

## DIRECTOR REPORT

### STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Conditional Use Permit for the project known **Adventure Awaits Dog Daycare (Z23-069)**. Draft Conditions of Approval and Findings of Fact for the project are included below.

### REQUESTED ENTITLEMENTS

1. **Conditional Use Permit** to allow a kennel use for the overnight boarding of dogs at an existing dog daycare facility within the General Commercial (C-2-SPD) zone and Central City Special Planning District (SPD).

### PROJECT INFORMATION

Location: 2118 19<sup>th</sup> Street

Parcel Number: 010-0092-021-0000

Council District: 4 – Represented by Councilmember Valenzuela

Applicant: Jennie Reiken, Adventure Awaits Dog Daycare, LLC  
3280 C Street  
Sacramento, CA 95816

Property Owner: Mohsen Zohrab  
2580 Fair Okas Boulevard, Suite 20  
Sacramento, CA 95825

Project Planner: Zach Dahla, Associate Planner

Public Hearing Date: November 16, 2023

#### Land Use Information

General Plan: Urban Corridor Low (UCORLOW)  
Community Plan Area: Central City  
Specific Plan: Central City  
Zoning: General Commercial (C-2-SPD)  
Special Planning District: Central City  
Planned Unit Development: No  
Design Review Area: Central City  
Parking District: Urban  
Historic Landmark: No  
Historic District: No

Surrounding Land Use and Zoning

North:	C-2-SPD	Manufacturing
South:	R-1B-SPD / C-2-SPD	Commercial
East:	C-2-SPD	Office
West:	R-1B-SPD	Residential

Site Characteristics

Existing Property Area:	3,200 square feet / 0.07 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Dog daycare

Other Information

Concurrent Files:	None
Previous Files:	None

**ATTACHMENTS**

Attachment A: Project Plans

**PROPOSED PROJECT AND ANALYSIS****Background**

The subject site is a 0.07-acre parcel on the west side of 19<sup>th</sup> Street, mid-block between V Street and Uptown Alley, within the General Commercial (C-2-SPD) and Central City Special Planning District (SPD). The project site is developed with a 3,200 square foot industrial building that currently operates as a dog daycare facility (Adventure Awaits Dog Daycare). Surrounding land uses include an adult day care center (Unique Abilities Day Program) to the south, a custom stained-glass studio to the north, an office development to the east across 19<sup>th</sup> Street, and a single-unit dwelling to the west. The site is served by existing public infrastructure including streets, sidewalks, and wet and dry utility connections in 19<sup>th</sup> Street.

**Project Details**

Adventure Awaits Dog Daycare currently offers dog daycare from 7:00 a.m. to 7:00 p.m. daily with an average of 10 dogs attending daycare and a maximum of 50 to 60 dogs allowed. The floor plan of the existing facility includes a lobby that fronts 19<sup>th</sup> Street for staff to welcome and check-in dogs. From the lobby, there is a main hallway that connects to an office and the main dog room. The main dog room is entirely indoors and contains a play yard with toys and sleeping area with beds for dogs to take naps. Three employees currently work during the daycare hours of operation to tend to the dogs and oversee the front desk.

The applicant is requesting to add a kennel use to allow for the overnight boarding of dogs at the existing dog daycare facility. No changes to the facility are proposed to accommodate the kennel use on-site. The applicant anticipates a maximum of 50 dogs for overnight kenneling, with an average of 15 dogs per night (outside of holidays and three-day weekends). The public business hours are proposed to remain 7:00 a.m. to 7:00 p.m., seven days a week. After 7:00 p.m., the

facility will be locked and closed to the public. There will be 24-hour staff on-site to ensure the safety and the monitoring of the animals after hours. All pets will be placed in their kennels and the kennel areas will be closed at 8:00 p.m. No pets will be allowed to move freely in the facility after hours.

In order to approve a conditional use permit (CUP) to allow a kennel use on-site, the project must be able to meet each of the standard four findings for CUPs. Staff finds that the kennel use would meet all four findings because the proposal is consistent with the General Plan and zoning designations, the site is physically suited to the proposed use in an existing building and will not be detrimental or create a nuisance to the public health of persons living and working in the surrounding area.

## **PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS**

Notice of the project was sent to property owners and residents within 500 feet of the project and the hearing notice was posted onsite 10 days prior to the hearing. Staff also sent notice of the project to Preservation Sacramento, Richmond Grove Neighborhood Association, and Newton Booth Neighborhood Association. Staff has not received any public comments on the project, and there is no known opposition.

