).

Figure 2, below, shows the Rose Pavilion Phase III development with the current tenants.

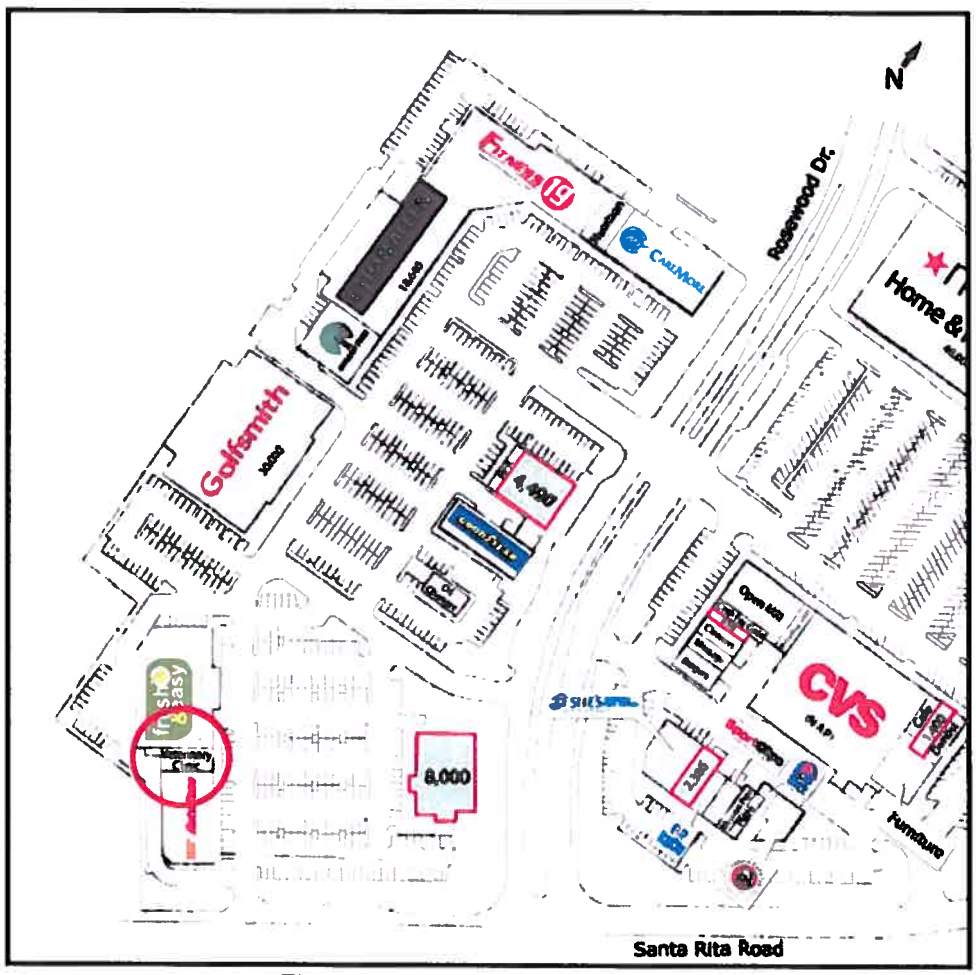


Figure 2, Rose Pavilion Phase III.

The proposed veterinary clinic would be located in the Phase III section of the Rose Pavilion shopping center, in the vacant tenant space between AutoZone and the Fresh and Easy Neighborhood Market, designated by the red circle on Figure 2. The vacant TGIF restaurant building is designated as the 8,000-square-foot building near the easterly corner of the Phase III site.

Rose Pavilion Phase III is bordered on its north side by the East Bay BMW/Mini dealership, on its east side across Rosewood Drive by Rose Pavilion Phase I and Phase II, on its southeast side by Santa Rita Road and single-family homes that back-up to Santa Rita Road, and on its west and southwest sides by automobile storage lots, mini-storage, wireless communication tower, and service commercial uses.

Access to the Phase III portion of Rose Pavilion is provided by a right-turn (only) entrance/exit driveway from Santa Rita Road, a right-turn (only) entrance/exit driveway from Rosewood Drive, and a signalized entrance/exit driveway from Rosewood Drive. A service driveway is located between the building and the southwest property line, which

provides access to the rear entrances of AutoZone, Fresh and Easy, and the proposed clinic.

III. PROPOSED PROJECT

Exhibit B, attached, includes the applicants' narrative regarding the operations of the proposed veterinary clinic with a site plan and preliminary floor plan. The proposed clinic would provide complete medical and dentistry treatments and services for dogs and cats. The proposed operating hours would be Monday through Friday, from 7:00 a.m. to 6:00 p.m., and Saturday, from 10:00 a.m. to 3:00 p.m.

Based on the preliminary floor plan, the applicants would design the interior space into a reception/waiting area, examination rooms, pharmacy, separate rooms for dogs and cats awaiting treatments, surgery room, treatment area, x-ray room, office and a staff break room. No changes are proposed for the building's exterior. Exterior signage for the veterinary clinic would conform to the master tenant sign program for the Rose Pavilion commercial center and would be reviewed under a separate application.

IV. ANALYSIS

Veterinary clinics are conditionally permitted uses in the C-C district referenced by Ordinance 1421 for the Rose Pavilion shopping center. Conditional uses are uses that, by their nature, require individual review to ensure that the impacts that may be associated with their use will be regulated and minimal.

Use and Operations

The Rose Pavilion shopping center provides a variety of commercial uses and personal services including furniture stores, medical uses, a fitness center/gymnasium, sit down/take-out restaurant, general retail uses, and automotive tire sales and service uses. Staff considers the proposed veterinary clinic including its hours-of-operation to be compatible with the existing uses in the Rose Pavilion shopping center.

