

P14-0109 (CWP)
RECEIVED

EXHIBIT B

FEB 13 2014

To

CITY OF PLEASANTON
PLANNING DIVISION

Planning department
Pleasanton City, CA

EXHIBIT B

Subject: Permission to open Pet Hospital for dogs and cats in Vintage Hills Shopping Center in Pleasanton, CA.

Dear Planner,

We are planning to open pet hospital in above shopping center. We are total 3 doctors with names Dr Satwinder Bajwa, Dr Jatinderpal Chahal, Dr Parminder Aulakh who want to start this hospital. Dr J. Chahal and Dr P. Aulakh has already 2 other pet hospitals first Ace Animal Hospital in Fremont, CA and second Ocean Avenue Veterinary Hospital in South San Francisco, CA. We all have 6-7 years of veterinary experience for treating dogs and cats.

Operation Hours of Hospital will be 7:30 AM -10 PM or Midnight, 7 days a week.

There will be approximately 4-5 employees in operation hours like 1 Receptionist, 2 Vet Assistants and 1 Veterinary Technician along with Doctor on Duty.

Doctors on duty will be examining dogs and cats in exam rooms for routine annual check ups, vaccinations, examining sick pets. Doctors will be performing routine spay and neuter surgeries as well as emergency surgeries in surgery room. There will be X-rays and blood work services available inside the hospital for these pets in radiology room and treatment area respectively.

This hospital will also provide euthanasia services for pets having very advanced diseases with poor prognosis to survive or for old pets having poor quality of life. Remains of deceased pet will held in freezer inside the hospital until these are taken by cremation service provider company.

Pets who will be critically sick at closing time of the hospital will be transferred to overnight emergency hospital in Pleasanton or Dublin City for further treatment.

We may hire day time groomer to provide grooming services for pets of local community.

There will be small section in hospital lobby for retail sale of pet products like neck collar and leashes.