## **ENVIRONMENTAL CONSIDERATIONS**

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities (Categorical Exemption - Class 1). Class 1 includes projects involving the operation, permitting, and licensing of existing facilities and involves negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project consists of the reuse of an existing structure with the currently used as a dog daycare. The project qualifies for this exemption because no physical changes are proposed to the existing structure and the project results in a similar use. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

## **CONDITIONS OF APPROVAL**

1. The boarding of dogs shall take place entirely indoors.
2. A sign indicating a 24-hour emergency phone number and contact person shall be kept current and posted on the site in a place clearly visible from the exterior.
3. The site shall be maintained in a clean and orderly manner. Waste shall not be allowed to accumulate outside during daily operations.
4. Signage has not been reviewed as a part of this permit. The applicant shall obtain a Sign Permit prior to the fabrication or installation of any non-exempt signage for the development consistent with Sacramento City Code chapter 15.148.

5. This approval is valid for three years and subject to SCC section 17.808.400.

### **Advisories**

6. **SacSewer.** Prior to the issuance of a building permit: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

### **FINDINGS OF FACT**

#### **Environmental**

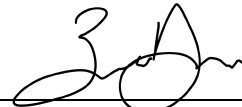
1. The Zoning Administrator has determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities (Categorical Exemption - Class 1). Class 1 includes projects involving the operation, permitting, and licensing of existing facilities and involves negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project consists of the reuse of an existing structure with the currently used as a dog daycare. The project qualifies for this exemption because no physical changes are proposed to the existing structure and the project results in a similar use. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

#### **Conditional Use Permit**

2. The proposed kennel use is consistent with the Urban Corridor Low land use designation and the goals and policies of the 2035 General Plan by supporting a small business that will support employment generating and residential uses in this area.
3. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the General Commercial (C-2-SPD) zone and Planning and Development Code. The project is a conditional use in the zone and has been evaluated for any potential impacts it may have on adjacent residential developments.
4. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public and private services and utilities, in that the project will have access via 19<sup>th</sup> Street. The project will be served by the required public and private utilities needed to ensure proper operation of the use.
5. The proposed use would not be detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance. The kennel use at the subject site is not expected to be detrimental to the surrounding neighborhood or a nuisance as the project site currently operates as a dog daycare that is wholly within the existing structure. The addition of a kennel use for the overnight boarding of dogs is not expected to create a nuisance given dogs are already on-site for daycare services and dogs staying overnight would be supervised 24/7 by an on-site staff member.

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Respectfully Submitted: \_\_\_\_\_



Zach Dahlia  
Associate Planner

Recommendation Approved: \_\_\_\_\_



Karlo Felix  
Senior Planner

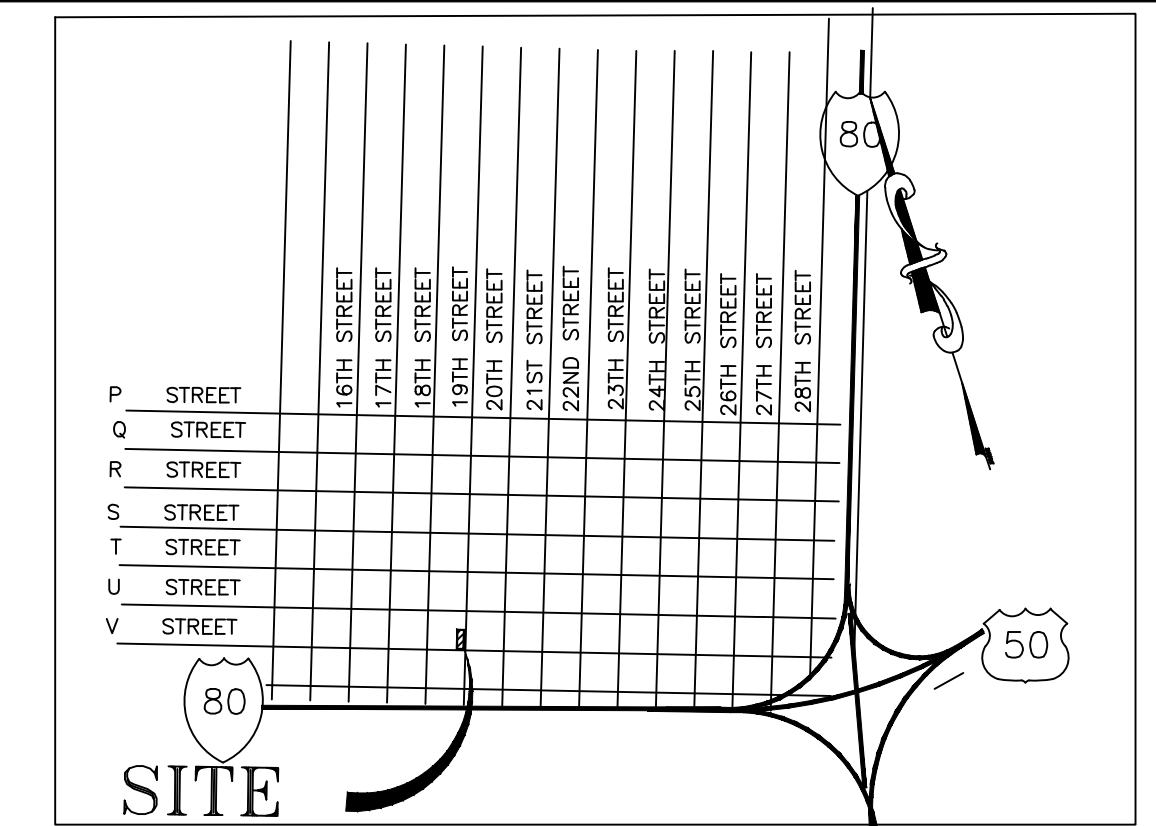
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The decision of the Zoning Administrator may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