No overnight boarding would be provided. Dr. Bains would transfer a dog or cat requiring overnight boarding to VetCare or SAGE Veterinary Centers located in Dublin. As stated by Dr. Bains in his narrative, veterinary and animal waste would be transferred to Waste Abatement Resources (Napa, California) for disposal. Non-veterinary waste would be disposed in the garbage bins located in the service area behind the clinic. Bubbling Well Pet Memorial Park (Napa, California) is also available for a deceased pet.

Noise

As conditioned, the applicant is required to install a double-layer of sheetrock on the walls shared by the proposed veterinary clinic with AutoZone and with the Fresh and Easy Market to control animal-related noise. The applicant concurs with this requirement which will be implemented at the building permit stage.

Parking

Rose Pavilion Phase III is developed with approximately 134,855 square feet of buildings and 681 parking spaces, which equals a parking ratio of one parking space per 198 square feet of floor area. All Phase III parking spaces are shared by the Phase III businesses.

For veterinary uses, the Municipal Code[2] requires one parking space for each 250 square feet of floor area equaling nine parking spaces for the proposed clinic. Dr. Bains stated in his narrative that the parking required by the Pleasanton Municipal Code would be adequate for his clinic. The following table shows the parking required for the existing and proposed Rose Pavilion Phase III uses.

Use	Floor Area	Parking Standard[2]	Required Parking
AutoZone (Retail Auto Parts)	7,579 sq. ft.	1 parking space per 300 sq. ft.	25 parking spaces
Care More (Medical)	9,694 sq. ft.	1 parking space per 150 sq. ft.	65 parking spaces
Dollar Tree (Retail)	8,000 sq. ft.	1 parking space per 300 sq. ft.	27 parking spaces
Ethan Allen (Furniture Store)	18,640 sq. ft.	1 parking space per 500 sq. ft.	37 parking spaces
Fitness 19 (Gymnasium)	19,344 sq. ft.	1 parking space per 300 sq. ft.	64 parking spaces
Former TGIF Friday's (Sit Down Restaurant)	8,000 sq. ft.	1 parking space per 200 sq. ft.	40 parking spaces
Fresh and Easy (Market)	15,585 sq. ft.	1 parking space per 150 sq. ft.	104 parking spaces
Golfsmith (Sporting Goods)	30,000 sq. ft.	1 parking space per 300 sq. ft.	100 parking spaces
Good Year Tire (Full Service)	5,612 sq. ft.	1 parking space per 300 sq. ft.	19 parking spaces
Iron Horse (Nutrition Counseling)	2,847 sq. ft.	1 parking space per 300 sq. ft.	9 parking spaces
Oil Changer (Quick Oil Change)	1,737 sq. ft.	1 parking space per 500 sq. ft.	3 parking spaces
Simply Greek (Restaurant)	970 sq. ft.	1 parking space per 200 sq. ft.	5 parking spaces
Retail Space (Vacant)	4,490 sq. ft.	1 parking space per 300 sq. ft.	15 parking spaces
Veterinary Clinic (Proposed)	2,357 sq. ft.	1 parking space per 250 sq. ft.	9 parking spaces
Total Required Parking	N/a	N/a	522 parking spaces
Total Provided Parking	N/a	N/a	681 parking spaces
Remaining Parking	N/a	N/a	159 parking spaces

Staff believes that there is adequate available parking for the proposed veterinary clinic and the existing uses located in the Rose Pavilion Phase III shopping center. Staff notes

[2] Pleasanton Municipal Code, Schedule of Off-Street Parking Space Requirements, (Section 18.88.030C., pp. 638-639.)

that the majority of the available parking – approximately 159 parking spaces – is located in the portions of the shopping center's parking area directly in front the proposed veterinary clinic. The remaining parking spaces would also be sufficient for a new retail use or even a sit-down restaurant (where the required parking is based on floor area or seating, whichever is greater) in a remaining vacant tenant space.

City Departments and Divisions
The proposed use has been reviewed by the Planning and Building Divisions of the Department of Community Development and by representatives of the Pleasanton Police Department and the Livermore-Pleasanton Fire Department. The consensus is that the applicant's proposal would not be a problem for this location. However, if problems verified by the City's code enforcement staff do arise, the Director of Community Development can have the application brought back to the Planning Commission for additional conditions to mitigate and/or prevent any nuisances that were identified or revoke the use permit, if necessary.

V. PUBLIC NOTICE

Notices regarding the proposed conditional use permit application and related public hearing were mailed to property owners and businesses within 1,000 feet of the subject property. At the time that the Planning Commission staff report was written, staff had received one phone call supporting the proposed veterinary clinic. Staff will forward to the Planning Commission any new public comment received after publication of the staff report

VI. FINDINGS

The Planning Commission must make the following findings prior to approving the conditional use permit for the operation of the Animal Medical Center of Pleasanton:

A. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purpose of the district in which the site is located.

The veterinary clinic would be located in the Phase III section of the Rose Pavilion shopping center, which permits a variety of commercial uses and services such as furniture stores, medical uses, a fitness center/gymnasium, sit down/take-out restaurant, general retail uses, and automotive tire sales and service uses. The proposed veterinary clinic would complement the existing uses in the shopping center. Therefore, it is in accordance with the purposes of the C-C (Central Commercial) uses allowed by the PUD Development Plan for the shopping center to provide locations that offer a variety of commodities and services to the residents of Pleasanton and surrounding areas.

Objectives of the zoning ordinance include protecting existing land uses from inharmonious influences and harmful intrusions; foster harmonious, convenient, workable relationships among land uses; and insure that public and private lands

are ultimately used for the purposes which are most appropriate and beneficial to the City as a whole. The applicant's proposal would be consistent with these objectives of the zoning district. The draft conditions of approval give the City the appropriate controls to ensure that the uses do not have any negative impacts on the surrounding businesses and properties. Therefore, staff believes that this finding can be made.

