

09/14/2023 (Rev. 11/20/23)

Attn: Community Development Department | Planning Division
City of Mountain View
500 Castro St. Mountain View, CA 94041

Application for amendment to Minor Use Permit

Re: Dr. Christopher Hudec DVM - Dog and Cat Skin Care Veterinary project
1350 Grant Road, Suite #9 Mountain View, CA 94040

Dr. Christopher Hudec successfully led an existing veterinary facility in Oakland before moving to the San Jose area. The proposed project Dog and Cat Skin Care is located at an existing vacant suite of approximately 1,800 usable sq. ft. (1,840 sq. ft. gross), at the Grant Park Plaza shopping center, (address noted above). No new square footage will be added to the buildings or retail building itself. The property is zoned Grant - Phyllis Precise Plan. The proposed project is currently served by ample mall parking. The standard parking ratio for veterinary is 1 space for each 200 sq. ft. of gross floor area. Thus, there will be no net shortfall of parking.

Services offered

The new veterinary practice will focus on small animal dermatology, exclusively servicing dogs and cats. Services will include specialty surgical and medical dermatologic services only. This will be a day practice with no overnight hospitalization and no boarding. There will also be no outdoor activities or pet exercise at this facility. Since there are no other animal dermatology services in the wider vicinity, this will be a valuable convenience for the community and significantly improve healthcare availability and consequently the lives of pets and their owners.

Statement of Business Operations

In addition to providing a much needed service to pets and their owners that does not currently exist in the area, this hospital will provide specialist healthcare support to the local veterinarians, being a supplement rather than their direct competition. Most cases will be referred by primary care veterinarians and other specialty clinics if the case is too complicated to be managed by a general practitioner and needs advanced care.

The goal is for the practice to open by the Spring of 2024.

Staffing and Occupancy

Although staffing will vary depending on workload, the proposed veterinary clinic will operate with a staff of 4 to 7, including licensed veterinarians, veterinary technicians, and administrative support staff. There will always be at least one doctor and three support staff, plus up to 2 visitors in the pet hospital at any one time, during the regular working hours (Monday – Friday).

Floor Plan and Square Footage

The Suite area is as follows (see above):

- Veterinary clinic = 1,787 sq. ft. usable / 1,840 sq. ft. gross building area.

The architectural firm of Saunders + Wiant Architects Inc. has been engaged, having extensive experience in the design of veterinarian facilities.

Hours of Operation

Hours of operation proposed are Monday to Friday, 8:00AM to 8:00PM. The facility will be closed on the weekends. In practice this facility is open for appointments only. Dog and Cat Skin Care is a day practice with no overnight care and no boarding.

Public Health

Dr. Hudec will provide a portable pet-waste clean-up station outside the entrance to the suite, with bags and disposal bin adjacent to the clinic entry for customer and employee use to clean up pet waste in the rare event this occurs while arriving or leaving the facility. To keep the shared sidewalks clean and clear of animal waste, the staff walks the exterior of the space every couple of hours to clean up any animal waste that did not make it into the pet waste station. Inside, all new floor drains will be drained into the sewer system. Animal Waste/elimination will be controlled inside the facility as is customary. Generally, it is cleaned up, bagged and disposed of in the trash by staff members. Medical waste will be periodically picked up and disposed of by a professional company.

We are confident this pet hospital will not cause any public health hazard whatsoever. Safety and cleanliness protocols are a matter of fact; a licensed veterinarian is trained in public health and part of the veterinary oath is protection of animal health & welfare and promotion of public health. By promoting animal health, the hospital is helping the medical and psychological welfare of animals and their owners.

Noise

Dr. Hudec is committed to ensuring no discernable noise at adjacent tenant suites. In such, this facility will not create any new noise impacts. To achieve this it is proposed that additional soundproofing insulation batts would be installed above the ceilings of all animal treatment areas, supplemented by a layer of Quiet Rock sound-board installed over the existing demising wall board, directly behind the animal cages. Furthermore, the plan is designed with the animal holding cages located within the center of the suite, to minimize the possibility of any noise leakage to the exterior or any neighboring buildings. No pets will be in the clinic during non-business hours, thus there will be no chance of night-time noise.

Traffic & Parking

The nature of this veterinary hospital will be one of the lower volume businesses in this area. There will certainly be no more visitors than generated by the previous tenant, and probably significantly fewer. We anticipate the total number of daily appointments will be around 15 to 20 on average, and rarely exceeding 25. We do not anticipate more than 2 or 3 visitor vehicles at any one time. Normal busy hours are 8:00AM to 9:00AM when the clinic will see appointments and drop-offs for outpatient procedures. Other busy times are between 2:00PM and 4:00PM for appointments and patient releases from the morning procedures. In summary we are confident the existing mall parking lot will be adequate for the needs of this business.

Per Mountain View ordinances, parking for veterinary clinics is required at 1 space per 200 sq. ft. of gross floor area. Accordingly, 1,840 sq. ft. gross area Suite #9 / 200 = 9.2 parking spaces.

Grant Park Plaza houses 61,288 sq. ft. of retail, restaurant and personal service businesses. A corresponding 245 parking stalls are required for existing uses and another 9 for the veterinary

use, for a total of 254 spaces needed. Parking totaling 295 stalls are provided at this mall. This leaves an excess of more than 40 parking stalls. See Exhibits A & B attached.

