

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

WEDNESDAY, APRIL 13, 2005 - 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren

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

MINUTES: February 23, 2005
March 2, 2005 (continued from the April 6, 2005 meeting)
APPROVED AS SUBMITTED

ORAL COMMUNICATION: **NONE**

ITEM 1: MITIGATED NEGATIVE DECLARATION NO. 04-09/CONDITIONAL USE PERMIT NO. 04-31 (TOYOTA OF HUNTINGTON BEACH)

APPLICANT/
PROPERTY OWNER: Studio IV Architects, 25691 Atlantic Ocean Drive, B-4, Lake Forest, CA 92630-8838

REQUEST: **MND:** To analyze the potential environmental impacts associated with the implementation of the proposed project. **CUP:** To permit a new Toyota vehicle sales and service facility consisting of an approximately 39,500 sq. ft. sales, office, showroom and service building and a 162,650 sq. ft. multi-level parking structure (inventory, storage and customer parking), a service canopy and grade level parking for display and customers. The existing Toyota vehicle sales and service facility will be demolished.

LOCATION: 18881 Beach Boulevard (west side of Beach Boulevard, north of Garfield Avenue)

PROJECT PLANNER: Ron Santos

Ron Santos, Staff Planner, displayed project plans and models 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 recommended approval of the request based upon the suggested findings and subject to the suggested conditions as outlined in the executive summary. Staff stated that the Design Review Board (DRB) recommended approval of the proposed project with one change as reflected in the suggested conditions of approval; the Environmental Assessment Committee recommended approval of the proposed project; the City's Environmental Board submitted a letter with three concerns addressing landscaping, lighting and construction debris; and Cal

Trans requested a copy of the traffic analysis study. No written or verbal comments were received in response to the public notification.

Staff stated that the applicant held a community meeting at City Hall and sent notices to within the 500-ft. radius and no one from the radius area attended or called.

Staff suggested the addition of the following condition of approval:

Recyclable scrap construction material and demolition debris shall be recycled to the greatest extent feasible. Prior to issuance of demolition permit(s), the applicant shall submit a plan for identifying recyclable material, a means of recycling and a method of documenting recycling efforts to the Department of Planning, for review and approval by the Departments of Planning, Building & Safety and Public Works.

Mary Beth Broeren, Zoning Administrator, reviewed the plans and project models. Discussions ensued concerning site coverage, FAR ratio and parking garage, minimum landscaping requirements at the rear setback and parking area, parking requirements, the DRB's rationale for the recommended red stripe along the rear of the parking structure, and type of trees along the perimeter of the parking structure.

THE PUBLIC HEARING WAS OPENED.

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

Discussion ensued with Casey Sowers, Sowers Construction, and the architect concerning the proposed red band along the rear of the building, height of treatments, type of trees and height. Ms. Broeren stated her agreement with the DRB's recommendation for some adornment at the back of the building but questioned the recommended red stripe along the rear of the building. Further discussion ensued concerning the overall site coverage.

Ms. Broeren confirmed with the applicant that they have reviewed the added condition as recommended by staff during the course of today's meeting concerning recyclable material. She complimented the applicant on the design of the proposed project and stated appreciation for their efforts.

MITIGATED NEGATIVE DECLARATION NO. 04-09/CONDITIONAL USE PERMIT NO. 04-31 WERE 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 – MITIGATED NEGATIVE DECLARATION NO. 04-09:

1. The Mitigated Negative Declaration No. 04-09 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of thirty (30) days. Any comments received during the comment period were considered by the Zoning Administrator prior to action on the Negative Declaration.

2. Mitigation measure(s) avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur.
3. There is no substantial evidence in light of the whole record before the Zoning Administrator that the project, as mitigated through the attached mitigation measures will have a significant effect on the environment.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 04-31:

