

ATTACHMENT NO. 1

FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 22-013

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.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 22-013:

1. Conditional Use Permit No. 22-013 to permit the expansion of an existing 1,260 sq. ft. animal hospital use into an adjacent 2,100 sq. ft. suite on a property located in a commercial 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 because the proposed expansion will not generate traffic or other impacts detrimental to surrounding properties and inconsistent with the adjacent property's zoning. 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. In addition, the expanded area is within existing tenant spaces, approximately 100 ft. west from the nearest residential use, which provides an adequate buffer from potential negative impacts associated with the use. The expanded use will operate within the interior of the tenant space and will operate in the same manner as the existing animal hospital use.

2. The granting of the conditional use permit to permit the expansion of an existing 1,260 sq. ft. animal hospital use into an adjacent 2,100 sq. ft. suite on a property located in a commercial center will not adversely affect the General Plan. It is consistent with the Land Use Element designation CG (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 13(A): Encourage expansion of the range of goods and services provided to accommodate the needs of all residents in the market area.

The proposed 2,100 sq. ft. animal hospital expansion will provide an expanded 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.

3. The proposed conditional use permit to permit the expansion of an existing 1,260 sq. ft. animal hospital use into an adjacent 2,100 sq. ft. suite on a property located in a commercial 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.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 22-013:

1. The site plan, floor plans, and elevations received and dated May 5, 2022 shall be the conceptually approved design.
2. The hours of operation shall be as follows:
 - a. Monday – Friday: 8:00 A.M. – 6:00 P.M.
 - b. Saturday: 8:00 A.M. – 5:00 P.M.
 - c. Sunday: Closed
3. Upon completion of the proposed tenant improvements, both rear access doors shall remain closed at all times during operating hours.
4. Conditional Use Permit No. 22-013 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.

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.