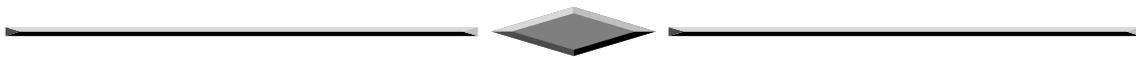


**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Joanna Cortez, Acting Associate Planner  
**DATE:** June 21, 2017

**SUBJECT:        CONDITIONAL USE PERMIT 17-018 (HOAG MEDICAL OFFICE)**

**LOCATION:** 5341 and 5353 Warner Avenue, 92649 (north side of Warner Ave., between Airport Cir. and Plaza Ln.)



**Applicant:** Kevin Leonard, HOAG Memorial Hospital Presbyterian, 510 Superior Ave., Suite 290, Newport Beach, CA 92663

**Property Owner:** Meadowlark Plaza Trust, c/o August Vogel and Associates, PO BOX 1804, Carlsbad, CA 92018

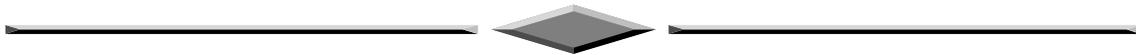
**Request:** To allow a 6,875 sq. ft. primary care facility (HOAG) to operate within two existing commercial suites.

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

**General Plan:** M-sp (Mixed Use-Specific Plan)

**Zone:** SP8 (Specific Plan 8 – Meadowlark Specific Plan)

**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 consists of

minor alterations to an existing commercial building involving no expansion in the overall floor area of the structure.

**SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 17-018:**

1. Conditional Use Permit No. 17-018 to allow a 6,875 sq. ft. primary care facility (HOAG) to operate within two existing commercial suites 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 use will not generate traffic or other impacts detrimental to surrounding properties or inconsistent with the adjacent property's zoning. The use is within two existing tenant spaces, approximately 200 ft. north from the nearest residential use, which provides an adequate buffer from any potential negative impacts associated with the use. Additionally, the primary care facility is proposed to occur within the interior of the tenant space and during typical commercial business hours.
2. The conditional use permit to allow a 6,875 sq. ft. primary care facility (HOAG) to operate within two existing commercial suites will be compatible with surrounding uses because the subject business is located on a property designated for commercial use. The proposed use is consistent with the existing land use pattern and compatible with adjacent uses.
3. The proposed conditional use permit to allow a 6,875 sq. ft. primary care facility (HOAG) to operate within two existing commercial suites 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 (HBZSO). The HBZSO allows for primary care facilities greater than 5,000 sq. ft. subject to approval of a conditional use permit. 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, as well as on-site parking.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of M-sp (Mixed Use – Specific Plan) 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 6,875 sq. ft. primary care facility will provide an additional service within an existing commercial shopping center that enhances the surrounding neighborhood. The project 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. 17-018:**

1. The site plan and floor plans received and dated May 2, 2017 shall be the conceptually approved design.
2. The hours of operation shall be limited to Monday – Sunday from 8:00 AM – 8:00 PM.
3. CUP No. 17-018 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.
4. 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.
5. 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.