

## Planning Commission Staff Report

January 11, 2012  
Item 5.b.

- SUBJECT:** P11-818
- APPLICANT:** Lake Tahoe Land Company, LLC. / Maddie's Center
- PROPERTY OWNER:** Ellis Partners, LLC. / BEP Investors I, LLC. / EPL BP I, LLC.
- PURPOSE:** Application for a Conditional Use Permit for an animal shelter/animal adoption center/animal rehabilitation center (Maddie's Center)
- GENERAL PLAN:** Business Park (Industrial / Commercial and Office) / Mixed Use
- ZONING:** PUD-I/C-O (Planned Unit Development-Industrial/Commercial & Offices) District.
- LOCATION:** 4280 Hacienda Drive
- EXHIBITS:**
- A. Draft Conditions of Approval
  - B. Project Narratives, Site Plan, Floor Plan, Material Board, and Landscape Plan, dated "Received, December 19, 2011"
  - C. Hacienda Owner's Association Approval Letters (2)
  - D. Trip Generation Analysis
  - E. Parking Analysis, dated December 20, 2011
  - F. Acoustical Analysis, dated November 10, 2011
  - G. Tree Report, dated November 2011
  - H. Photo Simulation dated "Received, December 19, 2011"
  - I. Planned Unit Development Modification Approval letter, dated December 21, 2011
  - J. Location Map
  - K. Noticing Map

---

### BACKGROUND

In December 2011, the Zoning Administrator approved a minor modification of the Planned Unit Development (PUD) governing Hacienda Business Park to allow animal shelters, animal adoption centers, animal rehabilitation centers, and related uses including outdoor operations, as a conditional use on this site (Exhibit I).

The applicant, Lake Tahoe Land Company, LLC. is now requesting Conditional Use Permit approval to operate an animal shelter, animal adoption center, and animal rehabilitation center, including related outdoor operations at 4280 Hacienda Drive. The applicant is currently in negotiations to purchase the subject property.

The subject site is proposed to be the headquarters for Maddie’s Fund, a not-for-profit entity dedicated to saving, protecting, and caring for cats and dogs, through immediate care of animals that are homeless, ill or in need of an advocate. Maddie’s Fund also works to educate the community, reduce the number of unwanted kittens and puppies through spaying/neutering, and to improve the quality of life for animals and their companions. The animal care and adoption facility will be operated under the name Maddie’s Center.

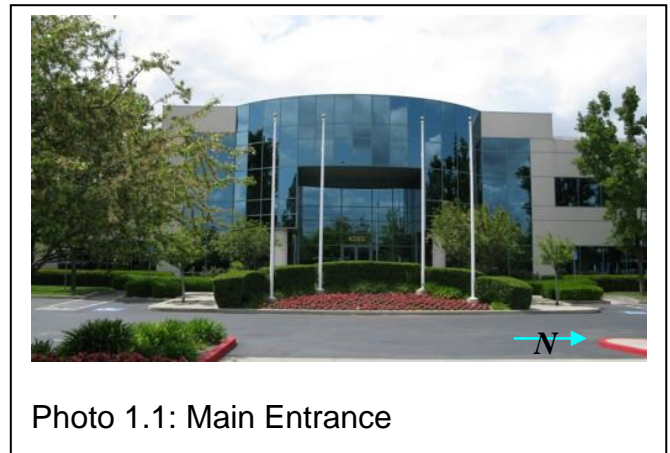
In addition to the request for a Conditional Use Permit (CUP), the applicant has also submitted a Design Review application (P11-819) for the installation of roof-mounted light monitors, the removal of a portion of the parking lot to accommodate a landscaped courtyard, and related site improvements. The Design Review application will be reviewed at staff level upon the Planning Commission’s review and approval of the request for the CUP. However, staff has provided general information regarding the design changes as they relate to the request that is before the Planning Commission for review. The Planning Commission and the City Council will be notified of staff’s action on the design review application on a future Zoning Administrator Actions Report.

## SITE DESCRIPTION

The proposed facility is to be located in the Hacienda Business Park. The subject site is an 8.34-acre parcel containing one office building located on Hacienda Drive, at the corner of Hacienda Drive and Stoneridge Drive.

The site is bounded by additional office buildings and Willow Road to the west, Hacienda Drive and additional office buildings and a distribution center for Unisource Worldwide, Inc. to the east, Stoneridge Drive and the Roche Molecular, Inc. campus to the north, and to the south, just beyond Inglewood Drive, is the Hacienda Lakes office complex.

