

April 29, 2024

*Queen Animal Hospital and ER (Waterfront Veterinary Corporation)
6937 Warner Avenue, Huntington Beach, CA 92647*

Dear Simin Zakavand (Project Manager):

Thank you for reviewing our CUP application for the operation of an animal hospital in Huntington Beach.

As requested, the following is the additional information needed to complete our CUP application.

1- Location: 6937 Warner Avenue, Huntington Beach, CA 92647 (unit #805-021), approximately 2,575 s.f.

2- Name of the Corporation: Waterfront Veterinary Corporation

3-Name of the business: Queen Animal Hospital and ER

4- The request is for opening an Animal hospital for companion animals specifically small animals such as dogs, cats, birds and pocket pets. 90 percent of our patients are dogs and cats.

5-The mission is to provide the highest quality of medical care to our patients while providing our clients with education and assistance in all aspects of animal care and ownership including public health awareness.

6-The hospital is prepared to introduce the following animal medical service to our community:

- Wellness examination. Vaccination, deworming, preventative medicine.
- Urgent care, un-wellness examination and consultation
- Operate diagnostic equipments such as imaging study (x-ray, ultrasound, endoscope), and interpret the resulting images
- In-house lab, collect body tissue, blood, urine, or other body fluids for examination and analysis
- Performing surgery
- Performing dentistry

-Dispense and administer drugs (Pharmacy)

-Educate the public about disease that can be spread from animals to humans

-Euthanasia.

7- We are not a grooming facility nor boarding facility, We keep sick animals overnight as needed for medical care such as IV fluid, administration of IV medications (medical management and pain management), oxygen supplementation, supportive care and monitoring. This service is for 1 to 3 days depends on the health condition of the patient.

8-We may walk canine patients (dogs) outside of the animal hospital for urination, defecation and minor physical activity. We never walk any dogs who diagnosed with a contagious disease outside of the hospital. An individual patient with contagious disease stays in isolation treatment room in the hospital during the whole treatment period. A trained staff always use a proper leash/equipment for safety of animal and public. Patients have a neck ID band. We are prepared for clean up detail. Our staff carry plastic bags when taking a pet for a short walk. We pick up the dog's waste using plastic bag, scoop or disposable gloves. We dispose the animal feces in a sanitary manner.

9- Hospital hours to be 7 days a week 9:00 am - 9:00 pm

10- Numbers of Employees: 10 employees (2 receptionists, 1 kennel assistance, 1 vet assistance, 3 vet technicians, 2 doctors and 1 manager).

11-The hospital going to be fully soundproof.

12- Tenant improvements: yes

13-No exterior improvement.

14-Queen Animal Hospital (Waterfront Veterinary corporation) is a cat friendly hospital (make veterinary care less stressful for cats and their care givers, and entire veterinary team).

15-Queen Animal Hospital (Waterfront Veterinary corporation) has a beautiful waiting area separated for feline and canine patients. We have four examination room, pharmacy area, laboratory area, treatment area, Doctors office, 2 imaging rooms, surgery room, isolation room , separate rooms included cages and wards for feline and canine patients, Janitor area, break room/staff room, clients restroom and staff restroom.

Dr.Omid Fazeli has more than 24 years experience as a veterinarian. The mission is to provide the highest quality of medical care to our patients in Huntington Beach area while providing our clients with education and assistance in all aspects of animal care and ownership including public health awareness. We strive to exceed our client's expectations by treating owners and their pets with respect, honesty, and compassion by treating all animals as if they were our own. Our services are provided in a clean safe and friendly environment.

Please let me know if you need more informations.

Thank you,

Omid Fazeli, DVM President of Waterfront Veterinary Corporation