

**Planning Commission
STAFF REPORT**

Public Hearing: August 24, 2010

Site Plan Review SPR-10-04 405 E. Ridgecrest Blvd Jansen Animal Hospital

A request to build a 2,400 s.f. metal building as an animal hospital to replace existing modular buildings at Jansen Animal Hospital at 405 E. Ridgecrest Blvd located in Service Commercial (CS) Zone District. APN 080-152-01,02, & 03

Owner: James Jansen
22231 S. Vermont Ave
Torrance, CA 90501
(310) 328-0380

Practitioner: Dr. Hanna
Jansen Animal Hospital
405 E. Ridgecrest Blvd
Ridgecrest, CA 93555
(760) 375-7123

Contractor: James Bell
bellcon1@verizon.net
1352 S. Richmond St
Ridgecrest, Ca 93555
760-382-2355

Recommendation

- MOTION TO ADOPT RESOLUTION 10-__ APPROVING SITE PLAN REVIEW SPR-10-04, JANSEN ANIMAL HOISPITAL SUBJECT TO CONDITIONS.

PROJECT INFORMATION			
	Existing Land Use	Existing Zoning	
Onsite	Veterinary Hospital	CS	Service Commercial
North	Vacant	CG	General Commercial
South	Residential homes	R-1	Single Family Residential
East	Service Commercial Bldg	CS	Service Commercial
West	Commercial	CS	Service Commercial
General Plan Designation		Commercial	
Access		E. Ridgecrest Blvd. & alley	
Site Area		3 lots = .44 ac.	
Environmental		Exempt - Infill	

BACKGROUND

- **Summer, 2003** - a fire destroyed the Jansen animal Hospital. Thereafter, Dr. Jansen was given permission to place temporary structures, (trailers) on the property.
- **August, 2005** - Planner Lois Landrum sent Dr. Jansen a letter indicating that a site plan was required.
- **January 20, 2007** - Dr. Jansen was notified by the code enforcement Officer that the temporary buildings either had to be made permanent or removed and that a site plan review was required by the Planning Commission..
- **May 27, 2008** - the Planning Commission held an abatement hearing and considered an order to remove the temporary structures within 45 days or have all plans, fees and permits in place for the construction of permanent structures within 21 days, continued.

