



**CITRUS HEIGHTS**  
Solid roots. New growth.

# STAFF REPORT

Community Development Department  
Planning Division  
6360 Fountain Square Dr.  
Citrus Heights, CA 95621  
[www.citrusheights.net](http://www.citrusheights.net)  
(916) 727-4740

**Hearing Date:** January 26, 2022

**File Number:** UPMOD-21-04 & DRPMOD-21-07

**Application Type:** Use Permit Modification & Design Review Permit Modification

**Assessor's Parcel Numbers:** 224-0100-024

**Prepared by:** Alison Bermudez, Associate Planner  
(916) 727-4741 [abermudez@citrusheights.net](mailto:abermudez@citrusheights.net)

**Project Name:** Sunrise Boulevard Animal Hospital Expansion

**Project Address:** 7484 Sunrise Boulevard

**Gross Acreage:** .48

**Net Acreage:** .48

**Maximum FAR:** .50 (10,454 sf)  
**Provided FAR:** .20 (4,265 sf)

**Current Zoning:** Business Professional

**Proposed Zoning:** Business Professional

**Neighborhood Association:** 7,8,9

Surrounding Zoning:		Land Use Designation	Actual Use:
<b>On-site:</b>	Business Professional	Business Professional	Animal Hospital
<b>North:</b>	Business Professional	Business Professional	Office
<b>South:</b>	Business Professional	Business Professional	Multi-family Housing
<b>East:</b>	Business Professional	Business Professional	Vacant
<b>West:</b>	Residential 20	High Density Residential	Congregate Care

**Environmental Status:**

- Exempt Section 15301 (Class 1)
- Negative Declaration
- Mitigated Negative Declaration

- Environmental Impact Report
- Previous Environmental Impact Report

**Planning Department Recommendations:**

- Approve
- Approve with conditions
- Denial

**Applicant:**

Dr. Bklramjit S Basra  
Rocklin Park Veterinary Hospital  
DBA Sunrise Blvd Animal Hospital  
2201 Plaza Dr  
Rocklin, CA 95765

**Property Owner:**

William Fastiggi  
Fastiggi Property LLC  
200 Shelly Ct  
Roseville, CA 95747

## **SUMMARY RECOMMENDATION**

The Planning Division recommends the Planning Commission make the following motions:

- 1) Adopt Resolution No. 22-01, finding that the project is Categorically Exempt from CEQA per Section 153301 of the California Environmental Quality Act (exemption Class 1);
- 2) Approve the USE PERMIT MODIFICATION for Sunrise Boulevard Animal Hospital located at 7484 Sunrise Boulevard subject to the findings contained in the staff report and the conditions of approval provided as Exhibit A.
- 3) Approve the DESIGN REVIEW PERMIT MODIFICATION for Sunrise Boulevard Animal Hospital located at 7484 Sunrise Boulevard subject to the findings contained in the staff report and the conditions of approval provided as Exhibit A.

## **BACKGROUND**

Sunrise Boulevard Animal Hospital has been in operation since 1971. At that time the property and surrounding areas were zoned AR-1 (Agriculture). In 1992, Sacramento County rezoned the property and the adjacent parcels to Business Professional (BP). In conjunction with the rezone, a Use Permit was issued for the continued operation of the animal hospital (Attachment 2). The Use Permit was modified in 2006 when the animal hospital completed an expansion and exterior renovation to accommodate space for an additional doctor.

As described in Attachment 3, Covid-19 has changed the way veterinary services are provided. Initially the business adapted to curbside drop-off to promote safety and social distancing but this model has been well received by both clients and staff. Due to this adjusted operation, the kennels in the procedure room were utilized for animals waiting for their visit and impacted the space needed for dogs recovering from procedures. It is expected this business operation model will remain as a normal procedure into the future.

## **PROJECT DESCRIPTION**

The applicant is proposing to add a 670 square foot recovery room dedicated for the keeping of dogs following veterinary procedures. Adjacent to the new recovery room will be two small exercise yards used by staff to walk/exercise dogs during their recovery. All animals receiving procedures are sent home the same day, Sunrise Boulevard Animal Hospital does not keep animals overnight.

As shown in Figure 1, the addition will have exterior finishes as the existing building including stucco, accent banding and lighting.



**USE PERMIT (FILE #UPMOD-21-04)**

**Use Permit – Description of Request**

The request is to allow a small 670 square foot expansion to the existing animal hospital to provide dedicated space for dogs following procedures. All services will continue to be done within the enclosed building and no animals will be kept outside of the building. The clinic does not operate a kennel; any animals kenneled at the site are under the care of the doctor. The business hours will be not change from the existing schedule of 7:00 AM to 9:00 PM, Monday through Friday, and 8:00 AM to 5:00 PM on Saturdays. The business is not open late night or offer after hour emergency service.

**Use Permit – Analysis**

The Citrus Heights Zoning Code requires that findings be made in order to approve a Use Permit. The required findings are listed below in italicized bold print and are followed by an evaluation of the project in relation to each finding.

- ***The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the Municipal Code.***
- ***The proposed use is consistent with the General Plan and any applicable specific plan.***

The site is designated as Business Professional in the General Plan. The zoning code also designates the site as Business Professional and an animal hospital is permitted in the Business Professional zone with a Use Permit. As previously mentioned, the site was approved for a Use Permit in 1991 and an amended Use Permit was issued in 2006. The current project is consistent with the previously issued Use Permit.

- ***The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and future land uses in the vicinity.***
- ***The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.***

The project has been designed to comply with the development standards and design guidelines outlined in the Zoning Code, as outlined in the findings for the Design Review Modification Permit (following this section). The site can accommodate the small expansion and will not change the operational characteristics of the animal hospital.

