



Planning Commission

Public Hearing

May 6, 2021

OC Veterinary Center

Conditional Use Permit - 1220 Bison Avenue

Vicinity Map & Surrounding Uses



General Plan: General
Commercial (CG)

Zoning: North Ford
Planned Community (PC5)

Project Characteristics



- Conditional Use Permit request for Animal clinic within (e) 3,414 retail suite
 - Appointment-based
 - Hours:
 - 8:00 a.m. to 6:00 p.m., Weekdays
 - 9:00 a.m. to 4:00 p.m., Saturday
 - Closed on Sunday

Floor Plan

Total: 3,414 sq. ft.

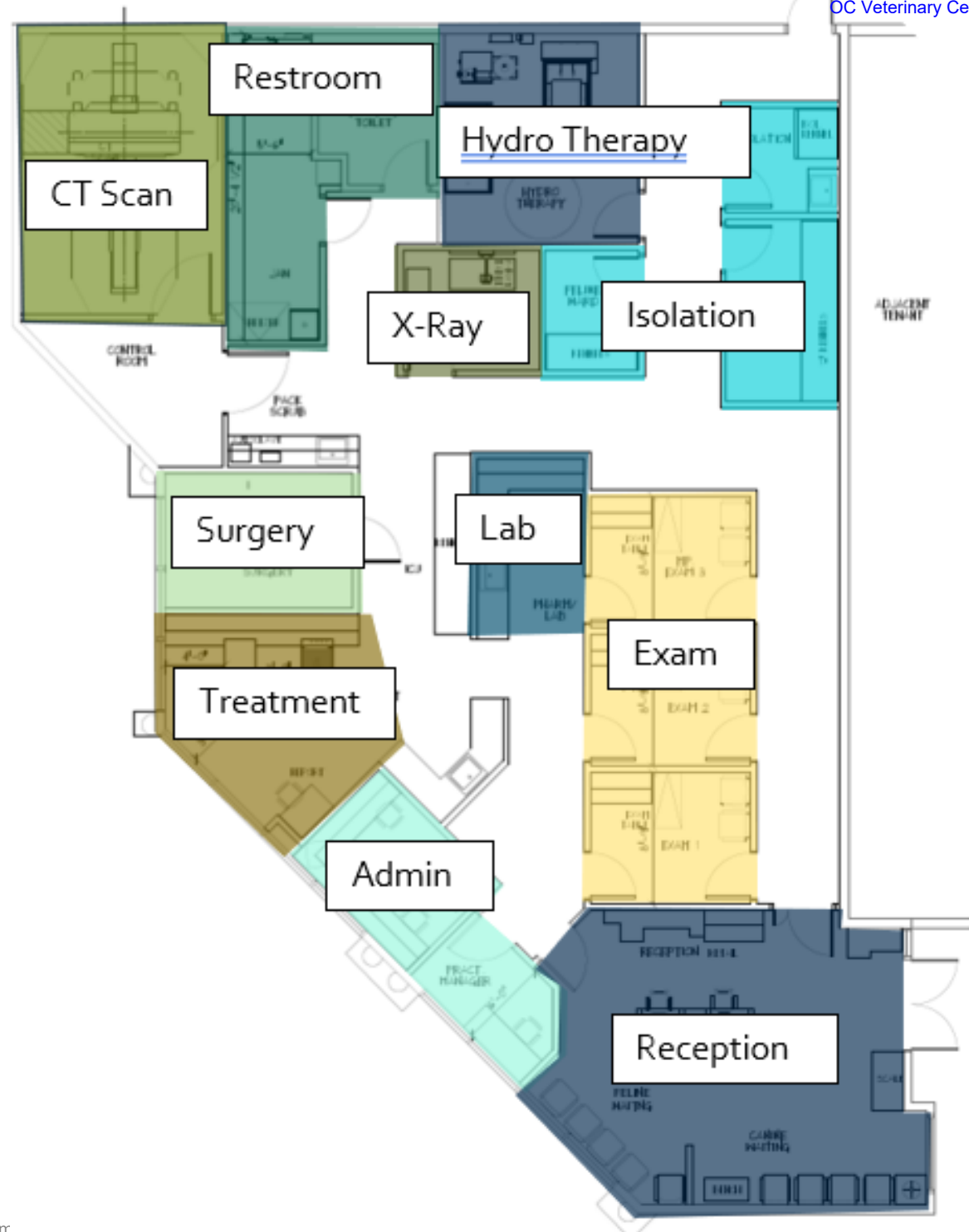
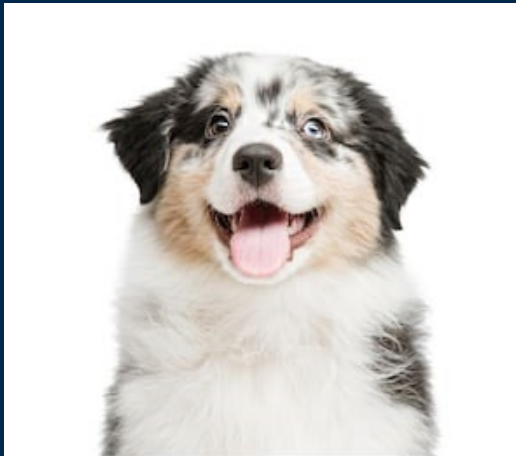