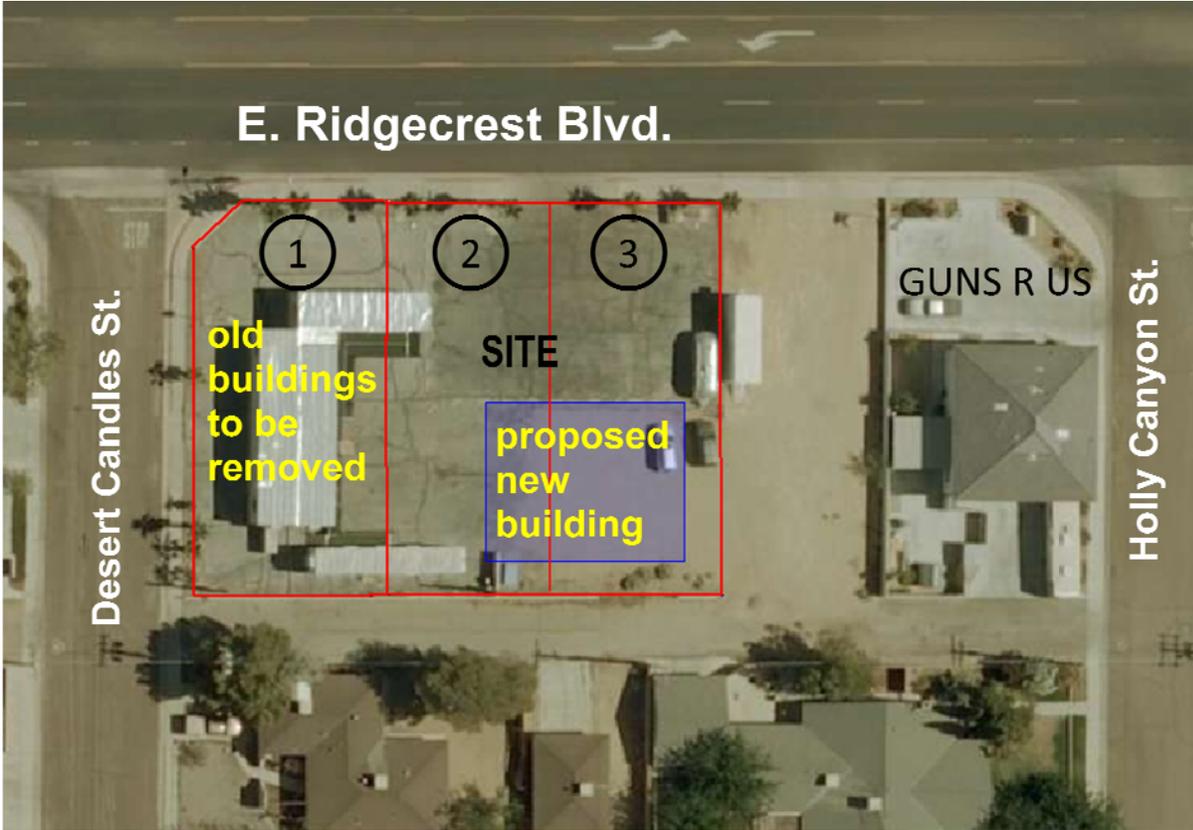
- **June – September, 2008** - Staff had numerous pre-application discussions with the applicant. A rough site plan was submitted for staff comment and on September 23 staff sent a letter outlining a list of items to address on the site plan application.
- **November 12, 2008** - the applicant submitted a completed site plan application to make the trailers permanent, provide handicapped ramp, landscaping, stripe parking stalls, remove storage trailer and cat scan trailer, etc. (See *Approved SPR 08-11*, attached to this staff report)
- **December 16, 2008** - SPR 08-11 was approved by the Planning Commission to make permanent the existing temporary modular buildings by adding a permanent foundation, a new porch, ADA ramps, porch awning, stucco, underground the electric, remove out-buildings, restripe parking lot and refresh landscaping. Code Enforcement has tabled but Code Enforcement was to inspect the site within 60 days to determine if substantial progress was being made.
- **January 2009** – Dr. Jansen retains Architect Kiran Mehra to prepare new building plans.
- **Spring, 2009** - Cat Scan Trailer and Storage Trailer were removed. Architect Mehra and Dr. Hanna meet with the staff regarding new site plan.
- **September, 2009** – Dr. Jansen and Architect Mehra unable to agree on a project plan, relationship with is terminated.
- **February 10, 2010** – Letter from Planning Department to Dr's Jansen and Hanna indicate that they are in serious default of the SPR 08-11 Conditions of Approval.
- **July, 2010** – James Bell Construction submits application to staff for new 2400 sq. ft. building.
- **August 2, 2010** – Staff sends out Agency Notification requesting comments and 300' notice to neighboring property owners advising of September 24, 2010 Planning Commission public hearing..

