

BITA VETERINARY CORP

1012 N Tustin Street

Orange, CA 92867

626-233-9441

docto.dvm@gmail.com

17 April, 2025

Subject: Application for Conditional Use Permit (CUP) – Adjustment to Required Off-Street Parking Rate

Dear Planning Department,

We are writing to formally submit our application for a Conditional Use Permit (CUP) to request an adjustment to the required off-street parking rate for our property located at 1012 N. Tustin Street, Orange, CA 92867.

This request is part of our effort to bring a much-needed veterinary urgent care hospital to the community. Our goal is to provide timely, accessible care for pets and their families, and we are eager to move forward with construction and operations as soon as possible. We believe this facility will fill a critical gap in local veterinary services, particularly for after-hours and emergency needs.

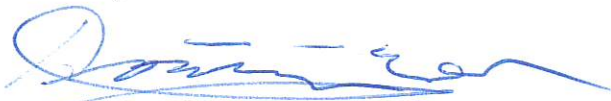
We respectfully ask for your support and timely consideration of our CUP application. Given the nature of our use and anticipated traffic patterns, we believe a modified parking requirement is both reasonable and appropriate. We are happy to provide all necessary supporting documentation, including a parking demand analysis and project justification.

We are fully committed to working with City staff throughout this process and hope to move forward swiftly so we can begin serving the community in the near future.

Thank you for your time and consideration.

Sincerely,

Dominic To, DVM



Medical director/CEO, BITA Veterinary Corp



July 22, 2025

BITA Veterinary Corp
Attn: Dominic To
18806 Aldridge Pl
Rowland Height, CA 91748

**Re: Parking Analysis for the Proposed BITA Veterinary Care
1012 N. Tustin St, Orange**

Dear Dominic,

Per your request, we have conducted a parking study for the proposed Veterinary Care Facility. This letter presents our methodology, finding, and recommendation in regards to the sufficiency of parking.

PROJECT INFORMATION

BITA Veterinary Care is a proposed animal hospital seeking city's approval to operate at 1012 N. Tustin Street in the City of Orange. Site Plan is shown in **Exhibit 1**. The site currently consists of two existing buildings, including an existing sporting goods store of 2,173 square feet (OC Sports Equipment) at 1016 N. Tustin Street, and a vacant (former hair salon) building of 3,951 square feet at 1012 N. Tustin Street.

The proposed veterinary facility plans to expand the vacant building by 834 square feet to provide 4,790 square feet of Gross Floor Area (GFA). Upon project completion, the site will provide one (1) loading/turnaround space and 24 parking spaces, including one (1) ADA accessible spaces. The proposed hours of operation for the animal hospital are daily from 9 AM to 8 PM.

K2 Traffic Engineering, Inc.

1442 Irvine Blvd, Suite 235, Tustin, CA 92780 T.714-832-2116 F.949-266-5875 Email: k2traffic@gmail.com

PARKING REQUIREMENTS

City of Orange Municipal Code requires that veterinary clinic/hospital to provide five (5) parking spaces per 1,000 square feet of GFA. The proposed facility of 4,790 square feet requires 24 parking spaces, as shown in **Table 1**.

Table 1. Parking Requirements Per M.C. – Proposed Veterinary Hospital

Land Use	Parking Ratio	Gross Floor Area	Parking Requirement
Veterinary clinic/hospital, with or without boarding, including or not including livestock animals	5 spaces per 1,000 sq. ft. GFA	4,790 Sq. Ft.	24 spaces

OPERATIONAL PARKING DEMAND

The proposed veterinary hospital is designed to facilitate one or two licensed veterinarians with four (4) support staff per veterinarian. The facility will accept scheduled appointments as well as walk-ins and urgent cares. Each veterinarian is capable of treating no more than three (3) clients at any time, while excessive client demands will be rescheduled or turned away. Business peak hours are anticipated to be Sundays when many other veterinary hospitals in the area are closed.

The operational parking demand for the proposed veterinary hospital is 14 spaces, including two (2) veterinarians, eight (8) support staff, and six (6) clients, as shown in **Table 3**.

Table 3. Operational Parking Demand - Proposed Veterinary Hospital

Land Use	Quantity	Parking Ratio	Parking Requirement
Veterinarian	2	1 spaces per staff	2 spaces
Support Staff	8	1 spaces per staff	8 spaces
Client	6	1 spaces per client	6 spaces
Total Operational Demand			14 spaces

EXISTING TENANT PARKING

For the existing sporting goods store, nine (9) spaces are required based on the parking ratio of four (4) parking spaces per 1,000 square feet of GFA per Municipal Code, as shown in **Table 2**.

Table 2. Parking Requirements – Existing Sporting Goods Store

Land Use	Parking Ratio	Gross Floor Area	Parking Requirement
General Retail	4 spaces per 1,000 sq. ft. GFA	2,173 Sq. Ft.	9 spaces

The combined parking requirement is 33 spaces, including 24 spaces for the proposed veterinary hospital and 9 spaces for the existing sporting goods store. Based on the parking capacity of 24 spaces, the site has a parking deficit of nine (9) spaces in comparison with city's code requirement.

EMPIRICAL PARKING DEMAND – EXISTING TENANT

According to the store owner of OC Sporting Equipment, the peak customer visit time generally occurs around noon on Saturday and in the afternoon on weekdays. The study conducted field observations for a weekday afternoon on Thursday, April 10, 2025, and around noon on Saturday, April 12, 2025. As shown in **Table 4**, the proposed on-site parking capacity of 24 spaces provides a parking redundancy of 16 spaces for the sporting goods store alone.

Table 4. Empirical Parking Demand – OC Sporting Equipment

Date	Time	Staff Parking	Customer Parking	Actual Parking Demand
Thursday, April 10, 2025	4:00 pm – 5:00 pm	1	4	5 spaces
Saturday, April 12, 2025	11:30 am – 12:30 pm	2	6	8 Spaces
Peak Parking Demand				8 Spaces
Parking Capacity				24 Spaces
Parking Redundancy				+16 Spaces

The empirical parking demands of the sporting goods store are generally consistent with or slightly below the parking requirement set forth by the Municipal Code of the City of Orange.

EMPIRICAL PARKING DEMAND – EXISTING & PROPOSED TENANTS

With consideration of actual operations for both businesses, the peak empirical parking demand is 22 spaces combined. As the site provides a parking capacity of 24 spaces, the site is expected to have an empirical parking redundancy by two (2) spaces, as shown in **Table 5**.

Table 5. Empirical Parking Demand

Land Use	Empirical Parking Demand Per Actual Operations
OC Sports Equipment	8 Spaces
Veterinary Hospital	14 Spaces
Total	22 Spaces
Parking Capacity	24 Spaces
Parking Redundancy	+ 2 Spaces

SUMMARY

With the empirical parking redundancy of two (2) spaces, parking demands for the existing tenant and proposed operations of the subject veterinary hospital are expected to be adequately accommodated by on-site parking and no overflow to public roadways is anticipated.

However, it is noted that, due to convenience and easy access, a number of customers may choose to park at the north side of the building, which belongs to the adjacent retail plaza. It is advised that on-site parking information be clearly posted at the subject building to inform customer of its parking availability in rear, and therefore reduce unauthorized parking in adjacent properties.

Regards,

K2 Traffic Engineering, Inc.



Jende Kay Hsu, P.E., T.E.
California Licensed TR2285



K2 Traffic Engineering, Inc.

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