Figure 1 showing an aerial of the project in relationship to the residences at the north.



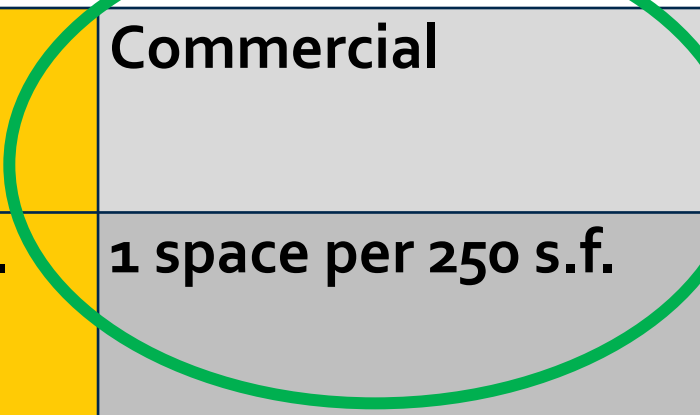
North Newport Shopping Center Parking

Spaces Required	Spaces Provided
265	269

4 Surplus

Parking Ratio

Animal Clinic	Commercial
1 space per 400 s.f.	1 space per 250 s.f.



The Project has 10 staff and assists multiple customers at a time, so the commercial rate is more appropriate to use. (CAO No. 19)

Code Requirement	Project Compliance	Condition Approval
The animal clinic must be enclosed, soundproofed, and airconditioned.	The project is airconditioned and would be entirely contained within the structure. Noise-abating material would be installed on both the interior walls and ceiling of the tenant space abutting neighboring tenant spaces.	Nos. 14 to 16
Outside runs or cages, outside trash containers, and offensive odors shall be prohibited.	No exterior dog runs are proposed. The area outside of the establishment, including the designated walking route, public sidewalks, walkways, and landscape areas, would be maintained in a clean and orderly manner (including but not limited to pet nuisances and odors).	Nos. 5, 6, 14 to 16, 28 to 30
Grooming activities shall be incidental to the clinic use.	Only medically-required grooming would be performed by the project. No grooming services would be available to the public.	No. 7
Animal cremation is not be allowed.	The project would not cremate any animals.	No. 8
Temporary boarding of animals shall be allowed as an accessory use.	The project would only temporarily board those animals requiring emergency care. General boarding of animals is not proposed.	No. 9

Recommended Action

- Conduct a public hearing
- Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines
- Approve Resolution No. PC2021-010, approving Use Permit No. UP2020-191

For more information Contact

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Questions?