



# BECSP MEDICAL SERVICES USE RESTRICTION

Zoning Text Amendment No. 22-004

City Council

February 7, 2023

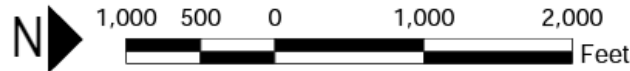
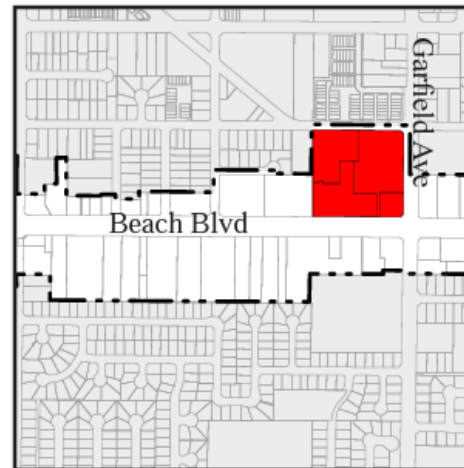
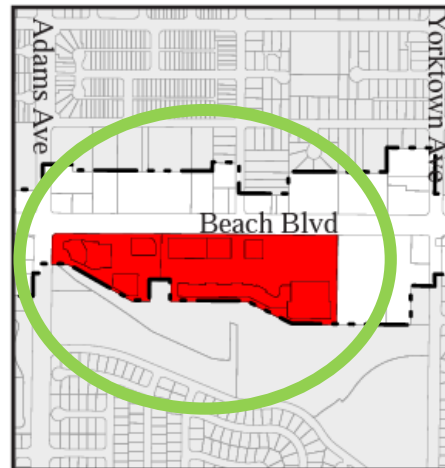
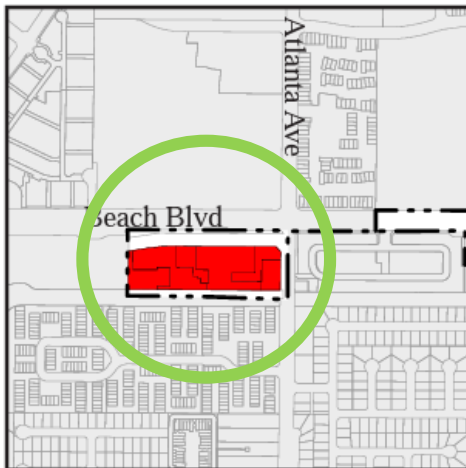
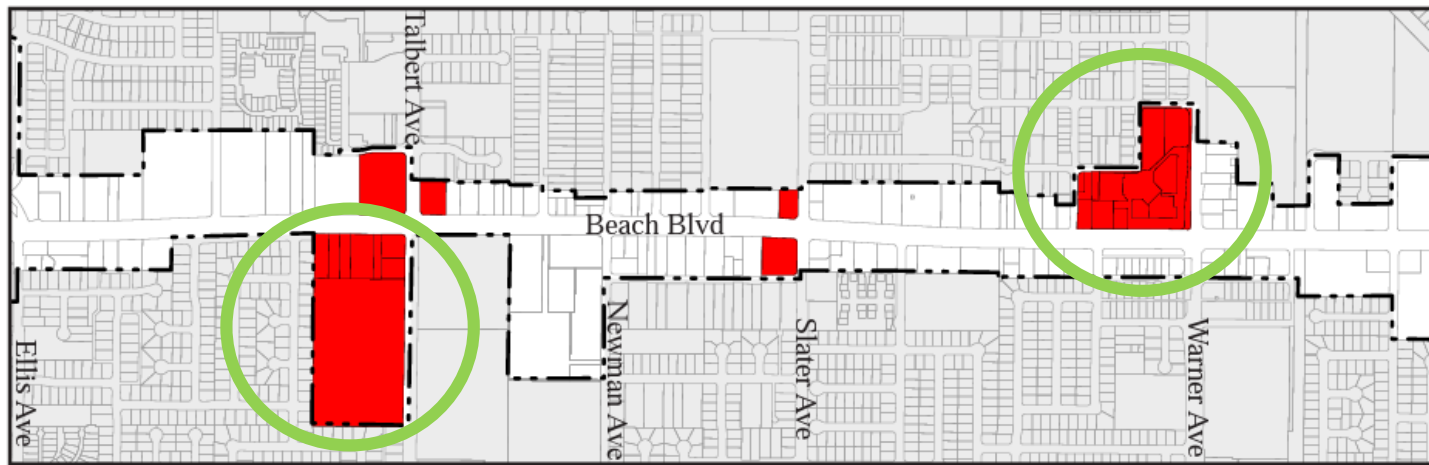
# Request

