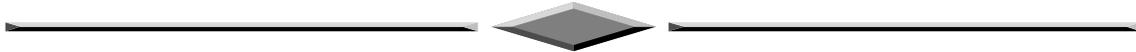


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Joanna Cortez, Associate Planner
DATE: August 1, 2018

SUBJECT: CONDITIONAL USE PERMIT 18-022 (PETCO VET HOSPITAL)

LOCATION: 5961 Warner Avenue, 92649 (northeast corner of Warner Ave. and Springdale St.)



Applicant: Bill Lekas, Kitsigianis Properties LLC, 3191 D Airport Loop, Costa Mesa, CA 92626

Property Owner: Susan Thomas, 654 Richland Hills Dr., San Antonio, TX 78245

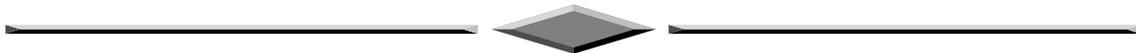
Request: To establish a 1,748 sq. ft. veterinary hospital within an existing 20,282 sq. ft. retail store (Petco).

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

General Plan: CG (Commercial General)

Zone: CG-FP2 (Commercial General – Floodplain Overlay)

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

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 18-022:

1. Conditional Use Permit No. 18-022 to establish a 1,748 sq. ft. veterinary hospital within an existing 20,282 sq. ft. retail store (Petco) 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 because it will not generate traffic or other impacts detrimental to surrounding properties and inconsistent with the adjacent property's zoning. The use is within an existing retail store, approximately 260 ft. south of the nearest residential use, which provides an adequate buffer from potential negative impacts associate with the use. Additionally, the use is not proposing outdoor facilities, boarding, or overnight care and all services will occur within the interior of the tenant space.
2. The conditional use permit to establish a 1,748 sq. ft. veterinary hospital within an existing 20,282 sq. ft. retail store (Petco) will be compatible with surrounding uses because the proposed use is located on a property designated for commercial use. The proposed veterinary hospital is consistent with the existing land use pattern and compatible with adjacent uses.
3. The proposed conditional use permit to establish a 1,748 sq. ft. veterinary hospital within an existing 20,282 sq. ft. retail store (Petco) 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 in that there is no physical expansion of additional floor area and the use will comply with all building occupancy and exiting requirements.
4. The granting of the conditional use permit to establish a 1,748 sq. ft. veterinary hospital within an existing 20,282 sq. ft. retail store (Petco) will not adversely affect the General Plan because it is consistent with the Land Use Element designation Commercial General 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-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU-1.A: Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

Policy LU-11.A: Encourage new businesses to locate on existing vacant or underutilized commercial properties where these properties have good locations and accessibility.

The proposed 1,748 sq. ft. veterinary hospital within an existing retail store 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. 18-022:

1. The site plan, floor plans, and elevations received and dated June 11, 2018 shall be the conceptually approved design.
2. The hours of operation shall be as follows: Monday – Sunday: 8:00 A.M. – 9:00 P.M.
3. The use shall not include outdoor facilities, boarding, or overnight care.
4. CUP No. 18-022 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.