B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

The proposed veterinary clinic would incorporate noise absorbent ceiling and wall construction to address dog and cat noises, will dispose of animal and medical waste consistent with California State and Alameda County health regulations, and will not exceed the supplied parking of the shopping center. Hence, it is not anticipated to generate adverse impacts on any of the surrounding uses due to the existing conditions of approval that will ensure that the safety and general welfare of the surrounding area is maintained. Also, the proposed use would not increase parking demand greater than the amount of parking available to this section of the shopping center. Therefore, staff believes that this finding can be made.

C. That the proposed conditional use will comply with each of the applicable provisions of the zoning ordinance.

The site's PUD zoning conditionally permits the establishment of a veterinary clinic. In staff's opinion, granting the conditional use permit to the applicant to operate a veterinary clinic at the Rose Pavilion shopping center is consistent with the City's ability to regulate zoning as listed in the Municipal Code Chapter 18.124 "Conditional Uses." Therefore, staff believes that this finding can be made.

VII. CONCLUSION

The Animal Medical Center of Pleasanton is an appropriate use for the Rose Pavilion shopping center. Staff believes that the veterinary services provided by the proposal would not produce any adverse impacts on the adjacent tenants due to litter, noise, odor, parking, traffic, or other objectionable influences. The existing and proposed conditions of approval will ensure that the safety and general welfare of the shopping center and the surrounding area are maintained. Staff believes the proposal merits favorable action by the Planning Commission.

VIII. ENVIRONMENTAL ASSESSMENT

Projects of this nature are categorically exempt (Section 15303, New Construction or Conversion of Small Structures, Class 3) from the requirements of the California Environmental Quality Act (CEQA). Therefore, no environmental document accompanies this report.

IX. STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Case P13-0543 by taking the following actions:

1. Make the conditional use findings as listed in the staff report; and

2. Approve Case P13-0543, subject to the conditions listed in Exhibit A.

Staff Planner: Marion Pavan, Associate Planner, (925) 931-5610, mpavan@cityofpleasantonca.gov

P13-0543
Exhibit A, Draft Conditions of Approval

Animal Medical Center of Pleasanton
3901 Santa Rita Road, Suite A
June 12, 2013

SPECIAL CONDITIONS OF APPROVAL
Planning

1. The project developer shall obtain a Building Permit from the Building Department and any other applicable City permits for the project prior to the commencement of any construction.

2. If additional hours of operation or change of activities beyond what is stated in the applicant's written narrative, dated "Received, March 21, 2013," on file with the Planning Division, are desired, prior City review and approval is required. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.

3. The exterior doors of the establishment shall remain closed at all times when not being used for ingress/egress purposes.

4. The project developer shall install a double-layer of sheetrock on the walls of the Veterinary clinic shared with AutoZone and the Fresh and Easy Market to control animal-related noise. This detail shall be shown on the building permit plans to the satisfaction of the Chief Building Official.

5. If operation of the veterinary clinic results in conflicts pertaining to parking, interior or exterior noise, traffic circulation, odors, or other factors verified by City enforcement staff, at the discretion of the Director of Community Development, this conditional use permit may be submitted to the Planning Commission for their subsequent review at a public hearing.

6. No overnight boarding is allowed by this approval unless otherwise approved under an amendment to this Conditional Use Permit.

7. This approval does not include approval of any signage for the Animal Medical Center of Pleasanton. If signs are desired, the project developer shall submit a sign proposal to the City for review and approval prior to sign installation. All signs shall conform to the sign standards of the master sign program for the Rose Pavilion shopping center.

8. Veterinary and animal waste shall be disposed in compliance with the applicable California State and Alameda County health regulations. Non-veterinary/animal

waste shall be disposed in the garbage bins located in the service area behind the clinic.

STANDARD CONDITIONS OF APPROVAL
Planning

9. The proposed veterinary clinic shall be constructed and operated in substantial conformance to Exhibit B, dated "Received, March 21, 2013," on file with the Planning Division, except as modified by the following conditions. Minor changes to the plans and operations may be allowed subject to the approval of the Director of Community Development.

10. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

11. All conditions of approval shall be attached to all permit plan sets submitted for review and approval, whether stapled to the plans or located on a separate plan sheet.

12. The building permit plan check package will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of the approval letter, unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the 15-day time-period.

13. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start times" or later "stop times" for specific construction activities, e.g., concrete pouring. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.

14. At no time shall balloons, banners, pennants, or other attention-getting devices be utilized on the site except as allowed by Section 18.96.060K of the Zoning Ordinance for grand openings or by Section 18.116.040 of the Zoning Ordinance

if approved by temporary conditional use permit as part of a decorating plan in conjunction with shopping center promotional events. At no time shall spot lighting be used after 10:00 p.m. in conjunction with such grand openings and/or promotional events.

15. If the applicant wishes to relocate the use to a new address or tenant suite, the applicant shall secure a new conditional use permit prior to occupying the new building or tenant suite.

16. This conditional use permit approval will lapse one year from the effective date of approval unless the Animal Medical Center of Pleasanton receives a business license.

CODE REQUIREMENTS
Fire

(Applicants/Developers are responsible for complying with all applicable Federal, State and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.)

17. Portable fire extinguisher(s) shall be provided and installed in accordance with the California Fire Code currently in effect and Fire Code Standard #10-1. Minimum approved size for all portable fire extinguishers shall be 2A 10B:C.

18. All buildings undergoing construction, alteration or demolition shall comply with Chapter 14 (California Fire Code currently in effect) pertaining to the use of any hazardous materials, flame- producing devices, asphalt/tar kettles, etc.

