



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	
1) Retail	
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	---
2) Civic & Cultural	conditional (C19)
3) Office	
a) Professional Services	permitted (C2)
b) Medical Services	permitted (C2)
4) Lodging	permitted (C2)
5) Live Work	permitted (C2 or C1/L10)
6) Residential	
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	
required or not required	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
(C2)	Upper floors only
(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?

