



Legislation Text

File #: 17-0516, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Mark Danaj, City Manager

FROM:

Anne McIntosh, Community Development Director

Laurie B. Jester, Planning Manager

Ted Fatuross, Assistant Planner

SUBJECT:

Second Reading and Adoption of Ordinance Nos. 17-0028 and 17-0029 Related to Urgent Care Offices and Adoption of Resolution No. 17-0171 Transmitting Local Coastal Program Code Amendments to the California Coastal Commission (Community Development Director McIntosh).

ADOPT ORDINANCE NOS. 17-0028 AND 17-0029; AND RESOLUTION NO. 17-0171

RECOMMENDATION:

Staff recommends that the City Council waive further reading and adopt Ordinance No. 17-0028 and Ordinance No. 17-0029 related to medical-related land use classifications and off-street parking requirements for urgent care offices, and adopt Resolution No. 17-0171 authorizing the submission of Ordinance No. 17-0029 to the California Coastal Commission.

FISCAL IMPLICATIONS:

There are no fiscal impacts associated with the adoption of the ordinances.

BACKGROUND/DISCUSSION:

On December 5, 2017, after conducting a public hearing, the City Council unanimously introduced Ordinance No. 17-0028 (Zoning Code Amendment) and Ordinance No. 17-0029 (Local Coastal Program Amendment) to: (1) change the title of the existing Municipal Code land use designation of “**Emergency Health Care**” to “**Emergency Health Care Facility**” and add to such land use designation a reference to the California Health and Safety provisions addressing the state emergency medical services system; (2) add the phrase “where patients may be admitted for a 24-hour stay or longer” to the definition of “Hospitals”; (3) specify that “urgent care facilities” are included within the definition of the Municipal Code’s definition of the “Offices, Business and Professional” commercial land use classification, which are permitted uses in the commercial zone; and (4) add off-street parking requirements for urgent care facilities.

Historically, the City has treated urgent care facilities as permitted uses falling within the definition of the “Offices, Business and Professional” commercial land use classification.

In November of 2016, the City Council directed staff and the Planning Commission to consider whether the Municipal Code should be revised to require a use permit for such use. After studying

the issue and conducting two public hearings, the Planning Commission recommended that the City should continue to characterize “urgent care facilities” as a permitted use. Accordingly, with respect to “urgent care facilities,” Ordinances Nos. 17-0028 and 17-0029 merely restate existing law. Nevertheless, the increased specificity provides additional guidance to the public and property owners that urgent care facilities are permitted uses and do not require a use permit.

ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act (“CEQA”), the Community Development Department has determined that amendments to the Municipal Code and Local Coastal Program that address the urgent care land use are exempt from the requirements of CEQA and the City’s CEQA Guidelines pursuant to CEQA Guidelines Section 15061(b)(3).

CONCLUSION:

Staff recommends that the City Council waive further reading and adopt Ordinance No. 17-0028 and Ordinance No. 17-0029 to refine medical-related land use classifications and the off-street parking requirements for urgent care offices, and adopt Resolution No. 17-0171 authorizing the submission of Ordinance No. 17-0029 to the California Coastal Commission.

Attachment/Attachments:

1. Ordinance No. 17-0028
2. Ordinance No. 17-0029
3. Resolution No. 17-0171