19. The building (s) covered by this approval shall conform to the requirements of the California Building Code currently in effect, the California Fire Code currently in effect and the City of Pleasanton Ordinance 2015.

CODE REQUIREMENTS
Building

(Applicants/Developers are responsible for complying with all applicable Federal, State and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.)

20. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval.

< End >

EXHIBIT B

Animal Medical Center of Pleasanton

3901 Santa Rita Road, Suite A
Pleasanton, CA 94588

Narrative for Conditional Use Permit Application

Introduction

This narrative is to serve as supplementary information related to the conditional use permit application to provide veterinary services at 3901 Santa Rita Road, Suite A, Pleasanton, California 94588. The applicant Pleasanton Animal Med Center, Inc. is represented by officers and co-owners Sarbjit Mann and Dr. Harinder Bains. Services would be provided under the dba Animal Medical Center of Pleasanton.

History

Co-owners Mr. Mann and Dr. Bains bring together forty plus years of combined experience in the veterinary field. Each currently own and manage successful veterinary practices. Residing in the bay area, Mr. Mann and Dr. Bains have an appreciation of the rapidly growing Tri-Valley area, and the need for additional veterinary services. Pleasanton's character and family oriented nature create the ideal environment for a business based on compassion, values and ethics. Supporting and contributing to the community is of the utmost importance. Animal Medical Center of Pleasanton would provide quality veterinary care, true to the values of Pleasanton.

Summary of Project

Animal Medical Center of Pleasanton is proposing to use the property located in the Rose Pavilion Shopping Center for veterinary services including but not limited to the following;

- Routine and preventative care such as;
    - Well pet examinations
    - Vaccinations
    - Parasite prevention
    - Nutritional Management
    - Puppy and Kitten Care
    - Senior and Geriatric Care

- Out-patient surgery and dentistry Services - including routine spay and neuter, and laser surgery services
- In house radiography, laboratory diagnostics, and pharmacy

Dr. Harinder Bains will provide care to cats and dogs with the assistance of five knowledgeable and professional staff members. Dr. Bains is licensed by the State of California and has been a practicing veterinarian for seventeen years. He opened Animal Medical Center of Livermore in 1998 and has enjoyed providing veterinary care to Livermore residents. During Dr. Bains time in Livermore, his practice has been located in a busy shopping center with very a very similar make up to Rose Pavilion Shopping Center. He is pleased to have always maintained a positive relationship with the neighboring businesses, a grocery store and a restaurant, as well as the other nearby tenants. Adhering to the highest ethical standards, and applying the most up to date technologies, Dr. Bains creates an environment in which to provide physical and emotional care for patients and their families.

Animal Medical Center of Pleasanton will offer services to cats and dogs only. There will be no boarding or kennel services available, nor will overnight care be offered. In cases where extended care or emergency services are required, a transfer will be arranged to VetCare or SAGE Veterinary Centers, located in Dublin, California.

Clean and sanitary conditions will be maintained at all times, in and around the service location. Appropriate garbage disposal services will be contracted, and disposal of hazardous materials will be handled appropriately through the services of Waste Abatement Resources and Bubbling Well Pet Memorial Park.

Animal Medical Center of Pleasanton and Dr. Bains are committed to working closely with rescue organizations, charities and shelters to provide care for animals in need.

Proposed hours of operation are Monday through Friday 7:00 AM to 6:00 PM and Saturday from 10:00 AM to 3:00 PM.