The subject site and three adjacent buildings are served by seven shared driveways. The subject parcel currently contains 559 parking spaces to serve approximately 143,000 square feet of tenant space. The subject building is a two-story, multi-tenant building and the applicant is proposing to occupy the entire first floor (approximately 60,000 square feet of area) and 20,000 square feet of the second floor.



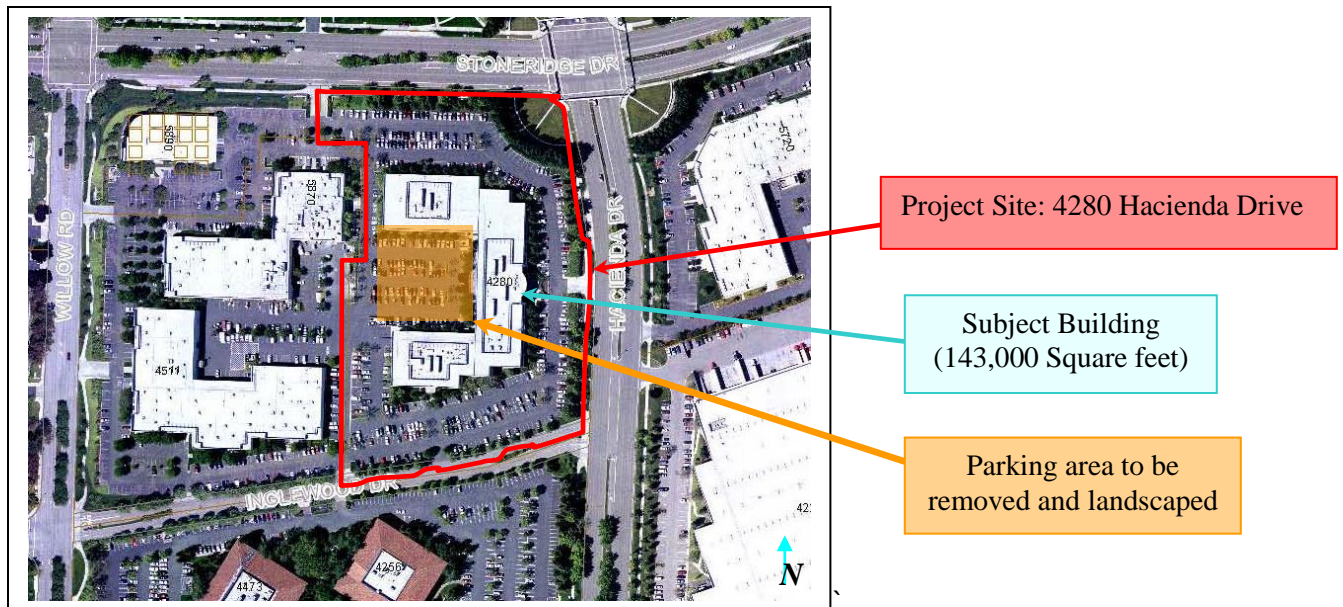


Figure 1.1: Location

The building is currently vacant. However, the building was formerly used as administrative offices for such companies as: Red Knife, Inc., Wingspring, Partini, Rocket Bay, and Guckenheimer Enterprises, Inc.

## PROJECT DESCRIPTION

This site will be home to Maddie’s Center (operated by Maddie’s Fund), an animal shelter, care facility, and rehabilitation operation to be located in a portion of the existing building.

The facility will contain a Pet Recovery Center, Learning Center, Adoption Center, general administrative offices, and an outdoor courtyard. The Pet Recovery Center will provide medical treatment for dogs and cats, including examinations, surgery, and pharmaceutical needs. The Learning Center will provide services such as a nutrition center, behavioral training, activity and education rooms, and pet supply items. The Adoption Center will contain areas for pet viewing and animal care duties. The second floor will contain meeting rooms, offices, the lunch room, and event rooms, with the remaining area to be utilized by future office tenants.

Part of the proposed project consists of converting 118 existing parking spaces located within the central area of the site (within the court area of the U-shaped building) into a landscaped activity area for outdoor animal activities and exercising (see Figure 1.7 or Exhibit B). Staff will review and act on the design review request for the parking lot conversion if and when the Planning Commission approves the Conditional Use Permit.

The facility is designed to care for 375 cats and 125 dogs at a maximum. However, the applicant stated that the facility and facility programs are projected to care for 225 cats

and 75 dogs on average, with the utilization of foster care programs to provide care for additional animals.

The facility will be open Monday through Friday from 7:00 a.m. to 7:00 p.m., and between 7:00 a.m. and 6:00 p.m. on Saturdays and Sundays, with some classes and trainings occurring approximately two times per month in the evenings up to 8:00 p.m.

The use of the outdoor activity area for animal recreation and training will be limited to 7:00 a.m. to dusk daily.

