

**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Andrew Gonzales, Associate Planner
DATE: April 4, 2012
SUBJECT: **CONDITIONAL USE PERMIT NO. 12-002 (RELIABLE LUMBER RV STORAGE)**
LOCATION: 7600 Redondo Circle, 92648 (south of Talbert Avenue, terminus of Redondo Circle and Kovacs Lane)

Applicant: Wayne Carvalho, Michael C. Adams Associates, P.O. Box 382, Huntington Beach, CA 92648

Property Owner: Triple Properties, LLC, c/o David Higman, 7600 Redondo Circle, Huntington Beach, CA 92648

Request: To permit the establishment and operation of a 207-space recreational vehicle storage facility on a 4.24-acre portion of a total 8.65-acre industrial property utilized by an existing lumber storage yard. The facility will operate on a 24-hour basis with access provided from Redondo Circle through a controlled entry gate.

Environmental Status: This request is covered by Categorical Exemption, Section 15332, Class 32, California Environmental Quality Act.

Zone: IL (Industrial Limited)

General Plan: I – F2 – d (Industrial – 0.50 Maximum Floor Area Ratio – Design Overlay)

Existing Use: Lumber Storage Yard

RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project will not have any significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to section 15332 of the CEQA Guidelines, because (a) the project is consistent with the General Plan and Zoning Ordinance and regulations, (b) located within City

limits on a portion of a site containing no more than five acres and surrounded by urban uses, (c) the site has no value as habitat for endangered, rare or threatened species as the site is located within an established industrial zoning district, (d) approval of the project will not result in significant effects related to traffic, noise, air quality, or water quality, and (e) the site can be adequately served by all required utilities and public services as presently provided for the existing lumber storage yard facility.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 12-002:

1. Conditional Use Permit No. 12-002 for the establishment, maintenance and operation of a 207-space recreational vehicle storage facility on a 4.24-acre portion of a total 8.65-acre industrial property utilized by an existing lumber storage yard will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed project will maintain existing perimeter screen walls and landscaping along the south, east, and west perimeter of the site. The property presently operates as a lumber yard, which the project intends to minimize in size in order to accommodate for RV storage. A proposed 6 ft. high chain link fence will separate the existing lumber yard operations from the RV storage. The facility will operate on a 24-hour basis with primary access to the storage area from Redondo Circle through a controlled entry gate. As conditioned, limitations on heights of vehicles stored along the periphery of the property, minimizing the intensity of lighting between 10:00 PM and 7:00 AM, and compliance with the City's Noise Ordinance (HBMC Chapter 8.40 – *Noise Control*) will provide an appropriate transition between residential and industrial uses. Residential uses to the south and east of the site will be buffered from the project by a private and public street, a 10 ft. to 15 ft. wide landscape planter with landscape screening, and perimeter fencing. Based upon the conditions imposed, the proposed project will not result in significant impacts onto adjacent residential, industrial, and public uses.
2. The conditional use permit will be compatible with surrounding uses because the massing and scale is designed to be harmonious with adjacent land uses including a reduced height of stored vehicles nearest to adjacent single-family and multi-family homes. The recreational storage use will have minimal impact on City services because the use is self-contained, visually screened from neighboring properties, and operationally less intensive than the existing lumber yard use in terms of traffic, noise, air quality, or water quality.
3. The proposed recreational vehicle storage facility will comply with the provisions of the IL (Industrial Limited) base zoning district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance including minimum building setbacks, parking and landscape requirements, fence height, and any specific condition required for the proposed use in the district in which it would be located.
4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of Industrial (I) on the subject property. The project helps to satisfy a growing need for recreational vehicle storage now that oversized vehicles are limited to on-street parking for 72 hours. In addition, it is consistent with the following goals, objective, and policy of the General Plan:

Land Use Element

Goal LU 7: Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

Goal LU 10: Achieve the development of a range of commercial uses.

Objective LU 12.1: Provide for the continuation of existing and the development of additional industrial uses that capitalize upon the existing and emerging types of industries, offer opportunities for the clustering of key economic sectors, and maintain the character and quality of the City.

Policy LU 12.1.8: Require that heavy industrial uses incorporate landscape setbacks, screening walls, berms, and/or other appropriate elements that mitigate visual and operational impacts with adjacent land uses.

The proposed project adds vehicle storage to an existing storage lumber yard business. The new ancillary operations provides needed storage for recreation vehicles within the community given the City's restrictions on parking of oversized vehicles on City streets and on private property. The project will be sited on an aesthetically pleasing site with enhanced perimeter landscaping and screen fencing.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 12-002:

1. The site plan received and dated March 2, 2012, shall be the conceptually approved design with the following modifications:
 - a. Depict the width of all parking stalls, drive aisles, and landscaped planters on the subject property.
 - b. Depict the minimum 38 required parking stalls for the existing lumber storage yard facility.
2. Prior to issuance of a building permits:
 - a. One set of plans revised in accordance with Condition No. 1 shall be submitted to the Planning Division for review and approval and inclusion in the entitlement file
 - b. The existing public onsite 8-inch fire water system shall be converted to a private system by constructing backflow devices (DCDA's) as close as practical to each point of connection to the City's water mains located along Redondo Circle and Taylor Drive per Water Division Standards. **(PW)**
3. Final building permits cannot be approved until the applicant demonstrates that the electronic remote controlled sliding gate will operate on smooth concrete and shall be the quietest design available.
4. The use shall comply with the following:
 - a. Storage of vehicles shall be limited to recreational vehicles such as campers, motor homes, boats, 5th wheels, trailers, toy haulers, jet skis and wave runners on trailers, and similar type vehicles and towing apparatus. Leasing of storage space to commercial vehicles, delivery trucks, or construction vehicles shall be prohibited.
 - b. There shall be no loudspeaker or amplified announcements.
 - c. Lights shall be shielded on the top and shall be directed to cast light downward and inward toward the property so as to prevent glare and spillage onto adjacent residential properties.
 - d. Lights shall be dimmed to the lowest security level from 10:00 PM to 7:00 AM daily.

- e. There shall be no on-site repair of vehicles, no on-site living, no on-site camping, no storage of tow aways, no vehicle dismantling, and no operation of an impound yard.
 - f. Tenants shall be informed upon leasing of storage space that there shall be no revving or testing of engines or motors on the premises, and no idling of vehicles for more than five minutes is permitted.
 - g. Any storage space immediately adjacent to the southerly and easterly property line shall be limited to vehicles with a maximum height of eight feet. These spaces should leased last by the project operator.
5. CUP No. 12-002 shall become null and void unless exercised within two years of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning & Building Department a minimum 30 days prior to the expiration date.
 6. The development services departments (Planning and Building, Fire, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning and Building may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.
 7. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.