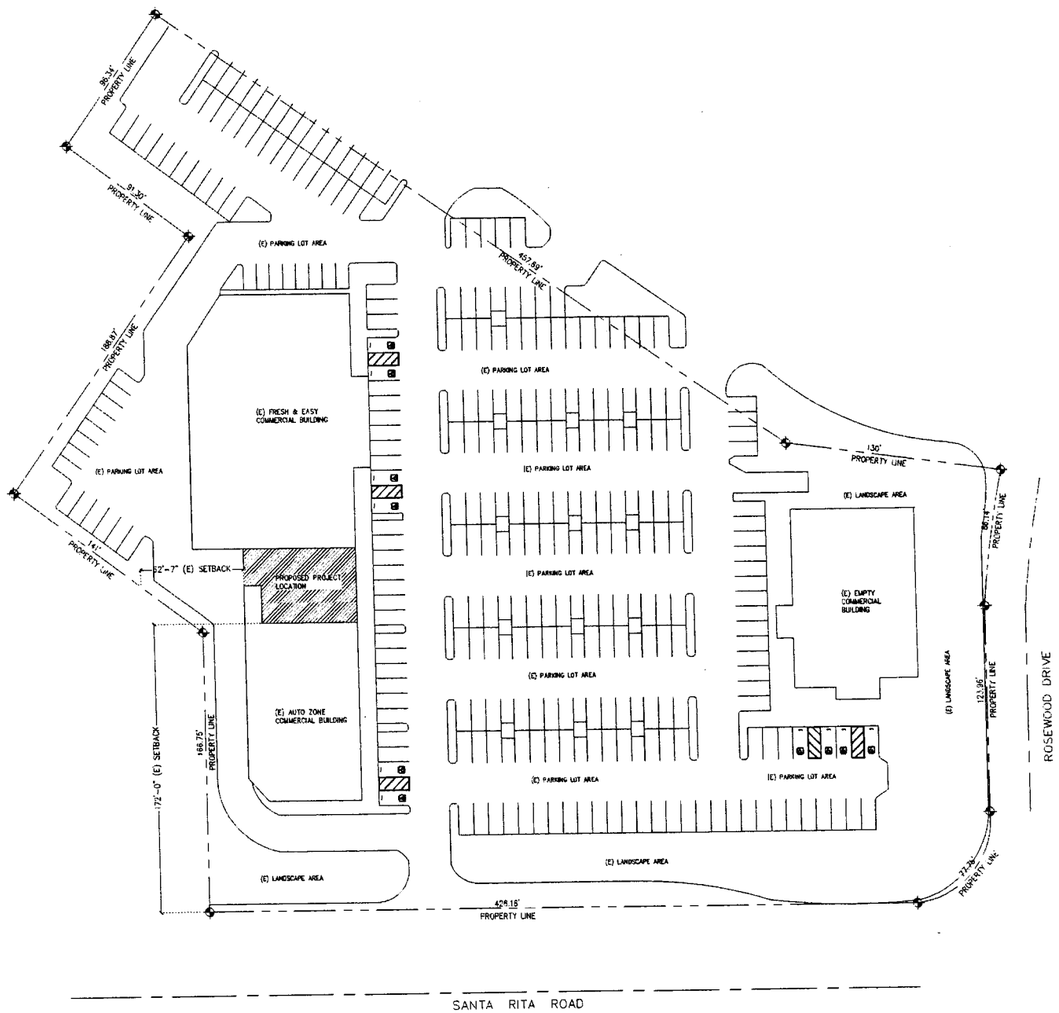
Pleasanton Municipal Code Compliance

The property is zoned C-C "Central Commercial". Veterinary services are listed as a conditional use in this zoning district.

- The characteristics of the site are suitable for the proposed use considering the site, shape, and location.
    - The continuity of the commercial frontage and attractive shopping area will be maintained.
    - The existing building provides adequate space to allow all services to be contained within the building.
    - The site is conveniently located for access by Pleasanton residents.
    - There are no known activities expected to negatively impact the site and surrounding areas.
- The proposed use will not alter the character of the surrounding area in a manner which substantially limits or impairs the use of the surrounding properties, nor be considered injurious to the public health, safety or welfare.
- The basic design of the site is complete and has been submitted.
- With approval, all exterior signage will be in compliance with the guidelines established in Pleasanton municipal code 18.96.060 Section B.
- The current off street parking is shared and, the allotted rate as specified in Pleasanton municipal code 18.88.090 will be sufficient for the proposed use. Parking spaces will not be reserved or designated.

Conclusion

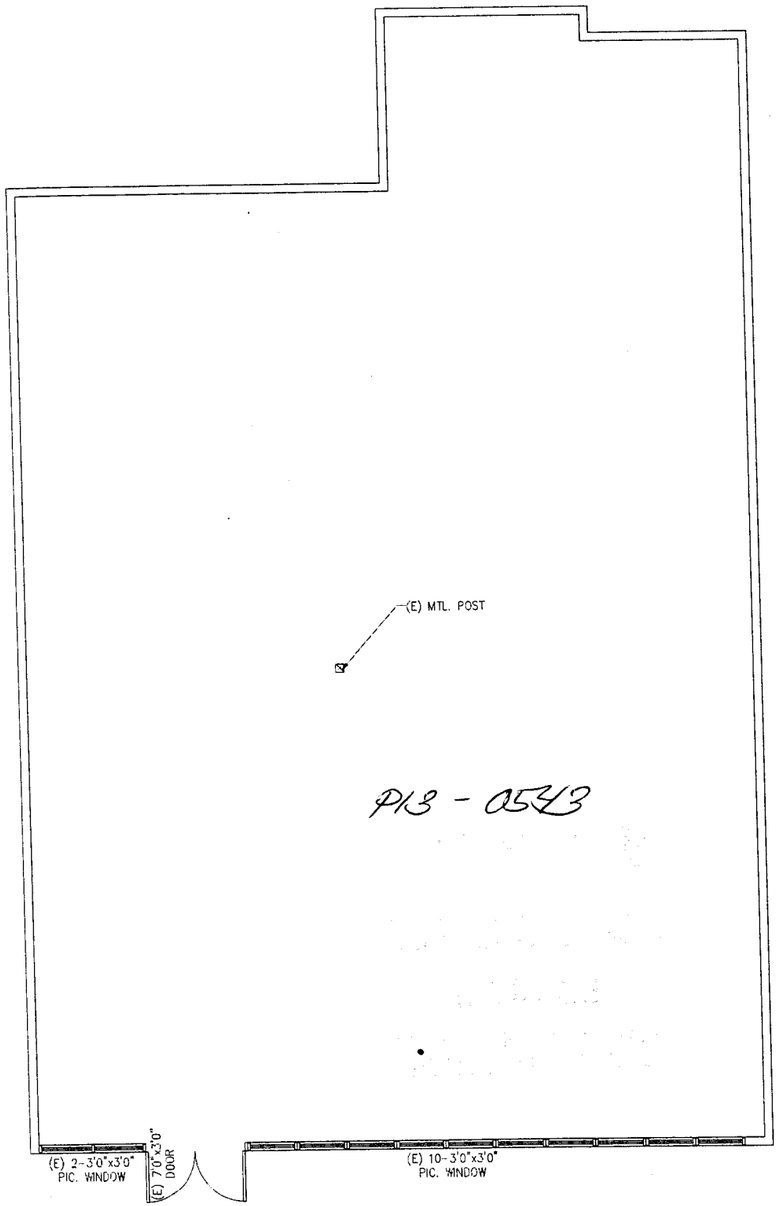
We respectfully request approval of the conditional use permit based upon the facts presented herein. Animal Medical Center of Pleasanton will not only enhance the site but also help serve the community of Pleasanton.