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**SURVEY NOTES:**

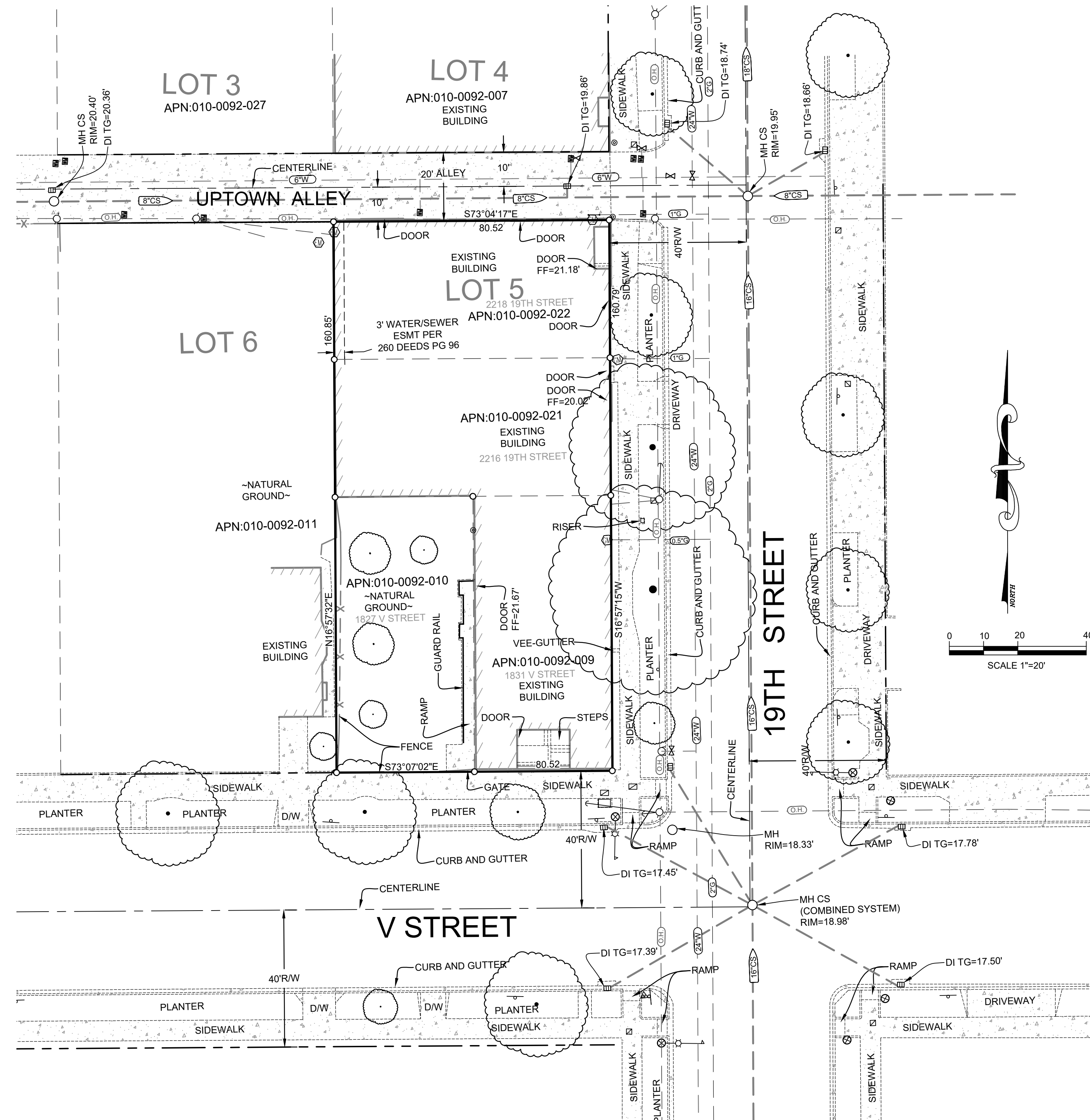
- 1) A PRELIMINARY TITLE REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY BY FIRST AMERICAN TITLE COMPANY, DATED 03/02/2023 ORDER NO. 3402-6884095-1
- 2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISHED THE ACTUAL BOUNDARY. BLOCK BREAKDOWN SHOWN HEREON IS RECORD PER 236-PM -16, HOLDING FOUND MONUMENTS PER SAID MAP, BEING LOT 5 OF BLOCK BOUNDED BY V ST, U ST, 19TH STREET AND 18TH STREET.
- 4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
- 5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.
- 6) NO ARBORIST REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.