The projected use of the facility for large (fundraisers, etc.) and small events (birthday parties, tours, etc.), with the larger events occurring outside of normal office hours, e.g. after 7:00 p.m. and up to 10:00 p.m. The applicant has stated that small events, including birthday parties, are limited to 50 attendees and would occur a maximum of 15 times per year and large events could have up to 300 attendees and would occur six times a year.

Staff has provided a condition of approval to clarify the event details (number of attendees, duration of events, and occurrences) to reflect the information provided verbally by the applicant.

The center will be operate with approximately 40 employees and volunteers/students in the office area, and 40 additional staff and volunteers/students to operate the animal care facilities per day. The total amount of employees and volunteers/students onsite at any given time varies due to the nature of the facility and the hours the facility is open to the public verses the staffing needed to care for the animals after hours. The number of staff and volunteers/students onsite in the evening (until 8:30pm) will be less than 20. The facility will operate with a staggered work schedule.

Visitors to the center are anticipated at approximately 60 per day with no more than 10 at a time onsite. The center will host small events including birthdays and some larger

Figure 1.2 First Floor Plan (Maddie's Center to occupy all)

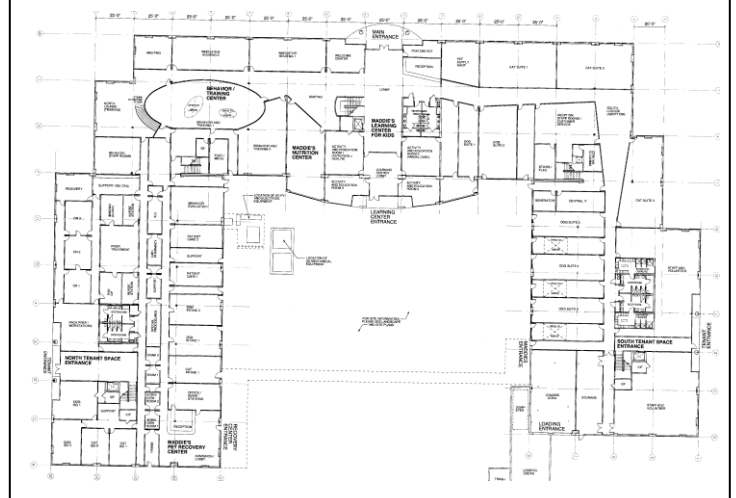
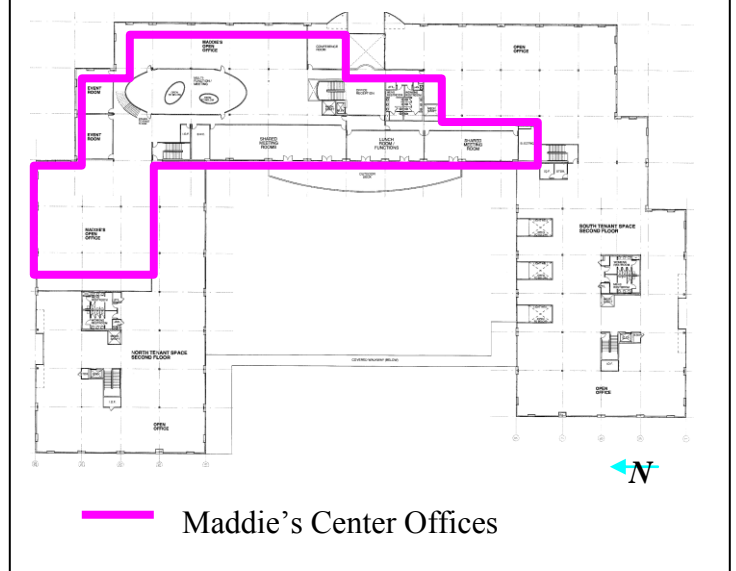


Figure 1.3: Second Floor Plan



events such as fundraisers. The center will also offer various trainings and educational programs.

## **CONDITIONAL USE PERMIT**

### **ANALYSIS**

Conditional uses are those uses, which, by their nature, require special consideration so that they may be located properly with respect to the objectives of the Municipal Code and with respect to their effects on surrounding uses and properties. Conditional Use Permits may be subject to appropriate conditions to ensure that any potential adverse impacts associated with the use will be mitigated. The following is staff's analysis of the proposed use and its impacts, if any.

#### Land Use

The subject site is located within the Research and Development/Light Manufacturing (IPD) Planning District of the Hacienda Business Park. The Planning District allows for a variety of uses including general office and laboratories, and pursuant to the PUD modification processed in December 2011, the subject site is conditionally allowed to operate animal shelters, animal adoption centers, and animal rehabilitation centers. The proposed use is an animal care facility offering adoption services and providing shelter for them. Therefore, the proposed use is subject to CUP procedures.