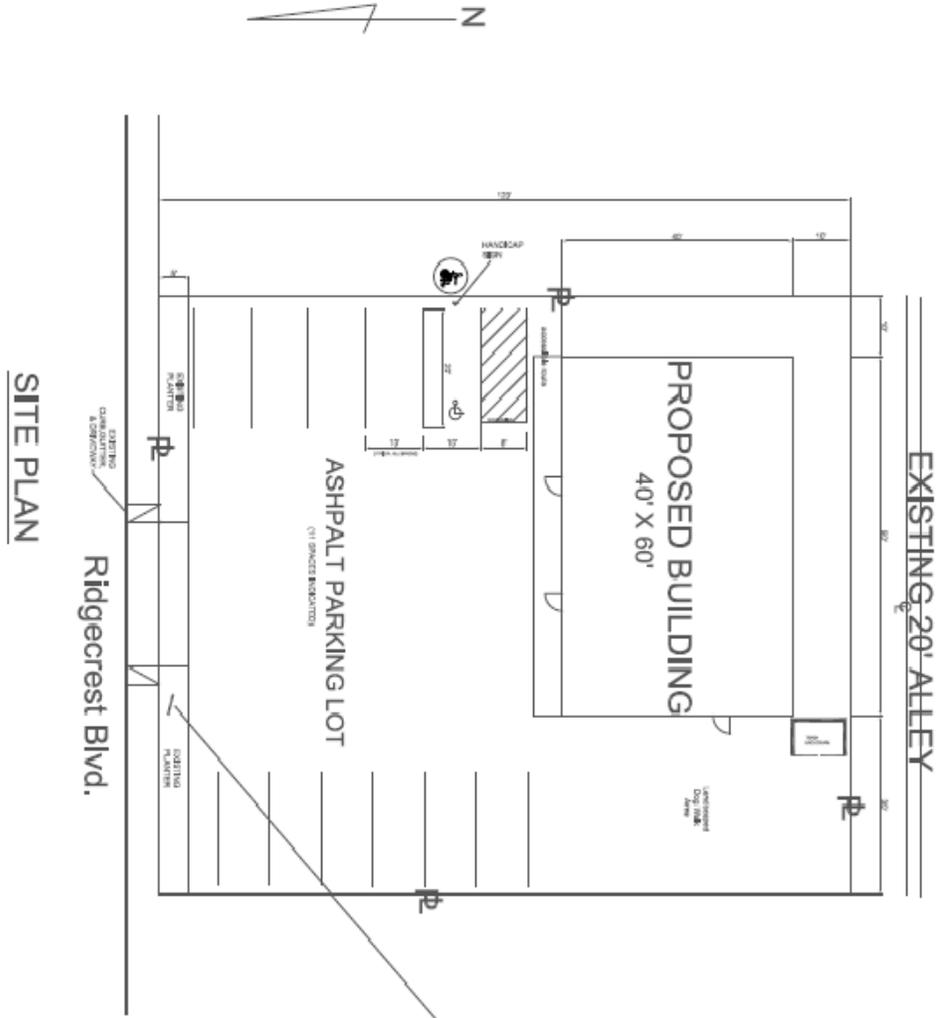
DISCUSSION

The new site plan calls for building a new 40' x 60' metal building at the southwest corner of lots 2 and 3. This area is currently vacant. It is proposed that the Planning Commission permit the existing temporary facility to remain in operation until after completion of the new building. The contractor agreed with staff that a condition requiring that the existing buildings be removed within 21 days from the date of an occupancy permit for the new building is appropriate.

Comments have been received from Cal-Trans requesting the applicant to submit an application for an encroachment permit to bring the drive approaches to current Cal-Trans and ADA standards. Public Works included

The project is on lots, (lots 2 and 3) and will require a lot merger. The current temporary buildings, (lying on lot 1 and a portion of lot 2) must be removed . Further, lot 1 must be cleared of all debris. An opportunity exists to submit a proposal for a new commercial building on lot 1.





EXISTING 20' ALLEY

PROPOSED BUILDING
40' X 60'

ASHPALT PARKING LOT
(11 SPACES INCLUDING)

Ridgecrest Blvd.

SITE PLAN

BUILDING OCCUPANCY & ALLOWABLE AREA
 Jansent's Animal Hospital
 OCCUPANCY CLASSIFICATION: BUSINESS GROUP B
 CONSTRUCTION TYPE W-9, UNSPRINKLERED
 40x60x18' 1 STORY
 ALLOWABLE AREA 9,000 SF > 2,400 SF PROPOSED
 EXTERIOR WALLS FIRE RATED WHEN LESS THAN 10'
 NO EXTERIOR WALLS WILL REQUIRED FIRE RATINGS

