

MINUTES
HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR
Room B-8 - Civic Center
2000 Main Street
Huntington Beach California

WEDNESDAY, JANUARY 26, 2005 - 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

STAFF MEMBER: Rami Talleh, Ron Santos, Ramona Kohlmann (recording secretary)

MINUTES: December 22, 2004
January 12, 2005

APPROVED AS SUBMITTED

ORAL COMMUNICATION: **NONE**

ITEM 1: CONDITIONAL USE PERMIT NO. 04-19 (GOLDENWEST BUSINESS PARK)

**APPLICANT/
PROPERTY OWNER:** Joe Gergen, 211-B Main Street, Huntington Beach, CA 92648
REQUEST: To allow the construction of two industrial buildings for speculative uses on a 39,150 sq. ft. lot. The buildings are 6,430 sq. ft. and 9,775 sq. ft. in size with an overall building height of 30 ft.
LOCATION: 19052 Goldenwest Street (east side of Goldenwest Street, south of Garfield Avenue)
PROJECT PLANNER: Rami Talleh

Rami Talleh, Staff Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing uses of the requested project. Staff presented a review of the proposed project and the suggested findings and conditions of approval as outlined in the executive summary.

Staff stated that previous uses on the subject site dictate standard code requirements pertaining to abandoned oil wells and remedial action. Staff stated that the Design Review Board recommended several conditions on the project concerning the tile accents.

Staff stated that the applicant has received the standard development code requirements.

Staff recommended approval of the request based upon the suggested findings and subject to the suggested conditions as outlined in the executive summary. No written or verbal comments were received in response to the public notification.

Mary Beth Broeren, Zoning Administrator, confirmed with staff that the Hamptons Property Owners' Association was notified of today's hearing. Ms. Broeren questioned whether

reciprocal access is an applicable code requirement and whether the excess in parking will accommodate the reciprocal access.

Ms. Broeren reviewed the project plans and discussions ensued concerning the maximum floor area ratio, identification of parking dimensions on the plans, revision of the landscaping calculation to exclude dedication to vehicle parking overhang, and details of the reciprocal access requirements.

THE PUBLIC HEARING WAS OPENED.

Joe Gergen, 211-B Main Street, applicant, stated that he had no comments at this time.

Ms. Broeren confirmed with Mr. Gergen that he was aware of the reciprocal access issue and that he intended to record an offer for reciprocal access with the County Recorder should the property to the north develop at some time in the future. Discussion ensued concerning the reciprocal access being specified on the plans.

Ms. Broeren and staff discussed truck size and access onto the proposed site.

THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.

Ms. Broeren stated that she was going to approve the request and asked staff to modify the suggested conditions of approval as follows:

Add new Condition No. 1.f:

- f. The cover sheet shall include the following:
 - i. The required maximum FAR shall be revised to 0.50.
 - ii. The provided landscaping calculation shall be revised to exclude all areas dedication to vehicle parking overhang.
 - iii. The parking space dimensions shall be identified on the site plan.

Add new Condition No. 3.d:

- 3.d The subject property shall provide an irrevocable offer to dedicate a reciprocal drive approach and driveway between the subject site and adjacent northerly property. The location and width of the access way shall be reviewed and approved by the Planning Department and Public Works Department. The subject property owner shall be responsible for making necessary improvements to implement the reciprocal driveway, if needed. The legal instrument shall be submitted to the Planning Department a minimum of 30 days prior to building permit issuance. The document shall be approved by the Planning Department and the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder prior to final building permit approval. A copy of the recorded document shall be filed with the Planning Department for inclusion in the entitlement file prior to final building permit approval. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach. At such time that the northerly property is developed, staff shall

evaluate the need for reciprocal access between the subject site and the northerly property. If the northerly property can be provided with adequate access independent of the subject property the reciprocal access may not be required.

Modify Condition No. 4:

4. ~~Without direct on-site access to either Garfield Avenue or Stewart Street, truck access to this site will be circuitous. The nearest "east-west" truck route to the south is Pacific Coast Highway.~~ Since no median opening in Goldenwest Street will be permitted to access this site, all trucks approaching the site will have to come from Pacific Coast Highway.