- ▶ Zoning Text Amendment No. 22-004
  - ▶ Amend the Beach Edinger Corridors Specific Plan (BECSP) to allow Medical Services on the ground floor within the Neighborhood Center Segment.
  - ▶ Neighborhood Center Segment
    - ▶ All Medical Services uses limited to above the ground floor (Special Conditions C2)



# Neighborhood Center Segment

## 2.1.5 Neighborhood Center



- ▶ One of six zoning “segments” in BECSP
- ▶ 35 total properties developed with commercial uses
  - ▶ Ocean Plaza
  - ▶ Beach Promenade
  - ▶ Newland Center
  - ▶ Walmart Center



# Neighborhood Center Segment

2.2 Building Use Regulations	Standards
2.2.1 Use Types	
<b>1) Retail</b>	
a) Specialty Goods Anchors	---
b) Community Oriented Anchors	NC
c) Entertainment Anchors	---
d) Eating & Drinking Establishments	NC
e) Specialty Goods & Foods	NC (U3)
f) Entertainment & Recreation	conditional (C19)
g) Convenience Uses	NC
h) Business Services	NC
i) Personal Services	NC
j) Personal Enrichment Services	NC
k) Service Commercial & Repair	permitted (U8)
l) Large Scale Commercial Goods	---
m) Vehicle Sales	---
<b>2) Civic &amp; Cultural</b>	conditional (C19)
<b>3) Office</b>	
a) Professional Services	permitted (C2)
<b>b) Medical Services</b>	permitted (C2)
<b>4) Lodging</b>	permitted (C2)
<b>5) Live Work</b>	permitted (C2 or C1/L10)
<b>6) Residential</b>	
a) Multi-Family w/ Common Entry	conditional (C2 or C1/ L9,C14,C15)
b) Multi Family w/ Individual Entries	conditional (C2 or C1/ L9,C14,C15)
c) Attached Single Family	---
d) Detached Single Family	---
2.2.2 Special Retail Configurations	
a) Neighborhood Center	required (L1 & L10)
b) Corner Store	n/a
c) Drive-through	permitted
2.2.3 Affordable Housing Requirement	
<b>required or not required</b>	required (U1)

- ▶ Section 2.2 Building Use Regulations
- ▶ (3)(b) - Medical Services Uses permitted 'by right'
  - ▶ Subject to Special Condition (C2)

Special Conditions:	
(C1)	Ground floor allowed
<b>(C2)</b>	<b>Upper floors only</b>
(C3)	Parkway Landscaping required along Beach Blvd.
(C4)	Side, and rear yards shall consist of heavy screening (see section 2.6.7)
(C5)	With shopfront
(C6)	Or 20% of parcel depth whichever is smaller



# Analysis

- ▶ BECSP intent – Neighborhood Center Segment
  - ▶ Neighborhood serving ground floor commercial uses – retail, restaurant, personal services
  - ▶ Offices and residential permitted on upper floors
- ▶ Traditional Retail Market
  - ▶ Changed post-Covid restrictions
- ▶ Consistent demand for medical services
  - ▶ Permitted ‘by right’ in all other commercial districts
  - ▶ Do not require special consideration or operational conditions
- ▶ Medical Services uses are compatible with surrounding uses
  - ▶ Similar to retail customer base and operating hours
- ▶ Fill underutilized commercial centers
  - ▶ Contribute to pedestrian/community experience



# Recommendation

- ▶ On January 10, 2023, the Planning Commission held a public hearing on ZTA No. 22-004 and recommended approval to the City Council based on the following:
  - ▶ Consistent with the General Plan
  - ▶ Addresses a community need for health and wellness by expanding access to Medical Services
  - ▶ Consistent with other commercially zoned areas
  - ▶ Could facilitate establishment of new businesses and job creation



# Questions?

