

Animal Medical Center of Pleasanton

3901 Santa Rita Road, Suite A
Pleasanton, CA 94588

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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;
 - o Well pet examinations
 - o Vaccinations
 - o Parasite prevention
 - o Nutritional Management
 - o Puppy and Kitten Care
 - o 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.

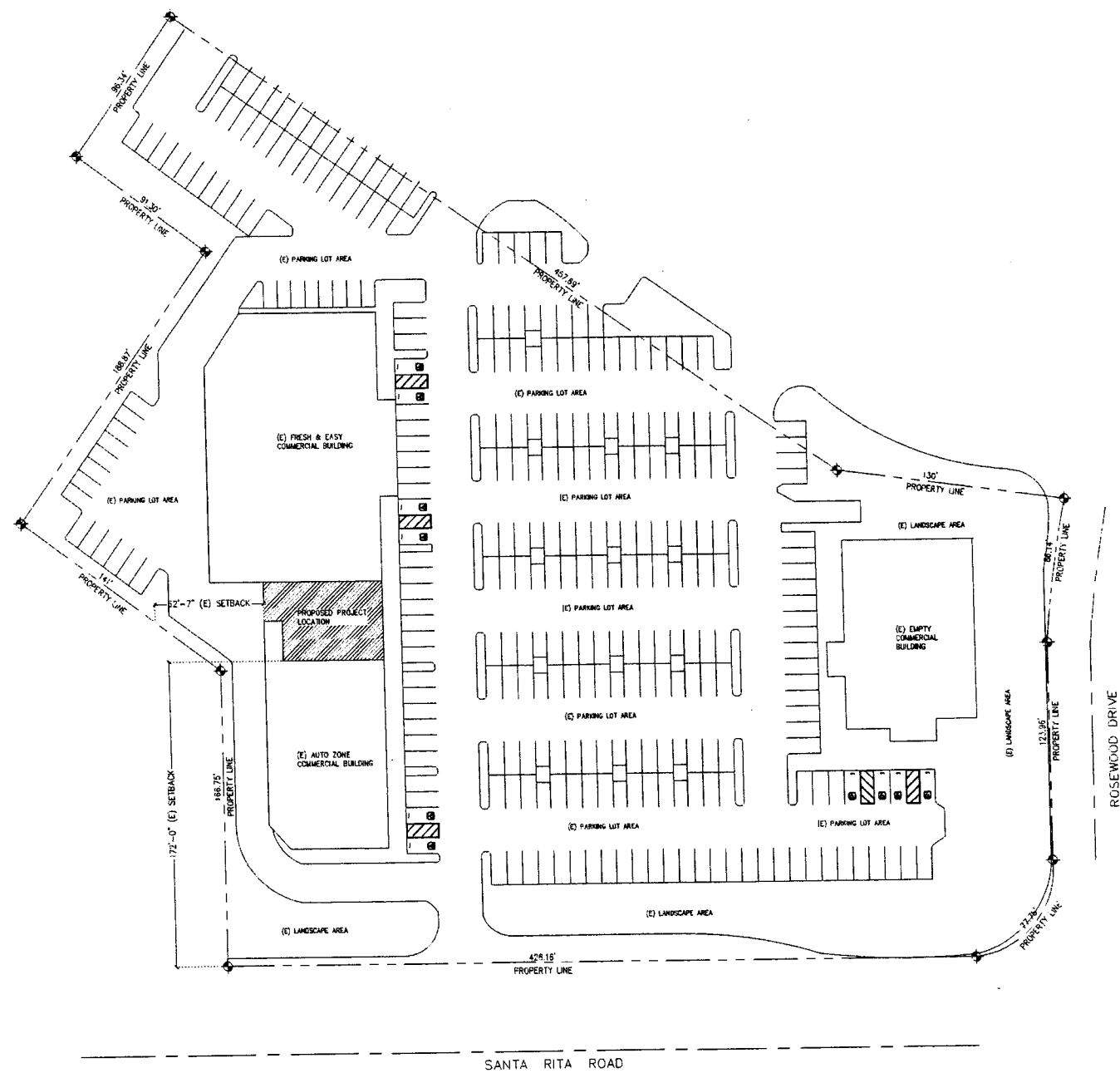
Pleasanton Municipal Code Compliance

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.
 - o The continuity of the commercial frontage and attractive shopping area will be maintained.
 - o The existing building provides adequate space to allow all services to be contained within the building.
 - o The site is conveniently located for access by Pleasanton residents.
 - o 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.

