

ATTACHMENT NO. 1

SUGGESTED FINDINGS OF APPROVAL

ZONING TEXT AMENDMENT NO. 22-004

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

Zoning Text Amendment (ZTA) No. 22-004 is within the scope of the BECSP Program Environmental Impact Report No. 08-008 certified by the Planning Commission on December 8, 2009. In accordance with CEQA Guidelines Section 15162 and 15163, no subsequent EIR or supplement to the EIR need be prepared for this ZTA and no further environmental review or documentation is required.

SUGGESTED FINDINGS FOR APPROVAL - ZONING TEXT AMENDMENT NO. 22-004:

1. Zoning Text Amendment No. 22-004 to amend the Beach and Edinger Corridors Specific Plan to allow Medical Services on the ground floor as an allowable use within the Neighborhood Center Segment is consistent with general land uses, programs, goals, and policies of the General Plan as follows:

Land Use Element:

Goal LU-11 – Commercial land uses provide goods and services to meet regional and local needs.

Policy LU-11(A) – Encourage a variety of commercial uses that cater to local and regional demand to create an environment that meets resident needs and increases the capture of sales tax revenues.

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

Goal LU-13 – The city provides opportunities for new businesses and employees to ensure a high quality of life and thriving industry.

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.

The ZTA will allow essential medical services to be accessible for residents in the core areas of the BECSP planning area which could encourage the establishment of new businesses and job creation within existing vacant or underutilized commercial properties with good locations and accessibility. The expansion of services could also increase sales tax revenues while meeting local and market area needs. Its scope will not affect General Plan land uses or programs.

2. Zoning Text Amendment No. 22-004 is compatible with the uses authorized in, and the standards prescribed for, the zoning district for which it is proposed because it does not propose any new land uses or revise development standards. The proposed ZTA will allow medical uses on the ground floor in an area of the specific plan currently developed with other commercial uses. Medical uses operate similarly to retail uses in that they serve the same customers and operate within similar hours as most retail uses. These uses are commonly found on the ground floor of most commercial properties and contribute to an active pedestrian experience.

3. A community need is demonstrated for the change proposed because the ZTA allows imperative medical services to be accessible for residents in the “core” areas of the specific plan and will reduce the processing time for indoor veterinary clinics, which could encourage the establishment of new businesses, job creation, and increase sales tax revenues.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice because the ZTA will allow medical services on the ground floor within a core area of the City in a manner that is consistent with the zoning code in commercial areas outside of the specific plan planning area. Expanding medical services to the ground floor will provide a public convenience by meeting local market needs while increasing job opportunities and sales tax revenues. The proposed ZTA is good zoning practice because it will provide consistency in the allowable uses between the BECSP and HBZSO, which is applicable in the majority of commercial areas of the City.