The subject site is adjacent to office uses and the proposed use contains office uses as well. With the proposed conditions of approval, staff believes that the use of the outside area for animal activities and exercises will not result in impacts on the surrounding building tenants. Overall, staff believes that the proposed use is compatible with the existing uses adjacent to the sites.

Staff anticipates that the most active facility time will occur during non-standard business hours (on the weekends and during the last few hours of a standard weekday workday), when people would be coming to view prospective animals to adopt. Due to the off-peak usage, the potential conflicts between the proposed use and the other businesses in the area will be minimized. Additionally, the outdoor area use will be utilized for a limited amount of time and under direct supervision by the Center's staff. Thus, staff finds that the proposed use would be compatible with the surrounding businesses in this area.

The proposed project has also been reviewed by the Hacienda Business Park Association and was found to be an acceptable use for the site (Exhibit C).

#### Traffic and Parking

Both a Trip Generation Analysis and a Parking Analysis have been prepared for the proposed project (Exhibits D & E). The Trip Generation Analysis report was prepared by Whitlock and Weinberger Transportation, Inc. and the Parking Analysis was prepared by the City's Traffic Engineering Department.

The Trip Generation Analysis considered four elements: existing office space trip generation, survey of a similar land use, trip generation based on employee and visitor estimates, and a review of the 8<sup>th</sup> edition of the Trip Generation Manual, published by the Institute of Transportation Engineers (ITE). The analysis found that the Center would produce 46 net fewer a.m. peak hour trips and 6 net additional p.m. peak hour trips. The analysis concluded that the proposed use did not result in a significant increase in trip generation.

The parking analysis reviewed the subject building's floor area (143,000 square-feet) and the number of parking spaces provided on site after the landscaping of the court yard area (441 spaces) to calculate the parking ratio at the subject site to be one space for every 324 square feet of floor area.

The ITE projected parking demand lists the parking for the office uses and a veterinary clinic at a total of 377 parking spaces. However, the analysis further states that the proposed operations of the Maddie's Center are less parking intensive than a typical veterinary clinic. Therefore, the actual parking demand for the building should be less than the listed 377 spaces. The analysis concludes that the 441 parking spaces are sufficient to meet the needs for the proposed facility and the other future office uses of the building.

Per section 18.88.030(C) (Schedule of off-street parking space requirements) of the Pleasanton Municipal Code (PMC), this type of use would require one parking space per 250 square feet of area used for veterinarians' offices / small animal hospitals and one space per 300 square feet of area for general office use. This results in 240 parking spaces for the veterinarian office / small animal hospital use and related animal care and adoption areas and 67 parking spaces for the general office use of the facility being needed and 172 being needed for the remaining approximately 51,000 square feet of available office space. The code-required number of parking spaces for the proposed uses and future office tenants is 479, which is greater than what is projected by the ITE. However, consistent with the parking analysis, staff believes that the use that is proposed is not entirely comparable with the PMC use definition. Staff believes that the proposed adoption center would have a lower parking demand than a typical animal hospital and the animal care services that are being proposed will not generate the parking demand equivalent to a typical private practice veterinary/animal hospital establishment.

Furthermore, the code does not take into account the limited number of visitors to the adoption center during the standard office hours. Therefore, staff believes that the parking should be sufficient to accommodate the proposed uses. However, should parking problems occur, staff has included a condition of approval which allows the Director of Community Development to refer the use permit back to the Planning Commission for possible mitigation measures.

Additionally, the proposed courtyard modification would relocate the existing shuttle shelter and bike racks from the interior of the courtyard to the area between the earthen berm and the parking lot. Though it is reported by James Paxson, the General Manager

of the Hacienda Business Park, that the site has never had a shuttle service, future tenants may elect to instate the service if rider demand warrants it. By retaining the shuttle shelter, the applicant has made this option more viable for future tenants. To utilize the shelter for shuttle service, the property owner would need to work with the Hacienda Business Park (HBP) and Wheels to establish the route and service times.

The Hacienda Business Park does also offer an incentive based program for all businesses with in the Park to utilize alternative methods of transportation. The HBP program offer free access to the Wheels system, cash incentives, preferred car pool parking within the Park, and HBP provide installation of bike racks. Furthermore, the proposed project would be eligible to partner with the City in the City of Pleasanton Commendable Commutes program. This program was established to promote alternative transportation options for employees of businesses within the city. The location of the site offers excellent alternative transportation options with the availability of Wheels bus service via the Stoneridge Drive stop at Hacienda Drive, which offers service to the BART station and ACE Rail station. In addition, the applicant has proposed to install changing rooms with showers to encourage employees to utilize alternative transportation options, such as biking to work. Staff has provided a condition of approval requiring the applicant to contact the City of Pleasanton's Economic Development Department to obtain information on the City of Pleasanton Commendable Commutes program.

