



City of Huntington Beach

File #: 23-169

MEETING DATE: 3/1/2023

ZONING ADMINISTRATOR STAFF REPORT

TO: Zoning Administrator
FROM: Madalyn Welch, Associate Planner

SUBJECT:
CONDITIONAL USE PERMIT NO. 22-040 (LOVE ANIMAL HOSPITAL)

REQUEST:
To establish an animal hospital within an existing 8,795 sq. ft. commercial building

LOCATION:
16161 Springdale Street, Huntington Beach, CA 92649 (south of Edinger Avenue, west of Springdale)

APPLICANT:
Gary Kerr, Architect, 1315 Nixon Avenue, Eau Claire, WI 54701

PROPERTY OWNER:
DL Venture HB, LLC, 6 Royal Saint George Road, Newport Beach, CA 92660

STAFF RECOMMENDATION:
That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 22-040 with suggested findings and conditions of approval.

General Plan:
CG (Commercial General)

Zone:
CG (Commercial General)

Environmental Status:
This request is covered by Section 15301, Class 1 of the California Environmental Quality Act.

Coastal Status:

Not applicable

Existing Use:

Vacant commercial multi-tenant space

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval
2. Plans received and dated January 5, 2023