Parking / Circulation

The proposed expansion does not eliminate any existing parking spaces and the small expansion does not increase the number of parking spaces required. The site will continue to provide the required 17 spaces which is calculated at 1 space per 250 square feet (4265 sf/250=17 spaces).

- ***Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to person, property, or improvements in the vicinity and zoning district in which the property is located.***
- ***The project complies with all provisions of the Citrus Heights Zoning Code and does not pose any health, safety, or other risks to the subject property or any other in the vicinity.***

Based upon the fact that all animals are kept indoors and are not permitted to be off-leash and all services are performed within an enclosed buildings, the project will not impact or pose any health, safety or other risks to the surrounding community.

### Use Permit – Conclusion

Based upon the analysis above, staff concludes that the findings can be made to approve the Use Permit Modification for the expansion of the animal hospital as described above.

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

### Design Review Permit Modification – Description of Request

The Design Review Permit Modification is requested to allow for the 670 square foot expansion of an existing animal hospital.

### Design Review Permit Modification – Analysis

The Citrus Heights Zoning Code requires that findings be made in order to approve a Design Review Permit Modification. The required findings are listed below in italicized bold print and are followed by an evaluation of the map in relation to each finding.

- ***The proposed project is consistent with the General Plan and the previously approved Use Permit.***
- ***The proposed project complies with the applicable provisions of the Zoning Code;***

The project has been designed to comply with the development standards and design guidelines outlined in the Zoning Code. Compliance with the relevant Zoning Code standards is discussed below:

#### Building Setback

The existing building is in compliance with all the required setbacks. A small area along the north side of the building will be expanded to accommodate the new recovery room. This new expanded portion of the building will be in compliance with the required setbacks. The setback from the north property line to the new building is in excess of 50 feet and the required minimum setback is 20 feet.

#### Building Height

The proposed expansion area has a building height of 12 ½ feet and the existing building has a height of 16 feet. Therefore, the expansion will not increase the overall height of the building.

- ***The project's architectural design and building massing and scale are appropriate to and compatible with the site surroundings and the community;***
- ***The project provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;***
- ***The project complies with all applicable design standards in Chapter 106.31 and other applicable city design guidelines and policies;***
- ***The project provides safe and efficient public access, circulation and parking, including bicycle and pedestrian accommodations where appropriate; and***
- ***The project provides open space and landscaping, including the use of water efficient landscaping.***

Building Design

The project will not change the exterior finishes of the existing building. The same exterior materials including the stucco, banding and colors will be used on the expanded area and will match the existing building.

Landscaping

The existing landscaping is in good order. The project is conditioned to maintain its landscaping in good health and remove/replace any dead or dying plants.

Parking/Circulation

The expansion area is within an existing fenced area and will not impede or change the site's circulation or remove any existing parking spaces. The expansion does not increase the number of required parking spaces.

**Design Review Permit Modification - Conclusion**

Based upon the analysis above, staff concludes that the findings can be made to approve the Design Review Permit Modification to allow for the expansion of the animal hospital.

**ENVIRONMENTAL DETERMINATION**

The project is exempt from CEQA per section 15301 of the California Environmental Quality Act (New Construction or Conversion of Small Structures).

**PUBLIC OUTREACH**

Property owners within 500 feet of the project site were mailed a meeting notice as required and a notice of this hearing was published in the Citrus Heights Messenger. No comments have been received at the time this staff report was produced.

**FINDINGS FOR APPROVAL – USE PERMIT MODIFICATION (FILE # UPMOD-21-04)**

- *The proposed project is consistent with the General Plan, Municipal Code, and the Zoning Ordinance and the project assists the city in reaching goals outlined in the General Plan;*
- *The design, location, size, and operating characteristics of the facility are compatible with the existing and future land uses in the vicinity in that the relatively low traffic and noise volumes as well as the design of the facility are compatible with the surroundings;*
- *The site is physically suitable for the type, density and intensity of the use, including access, utilities, and the absence of physical constraints as the project has been designed and mitigated to avoid impacts to the sensitive areas on the site; and*
- *Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the project is located.*

**FINDINGS FOR APPROVAL – DESIGN REVIEW PERMIT MODIFICATION (FILE # DRPMOD-21-11)**

- *The proposed project is consistent with the General Plan and the previously approved Use Permit.*
- *The proposed project complies with the applicable provisions of the Zoning Code;*
- *The project's architectural design and building massing and scale are appropriate to and compatible with the site surroundings and the community;*

- *The project provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;*
- *The project complies with all applicable design standards in Chapter 106.31 and other applicable city design guidelines and policies;*
- *The project provides safe and efficient public access, circulation and parking, including bicycle and pedestrian accommodations where appropriate; and*
- *The project provides open space and landscaping, including the use of water efficient landscaping.*

### **RECOMMENDED MOTIONS**

The Planning Division recommends the Planning Commission make the following motions:

- 1) Adopt Resolution No. 22-01, finding that the project is Categorically Exempt from CEQA per Section 15301 of the California Environmental Quality Act (exemption Class 1);
- 2) Approve the USE PERMIT MODIFICATION for Sunrise Boulevard Animal Hospital located at 7484 Sunrise Boulevard subject to the findings contained in the staff report and the conditions of approval provided as Exhibit A.
- 3) Approve the DESIGN REVIEW PERMIT MODIFICATION for Sunrise Boulevard Animal Hospital located at 7484 Sunrise Boulevard subject to the findings contained in the staff report and the conditions of approval provided as Exhibit A.

Attachments:

- 1) Resolution No. 22-01 finding the project exempt from CEQA  
A. Conditions of Approval
- 2) Project Plans
- 3) Applicant's Project Description