VICINITY MAP  
NO SCALE

**LEGEND**

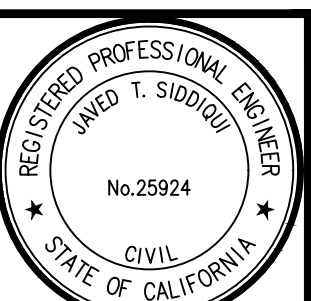
- MANHOLE
- DRAIN INLET
- WATER LINE
- DRAIN LINE
- COMBINED SYSTEM
- SEWER LINE
- GAS LINE
- FIRE HYDRANT
- WATER VALVE
- SEWER CLEAN OUT
- WATER METER
- FIRE DEPT. CONNECTION
- EDGE OF PAVEMENT
- BACK FLOW PREVENTER
- CONCRETE CURB
- SPOT ELEVATION
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL WITH LIGHT
- PARKING LIGHT
- PULL BOX
- GAS VALVE
- UTILITY POLE
- GAS METER
- OVER HEAD WIRE
- UTILITY POLE W/GUY
- PUBLIC STREET LIGHT
- SIGN
- FENCE
- WALL
- GUARD POST
- TREE
- VAULT
- TRANSFORMER
- RAIN WATER LEADER
- TELEPHONE LINE
- ELECTRICAL LINE
- U.G. CABLE LINE
- RIDGE LINE
- SLOPE BANK
- PROPERTY LINE
- RIGHT OF WAY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT
- DIMENSION POINT
- FOUND MONUMENT AS SHOWN



BENCHMARK ELEVATION: 19.947 NAVD88  
 SAG COUNTY JOB 297-02F- RAMSET NAIL LIGHT  
 BASE NE CORNER T STREET AND 19TH STREET  
 CONVERSION CALCULATION:  
 NAVD1988 ELEVATION: 19.947 FEET  
 NGVD1929 ELEVATION: 17.86 FEET  
 DIFFERENCE IN ELEVATION: 2.08 FEET