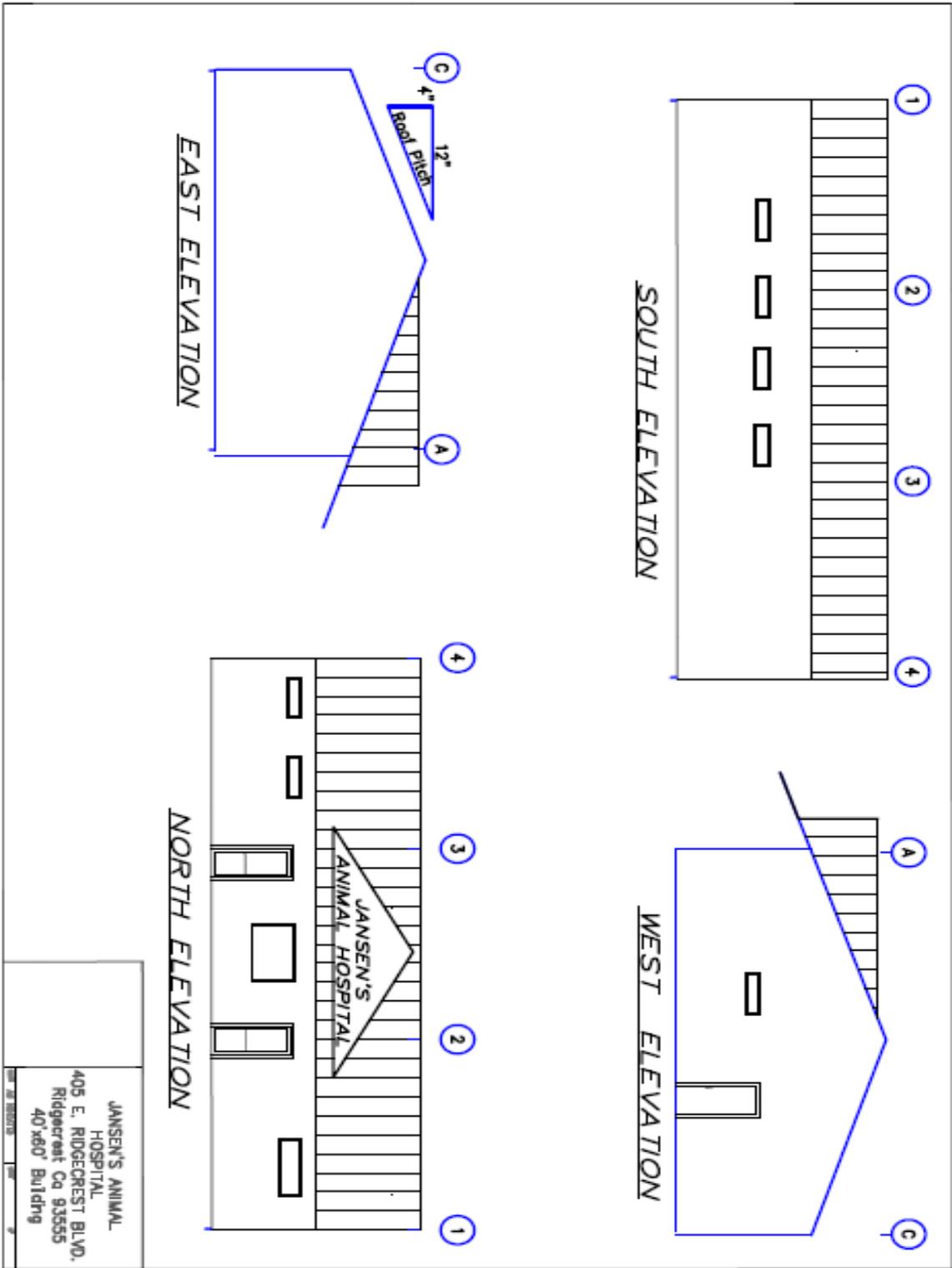
INTERNATIONAL SYMBOL OF ACCESSIBILITY.
 PLACE SIGN 60" ABOVE GROUND PER CBC 11177.B.5
 AT ALL ENTRANCES

PROVIDE SIGN PER SECTION 1129B.6
 UNAUTHORIZED VEHICLES PARKED IN DESIGNATED
 ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING
 PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS
 WITH DISABILITIES MAY BE TOWED AWAY AT OWNERS
 EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT
 OR BY TELEPHONING

INFORMATION SHALL BE FILLED IN WITH APPROPRIATE
 INFORMATION AS PART OF THE SIGN

PROPERTY DESCRIPTION
 2 LOTS
 APN 080-152-02
 APN 080-152-03
 (LOTS 210 & 211 of TRACT 1524)
 RIDGECREST, CA, 93555

Jansent's Animal Hospital
 Ridgecrest Blvd.
 Ridgecrest, CA 93555
 40'x60' Medical Building



JANSEN'S ANIMAL
HOSPITAL
405 E. RIDGECREST BLVD.
Ridgecrest Ca 93555
40'x60' Building