### Noise

A proposed conditional use must be in accord with the objectives of the Zoning Ordinance. One of those objectives is to "promote the stability of existing land uses that conform with the General Plan and to protect them from inharmonious influences and objectionable intrusions." The PMC establishes noise limits for industrial zoned properties. For Industrial-zoned properties, PMC Section 9.04.050 states that:

*No person shall produce or allow to be produced by any machine, animal, device, or any combination of the same on industrial property, a noise leveling excess of 75 dBA at any point outside of the property plane, unless otherwise provided in this chapter.*

The General Plan Noise Element Program 3.4 states:

*Appropriate interior noise levels in commercial, industrial, and office buildings are a function of the use of the space. Interior noise levels in noise-sensitive space (e.g., offices) generally should be maintained at 45 dBA Leq or less (hourly average).*

The primary noise source from the use would be from the occasional dog bark and the outdoor mechanical equipment noise (a proposed cooling tower). The applicant has submitted an acoustical analysis for the proposed project (Exhibit F). The analysis found that the cooling tower noise would not exceed the maximum allowable noise level for the site and listed the administrative controls proposed by the applicant to address dog barking noise. The specified administrative controls for dog barking are to restrict the outdoor area to dogs that do not have a propensity to bark, require continuous

monitoring by the Center's staff of the dogs while they are outside, and to require dogs that do bark to be brought inside immediately. These administrative measures have also been described in the applicant's project narrative (Exhibit B) as staff protocols for their facility. The analysis acknowledges that a 100 percent bark-free outdoor use is not obtainable, but staff believes that the administrative controls listed above will reduce the frequency and intensity of noise impacts on tenants within the subject site to what is allowed by code.

Additionally, the design of the landscaped area provides a sound barrier (i.e. an earthen berm) and retaining wall to mitigate the transmission of noise to other buildings in proximity to the Center. The proposed trees will also provide sound absorption to help mitigate noise transmission within and beyond the site.

To address interior noise impacts to other tenants, the applicant has proposed several construction materials to be used throughout the building, such as the use of sound absorbing materials (like Pyrok Acoustement 40) and sound transmission inhibiting products (3/8" laminated glass, acoustical sealants, acoustical insulation in partition walls).

Staff has provided conditions of approval that require the installation of the acoustical treatments and the facility staff to cease use of the outdoor area for any dog that repeatedly barks or otherwise causes noise while outside, to monitor the dogs closely while outside, and to restrict the use of the outdoor area for any dog that demonstrates a propensity to bark. Staff believes that the facility will operate in a manner that reduces barking and other noises, as the applicant has stated that such environments produce stress in dogs and compromise the health and well-being of all the animals at the facility. As such, staff believes these measures would adequately address potential noise pollution from the proposed use. If concerns regarding noise arise in the future, a condition of approval allows the Director of Community Development to refer the use permit back to the Planning Commission for possible mitigation measures.

#### Odors and Waste

The facility will be maintained with daily cleanings of the areas where the animals are kept to ensure that odors are not a problem. The pet waste will be handled according to the facility's best practices for animal care, which requires recovery and proper disposal of all animal waste. The cleaning protocols inside the building involve scooping and flushing waste, as well as daily cleaning and disinfection of all animal rooms. Outside the building, dogs will utilize established areas for discharge of waste and the facility staff will retrieve and dispose of the dog waste inside the building according to proper disposal methods to control odors.

All animal waste disposed of in the proper fashion will control unwanted odors. The tenant improvements have been designed to create high rates of air change inside the building with air filtration and energy recovery to promote rapid dissipation of any animal scents and to control moisture and bacteria levels that can produce additional unwanted smells.