NORTH

SITE PLAN

1" = 40'-0"



NORTH

EXISTING FLOOR PLAN

1/4" = 1'-0"

revision	date	by

ANIMAL MEDICAL CENTER OF PLEASANTON
GAVIN GRAY
3901 SANTA RITA ROAD
SUITE "A", UNIT 52
PLEASANTON, CA 94588
APN # 946-1100-36

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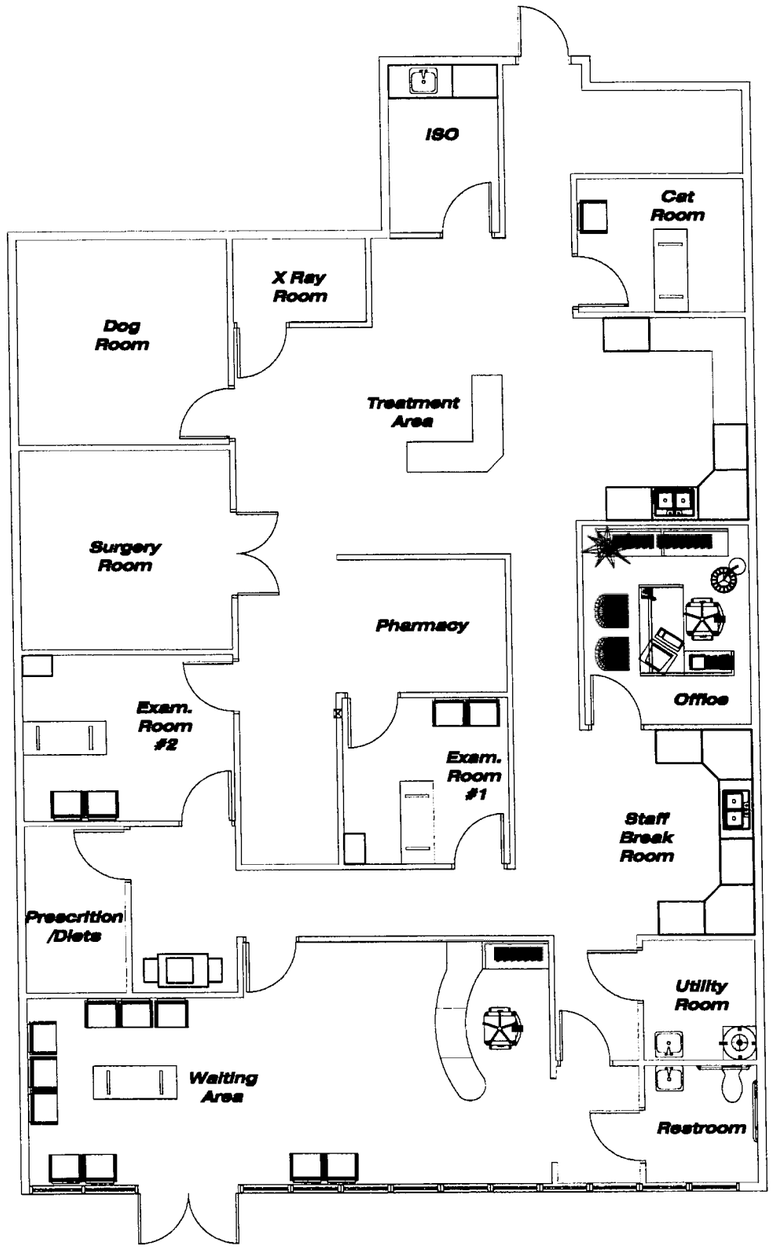
(209) 598-2611