		BUILDING PLANS Nelson Auto #1 Ridgecrest, Ca.	3/7/96 3' 5"	J38076 3' 5"

DRAFT P.C. RESOLUTION 10-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIDGECREST APPROVING SITE PLAN REVIEW SPR-10-04, TO PERMIT BUILDING A 2,400 S.F. METAL BUILDING AS AN ANIMAL HOSPITAL TO REPLACE EXISTING MODULAR BUILDINGS AT JANSEN ANIMAL HOSPITAL AT 405 E. RIDGECREST BLVD LOCATED IN SERVICE COMMERCIAL (CS) ZONE DISTRICT. APN 080-152-01, 02, & 03. DR. JAMES JANSEN

THE PLANNING COMMISSION OF THE CITY OF RIDGECREST RESOLVES as follows:

SECTION 1. FINDINGS

On August 24, 2010 the Planning Commission duly and regularly considered a Site Plan Review for a request to make permanent two modular buildings at Jansen Animal Hospital to comply with a pending Code Enforcement Action located in a (CS) Service Commercial zone on three lots located at 405 E. Ridgecrest Blvd.

The Planning Commission considered the evidence and approved this application as set forth herein:

- (a) The proposed location of the use and the standards under which it would be developed and maintained will not be detrimental to the public health, safety or welfare, or materially injurious to or inharmonious with properties or improvements in the vicinity
- (b) There are circumstances or conditions applicable to the land, which makes the granting of a site plan approval necessary for the preservation and enjoyment of a substantial property right.
- (c) The proposed location of the project is in accordance with the objectives of the zoning chapter and the purposes of the Service Commercial (CS) zoning district in which the site is located.
- (d) The proposal conforms to the requirements of Chapters 19 and 20 of the Ridgecrest Municipal Code.

SECTION 2. CONDITIONAL APPROVAL

The proposed Site Plan is hereby approved subject to the following conditions:

NOTE: These conditions must be met within 6 months (or no later than by February 24, 2011), or as stipulated in the conditions, unless a written request for an extension of time is received and approved before the expiration date.

COMMUNITY DEVELOPMENT

1. The applicant shall comply with all applicable federal, state, county, and local regulations.
2. Any signs provided on the site shall be installed in accordance with applicable sections of Chapter 20.
3. Ten paved parking spaces (10' x 20'-doubled striped standard size) and one handicapped parking space shall be provided to City standards.

4. Positive trash and dust control measures during construction shall be made to the satisfaction of the Public Works Director.
5. Within 21 days from the issuance of an occupancy permit, the existing temporary trailers lying on lot 1 and a portion of lot 2 shall be removed. Further lot 1 shall be cleared of all debris.
6. A Trash enclosure (large enough for one normal bin and one recycle bin) shall be enclosed on three sides with a gate on the front and access shall not be allowed directly from the public right of way.
7. Per the approved site plan, the following items are to be installed to the satisfaction of the Public Services Director:
 - (a) All exposed ground shall have acceptable ground cover, rock or pavement.
 - (b) All utilities shall be underground.
8. Code Enforcement shall inspect the site in 60 days to determine if substantial progress has been made.
9. The applicant shall submit a Lot Merger application for lot APN 080-152-02 and APN 080-152-03 prior to the issuing of a building permit.

PUBLIC WORKS – ENGINEERING

10. Applicant shall acquire all necessary permits from the City.
11. The following public improvements shall be designed and constructed, in accordance with City of Ridgecrest, Engineering Design Standards and plans approved by the City Engineer, including the following:
 - a. Design and construct full width offsite alleyway improvements from the east property line to Desert Candles per City of Ridgecrest, Engineering Design Standards.
 - b. Construct a 6" commercial sanitary sewer lateral with property line clean out per modified City of Ridgecrest, Engineering Design Standards, Detail Drawing No. 13.
 - c. Design and construct water facilities per IWWWD requirements.
 - d. Design and construct fire protection hydrants and or facilities per Kern Co. Fire Department requirements.
 - e. Design and construct miscellaneous support utility improvements necessary for development of the project.
12. Sanitary Sewer Service requirements:
 - a. The structure shall be plumbed separately from the sanitary waste water plumbing for all grey waste water from wash down areas, floor drains, utility wash sinks, utility room closet drains, etc. The grey water plumbing shall extend to the exterior of the structure and flow through a waste water sample box before discharging to the sanitary sewer lateral. The waste water sample box shall have a traffic rated lid if placed in an area subject to traffic.
 - b. No animal wastes or animal remains shall be permitted to be discharged into the City sanitary sewer system.
 - c. No chemicals or discarded animal pharmaceutical products shall be permitted to be discharged into the City sanitary sewer system.