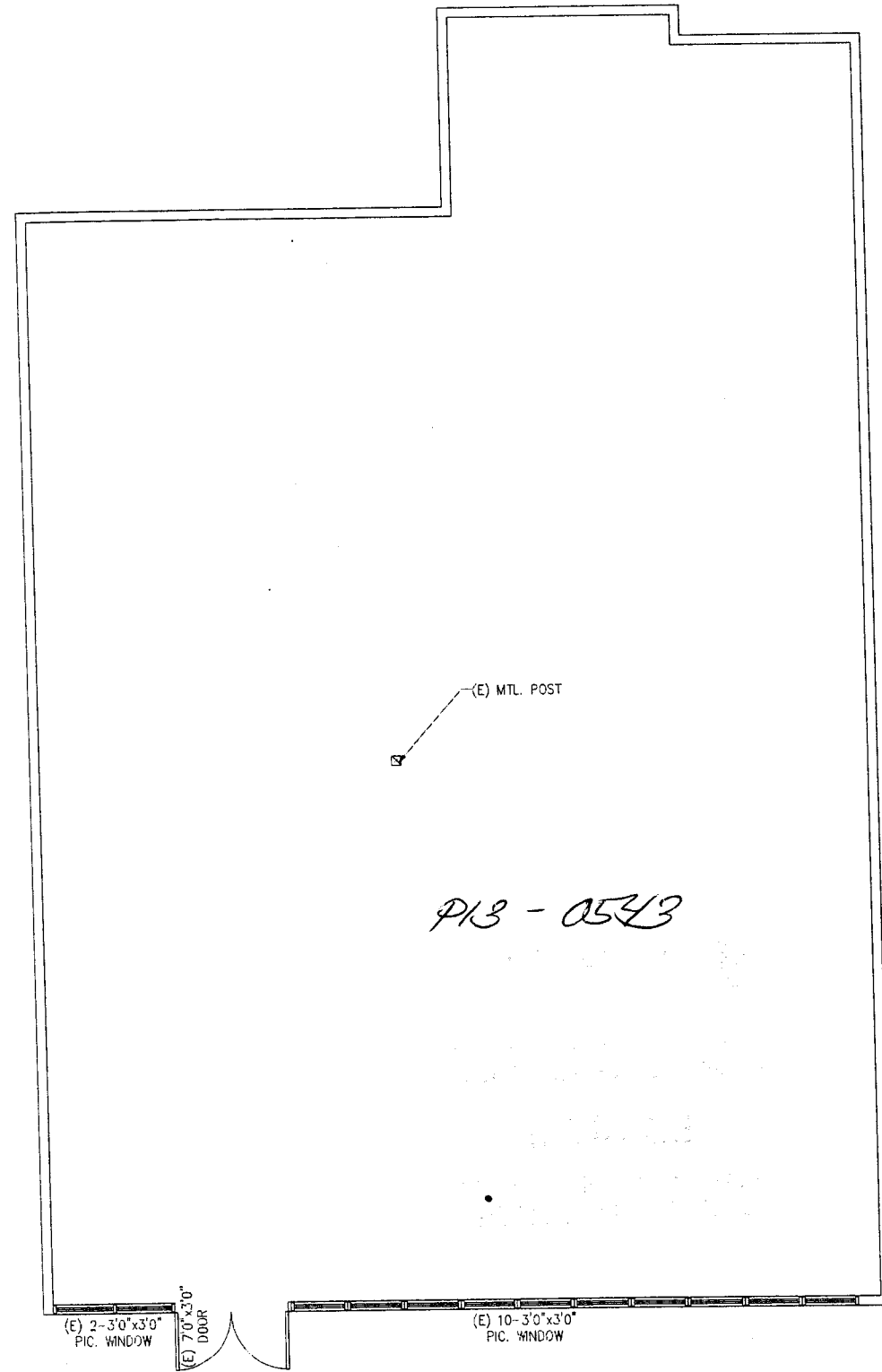
Conclusion

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.