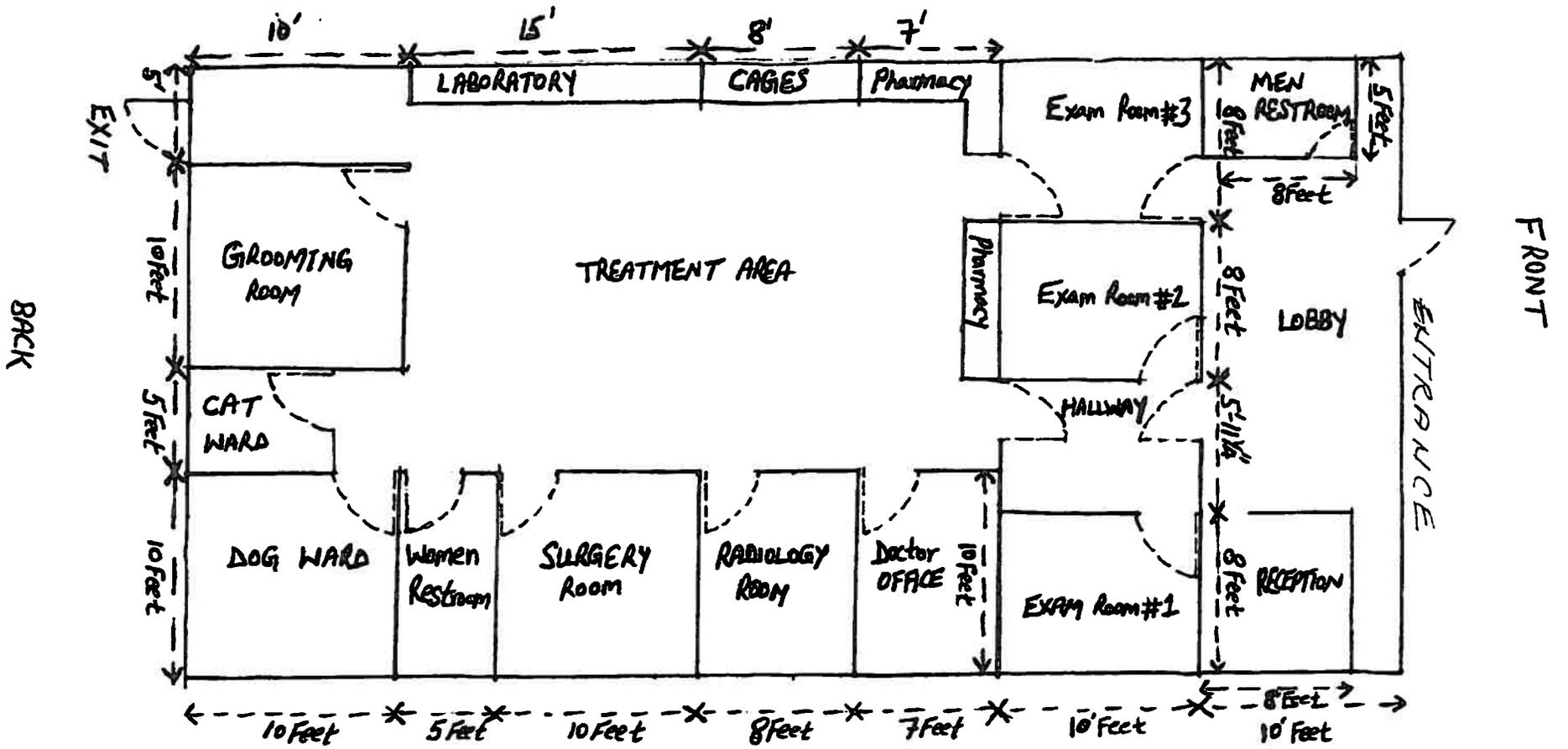
Regards

Dr J. Chahal (510-579-4502)

Dr S. Bajwa (408-806-0016)

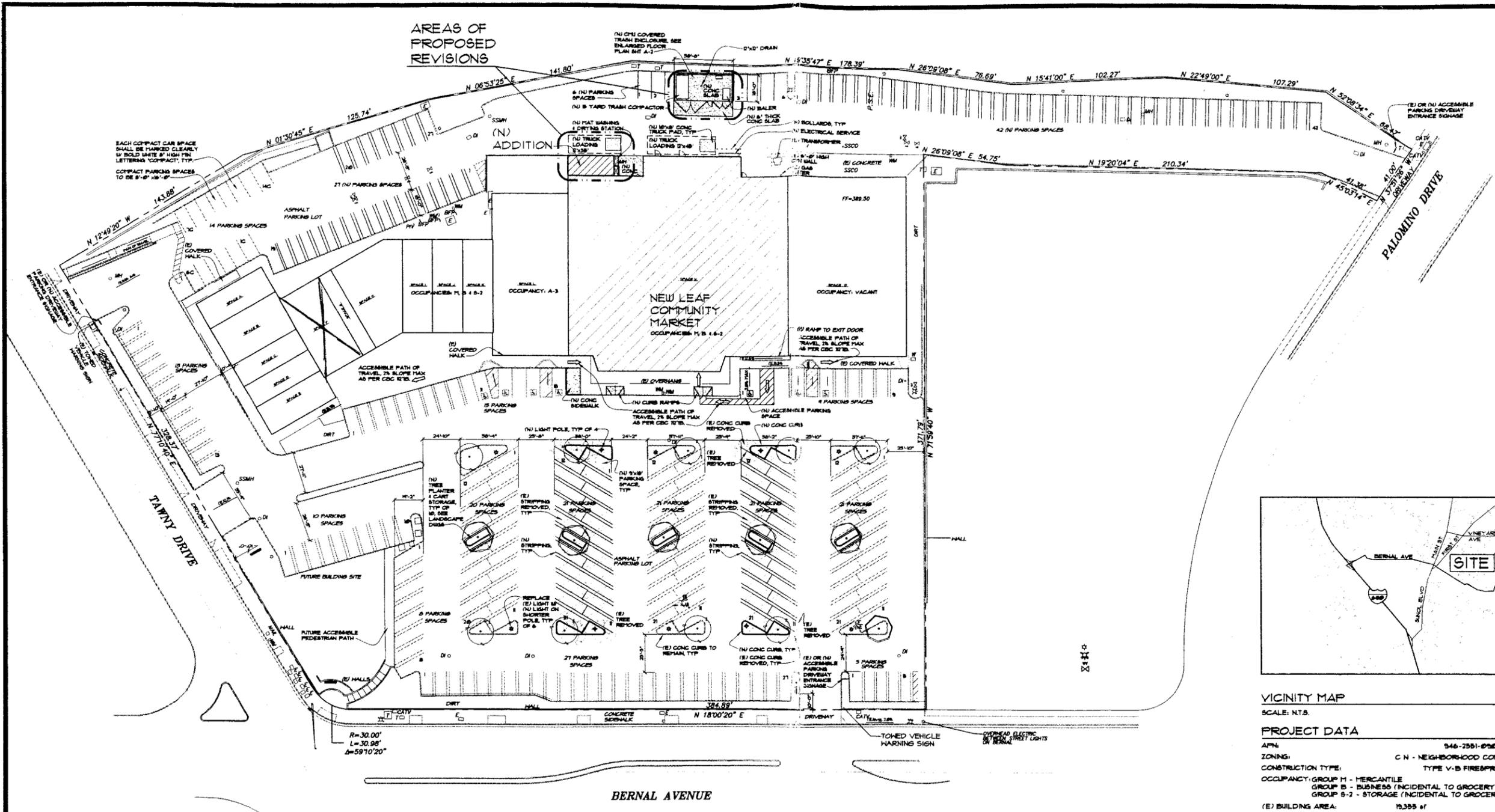
Dr P. Aulakh (510-579-7200)

email → bjwasatwinder@gmail.com



1cm = 3 feet

AREAS OF PROPOSED REVISIONS



ACCESSIBILITY NOTES:

1. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL ARE TO BE CONTINUOUSLY ACCESSIBLE, HAVE MAX. 1/2" CHANGES IN ELEVATIONS, ARE MIN. 48" IN WIDTH, AND WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% SHALL HAVE RAMPS COMPLYING WITH CBC 113B5.
2. NO CROSS SLOPE IN EXCESS OF 2% PERMITTED.
3. AT EVERY PRIMARY PUBLIC ENTRANCE & EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO BUILDING ACCESSIBLE ENTRANCES AND FACILITIES & SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTIONS 111B5 THROUGH 111B5.9.

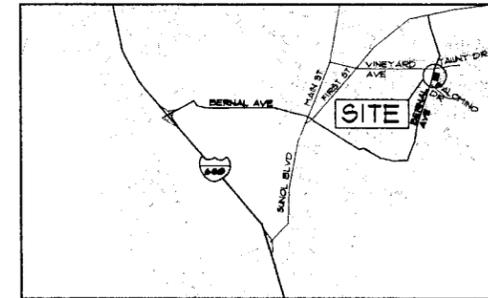
PROPOSED SITE PLAN

SCALE: 1/32" = 1'-0"



GENERAL NOTES:

1. NO EQUIPMENT MAY BE STORED WITHIN OR BENEATH THE DRIPLINES OF THE EXISTING TREES.
2. NO OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS SHALL BE DEPOSITED OR DISPOSED WITHIN THE DRIPLINE OF THE TREES OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO THE DRIPLINE.
3. NO STOCKPILING/STORAGE OF F.L., ETC., SHALL TAKE PLACE UNDERNEATH OR WITHIN FIVE FEET OF THE DRIPLINE OF THE EXISTING TREES.



VICINITY MAP

SCALE: N.T.S.

PROJECT DATA

APN:	946-2581-050, 251 & 252
ZONING:	C N - NEIGHBORHOOD COMMERCIAL
CONSTRUCTION TYPE:	TYPE V-B FIREPRINKLERED
OCCUPANCY:	GROUP M - MERCANTILE GROUP B - BUSINESS (INCIDENTAL TO GROCERY STORE) GROUP S-2 - STORAGE (INCIDENTAL TO GROCERY STORE)
(E) BUILDING AREA:	19,395 sf
(N) 1ST FLOOR AREA:	413 sf
(E) MEZZANINE FLOOR AREA:	1,000 sf
TOTAL BUILDING AREA:	20,768 sf
SITE AREA:	220,542 sf
NEW TRASH ENCLOSURE AREA:	1,000 sf

PROJECT DESCRIPTION: RELOCATE THE PROPOSED ATTACHED REFUSE ENCLOSURE TO A NEW LOCATION AS SHOWN AND CONVERT THE ATTACHED STRUCTURE AT THE REAR OF THE BUILDING INTO STORAGE.

PARKING REQUIREMENTS:	236 TOTAL REQUIRED 280 TOTAL AVAILABLE
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SHEET INDEX

ARCHITECTURAL	A-0 PROJECT DATA / PROPOSED SITE PLAN / VICINITY MAP
A-1	PROPOSED EAST ELEVATION & TRASH ENCLOSURE ELEVATIONS
A-2	PROPOSED 1ST ADDITION FLOOR PLAN / PROPOSED TRASH ENCLOSURE PLAN

WILLIAM S. BAGNALL ARCHITECTS INC.
AMERICAN INSTITUTE OF ARCHITECTS
ARCHITECTURE & PLANNING
125 Mission Street, Santa Cruz, California (831) 426-4977

PROPOSED REFUSE ENCLOSURE
NEW LEAF COMMUNITY MARKET
VINTAGE HILLS SHOPPING CENTER, 3600 BERNAL AVE PLEASANTON, CA
PROPOSED SITE PLAN / PROJECT DATA / VICINITY MAP

DATE
12/19/12
JOB
115VEPL2

REVISIONS

SHEET
A-0
OF