## Tenant Improvements

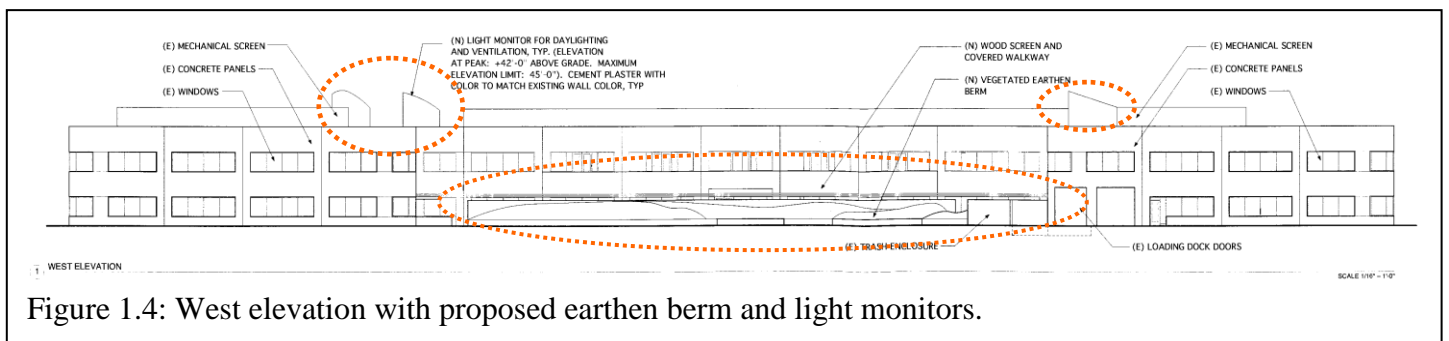
Tenant improvements would be subject to the review and approval of the Building and Safety Division and the Fire Department. The applicant has met with a staff member from the Building and Safety Division to discuss the applicable code requirements for this use.

## **DESIGN REVIEW**

The proposed exterior changes will be approved by staff subsequent to the Planning Commission's approval of the proposed CUP. However, staff has provided design information in the following section of this report.

### Building Design

The applicant is proposing to add new light monitors on the roof of the existing building. There are two types of light monitors being proposed: one type provides light and ventilation to the second story office area via a slanted glass surface, similar to a skylight, and the second type provides light and ventilation to the Dog Suites via additional windows on a façade that faces the interior court. The colors and material of the proposed light monitors will match the existing building treatments. The light monitors slightly increase the height of the building, as seen in Figure 1.4 and partially seen in Figure 1.8 (in the landscape section of this report), but the increase is still within the allowable height limit.



### Landscaping / Parking

The Design Review application requests approval to remove 118 parking spaces located within the courtyard area of the U-shaped building and to install a unique landscape scheme that provides a sound wall that is hidden behind an earthen berm, rainwater harvesting, outdoor activity area for the dogs, well designed pathways, and elements that enhance the sense of place for the courtyard area (Figures 1.5, 1.6, and 1.7).

Photos 1.2 and 1.3 demonstrate the existing parking area. Figures 1.7 and 1.8 illustrate the area for conversion from parking area to a vegetated earthen berm. The conceptual landscape plan illustrates the design concepts for the landscape treatments for this site (Exhibit B). The photo simulation (Figure 1.8) provides a sense of the scale of the earthen berm as experienced from the parking lot area.