13. A topographic grading plan shall be submitted for approval by the City Engineer and Planning Department prior to issuance of the building permit. The grading requirements shall conform to Ridgecrest Municipal Code Chapter 16 and the grading plan prepared in compliance to City of Ridgecrest, Engineering Design Standards, Section 2.02 C. 4.
14. A drainage plan with supporting calculations shall be submitted for the City Engineer's approval .
 - a. The drainage plan and calculations along with improvements shall be prepared and constructed in accordance with City of Ridgecrest, "Master Drainage Plan", dated May 1989 and the "Drainage Design Manual", dated July 1989.
15. The topographic grading plan and drainage plan shall also show adjacent grading, drainage and parking lot features as required in the City of Ridgecrest, Engineering Design Standards, Section 2.02 C. 4.
16. Install or adjust all property corner monuments to be visible after construction and prior to occupancy. All work shall be performed by a Registered Land Surveyor or duly permitted Registered Civil Engineer.
17. The project plan shall be reviewed by police, fire and emergency services for access to the structure and parking lot.
18. All work in the public right of way shall be to City of Ridgecrest and industry standards.
19. Applicant shall acquire all necessary permits from the City and or any other regulatory agency.
20. All work in and or access to and from E. Ridgecrest Blvd. shall require approval and or encroachment permit from CalTrans.

KERN COUNTY FIRE DEPARTMENT

21. A clearance from Kern County Fire Department will be required prior to issuance of a Certificate of Occupancy.

CAL TRANS

22. Provide a copy of an encroachment permit for the driveways or apply for one.
23. Replace the driveway ramps in order that they meet CalTrans and ADA Standards.

APPROVED AND ADOPTED this 24th day of August, 2010 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

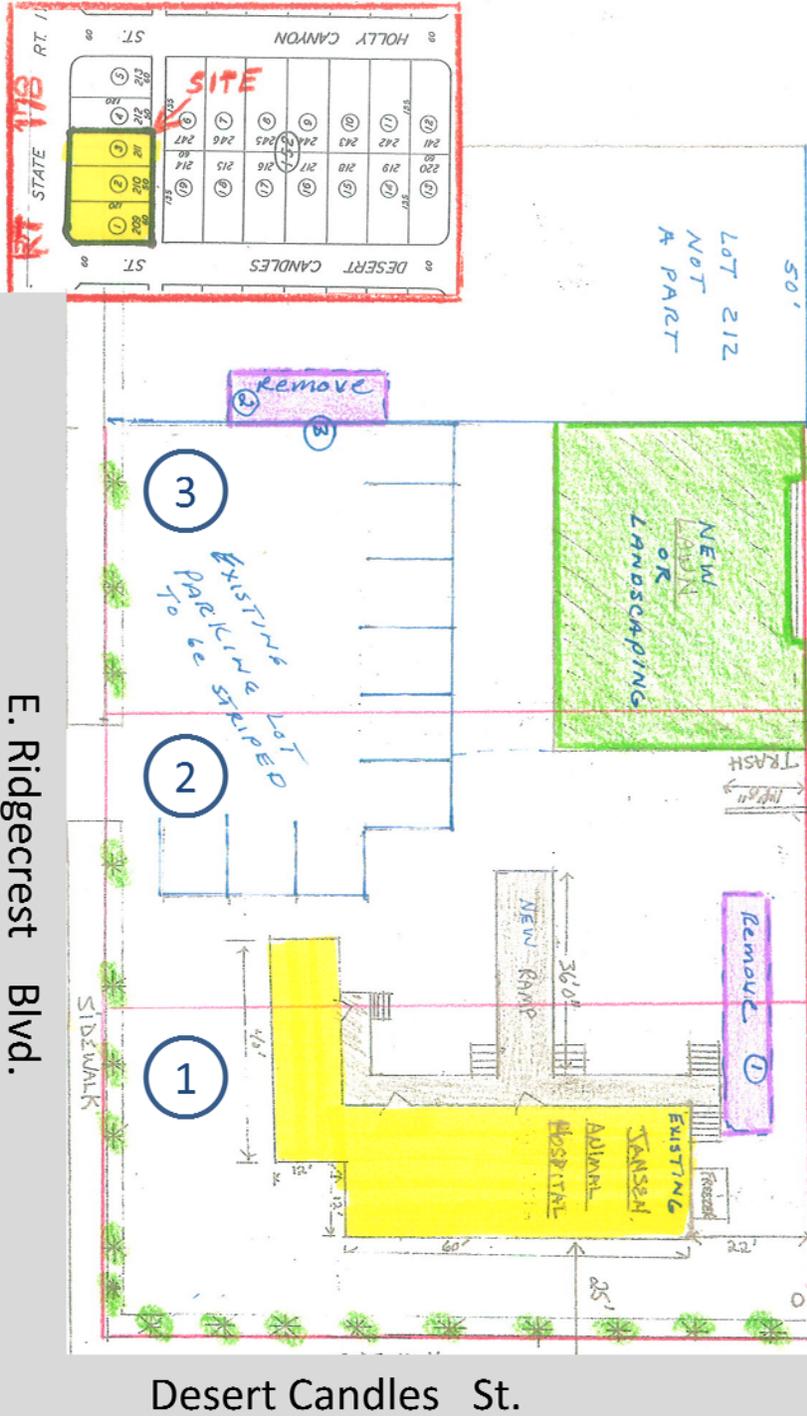
ATTEST:

