

**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Joanna Cortez, Assistant Planner
DATE: May 3, 2017
SUBJECT: **CONDITIONAL USE PERMIT 17-012 (ANIMAL HOSPITAL EXPANSION)**
LOCATION: 15021 Edwards Street, 92647 (near the southwest corner of Edwards St. and Bolsa Ave.)

Applicant: Jon M. Califf, 369 N. Harwood St., Orange, CA 92866

Property Owner: Michelle Coran, 15021 Edwards St., Huntington Beach, CA 92647

Request: To allow an existing 6,215 sq. ft. animal hospital to expand into two adjacent suites (totaling 1,756 sq. ft.) within an existing commercial shopping center.

Environmental Status: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

Zone: CG (Commercial General)

General Plan: CN-F1 (Commercial Neighborhood -.35 FAR)

Existing Use: Commercial

RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15301 of the CEQA Guidelines, because the project involves a minor alteration to the operation of an existing development involving negligible expansion of an existing use.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 17-012:

1. Conditional Use Permit No. 17-012 to permit an existing 6,215 sq. ft. animal hospital to expand into two adjacent suites (totaling 1,756 sq. ft.) within an existing commercial shopping center will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed expansion will not generate traffic or other impacts detrimental to surrounding properties and inconsistent with the adjacent property's zoning. Additionally, the expanded area is within existing tenant spaces, approximately 100 ft. east from the nearest residential use, which provides an adequate buffer from potential negative impacts associated with the use. Additionally, the expanded use will operate within the interior of the tenant space and will operate in the same manner as approved by Conditional Use Permit No. 90-069.
2. The conditional use permit to permit an existing 6,215 sq. ft. animal hospital to expand into two adjacent suites (totaling 1,756 sq. ft.) within an existing commercial shopping center will be compatible with surrounding uses because the subject business is located on a property designated for commercial use. The proposed expanded use is consistent with the existing land use pattern and compatible with adjacent uses.
3. The proposed conditional use permit to permit an existing 6,215 sq. ft. animal hospital to expand into two adjacent suites (totaling 1,756 sq. ft.) within an existing commercial shopping center will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. There is no physical expansion that includes additional floor area to the building as a part of this request and the use will comply with all building occupancy and exiting requirements.
4. The granting of the conditional use permit to permit an existing 6,215 sq. ft. animal hospital to expand into two adjacent suites (totaling 1,756 sq. ft.) within an existing commercial shopping center will not adversely affect the General Plan. It is consistent with the Land Use Element designation CN – F1 (Commercial Neighborhood – Maximum FAR 0.35) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Land Use Element

Goal LU 7: Achieve a diversity of land uses that sustain a City's economic viability, while maintaining the City's environmental resources and scale and character.

Policy LU 7.1.1: Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

B. Economic Development Element

Policy ED 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area.

The proposed 1,756 sq. ft. animal hospital expansion will provide an additional service within an existing commercial shopping center that enhances the surrounding neighborhood. The expansion will provide new job opportunities for existing and future residents and promote economic viability of the shopping center.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 17-012:

1. The site plan, floor plans, and elevations received and dated March 6, 2017 shall be the conceptually approved design.
2. The hours of operation shall be as follows:
 - a. Monday – Friday: 8:00 A.M. – 7:00 P.M.
 - b. Saturday: 8:00 A.M. – 5:00 P.M.
 - c. Sunday: 9:00 A.M. – 4:00 P.M.
3. All conditions from the previously approved Conditional Use Permit No. 90-069 shall remain in effect, with the exception of the business hours of operation listed in Condition No. 2 of CUP No. 17-012.
4. CUP No. 17-012 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Community Development Department a minimum 30 days prior to the expiration date.
5. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.
6. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/green-building-guidelines-rating>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.