Figure 1.5 First Floor Plan

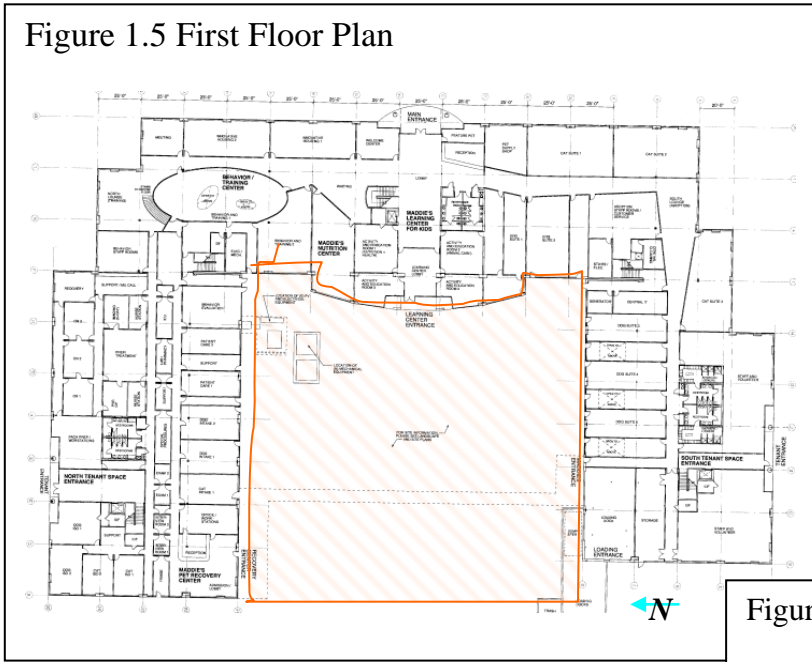


Figure 1.6: Second Floor Plan

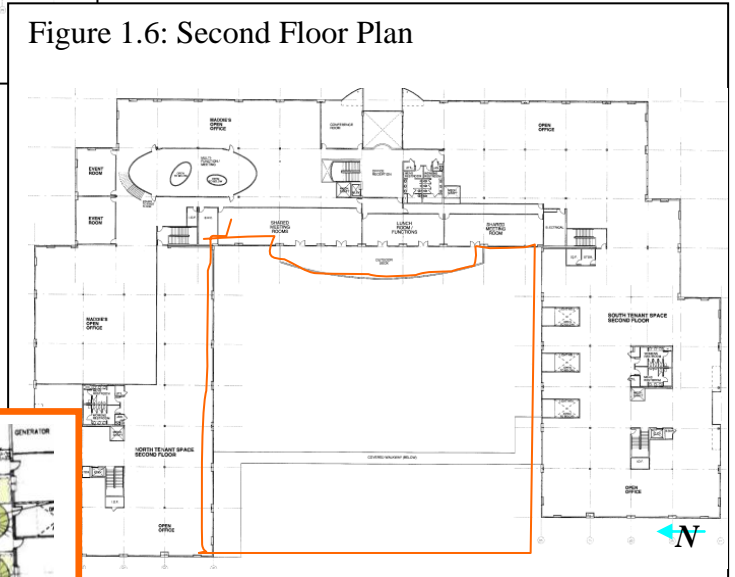


Figure 1.7: New Landscaping of Parking Lot Area



Figure 1.8: Photo simulation of the proposed earthen berm and partial view of one of the light monitors.



Photo 1.2: View of existing parking lot within the U-shape courtyard area.



Photo 1.3: View of existing parking lot within the U-shape courtyard area.

The renovation of the parking lot will result in the removal of 24 trees. The applicant has provided a tree report for the project (Exhibit G). The trees proposed for removal are 11 Callery pear trees, five of which are heritage size trees and 13 London plane trees, none of which are heritage size trees. The total appraised value of the trees to be removed is \$8,450. Staff believes that the 33 trees proposed to be planted as part of the landscaping scheme mitigates the proposed removal of the trees. Therefore, staff has not provided a condition requiring payment into the Urban Forestry Fund or any additional planting requirements.

Staff concurs with this landscape proposal, but will be adding a condition of approval to the Design Review approval to require a reduction in width of the cement walkway along

the area between the earthen berm and the parking lot. As discussed in the Parking subsection of this report, the reduction in the 118 parking spaces does not impact the proposed use or the future tenants. However, staff believes that the landscaped area should be returned to the original use as a parking lot at such time as when Maddie's Center leaves the site. Therefore, staff will add conditions of approval to the Design Review approval to require the restoration of the courtyard area, or appropriate portion thereof as determined by the Director of Community Development, back to parking spaces at the appropriate time and to specify the proper securities to ensure the restoration is done.

### Signage

No signage has been proposed at this time. If the applicant wishes to install signage the proposed signage would be processed through the standard City procedures for sign design review in Hacienda Business Park.

## **GREEN BUILDING**

The Municipal Code for Green Build only applies to commercial projects that are either new construction or additions to existing buildings totaling 20,000 square feet in area. The proposed project is not constructing any new square footage. Therefore, this project is not required to build to a Green standard. However, the applicant has worked with a LEED™ Accredited Professional, Jay Orr of ARQ Architects, to design the tenant improvements and courtyard landscape to embrace the fundamentals of Green Building.

At the simplest level, the proposed project reuses an existing space to reduce the environmental impacts associated with new construction. The applicant has further incorporated green building measures, such as a range of energy efficient and sustainable technologies, including the utilization of high efficient/low consumption water fixtures, reuse of rainwater for landscape irrigation, installation of active solar systems, including a current 222 kw solar array and a proposed solar thermal system for domestic hot water, as well as the installation of high-efficiency mechanical equipment into this renovation project.

The proposed project will also result in a net reduction of impervious surface for the site, thus reducing the heat-island effect for the site. As mentioned previously, the proposed landscaped courtyard area will contain rainwater harvesting to capture stormwater that would have otherwise been directed to the stormwater system. Though the reuse of the water for irrigation reduces the potable water consumption for the site, it also reduces demands on the City's storm drain infrastructure by providing the treatment and reuse of the stormwater onsite.

Additionally, the applicant is proposing to install roofs on the existing trash enclosures. The roofs will reduce contaminants from the trash area entering the storm drain system.

## **PUBLIC NOTICE**

Notices regarding the proposed Conditional Use Permit application and related public hearing were mailed to the surrounding property owners and tenants within a 1,000-foot radius of project site. A map showing the noticing area can be found in Exhibit J. At the time this report was prepared, staff had not received any comments or concerns.

