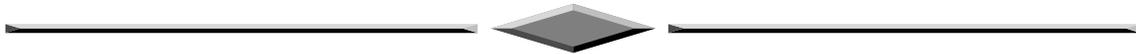


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Tess Nguyen, Associate Planner
DATE: November 7, 2012

SUBJECT: CONDITIONAL USE PERMIT NO. 12-23 (KIA TEMPORARY VEHICLE STORAGE)

LOCATION: 19070 Holly Street, 92648 (bounded by Holly Street, Main Street, and Garfield Avenue)



Applicant: Bradley Wolf, 18835 Beach Boulevard, Huntington Beach, CA 92648

Property Owner: Mountainview Properties, 18851 Stewart Street, Huntington Beach, CA 92648

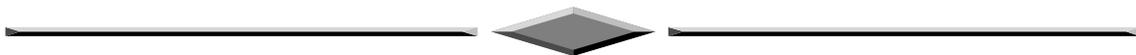
Request: To permit a temporary parking lot for the storage of new cars on an unimproved lot secured with a 6 ft. high chain-link fence along the perimeter of the site for a period of three years.

Environmental Status: This request is covered by Categorical Exemption, Section 15304, Class 4, California Environmental Quality Act.

Zone: SP 9 (Holly-Seacliff Specific Plan)

General Plan: CN-F1 (Commercial Neighborhood—0.35 FAR)

Existing Use: Vacant



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 15304 of the CEQA Guidelines. The temporary parking lot is proposed for a period of up to three years and will not alter the condition of land and will not

involve the removal of healthy, mature scenic trees. No grading or excavation is proposed. Furthermore, there are no sensitive resources that will be removed or impacted.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 12-23:

1. Conditional Use Permit No. 12-23 for a temporary parking lot for the storage of new cars on a 1.78-acre unimproved site secured with a 6 ft. high perimeter chain-link fence for a period of three years in association with the remodel of the Kia dealership 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. Main Street, Garfield Avenue, and Holly Lane bound the proposed temporary parking lot and provide an adequate buffer for the adjacent residential uses. The site will be accessed off of Holly Lane, a local street. Thus, vehicular traffic on Garfield Avenue and Main Street will not be obstructed by vehicles entering and exiting the site. The site will only be accessed during the hours of operation of the dealership, which are between 8:00 AM and 9:00 PM seven days a week. The proposed use will not generate noise, traffic, light or other impacts at levels inconsistent with the commercial zoning applicable to the subject property and surrounding residential areas.
2. The conditional use permit will be compatible with surrounding uses because the temporary parking lot is a short-term use on an undeveloped parcel of land where no physical alterations to the existing conditions of the site are proposed. Other similar parking facilities can be found on surrounding properties. The lot will be utilized for parking/storage purposes only. No truck deliveries, customer pick-up, or vehicular repair, sales, washing or other uses incompatible with the surrounding residential neighborhood are proposed.
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 (HBZSO) and the Holly-Seacliff Specific Plan. The proposed temporary parking lot complies with the applicable development standards such as paving surface, boundary fencing, and aisle widths. The HBZSO permits the establishment of temporary parking lots with approval of a conditional use permit for a period of up to five years.
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 CN-F1 (Neighborhood Commercial – 0.35 maximum Floor Area Ratio) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

A. Land Use Element

Goal 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 residents, serve the surrounding region, serve visitors to the City, and capitalize on Huntington Beach’s recreational resources.

B. Economic Development Element

Policy ED 1.1.1: Maintain and expand economic and business development programs that encourage and stimulate business opportunities with the City.

Policy ED 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area.

The proposed interim parking lot will facilitate the remodel of an existing car dealership located on Beach Boulevard by providing for a short-term storage area of vehicle inventory during construction. The proposed use will allow the car dealership to remain open to the public during construction.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 12-23:

1. The site plan received and dated September 5, 2012 shall be the conceptually approved design.
2. Only the uses described in the narrative received and dated September 5, 2012 shall be permitted, including the following:
 - a. The site shall only be accessed between the hours of 8:00 AM and 9:00 PM, seven days a week.
 - b. Primary access to the site shall be from Holly Lane only.
 - c. The site shall discontinue operation as a temporary parking lot three years from the commencement of this use.
 - d. No truck deliveries, customer pick-up, or vehicular repair, sales, washing or other uses shall be allowed.
3. The existing boundary fence shall be properly maintained and repaired when necessary.
4. A fabric barrier shall be installed on the existing chain-link fence along the perimeter of the site to screen the automobiles from view.
5. The Director of Planning & Building may approve minor amendments or modifications to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required.

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.