1. Conditional Use Permit No. 04-31 to permit a new Toyota vehicle sales and service facility consisting of an approximately 39,500 sq. ft. sales, office, showroom and service building and a 162,650 sq. ft. multi-level parking structure (inventory, storage and customer parking), a service canopy and grade level parking for display and customers 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's potential to negatively impact the surrounding neighborhood was analyzed in conjunction with Mitigated Negative Declaration No. 04-09, which concluded that no significant impacts will result with incorporation of appropriate mitigation. MND No. 04-09 considered a noise analysis, traffic generation analysis, geotechnical reports, conceptual water quality management plan, storm water pollution prevention plan, the project design and architecture, pedestrian and vehicular access, circulation and safety, surrounding land uses, and the City of Huntington Beach Urban Design Guidelines.
2. The conditional use permit will be compatible with surrounding uses because the project site is currently developed with a vehicle sales and service center and the proposed project provides for demolition of existing improvements and construction of a new vehicle sales and service center in conformance with applicable land use regulations and development standards. The project site is located along the City's principal commercial corridor, is surrounded on three sides by commercial uses and is in close proximity to other automobile-oriented uses, including other vehicle sales and service facilities, a car wash and a variety of businesses providing drive-through service (bank, pharmacy, fast food). Existing two-story multi-family dwellings to the west of the subject property are located approximately 120 feet away from the proposed parking structure, which is setback ten feet from the west property line. The conceptual landscape plan provides for a row of trees to be planted in the landscaped setback area between the parking structure and the west property line, thus providing a visual buffer between the proposed buildings and the existing residential property. In addition, the proposed parking structure is designed with a maximum height of 18 feet within 45 feet of the west property line. Consequently, the proposed structure will not exceed the height of the existing apartment buildings within a spacing of 155 feet.
3. The proposed conditional use permit 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 including minimum building setbacks, parking and landscape requirements and maximum building height. No variance(s) to applicable development standards is requested or required.
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 CG-F1 (Commercial General – 0.35 maximum floor area ratio) on the subject property. The project site is also located within a General Plan sub-area (6G) which specifically identifies automobile sales as a desired use. In addition, it is consistent with the following goals and policies of the General Plan:

- LU 10.1 Provide for the continuation of existing and the development of a diversity of retail and service commercial uses that are oriented to the needs of local residences, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach's recreational resources.
- LU 10.1.7 Require that parking structures located on commercial parcels abutting residential uses (a) be designed to prevent adverse noise and air emission impacts and (b) incorporate architectural design elements, such as façade articulation, offset planes, and landscape, to provide visual interest and compatibility with the residences.
- LU 10.1.12 Require that Commercial General uses be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development including the consideration of incorporation of site landscape, particularly along street frontages and in parking lots.

The requested conditional use permit will provide for the continuation and expansion of an existing commercial use serving both the needs of local residents (vehicle service and sales) and the surrounding region (vehicle sales). The proposed parking structure is fully enclosed (excepting the top level), thereby providing for the screening of stored/parked vehicles, and features varied roof lines, setbacks and massing offsets. The proposed parking structure also features façade glazing and other attributes consistent with office building architecture as well as a ten foot wide, tree-lined landscape setback along the perimeter. The proposed project features quality site planning, architectural design and a unique character.

MITIGATION MEASURES FOR ENVIRONMENTAL CONCERNS:

The service drive aisle proposed along the southerly property line shall be gated to prevent public access via Beach Boulevard. Use of the drive aisle shall be limited to Toyota personnel authorized to access the service bay via the roll-up doors on the south side of the service building. Signs shall be installed at the drive aisle entrance, indicating that use of the drive aisle is restricted. The design and location of the gate and signs shall be reviewed and approved by the Departments of Fire, Planning and Public Works prior to installation.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 04-31:

1. The site plan, floor plans, and elevations received and dated January 27, 2005, shall be the conceptually approved design with the following modification: A red band, matching that proposed along the front of the building, shall be painted along the rear of the parking structure. An alternative architectural treatment may be substituted, subject to review and approval of the Department of Planning. **(DRB)**
2. Recyclable scrap construction material and demolition debris shall be recycled to the greatest extent feasible. Prior to issuance of demolition permit(s), the applicant shall submit a plan for identifying recyclable material, a means of recycling and a method of documenting recycling efforts to the Department of Planning, for review and approval by the Departments of Planning, Building & Safety and Public Works.

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 1:55 PM BY THE ZONING ADMINISTRATOR TO THE NEXT REGULARLY SCHEDULED MEETING OF THE ZONING ADMINISTRATOR ON WEDNESDAY, APRIL 20, 2005 AT 1:30 PM.

Mary Beth Broeren
Zoning Administrator

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