## **FINDINGS**

The Planning Commission must make the following findings prior to granting the use permit:

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

The objectives of the Zoning Ordinance include fostering a harmonious, convenient, workable relationship among land uses, protecting land uses from inharmonious influences and harmful intrusions, promoting a safe, effective traffic circulation system, and ensuring that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole.

The subject site is zoned PUD-I/C-O (Planned Unit Development-Industrial/Commercial & Offices) District and it is in the Research and Development/Light Manufacturing Planning District (IPD) of Hacienda Business Park. The IPD Planning District generally has the characteristics of the City's I-P (Industrial Park) District.

In the past, the City has approved similar uses such as the Valley Human Society care and adoption center without any land use conflict with other businesses in the surrounding area. Staff believes that the proposed animal shelter, adoption center, rehabilitation center, outdoor animal uses, and other related uses would be consistent with the above-cited purpose.

Use of the proposed facility would be conducted within the building and the use of the courtyard will be under direct supervision. To ensure a harmonious and workable relationship with other tenants in the area, the applicant proposes to provide sufficient onsite parking for patrons and employees of the facility and mitigate potential noise impacts. The City has allowed similar uses to be located in the City and staff is not aware of any concerns or impacts that the Valley Human Society use has created on surrounding businesses or vice versa.

As conditioned, staff believes that the proposed use would be consistent with these objectives. Therefore, staff finds that the proposed location of the proposed use is in accordance with the objectives of the Zoning Ordinance and the purpose of the district in which the site is located.

**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.**

Approximately 441 onsite parking spaces at this location would be available for the proposed use, with the use and future office tenants generating an anticipated demand of 377 spaces. In addition, staff believes that alternative transportation is likely to be utilized by some staff and patrons of the Center because of the proposed retention of the shuttle shelter and bike racks, incorporation of the changing rooms and showers, the incentives offered by the Hacienda Business Park, and the possibility of participation with the City of Pleasanton Commendable Commutes program. Therefore, staff finds the proposed parking to be satisfactory.

The applicant has stated measures to be taken to control noise, odors, and waste disposal to ensure that the facility operates as a “good neighbor.” Animal shelters generally do not subject the surrounding uses to heavy truck traffic or other objectionable influences. If the recommended conditions of approval are complied with, staff believes the proposed use will not detrimentally impact the surrounding uses.

The Police Department staff had no objections to the proposed project. The streets leading to the site are designed per City standards and are signalized to provide safe access into and out of the site. In addition, staff believes the proposed use will have adequate off-street parking to meet the parking demand of the facility.

Additionally, the proposed use will comply with the applicable Building and Fire Codes. The City Fire Department and Building and Safety Division have no objections to the subject use as conditioned. The applicant would be required to receive all Building and Safety Division permits for the tenant and site improvements.

Staff finds that the proposed use would be operated in a manner that would not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

**C. That the proposed conditional use will comply with each of the applicable provisions of the Municipal Code which apply to Conditional Uses.**

Chapter 18.124 of the Municipal Code states that, because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to their effects on surrounding properties. The PUD zoning of the subject site permits the establishment of such animal care facilities on this site subject to a Conditional Use Permit. Granting a Conditional

Use Permit would be consistent with the City's ability to regulate the proposed use with the provisions of the applicable zoning regulations.

Staff believes that the recommended conditions of approval will help to integrate the proposed use without detrimentally affecting the surrounding properties and the City in general. As with any use permit, this use can be suspended or revoked if the conditions are not met. As conditioned, the facility would comply with all applicable provisions of the Zoning Ordinance. Therefore, staff believes this finding can be made.

## **CONCLUSION**

Staff believes that the required use permit findings for the proposed use can be met if the project is approved as conditioned. Conditions of approval have been included which will ensure that the safety and general welfare of the surrounding area is maintained. Staff is of the opinion that Maddie's Center would be complementary to the existing businesses and tenants within the Britannia Business Center. Staff believes that the facility is providing a beneficial service to the community by providing needed services and protection to animals and providing education and training to people taking in new pets.

## **ENVIRONMENTAL ASSESSMENT**

This project is categorically exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15301, Existing Facilities, Class 1. Therefore, no environmental document accompanies this report.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approve P11-818 by taking the following actions:

1. Make the required findings as described in the staff report; and
2. Approve P11-818 subject to the conditions listed in Exhibit A.

Staff Planner: Rosalind Rondash, Associate Planner, (925) 931-5607,  
[rondash@ci.pleasanton.ca.us](mailto:rondash@ci.pleasanton.ca.us)