James McRea Secretary

SPR-08-11 Approved by Planning Commission, Dec. 16, 2008

PROPOSED SITE PLAN - JANSSEN ANIMAL HOSPITAL
 REMOVALS: CAT SCAN ①
 STORAGE ②
 TRAILER ③
 SCALE: 1 cm = 10 feet

TR 1524 LOTS 209, 210, 211 To be MER



DEPARTMENT OF TRANSPORTATION

District 9
500 South Main Street
Bishop, CA 93514
PHONE (760) 872-0785
FAX (760) 872-0754
TTY 711 (760) 872-0785



*Flex your power!
Be energy efficient!*

December 8, 2008

Pamela Hill
Ridgecrest Community Development Department
100 West California Avenue
Ridgecrest, California 93555

File: 09-KER
RFC
SCH #: none

Dear Ms. Hill:

Site Plan Review SPR-08-11 Jansen Animal Hospital APN (080-152-01, 02, 03)

The California Department of Transportation (Caltrans) appreciates the opportunity to review the site plan for the animal hospital at the southeast corner of East Ridgecrest Boulevard (State Route 178) and Desert Candle Street. We have the following comments:

- We do not find any encroachment permits on record for either of the two existing driveways that access their property (the three parcels of this project and -04, which they also own but is not part of this project). Proponents of this proposal must either provide a copy of their encroachment permit or apply for one.
- Although the animal hospital is already open, this proposal for site alterations is the opportune time to improve vehicular and pedestrian circulation for safety and liability reasons. Neither of the driveways meets current Caltrans nor American with Disability Act (ADA) standards. The ramp at the corner of Desert Candle Street and State Route 178 also does not meet current ADA requirements. Please condition the project to replace both the non-standard project driveway and the sidewalk ramp with standard facilities. (Optimally, the project proponent should consider one joint-use (with -04) commercial driveway. Use of the existing alley should also be examined.)

For further permitting/construction details please contact Stephen Winzenread, the District Encroachment Permits Engineer, at (760) 872-0674 or email: stephen.winzenread@dot.ca.gov.

Please email Caltrans related Conditions of Approval to gayle.rosander@dot.ca.gov. If you have any questions, I may be contacted at (760) 872-0785. We value a cooperative working relationship concerning transportation and development with the City of Ridgecrest.

Sincerely,

A handwritten signature in black ink that reads "Gayle J. Rosander".

GAYLE J. ROSANDER
IGR/CEQA Coordinator

c: Steve Wisniewski, Caltrans

Staff Report – SPR-08-11 405 W. Ridgecrest Blvd St – Jansen Animal Hospital