drawn	R.M.
checked	JZ
date	03/17/12
scale	AS SHOWN

SITE PLAN AND EXISTING FLOOR PLAN

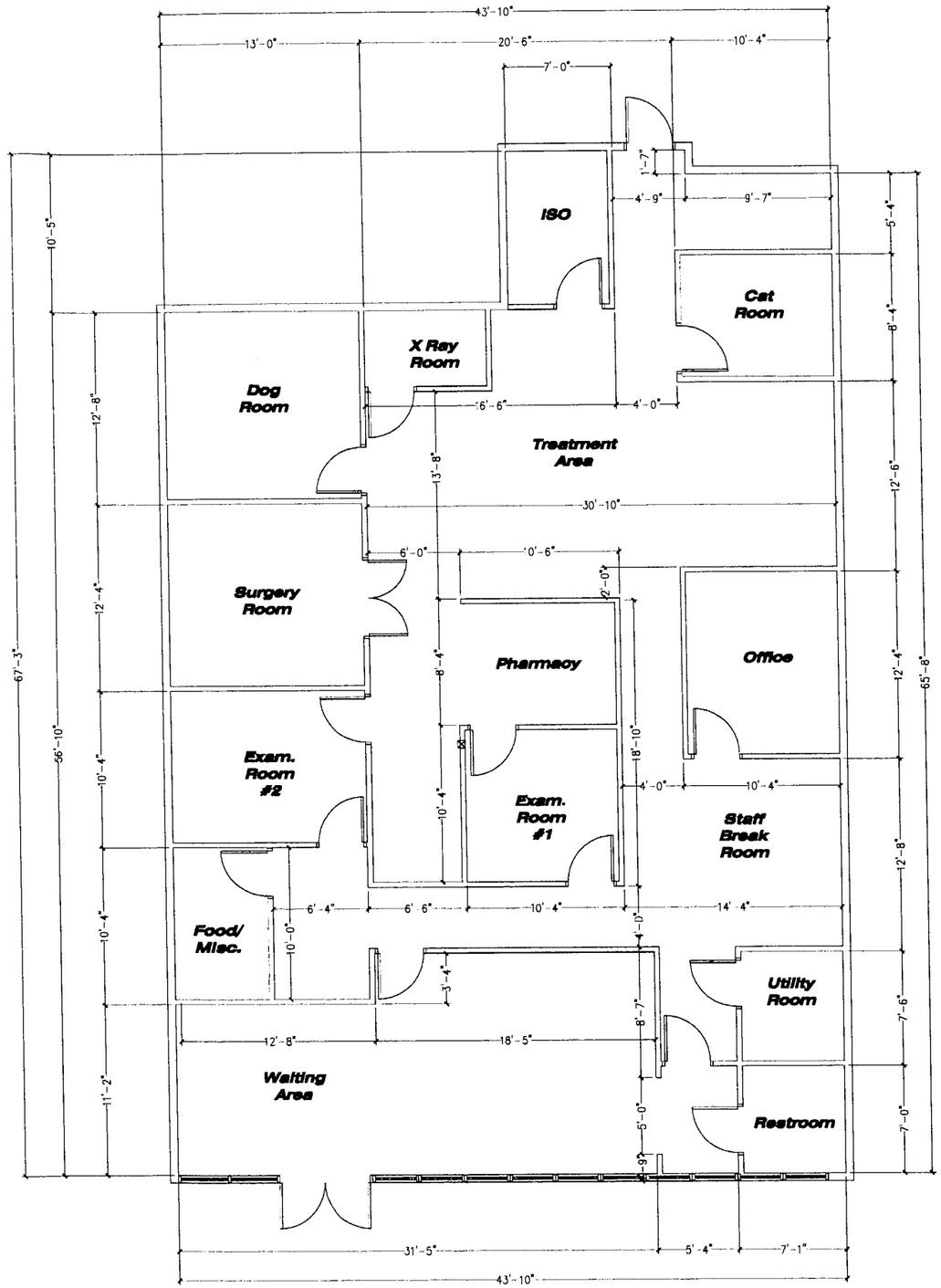
Sheet
C-1



NORTH

PROPOSED FLOOR PLAN

1/4" = 1'-0"



NORTH

DIMENSION FLOOR PLAN

1/4" = 1'-0"

revision	date	by

ANIMAL MEDICAL CENTER OF PLEASANTON

GAVIN GRAY
3901 SANTA RITA ROAD
SUITE "A" UNIT 52
PLEASANTON, CA 94588
APN # 946-1100-36

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4028 AMELIA DR.
STOCKTON, CA 95204
(209) 598-2611

drawn	R.M.
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date	03/17/12
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EXISTING FLOOR PLAN & PROPOSED FLOOR PLAN

Sheet

A-1

EXHIBIT C

CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. 1421

ORDINANCE APPROVING CASE PUD-89-6, THE APPLICATION OF SPIEKER PARTNERS FOR PUD DEVELOPMENT AND REZONING

WHEREAS, Spieker Partners has applied for Planned Unit Development rezoning and development plan approval for a multi-building, approximately 118,500 sq. ft. mixed use retail/commercial complex to be located on an approximately 13.3-acre site located at the northwest corner of the intersection of Rosewood Drive and Santa Rita Road

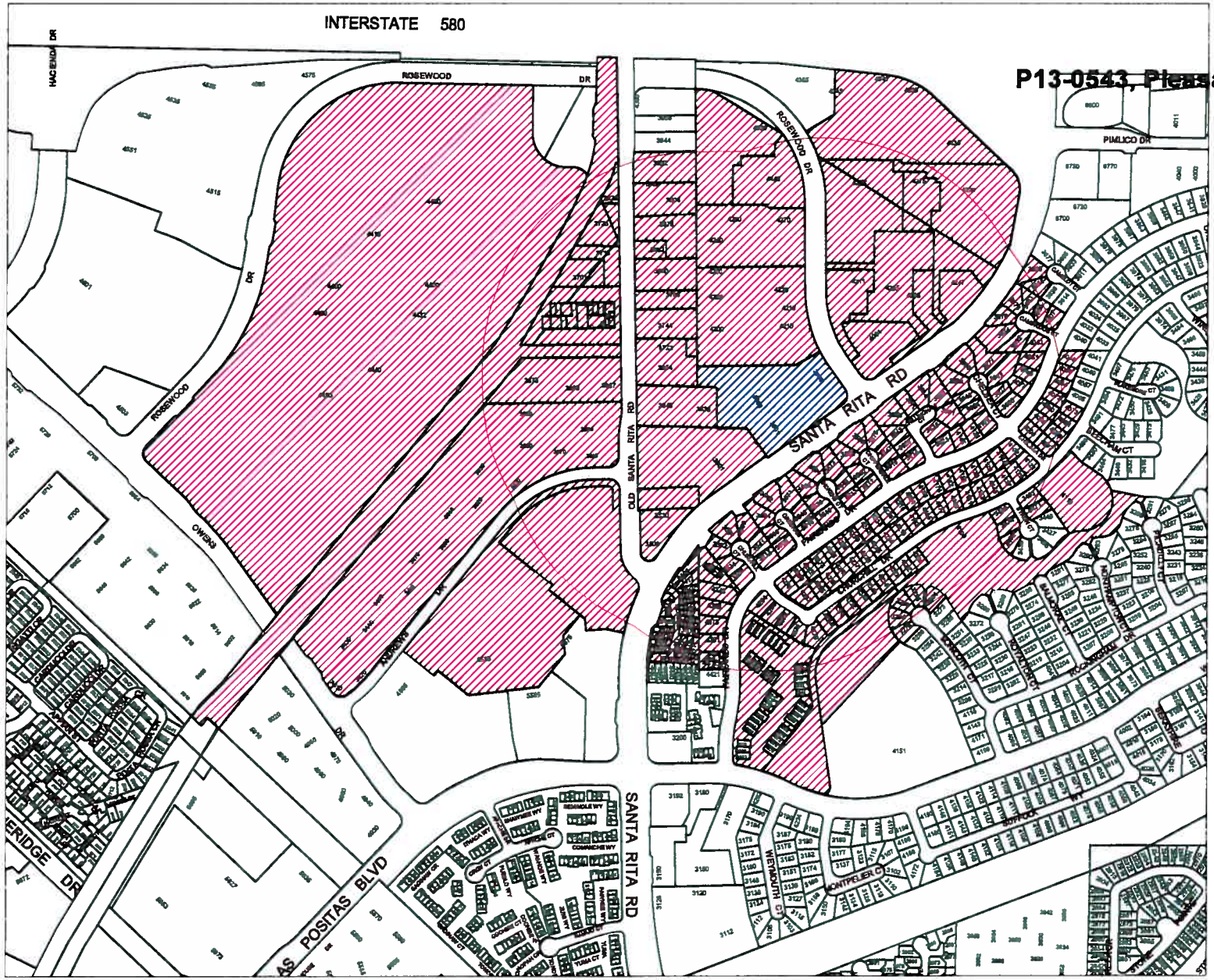
25. That all uses for the project shall be those of the C-C (Central Commercial) zoning district with the following modifications:

