



USE PERMIT

SUPPLEMENTAL FORM

Community Development • Planning & Building
2263 Santa Clara Ave., Rm. 190
Alameda, CA 94501-4477
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510.747.6800 • F: 510.865.4053 • TDD: 510.522.7538
Hours: 7:30 a.m.–3:30 p.m., M–Th

ATTACH THIS FORM TO THE PLANNING PERMIT APPLICATION

Use Characteristics: Please describe the project in terms of anticipated maximum level of operation, scope of use, and materials involved for the proposed use.

The average duration of stay for dogs at our daycare is approximately 6-9 hours, allowing for comprehensive care and socialization. We offer two types of daily training classes—basic obedience and basic agility—each with a capacity to accommodate up to 10 dogs, ensuring personalized attention.

The only off site walking will be for training all other activities are designed to take place within our secure premises. To comply with the Alameda Municipal Code Section 30-4.8.c,

we will enhance our facility with state-of-the-art soundproofing measures including high-density acoustic insulation, specialized acoustic panels, and soundproof paint.

Additionally, our HVAC system will be upgraded to include HEPA filters, UV light filtration, and advanced activated carbon filters to manage air quality and eliminate potential off-site impacts from noise or odors.

Business Activity:

Existing Use: Mercantile

Proposed Use: Mercantile and Business

Hours and Days of Operation: 6am-10pm

Total Employees: 6 with employee parking designated off-site

Number of Shifts 2

Employees per Shift: 3

Customers Per Day: up to 50 customers/vehicles

Trucks Per Day (indicate truck size): 1- Amazon or UPS vendors

Floor Area: 4,269 sqft

Number of Parking Spaces on Property: 7

Check all that may apply with the proposed use:

Operating Hours Between 10:00PM – 7:00AM

Use of Outdoor Spaces/Sidewalk

Hazardous Materials

Air Emissions/Odors

On-sale Alcohol Off-sale Alcohol

Massage Activity

Beer Wine Distilled Spirits

Use of Amplified Noise

Use the space below to provide addition detail, if necessary:

Canine activity facility with integrated services including, specialty pet supply store, dog daycare, grooming, and dog training.

Surrounding Land Uses: What uses (residential, commercial, park, or manufacturing) exist on adjacent properties?

North: MULTI-FAMILY RESIDENTIAL R-2 & U/RESIDENTIAL R-3

East: Utilities Building-U

South: Nursing Care Facility-R2

West: Single Family Residence R-3

Exhibit 2
Item 3-A, August 5, 2024
Zoning Administrator Hearing

Project Description:

Our business will operate as a canine activity facility with integrated services including a specialty pet supply store, dog daycare, grooming, and dog training. We anticipate a maximum level of operation that will accommodate up to 50 dogs at any given time, ensuring a safe and comfortable environment for both small and large breeds.

Hours of Operation:

The facility will operate 7 days a week from 6 am to 10 pm with all business activities taking place during these hours.

Number of Employees Per Shift:

Our facility will employ 3-5 full-time staff per shift. Shifts are organized in the morning (6 am to 2 pm) and afternoon (2 pm to 10 pm). Staff levels will depend on the busyness of the facility. We will encourage staff to take public transportation by offering passes.

Anticipated Customer Vehicles Visiting the Site Per Day:

We anticipate an average of 30-40 customer vehicles per day, based on our capacity and the expected rotation of drop-offs and pickups throughout the day. We will use a curbside pick up model to mitigate traffic with a text to pick up option where customers can let us know their expected eta

Anticipated Average Duration of Stay for Doggie Day Care:

The average duration of stay for dogs in our daycare is approximately 6 hours, allowing for significant flexibility for owners' schedules while ensuring dogs have ample time for play, rest, and interaction.

Number of Training Classes and Their Capacity:

We plan to offer roasting classes to dogs that participate in Dog Day Care. Customers have the option to add on 1 on 1 sessions for more training time which includes basic obedience and basic agility, nose work with other classes to be added in the future.

Parking and Access:

Our facility will offer six (6) assigned parking spaces on-site, with two (2) on Fernside Ave and four (4) on Marina Village Drive. Parking signage will be installed on the Fernside Ave side, noting "Private Parking" and "Private Parking - 10-minute drop/pick-up" installed on the Marina Dr. side. Online/live check-in will be available for fast-track drop-offs and pickups.

Security and Safety:

For the safety of our clients and canine users, the entire premises will be secured and monitored with live cameras and exterior sensor-operated floodlights. A closed-door access control policy will be implemented to ensure secure entry and exit.

Deliveries and Waste Management:

Most deliveries will be conducted off-site, with necessary items brought to our facility as needed. Other essential deliveries of goods will be conducted through our side door on Fernside Ave via 22-foot-long delivery vehicles from Amazon and UPS vendors. The refuse will be stored by the Fernside entrance, and an employee will take the waste carts to the street according to the Alameda Waste Management contract agreement.

Scope of Use:

The facility will be divided into specific areas to cater to the different services offered. The dog daycare will be split into two sections, one for small dogs and another for large dogs. These areas will also be used as a training area and will be set up with agility equipment and items for obedience training. The grooming area will be equipped with professional grooming tables and tools. We will have a merchandise section at the entrance of the facility which sells speciality pet supplies

Proposed Soundproofing and Air Conditioning:

To comply with the Alameda Municipal Code and minimize any potential noise impact from our facility, we will implement comprehensive soundproofing measures, including:

- **Acoustic Panels:** Specialized acoustic panels will be placed strategically throughout the facility. These panels are designed to absorb sound, thus diminishing echo and ambient noise.
- **Soundproof Paint:** We will apply soundproof paint on interior surfaces, which contributes an additional layer of sound dampening through its viscoelastic properties. This paint is particularly effective in absorbing mid-range frequencies, which include most of the noise generated by dog barking.
- **Storefront glass** will be upgraded to meet city code.

Our existing HVAC system will be upgraded to include HEPA filters and advanced activated carbon filters. These carbon filters are essential for removing odors and volatile organic compounds, ensuring the air remains fresh and clean.

These modifications are aimed at creating a welcoming and functional space for our pet clients and their owners, while adhering to the highest standards of safety and hygiene.

Materials Involved:

To ensure the safety and comfort of the pets, we will be undertaking several modifications to the existing structure:

- Replacing the current flooring with durable rubber flooring that is easy to clean and provides better traction for the dogs.
- Replacing an existing sink with a specialized dog wash sink to facilitate grooming services.
- Converting an old non-compliant bathroom into a janitor closet for efficient cleaning and storage of maintenance supplies.
- Installing specialty surface mount fences designed for dog daycares to create flexible play areas that can be adjusted in size as needed.
- Adding an ADA compliant bathroom

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