



## Legislation Details (With Text)

<b>File #:</b>	22-551	<b>Version:</b>	2
<b>Type:</b>	Public Hearing	<b>Status:</b>	Agenda Ready
<b>File created:</b>	6/17/2022	<b>In control:</b>	Zoning Administrator
<b>On agenda:</b>	6/29/2022	<b>Final action:</b>	
<b>Title:</b>	CONDITIONAL USE PERMIT NO. 22-013 (ADAMS PET HOSPITAL EXPANSION)		
	<b>REQUEST:</b> To permit the expansion of an existing 1,260 sq. ft. animal hospital use into an adjacent 2,100 sq. ft. suite on a property located in a commercial center.		
	<b>LOCATION:</b> 10130 Adams Avenue, 92646 (South of Adams Avenue, East of Brookhurst Street)		
<b>Attachments:</b>	1. Att #1 Suggested Findings and Conditions of Approval, 2. Att #2 Plans Received and Dated May 5, 2022		

Date	Ver.	Action By	Action	Result
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### ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Hayden Beckman, Senior Planner

**SUBJECT:**  
**CONDITIONAL USE PERMIT NO. 22-013 (ADAMS PET HOSPITAL EXPANSION)**

**REQUEST:**  
To permit the expansion of an existing 1,260 sq. ft. animal hospital use into an adjacent 2,100 sq. ft. suite on a property located in a commercial center.

**LOCATION:**  
10130 Adams Avenue, 92646 (South of Adams Avenue, East of Brookhurst Street)

**APPLICANT:**  
June Joo, IDnC, 3680 Wilshire Blvd., Suite 212, Los Angeles CA 90010

**PROPERTY OWNER:**  
Daniel Floberg, BCORE Retail Brookhurst Adams LLC, 233 S Wacker Drive, Suite 4600, Chicago IL 60606

**BUSINESS OWNER:**  
Kyunga An, DVM, 10130 Adams Avenue, Huntington Beach CA 92646

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 22-013 with suggested findings and conditions of approval.

**General Plan:**

CG (Commercial General)

**Zone:**

CG (Commercial General)

**Environmental Status:**

This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

**Existing Use:**

Operational Animal Hospital (Adams Pet Hospital) and vacant retail suite

**ATTACHMENTS:**

1. Suggested Findings and Conditions of Approval
2. Plans Received and Dated May 5, 2022