Permitted uses to include:

- **Automotive service including tune-ups and minor service such as battery and oil changes.**
- **Tire sales and service**
- **Automobile detailing/washing**
- **Automobile upholstery and top shops**
- **Motorcycle sales and minor service with no outdoor display**
- **Wholesale establishments**
- **Factory outlets**
- **Boat sales, and minor service and repair with no outdoor display**
- **Restaurants including take-out service**
- **Gymnasiums and health clubs without massage**
- **Music and dance studios**
- **Glass replacement and repair**

Conditionally allowed uses:

- **Automobile sales**
- **Gymnasiums and health clubs including massage service**
- **Engine overhauling and body repair for automobiles, boats and motorcycles**
- **Automotive and boat painting**
- **Service Stations**



P13-0543, Pleasanton Animal Med Center

City of Pleasanton

GIS

Department

3901 Santa Rita Road

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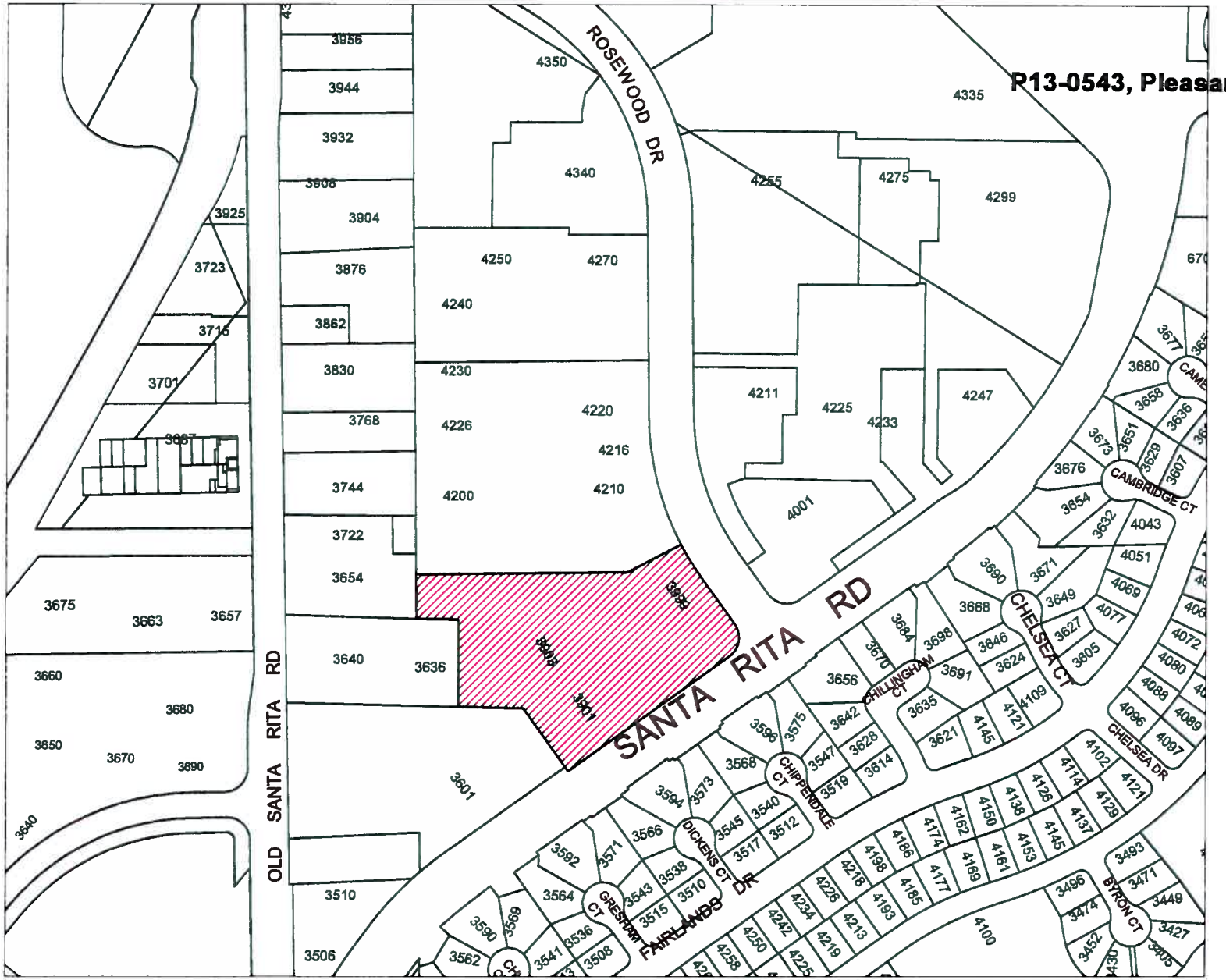
THE CITY OF PLEASANTON

Printed 5/6/2013

EXHIBIT D



P13-0543, Pleasanton Animal Med Center

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Department

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