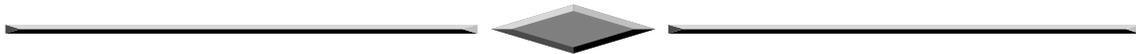


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Tess Nguyen, Associate Planner
DATE: November 20, 2013

SUBJECT: CONDITIONAL USE PERMIT NO. 13-020 (PAWS CHATEAU)

LOCATION: 7680 Talbert Avenue, Unit I, 92647 (southwest corner of Talbert Avenue and Kovacs Lane)



Applicant: Louise Ann McCullough, 15956 Sterling Court, Fountain Valley, CA 92706

Property Owner: Talbert Partners, 9990 S. Santa Monica Boulevard, Beverly Hills, CA 90212

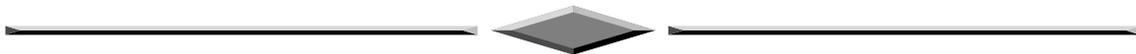
Request: To permit (a) the establishment of a 7,200 sq. ft. dog daycare facility with overnight boarding, obedience training, and dog spa; and (b) an 11 space parking reduction associated with the proposed use within an existing multi-tenant industrial building.

Environmental Status: This request is covered by Categorical Exemption, Section 15301, Class 1, California Environmental Quality Act.

Zone: (Q) IG (Qualified) (Industrial General)

General Plan: I – F2 – d (Industrial – 0.50 FAR – Design Overlay)

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 15301 of the CEQA Guidelines, because the project consists of minor alterations to an existing industrial building involving no expansion in the overall floor area of the structure.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 13-020:

To permit the establishment of a 7,200 sq. ft. dog daycare facility with overnight boarding, obedience training, and dog spa.

1. Conditional Use Permit No. 13-020 for the establishment of a 7,200 sq. ft. dog daycare facility with overnight boarding, obedience training, and dog spa at an existing industrial development 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 use will not generate traffic or other impacts detrimental to surrounding properties and inconsistent with the adjacent property's industrial zoning. The project site will be separated from nearby residential developments to the east by a distance of approximately 350 ft., which provides an adequate buffer from potential negative impacts associated with the use.
2. The conditional use permit will be compatible with surrounding uses because the animal boarding facility will be located within an existing multi-tenant industrial building surrounded by industrial uses such as automobile repair, storage, personal enrichment uses. The proposed use will be located in a fully enclosed suite located approximately 350 ft. from the nearest sensitive land use (i.e. residential), thereby limiting any associated detrimental impacts with the use and ensuring compatibility with the surrounding area.
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 any specific condition required for the proposed use in the district in which it would be located. Animal boarding facilities are permitted in the IL (Industrial Limited) zone, subject to the approval of conditional use permit. The project is located within an existing industrial building, which conforms to applicable site developments standards in terms of minimum setbacks, maximum building height, and maximum floor area ratio with exception of the request for reduced parking.
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 on the subject property. In addition, it is consistent with the following goal and policies of the General Plan:

Policy LU 7.1.1: Accommodate existing uses and new development in accordance with the Land Use and Density Schedules.

Goal LU 12: Achieve the development of industrial uses that provide job opportunities for existing and future residents, as well as the surrounding subregion, and generate revenues for the City.

Policy LU 12.1.1: Accommodate the continuation of existing and development of new manufacturing, research and development, professional offices, supporting retail commercial (including, but not limited to, sales areas for manufacturers and photocopy stores), restaurants, financial institutions, and similar uses in areas designated on the Land Use Plan Map in accordance with Policy LU 7.1.1.

The requested conditional use permit will accommodate new development by allowing the establishment of an animal boarding facility. The proposed use will provide new job opportunities for existing and future residents, including those located within the surrounding region. The proposed use will be located in an existing industrial building,

which includes automobile repair, storage, and personal enrichment uses consistent with the Land Use and Density Schedules in the General Plan.

To permit an 11-space parking reduction associated with the establishment of a 7,200 sq. ft. dog daycare facility within an existing multi-tenant industrial building.

1. Conditional Use Permit No. 13-020 for a 11-space reduction in required parking to allow the establishment of a 7,200 sq. ft. dog daycare facility within an existing multi-tenant industrial building is based on a parking demand analysis, prepared by Albert Grover & Associates and David Chen, a state-registered engineer (September 2013). An analysis was provided between the City's off-street parking requirements for the project and the forecasted parking demand as determined by a case study of another dog daycare facility (Paws Pet Resort) located in Lake Forest. The study concludes that the code required 36 spaces for the dog daycare facility is 25 more spaces than expected to be utilized during the highest peak parking demand. As a result, the parking demand study supports a 11-space reduction and concludes that adequate on-site parking can be accommodated for the proposed dog daycare facility.
2. The proposed 7,200 sq. ft. dog daycare facility will not generate additional parking demand based on a parking demand analysis prepared by Albert Grover & Associates. The study relied on a survey and analysis of an existing dog daycare facility in Lake Forest. The study determined that the City's minimum onsite parking requirement for the dog daycare facility is in excess of 25 spaces than the expected peak parking demand.
3. A Transportation Demand Management plan was prepared by Louise McCullough for the existing multi-tenant industrial building. The Plan incorporates transportation demand management measures such as bicycle racks and transit information. The Plan integrates transportation demand management strategies as required by HBZSO Section 230.36 which has been approved by the Director of Planning and Building.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 13-020:

1. The site plan received and dated September 24, 2013, floor plans and elevations received and dated June 28, 2013 shall be the conceptually approved design.
2. All activities associated with the proposed use shall be conducted entirely indoors.
3. Conditional Use Permit No. 13-020 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 and Building Department a minimum 30 days prior to the expiration date.
4. 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/green-building-guidelines-rating>).

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.