CONDITIONAL USE PERMIT NO. 04-19 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING FINDINGS AND MODIFIED CONDITIONS OF APPROVAL. THE ZONING ADMINISTRATOR STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR CAN BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) CALENDAR DAYS.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 04-19:

1. Conditional Use Permit No. 04-19 to allow the construction of two industrial buildings (6,430 sq. ft. and 9,775 sq. ft. in size with an overall building height of 30 ft) for speculative industrial uses on a 39,150 sq. ft. lot 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 site planning and building design will achieve a high level of quality. The project incorporates well-designed architecture with quality materials, offset rooflines, and prominent building entrances. A 20 ft. wide landscape planter is provided along Goldenwest Street. The loading areas are located within the interior of the site and are screened from view along Goldenwest Street. Adequate off-street parking will be provided. The project will improve the subject site with a modern industrial development.
2. The conditional use permit will be compatible with surrounding uses because the site planning and design follows the pattern of building placement established by the adjacent industrial park to the south. In addition the project is designed with high quality materials and adequate landscaped setbacks to compliment the commercial shopping center to the west.
3. The proposed Conditional Use Permit No. 04-19 will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). The project meets or exceeds all minimum development standards including setbacks, building height, floor area ratio, parking, and landscaping percentage.
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 I-F2-d-sp (Industrial – 0.5 maximum floor area ratio – design overlay – specific plan) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

Policy LU 12.1.4: Require that new and recycled industrial projects be designed and developed to achieve a high level of quality, distinctive character, and be compatible with existing uses.

Policy LU 12.1.5: Require that new and recycled industrial structures and sites be designed to convey visual interest and character and to be compatible with adjacent uses.

Policy 1.1.9: Require that heavy truck and vehicle access be controlled to minimize potential impacts on adjacent residential neighborhoods and commercial districts.

The proposed project is designed in conformance with the City's Urban Design Guidelines, including features such as screened loading areas, shared driveway access, separation of truck traffic and loading areas from main building entries, decorative site entry paving, and building façade and roof articulation.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 04-19:

1. The site plan, floor plans, and elevations received and dated December 8, 2004, shall be the conceptually approved design with the following modifications:
 - a. The accent tile identified on the plans along the base of the building and around the entrance shall be gray tile.
 - b. The accent tile identified on the elevation in groupings of four and spaced evenly on the upper half of the building walls shall be tan tile.
 - c. The tan tile accents and score lines shall be used on all visible elevations, specifically the north and east elevation of Building B.
 - d. The maximum separation between building wall and property line shall not exceed one (1) foot.
 - e. If outdoor lighting is included, energy saving lamps shall be used. All outside lighting shall be directed to prevent "spillage" onto adjacent properties and shall be shown on the site plan and elevations.
 - f. The cover sheet shall include the following:
 - iv. The required maximum FAR shall be revised to 0.50.
 - v. The provided landscaping calculation shall be revised to exclude all areas dedication to vehicle parking overhang.
 - vi. The parking space dimensions shall be identified on the site plan.
2. Prior to issuance of grading permits, a block wall/fencing plan (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) consistent with the grading plan shall be submitted to and approved by the Planning Department. Double walls shall be prohibited. Prior to construction of any new walls, a plan must be submitted identifying the removal of any existing walls next to the new walls, and shall include approval by property owners of adjacent properties. The plans shall identify materials, seep holes and drainage.

3. Prior to submittal for building permits, the following shall be completed:
 - a. Submit a copy of the revised site plan, floor plans and elevations pursuant to Condition No. 1 for review and approval and inclusion in the entitlement file to the Planning Department; and submit 8 inch by 10 inch colored photographs of all colored renderings, elevations, and materials sample board to the Planning Department for inclusion in the entitlement file.
 - b. Zoning entitlement conditions of approval and code requirements shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
 - c. Submit four (4) copies of the site plan and one plan reduced to 8 ½" x 11" and the processing fee to the Planning Department for addressing purposes. Address assignment shall be reviewed and approved prior to submittal for building permits
 - d. The subject property shall provide an irrevocable offer to dedicate a reciprocal drive approach and driveway between the subject site and adjacent northerly property. The location and width of the access way shall be reviewed and approved by the Planning Department and Public Works Department. The subject property owner shall be responsible for making necessary improvements to implement the reciprocal driveway, if needed. The legal instrument shall be submitted to the Planning Department a minimum of 30 days prior to building permit issuance. The document shall be approved by the Planning Department and the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder prior to final building permit approval. A copy of the recorded document shall be filed with the Planning Department for inclusion in the entitlement file prior to final building permit approval. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach. At such time that the northerly property is developed, staff shall evaluate the need for reciprocal access between the subject site and the northerly property. If the northerly property can be provided with adequate access independent of the subject property the reciprocal access may not be required.
4. Since no median opening in Goldenwest Street will be permitted to access this site, all trucks approaching the site will have to come from Pacific Coast Highway.

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.

THE MEETING WAS ADJOURNED AT 1:50 PM BY THE ZONING ADMINISTRATOR TO THE NEXT REGULARLY SCHEDULED MEETING OF THE ZONING ADMINISTRATOR ON WEDNESDAY, FEBRUARY 2, 2005 AT 1:30 PM.

Mary Beth Broeren
Zoning Administrator

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