

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

WEDNESDAY, SEPTEMBER 13, 2006 - 1:30 P.M.

ZONING ADMINISTRATOR: Mary Beth Broeren
STAFF MEMBER: Ron Santos, Ramona Kohlmann (recording secretary)
MINUTES: **NONE**
ORAL COMMUNICATION: **NONE**

ITEM 1: COASTAL DEVELOPMENT PERMIT NO. 2006-011 (ORANGE COUNTY SANITATION DISTRICT WASTEWATER TREATMENT FACILITY)

APPLICANT: Kathy Millea, Orange County Sanitation District, P.O. Box 8127, Fountain Valley, CA 92728-8127
PROPERTY OWNER: Orange County Sanitation District, P.O. Box 8127, Fountain Valley, CA 92728-8127
REQUEST: To permit construction of a new wastewater treatment facility on the undeveloped, northeastern portion of the Orange County Sanitation District's Plant No. 2. The proposed improvements include various buildings, up to approximately 36-ft. in height, tanks, pumps, and other associated equipment.
LOCATION: 22212 Brookhurst Street (east side of Brookhurst Street, and north of Pacific Coast Highway)
PROJECT PLANNER: Ron Santos

Ron Santos, Staff Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing uses of the requested project. Staff presented an overview of the proposed project and the suggested findings and conditions of approval as presented in the executive summary.

Staff stated that the Orange County Sanitation District conducted an Environmental Impact Report (EIR) that included an analysis of the proposed project. Staff stated that the City of Huntington Beach and other responsible parties reviewed the EIR. Staff presented a copy of the Orange County Sanitation District's response to comments, which include the City's comments to the EIR.

Staff stated that the Public Works and Fire departments reviewed the project plans and identified applicable code requirements. Public Works recommended conditions of approval.

Staff further stated that the Public Works Department recommended amending Suggested Condition of Approval No. 2 to clarify that the intent is to restrict parking on the residential public streets.

Staff stated that the applicant has agreed to the addition of a suggested condition for planting of additional landscaping. Staff presented a draft for the Zoning Administrator's review.

Staff recommended approval of the request. Staff received three inquiries from the public; two concerning landscaping and views of the site, and one concerning dust associated with the existing use. No other written or verbal comments were received in response to the public notification.

Mary Beth Broeren, Zoning Administrator, reviewed the project plans and photographs including an aerial map of the surrounding area presented by the applicant.

Ms. Broeren engaged in discussions with staff and the applicant concerning staff's intent for the suggested conditioned additional landscaping, commitment from the applicant that landscaping would be done and maintained, type of landscaping and whether or not there would be adequate space, and a suggestion by the applicant to use green screening.

Ms. Broeren confirmed with the applicant plans for landscaping adjacent to the flood control channel in the future. She further confirmed with the applicant that landscaping would not be placed near the bike trail by OCSD.

THE PUBLIC HEARING WAS OPENED.

THERE WERE NO 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 with the use of plant material and not green fencing. She asked staff to modify the suggested conditions of approval as follows:

Add a new condition:

Prior to completion of project construction, trees or shrubs shall be planted or other suitable material shall be provided along the Brookhurst Street frontage, from the north end of the plant to the main entrance, for the purpose of screening views into the plant which are currently available through the gap between the top of the existing 8 ft. block wall and the bottom of the foliage of the existing eucalyptus trees. Required screening shall be subject to review and approval by the Departments of Planning and Public Works.

Suggested Condition of Approval No. 2:

There shall be no parking of employee/worker vehicles on residential public streets. (PW)

Deleted: the

Ms. Broeren confirmed with the applicant their understanding that the modified Suggested Condition of Approval No. 5 shall be subject to approval by both the Planning and Public Works departments.

Ms. Broeren inquired into the timeframe for the proposed project. The applicant stated that they intend to start in February of 2007 and plan completion in four-and one-half years.

She directed the applicant to coordinate a truck haul route with the Public Works Department should they have a need to import and export dirt.

COASTAL DEVELOPMENT PERMIT NO. 2006-01 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 PROJECTS EXEMPT FROM CEQA:

The Zoning Administrator finds that the project is covered by Final Subsequent Environmental Impact Report SCH No. 2004031076 and subject to compliance with all applicable mitigation measures.

FINDINGS FOR APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2006-011:

1. Coastal Development Permit No. 2006-011, to permit construction of a new wastewater treatment facility on the undeveloped, northeastern portion of the Orange County Sanitation District's Plant No. 2, including various buildings up to approximately 36-ft. in height, tanks, pumps, and other associated equipment, conforms with the General Plan, including the Local Coastal Program. Completion of the project will implement the Coastal Element goal of providing water sewer and drainage systems that are able to support permitted land uses and upgrading existing deficient systems.
2. The project is consistent with the requirements of the CZ Overlay District, the IL (Industrial Limited) base zoning district, as well as other applicable provisions of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Code. Major Utilities are conditionally permitted uses within the IL zoning district. The proposed project, as limited by conditions of approval, complies with applicable development standards including maximum building height and minimum building setbacks.
3. At the time of occupancy the proposed development can be provided with infrastructure in a manner that is consistent with the Local Coastal Program. All necessary infrastructure, such as roadways and utilities currently exist to the serve the site. The proposed project will upgrade the wastewater treatment infrastructure to serve the needs of the community.
4. The development conforms with the public access and public recreation policies of Chapter 3 of the California Coastal Act. No public access or recreational opportunities will be affected by the new construction.

CONDITIONS OF APPROVAL - COASTAL DEVELOPMENT PERMIT NO. 2006-011:

1. The site plan, floor plans, and elevations received and dated July 21, 2006 shall be the conceptually approved design with the following modification(s): Building heights shall not exceed 40 feet, as measured from the top of the subfloor and 42 feet as measured from the top of the highest curb along the adjacent street, excluding parapet walls up to four feet in height.

2. There shall be no parking of employee/worker vehicles on residential public streets. **(PW)**
3. No equipment or material storage will be allowed within the public right-of-way. **(PW)**
4. Any resident complaints about related contractor work shall be dealt with by OCSD (or affiliated General Contractor) and a copy of the written response shall be sent to the City Public Works Department. **(PW)**
5. Prior to completion of project construction, trees or shrubs shall be planted or other suitable material shall be provided along the Brookhurst Street frontage, from the north end of the plant to the main entrance, for the purpose of screening views into the plant which are currently available through the gap between the top of the existing 8 ft. block wall and the bottom of the foliage of the existing eucalyptus trees. Required screening shall be subject to review and approval by the Departments of Planning and Public Works.
6. The proposed development shall comply with all mitigation measures identified in Final Subsequent Environmental Impact Report SCH No. 2004031076.

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, SEPTEMBER 20, 2006 AT 1:30 PM.

Mary Beth Broeren
Zoning Administrator

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