

Board of Supervisors Hearing Date: October 28, 2008

Case Summary: Project No. R2006-00147-(5)

(Zone Change, Conditional Use Permit, Oak Tree Permit and Parking Permit)

Project applicant: Altadena Animal Hospital

RPC Hearing Dates: February 20, 2008 and March 26, 2008

Synopsis

The applicant, Altadena Animal Hospital is proposing to demolish an existing hair salon, expand the existing single-story 2,410 square foot small animal hospital to a two-story 10,750 square foot facility and construct a 35-space parking lot. One oak tree would be removed, four oak trees would be encroached upon and two mitigation oak trees would be planted. A monument sign is proposed for the southeast corner of the project site. The following entitlements were requested:

Zone Change: From C-2 (Neighborhood Commercial) to CM-DP (Commercial Manufacturing – Development Program) to authorize a small animal hospital with facilities for pet boarding and daycare.

Conditional Use Permit: To authorize a small animal hospital in a CM-DP (Commercial Manufacturing – Development Program) zone.

Oak Tree Permit: To authorize the removal of one oak tree and encroachment on four oak trees.

Parking Permit: To authorize the reduction from 43 to 35 spaces.

Project Proponents

- The Altadena Town Council supports the project because it would serve the community.

Project Opposition

- Opponents were concerned about:
 - Loss of hair salon due to owner's inability to relocate.
 - Loss of neighborhood business diversity due to hair salon demolition.
 - Odor from animal waste.
 - Threat to animal safety due to traffic.