



City of Huntington Beach

File #: 19-963

MEETING DATE: 10/8/2019

PLANNING COMMISSION STAFF REPORT

TO: Planning Commission
FROM: Ursula Luna-Reynosa, Community Development Director
BY: Joanna Cortez, Associate Planner

SUBJECT:
CONDITIONAL USE PERMIT NO. 18-044/ADMINISTRATIVE PERMIT NO. 19-011 (VET CLINIC)

REQUEST: To establish a veterinary clinic within a 3,750 sq. ft. commercial building and allow a deviation of one parking space for a total of 12 parking spaces in lieu of the required 13 parking spaces.

LOCATION:
17101 A Lane, 92648 (at the northwest corner A Ln. and Baylock Dr.)

APPLICANT:
Peter Haddad, PHD, 1619 Alabama Street, Huntington Beach, CA 92648

PROPERTY OWNER/BUSINESS OWNER:
Sean Alley, SA Vet LLC, 18861 Beach Blvd., Huntington Beach, CA 92648

STATEMENT OF ISSUE:

1. Is the project proposal consistent with the City of Huntington Beach's adopted land use regulations (i.e. General Plan, Zoning Map and Zoning Code including any specific plans and overlay districts where applicable)?
2. Does the project proposal satisfy all the findings required for approving a Conditional Use Permit and Administrative Permit?
3. Has the appropriate level of environmental analysis been determined?

RECOMMENDATION:

That the Planning Commission take the following actions:

- A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1;

B) Approve Conditional Use Permit No. 18-044 and Administrative Permit No. 19-011 with suggested findings and conditions of approval (Attachment No. 1).

ALTERNATIVE ACTION(S):

A) Continue Conditional Use Permit No. 18-044 and Administrative Permit No. 19-011 and direct staff to return with findings for denial.

B) Continue Conditional Use Permit No. 18-044 and Administrative Permit No. 19-011 and direct staff accordingly.

PROJECT PROPOSAL:

The project proposal is to establish a veterinary clinic within a 3,750 sq. ft. commercial building and allow a deviation of one parking space for a total of 12 parking spaces in lieu of the required 13 parking spaces. Veterinary clinics within the Beach and Edinger Corridors Specific Plan (BECSP) are permitted with the approval of a conditional use permit to the Planning Commission and Administrative Permits for a deviation of 10 percent or less are permitted with approval from the Community Development Director.

The existing commercial building is located on the corner of A Lane and Blaylock Drive. The previous use at the site was a Civic and Cultural Use (religious assembly with residences) which was established in 1960. The commercial property was purchased by the property owner in 2018. The applicant currently has a veterinary clinic elsewhere in the City and desires to expand his business to meet the needs of his customers.

The applicant is proposing to use only a portion of the building for the clinic (2,400 sq. ft.); the remaining portion of the building (1,350 sq. ft.) will be dedicated to storage (Attachment No. 2). The veterinary clinic proposes to provide same day procedures for domestic pets and while some pets may be kept for overnight observation, no boarding is proposed at this location. The veterinary clinic will employ approximately three staff members per shift and appointments will be staggered throughout the day. The proposed hours of operation are Monday-Saturday, 8:00 A.M. - 6:00 P.M.

ISSUES AND ANALYSIS:

Subject Property And Surrounding General Plan Designations, Zoning And Land Uses:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	M - sp (Mixed Use - Specific Plan)	SP 14 (BECSP - Neighborhood Boulevard Segment)	Commercial
North of Subject Property:	M - sp (Mixed Use - Specific Plan)	SP 14 (BECSP - Neighborhood Center Segment)	Residential
East of Subject Property:	RM (Residential Medium Density)	RM (Residential Medium Density)	Residential

South and West of Subject Property:	M - sp (Mixed Use - Specific Plan)	SP 14 (BECSP - Neighborhood Boulevard Segment)	Commercial
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General Plan Conformance:

The General Plan Land Use Map designation on the subject property is M-sp (Mixed Use - Specific Plan Overlay). The granting of the conditional use permit to establish a 3,750 sq. ft. veterinary clinic within a commercial building is consistent with this designation and the goals, policies, and objectives of the City's General Plan as follows:

A. 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-11.A: Encourage new businesses to locate on existing vacant or underutilized commercial properties where these properties have good locations and accessibility.

