

RESOLUTION NO. 2022-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CITRUS HEIGHTS, CALIFORNIA, APPROVING A USE PERMIT MODIFICATION AND , DESIGN REVIEW PERMIT MODIFICATION FOR SUNRISE BOULEVARD ANIMAL HOSPITAL PROJECT LOCATED AT 7484 SUNRISE BOULEVARD, CITRUS HEIGHTS, CALIFORNIA

WHEREAS, Sunrise Boulevard Animal Hospital, (“Applicant”), seeks approval of a Use Permit Modification and Design Review Permit Modification to allow an expansion of an existing building to meet the operational needs of the Project on parcel 224-0100-024;

WHEREAS, the Project is within the City of Citrus Heights and has been reviewed by the City of Citrus Heights Planning Commission;

WHEREAS, the City of Citrus Heights Planning Commission finds that an exemption from the California Environmental Quality Act under Section 15301 (Infill Exemption Class 1) is the appropriate for this Project, and no further review is required;

WHEREAS, the proposed Project is consistent with the General Plan; and

WHEREAS, the proposed Project is consistent with the Zoning Code.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The matters set forth in the preceding clauses of this Resolution are hereby adopted and incorporated.
2. The conditions giving rise to the need for environmental review has not arisen based on the proposed Project.
3. The Planning Commission does hereby approve the Use Permit Modification (File UPMOD-21-04) and Design Review Permit Modification (File DRPMOD-21-07) which allows the development and operation of an animal hospital and associated uses subject to the Conditions of Approval provided at Exhibit A.

The Planning Commission Secretary shall certify the passage and adoption of this Resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the Planning Commission of the City of Citrus Heights, California, this 12th day of January by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED

ATTESTED

, Chairperson

Stacy Hildebrand,
Planning Commission Secretary

Exhibit A: Conditions of Approval

CONDITIONS OF APPROVAL
Sunrise Boulevard Animal Hospital
UPMOD-21-04 and DRPMOD-21-07

USE PERMIT (FILE # UPMOD-21-04)

1. The applicant shall comply with all City of Citrus Heights Codes and Regulations, including but not limited to the Citrus Heights Municipal Code and Zoning Code, Uniform Building Code; Uniform Fire Code and Sacramento County Environmental Health Department standards.
2. The project approved by this action will allow for a 670 square foot expansion along the north side of the building. These conditions of approval will supersede the conditions of approval listed in CUP-06-04.
3. The project shall comply with the project details and exhibits as presented and approved by the Planning Commission. Minor modifications may be approved by the city provided the changes are consistent with the overall design as approved herein. Major modifications will require Planning Commission approval. [Planning]
4. Normal business hours shall be from 7:00 AM to 9:00 PM, Monday through Friday, and 8:00 AM to 5:00 PM on Saturdays. The business shall not be open late night or offer after hour emergency service to the general public.
5. The operation of the veterinary hospital shall be run in a clean and orderly manner, so as not to present any problem for neighboring businesses or nearby residences. The project shall also include non-operating windows within the dog recovery room area. [Planning]
6. The veterinary hospital shall be operated in a manner, which does not create any unacceptable noise levels as required by the Citrus Heights Noise Ordinance. [Planning]
7. Normal operations of business do not include the kenneling of animals, on occasion the business may kennel animals not under the care of the doctor as long as there are no more than 5 such animals on-site at one time. [Planning]
8. A total of 17 parking spaces shall be provided on the site to satisfy parking requirements of the Zoning Code. [Planning]
9. Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this permit challenging the validity of the Agreement or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Agreement. Developer may select its own legal counsel to represent Developer's interests at Developer's sole cost and expense. The parties shall cooperate in defending such action or proceeding. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent in regard to defense of the action or proceeding. The parties shall use best efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal

counsel and Developer agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein. [Planning]

DESIGN REVIEW PERMIT MODIFICATION (FILE # DRPMOD-21-07):

1. The applicant shall comply with all City of Citrus Heights Codes and Regulations, including but not limited to the Citrus Heights Municipal Code and Zoning Code, Uniform Building Code; and Uniform Fire Code. The applicant shall also comply with all regulations of services districts applicable to the project. [Planning]
2. The project shall comply with the project details and exhibits as presented and approved by the Planning Commission. Minor modifications may be approved by the city provided the changes are consistent with the overall design as approved herein. Major modifications will require Planning Commission approval. [Planning]
3. The project shall comply with all fire and life safety requirements as per the Sacramento Metropolitan Fire District including the addition of fire sprinklers as required. [Sacramento Metropolitan Fire District]
4. A dedicated water service to accommodate the fire sprinklers may be required. Contact Citrus Heights Water District for requirements and permitting. [Citrus Heights Water District]
5. The site shall maintain landscaping in healthy condition. Any dead/dying plants, shrubs or trees shall be replaced for like variety. [Planning]
6. Outdoor lighting shall comply with Section 106.35 of the Zoning Code including fixture design and location to prevent glare, light trespass and light pollution. [Planning]

Prior to Issuance of Building Permits

7. Any plans submitted to the Building Department for review and approval shall indicate all approved revisions/alterations as approved by the Planning Commission. The project shall also include non-operating windows within the dog run area. [Planning]

Other Conditions of Approval

8. Prior to the Final of Building Permits, the applicant shall pay all fees due. [Planning]
10. Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this permit challenging the validity of the Agreement or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Agreement. Developer may select its own legal counsel to represent Developer's interests at Developer's sole cost and expense. The parties shall cooperate in defending such action or proceeding. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent in regard to defense of the action or proceeding. The parties shall use best efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel and Developer agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein. [Planning]

