

**ATTACHMENT NO. 1**

**FINDINGS AND CONDITIONS OF APPROVAL**

**CONDITIONAL USE PERMIT NO. 24-015**

**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 the operation and minor alteration of an existing industrial structure involving negligible or no expansion of use beyond that previously existing.

**FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 24-015:**

1. Conditional Use Permit No. 24-015 for the establishment, maintenance and operation of a veterinary hospital/end of life and aftercare facility within an existing 10,080 sq. ft. single tenant industrial building and to allow for reduced parking, 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 project involves the establishment of a nontraditional animal hospital use and the proposed use will not generate traffic, demand for parking, or other impacts detrimental to surrounding properties and inconsistent with the subject property's industrial zoning. Industrial uses are located a minimum of 300 ft. to the north, east and south of the subject site with a public-semipublic use (Robinwood Park) located to the west. The proposed veterinary hospital/end of life and aftercare facility will be conducted entirely indoors within an enclosed building and will not have impacts pertaining to noise and/or odors to further reduce potential impacts to surrounding properties. Conditions to prohibit outdoor animal activities on the site have been added to ensure there will be no detrimental impacts to the adjacent properties.

The request for reduced parking is a result of the unique operations of the proposed business which differs from a typical animal hospital, in that it specializes in animal end of life care and dedicates the majority of floor space towards laboratory uses than to exam rooms. Thus, a parking analysis was conducted to ensure the adequacy of on-site parking. A parking analysis of a separate site located outside of the City with the same use/services was conducted, resulting in peak projected parking ratio of 2.67 parking spaces per 1,000 sq. ft of building area. Applying the peak parking ratio of 2.67 parking spaces to the proposed animal hospital use, which consists of 10,080 sq. ft. of building area requires a total of 27 parking spaces. Since the proposed project has 28 parking spaces on-site, there is one surplus parking space during peak demand times. As a result, the parking demand analysis supports the proposed reduction in required parking and concludes that adequate on-site parking will be available to accommodate medical and laboratory use as conditioned with 28 spaces. It should be noted that the parking study identifies the maximum number of occupants and cargo vans on-site at any given time is 15 (12 staff and 3 clients) plus 3. As a result, factoring that all staff and clients drive a single occupancy vehicle to the site, 18 parking spaces are needed. Since the proposed project provides 28 parking spaces, there are 10

parking spaces available during peak occupancy times. Based on this calculation, there will be sufficient parking spaces to accommodate the project.

2. The granting of the Conditional Use Permit 24-015 for the establishment, maintenance and operation of a veterinary hospital/end of life and aftercare facility and to allow for reduced parking to include medical and related services (euthanasia, aquamation, etc.), within an existing 10,080 sq. ft. industrial building will not adversely affect the General Plan, as it is consistent with the Land Use Element designation of Research and Technology on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

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-1 (C): Support infill development, consolidation of parcels, and adaptive reuse of existing buildings.

Policy LU-13 (A): Encourage expansion of the range of goods and services provided to accommodate the needs of all residents and the market area.

Policy LU-13 (B): Capture emerging industries such as, but not limited to, “knowledge” based industries and research and development firms.

The proposed project consists of the establishment of an animal hospital use that specializes in end-of-life aftercare and related services within an existing 10,080 sq. ft industrial building. The project site will continue to serve adjacent nearby residential development and future development within the city as a whole. The proposed project is located upon an established industrial property surrounded by similar industrial uses. The parking analysis prepared by RK Engineering Group, Inc .prepared June 3, 2024, has determined that that the proposed 28 onsite parking spaces are more than sufficient to provide parking during the expected peak parking demand. The request will serve the needs of local residents by expanding the range of goods and services provided in the are aby providing additional medical services opportunities. Therefore, the proposed project will be consistent with the overall goals and needs of the community, provide goods and services to meet regional and local needs, and renovate and revitalize an existing industrial corridor by ensuring the continued occupancy of an industrial building.

3. The proposed conditional use permit for the establishment, maintenance and operation of a veterinary hospital/end of life and aftercare facility within an existing 10,080 sq. ft. single tenant industrial building and to allow for reduced parking, 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) and any specific condition required for the proposed use in the district in which it would be

located because the proposed use is permitted in the RT (Research and Technology) zone, subject to zoning administrator approval, pursuant to Section 212.04 of the HBZSO – *IG, IL, and RT Districts: Land Use Controls*. The proposed animal hospital will be located within an existing industrial building, which conforms to applicable site development standards in terms of minimum yard setbacks, minimum landscaping, and maximum floor area ratio, with exception of the request for reduced parking. Although the parking demand analysis determined that the onsite parking requirement for the proposed animal hospital is 27 spaces, a total of 28 parking spaces will be provided.

**CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 24-015:**

1. The site plan and floor plans received and dated July 16, 2024, and parking demand analysis received and dated June 3, 2024, shall be the conceptually approved design.
2. The use shall comply with the following:
  - a. Hours of operation of the veterinary hospital/end of life facility shall be 10:00 AM – 4 :00 PM, Monday through Friday, and 10:00 AM to 2 pm on Saturday and Sunday.
3. The proposed animal hospital facility shall maintain a minimum of 28 parking spaces available. Future changes to are subject to prior review and approval by the Community Development Department.
4. Prior to submittal for building permits, zoning entitlement conditions of approval shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
5. The structure shall not be occupied, and the final building permit(s) shall not be approved until the following have been completed:
  - a. All improvements must be completed in accordance with approved plans.
  - b. Compliance with all conditions of approval specified herein shall be verified by the Community Development Department.
  - c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
6. The applicant and/or applicant’s representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
7. CUP No. 24-015 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.

8. 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 or approval. The Director of Community Development may approval 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.