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 proposed clinic is located within a vacant commercial building and, consistent with adjacent commercial uses, will provide a service to accommodate resident and market need in the area. Based upon the conditions imposed, the proposed use will not generate significant impacts above existing conditions. The use is not proposing outdoor facilities or boarding services and all services will occur within the interior of the building. In addition, the proposed hours of operation are typical of a commercial use and consistent with other commercial uses in the City. The clinic will be located within the southern portion of the building, approximately 50 ft. away from the nearest residential building and across the site's parking lot. Furthermore, all doors will remain closed during operating hours. The one space parking deviation will allow an underutilized property to be revitalized with a new use that will benefit the neighborhood and that will also improve the aesthetics of the site by adding upgraded landscaping. The site is a corner property located on A Lane and shares an alley with properties fronting Beach Boulevard. This provides an appropriate location for a new business with good customer accessibility from a principal arterial thoroughfare. The twelve parking spaces provided on-site are anticipated to sufficiently serve both staff members and customers.

Zoning Compliance:**Use**

This project complies with the requirements of the Neighborhood Boulevard Segment of the BECSP. The BECSP allows veterinary clinics subject to approval of a conditional use permit. The General Plan land use designation and the BECSP anticipated veterinary/medical uses in this area. No physical expansion of additional floor area is proposed with this request. The proposed veterinary

clinic will be compatible with surrounding uses because the proposed use is consistent with the existing land use pattern and is located on a property designated for commercial use. The use is not proposing outdoor facilities or boarding services and all services will occur within the interior of the tenant space. All doors will remain closed during operating hours.

Parking

Currently, the site has 10 on-site parking spaces. Pursuant to Section 2.0.5(3) of the BECSP, a deviation request up to 10 percent of any single development standard, such as parking, may be considered by the Director of Community Development or designee. The required BECSP parking for this project is as follows:

USE	AREA	PARKING RATIO	PARKING REQ.
CLINIC	2,400 SQ. FT.	4.5/1,000 SQ. FT.	10.8 SPACES
STORAGE	1,350 SQ. FT.	1/1,000 SQ. FT.	1.35 SPACES
			12.15= 13 SPACES

Despite the applicant proposing to add two additional parking spaces along the westerly property line, adjacent to the alley, the site is deficient one parking space. The site was previously a civic and cultural use (a church with residences), which was developed in the 1960s prior to adoption of the BECSP. The site does not currently comply with BECSP development standards in terms of parking, landscaping, and setbacks as is considered legal non-conforming. The proposed veterinary clinic will provide upgraded landscaping, a new trash enclosure, and ADA accessible parking spaces. Approval of the Administrative Permit for relief of one parking space promotes a better design, environmental and land planning techniques, and contributes to the economic vitality of the community. The overall project results in a greater benefit to the neighborhood as it will revitalize an underutilized property while introducing a service to the area that will serve the surrounding community. In addition, it will bring the property into further compliance with the specific plan.

The request to establish a veterinary clinic along with the request for a one space parking deviation is consistent with the scope and intent of development and land use within the General Plan and the BECSP. Based upon the conditions imposed, the proposed use will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to value of property and improvements in the neighborhood.

Urban Design Guidelines Conformance:

Not applicable.

Environmental Status:

The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 - *Existing Facilities*, because the project involves negligible or no expansion of the existing use and structure.

Coastal Status:

Not applicable.

Design Review Board:

Not applicable.

Subdivision Committee:

No applicable.

Other Departments Concerns and Requirements:

The departments of Public Works, Fire, and Community Development have reviewed the project and identified a list of code requirements (Attachment No. 5) applicable to the project.

Public Notification:

Legal notice was published in the Huntington Beach Wave on September 26, 2019, and notices were sent to property owners of record and tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Division's Notification Matrix), applicant, and interested parties. As of October 1, 2019, staff has not received any inquiries or comments regarding the project.

Application Processing Dates:

DATE OF COMPLETE APPLICATION:	MANDATORY PROCESSING DATE(S):
September 9, 2019	November 9, 2019

SUMMARY:

Staff recommends that the Planning Commission take the following actions:

- A) Find the proposed project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301.
- B) Approve Conditional Use Permit No. 18-011 and Administrative Permit No. 19-011 with suggested findings and conditions of approval (Attachment No.1)

This recommendation is based on the following:

- Use is consistent with the General Plan and the Beach and Edinger Corridors Specific Plan (BECSP);
- Veterinary clinic provides a new business in an existing vacant commercial building and offers an additional service to the surrounding community;
- Nearest residential use is approximately 50 ft. to the north of the clinic's building and with the suggested conditions of approval, no impacts are anticipated to the residents;
- The project will provide sufficient parking for the proposed use and results in a better design in that the building and site landscaping will be upgraded; and
- The improvements associated with the use will bring the property in further compliance and further the vision and viability of the specific plan.

ATTACHMENTS:

1. Suggested Findings and Conditions of Approval for Conditional Use Permit No. 18-044 and Administrative Permit No.19-011
2. Site Plan and Floor Plan received and dated September 9, 2019
3. Project narrative received September 9, 2019
4. Vicinity Map

5. Code Requirements