Given that we expect to have less traffic than many of the neighboring businesses (i.e. offices, restaurants, retail stores, etc.) it follows this business would not result in any excessive use of the available parking spaces at this location.

In Summary:

We are confident this facility will not be detrimental to the Grant - Phyllis Precise Plan, or the health, safety, peace, comfort, and general welfare of the city or local population. Accordingly, the above listed explanations can be summarized as follows:

- On-site parking available will not be negatively impacted by the proposed facility. This specialty use is likely to generate a much smaller parking demand than other potential retail usages which would be permitted at this location without a Use Permit.
- The proposed professional veterinarian use entails a low number of daily trips by both staff and patients. It follows the facility will not generate an intensification of daily trips or other adverse traffic considerations that could require special studies or reports.
- The approval by the Planning Director of a Provisional Use Permit would be consistent with the purpose and intent of the Precise Plan as the proposed project is a well-planned out professional facility providing a valuable community service.
- The purpose of the current Grant - Phyllis Precise Plan is to provide for the development and maintenance of food service, professional facilities, specific commercial uses and related mercantile / retail uses. The veterinarian facility is a compatible use. There will be no overnight boarding or animal stays.
- As an interior tenant improvement in an existing mall, this is not new construction or expansion of the existing usable area, therefore new development standards would not be pertinent and should not be required.

Respectfully submitted, Saunders + Wiant Architects

SAUNDERS + WIANT ARCHITECTS

ARCHITECTURE PLANNING INTERIORS

Exhibit A

Grant Park Plaza
1350 Grant Road
Mountain View, CA 94040
September 2023

Address	Store Name	Use	Gross Square Footage
1350	99 Ranch Market	Retail Sales	26,800
1	F45 Fitness Training	Personal Service	3,103
13	Heaney Violins	Retail Sales	1,550
15	Affinity Dental	Medical/Dental	1,495
16	Splendid Feet Reflexology	Personal Service	1,280
17	Eye City Optometry	Medical/Optometry	1,428
18	Eriks Delicafe #5	Public Eating	2,313
2	T-Mobile Wireless	Retail Sales	2,675
3	Cathay Bank	Personal Service	2,810
4	Dream Pong Table Tennis	Personal Service	2,500
5	Opus 1 Music Studio	Personal Service	2,250
6	Sushi 85 & Ramen Restaurant	Public Eating	2,567
8	Ocha Tea Café	Public Eating	1,805
9	Vacant	-	1,840
10A	Noble Nail Salon	Personal Service	1,000
10B	Unique Men Haircuts	Personal Service	900
11A	New Life Acupuncture	Medical/Acupuncture	960
11B	The Tutoring Center	Personal Service	912
12	The Critter Clipper	Personal Service	1,550
14A	Heaney Violins	Retail Sales	970
14B	Yarco Nails Studio	Personal Service	580
		Total GLA	61,288
	Occupancy Breakdown	Square Footage	%
	Retail Sales	31,995	52%
	Personal Service	16,885	28%
	Public Eating	6,685	11%
	Medical/Dental Clinic	3,883	6%
	Vacant	1,840	3%
	Total	61,288	100%

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ARCHITECTURE PLANNING INTERIORS

Exhibit B

Grant Park Plaza
1350 Grant Road
Mountain View, CA 94040
September 2023

Address	Store Name	Use	Gross Square Footage	Parking Demand (sf per space)	Parking Count			
1350	99 Ranch Market	Retail Sales	26,800	180.00	149			
1	F45 Fitness	Personal Service	3,103	180.00	17			
13	Heaney Violins	Retail Sales	1,550	180.00	9			
15	Affinity Dental	Medical/Dental	1,495	150.00	10			
16	Splendid Feet Reflexology	Personal Service	1,280	180.00	7			
17	Eye City Optometry	Medical/Optometry	1,428	150.00	10			
18	Eriks Delicafe #5	Public Eating	2,313	180.00	13			
2	T-Mobile Wireless	Retail Sales	2,675	180.00	15			
3	Cathay Bank	Personal Service	2,810	300.00	9			
4	Dream Pong Table Tennis	Personal Service	2,500	180.00	14			
5	Opus 1 Music Studio	Personal Service	2,250	180.00	13			
6	Sushi 85 & Ramen Restaurant	Public Eating	2,567	100.00	26			
8	Ocha Tea Café	Public Eating	1,805	180.00	10			
9	Vacant	-	1,840	-	-			
10A	Noble Nail Salon	Personal Service	1,000	180.00	6			
10B	Unique Men Haircuts	Personal Service	900	180.00	5			
11A	New Life Acupuncture	Medical/Acupuncture	960	150.00	6			
11B	The Tutoring Center	Personal Service	912	180.00	5			
12	The Critter Clipper	Personal Service	1,550	180.00	9			
14A	Heaney Violins	Retail Sales	970	180.00	5			
14B	Yarco Nails Studio	Personal Service	580	180.00	3			
Notes:	Shopping Centers: 1 stall for each 250 sf of gross area		61,288	Total Spaces Required		245		
	Spaces Required: 61,288 sf/250 sf = 245 stalls			Total Spaces Provided		295		
				Difference		50		

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