SITE PLAN

1" = 40'-0"



EXISTING FLOOR PLAN

1/4" = 1'-0"

revision	date	by

ANIMAL MEDICAL CENTER OF PLEASANTON

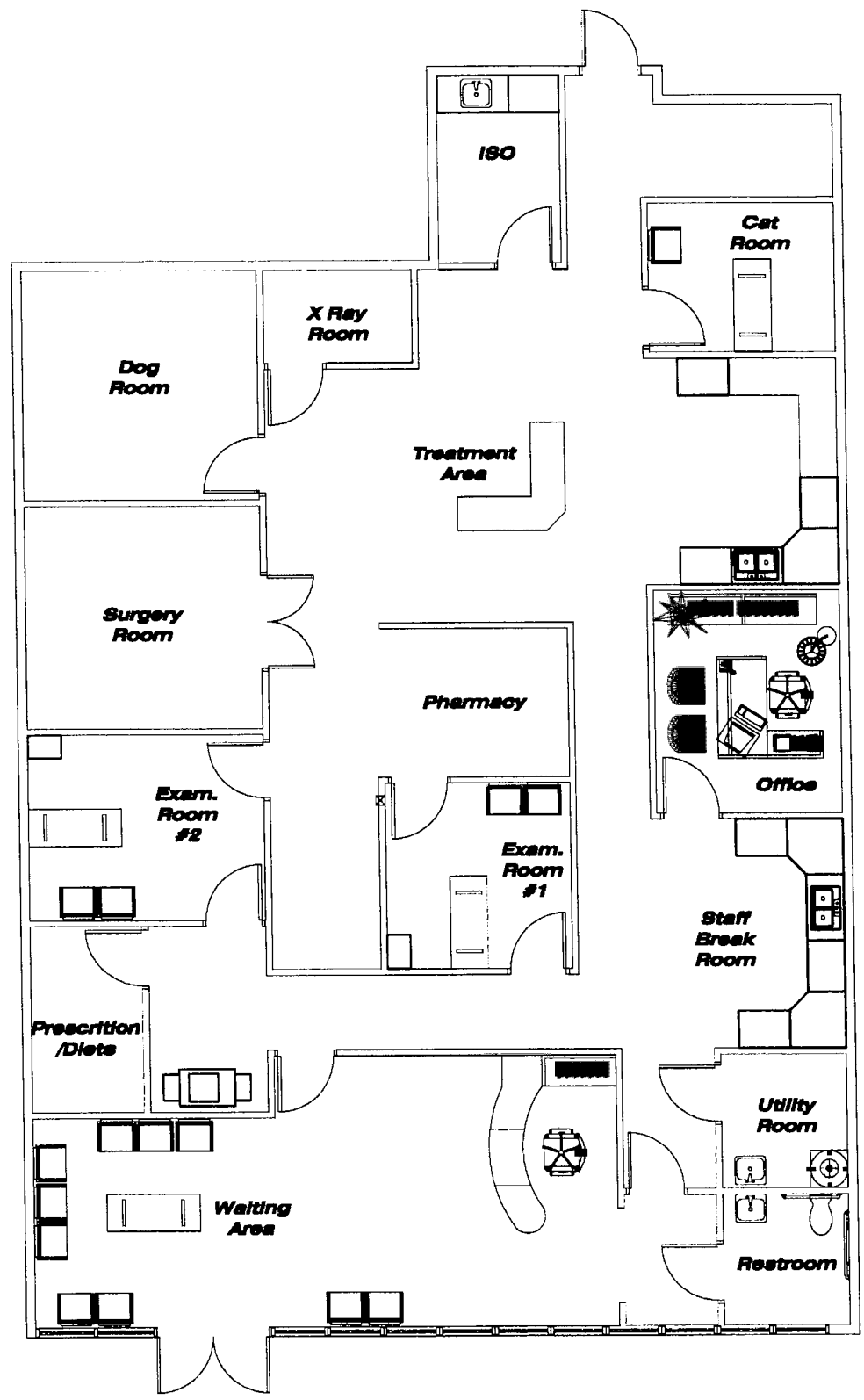
GAVIN GRAY
 3901 SANTA RITA ROAD
 SUITE "A" UNIT 52
 PLEASANTON, CA 94588
 APN # 946-1100-36

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checked	JZ
date	03/17/12
scale	AS SHOWN