**JTS ENGINEERING CONSULTANTS, INC.**  
 1808 J STREET  
 SACRAMENTO, CALIFORNIA 95811 TEL: (916) 441-6708

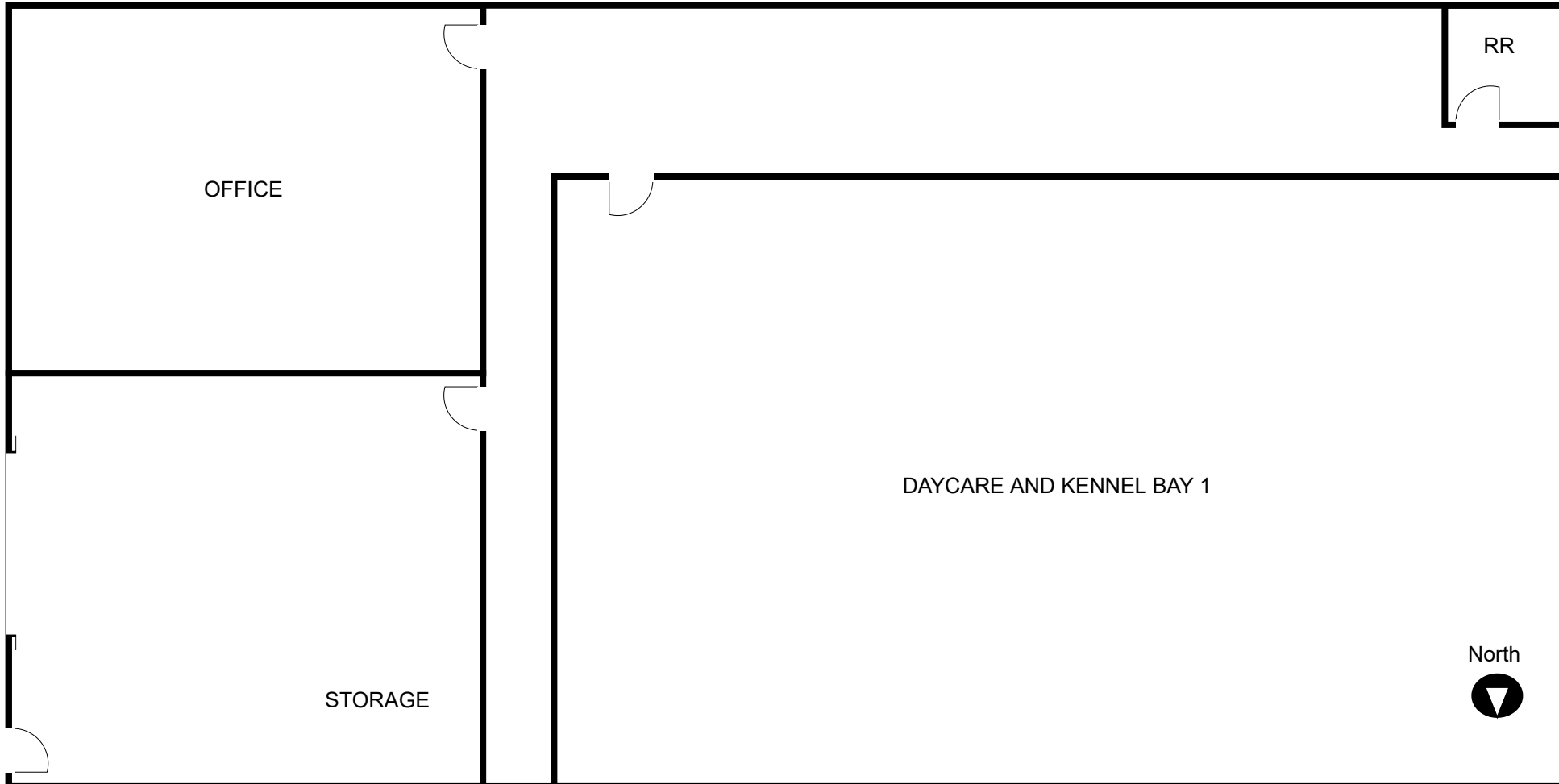
DESIGNED:	N/A	SCALE:	H: 1"=20'
DRAWN:	N/A	V:	
CHECKED:	HKS		
SUBMITTED:	JAVED T. SIDDIQUI	RCE:	25924



NO.	DESCRIPTION	ENGR INIT	APPROVAL	
			BY	DATE

TOPOGRAPHIC SURVEY  
**1827, 1831 V ST. & 2116, 2118 19TH ST.**  
 LOT 5 IN BLOCK BOUNDED BY V ST, U ST, 18TH ST AND 19TH ST  
 CITY OF SACRAMENTO APN: 010-0092-009, 010, 021 AND 022 CALIFORNIA

DATE: 06/19/2023  
 SHEET 1 OF 1



***ADVENTURE AWAITS DOG DAYCARE & BOARDING***  
***2118 19TH ST, SACRAMENTO, CA 95818***

DATE  
9/12/23

SCALE  
1/8" = 1'-0"

SHEET NO.  
A1