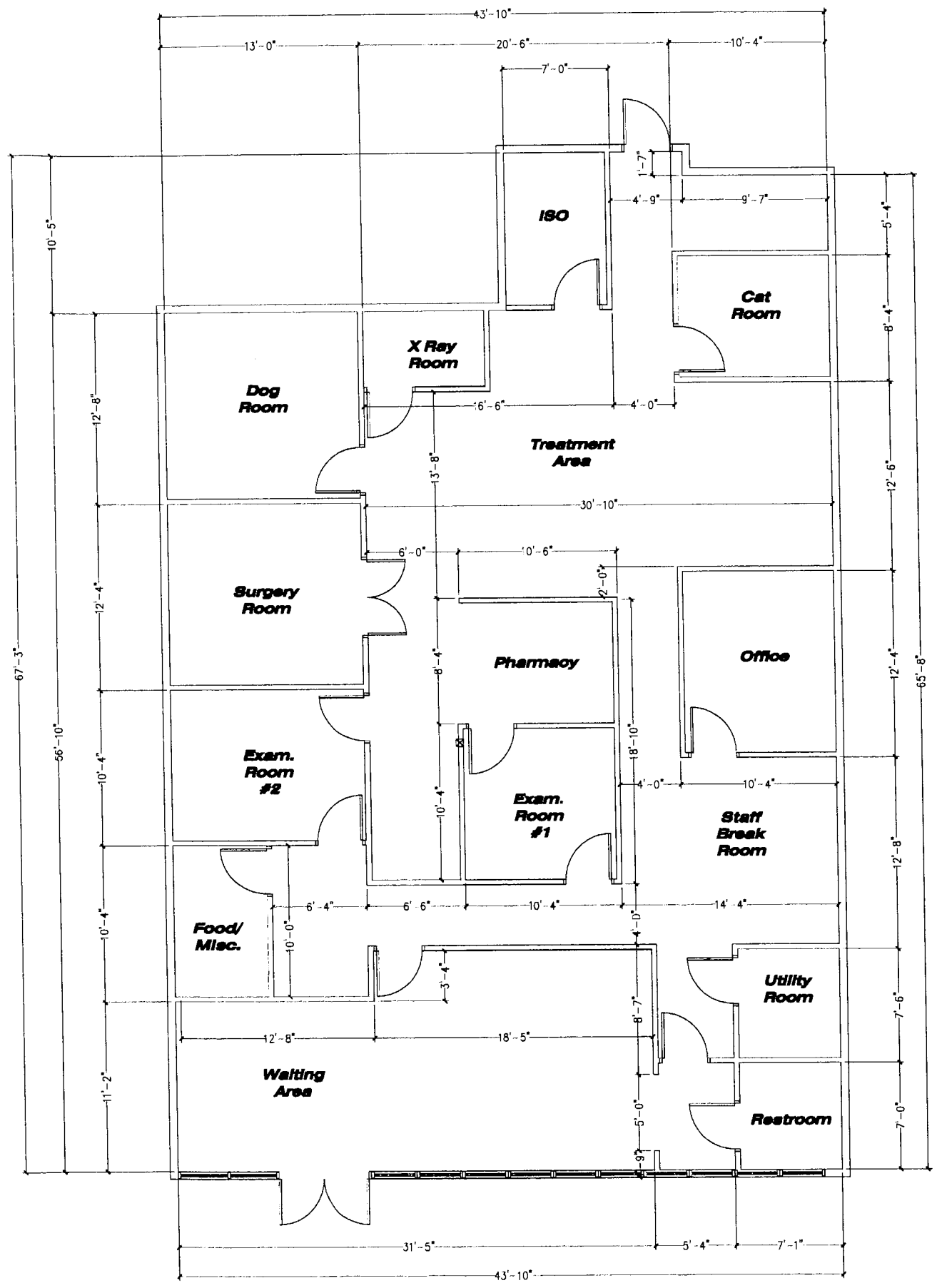
**SITE PLAN
 AND
 EXISTING
 FLOOR PLAN**

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C-1



PROPOSED FLOOR PLAN

1/4" = 1'-0"



DIMENSION FLOOR PLAN

1/4" = 1'-0"

ANIMAL MEDICAL CENTER OF PLEASANTON

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date	09/17/12
scale	AS SHOWN

EXISTING FLOOR PLAN & PROPOSED FLOOR PLAN

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