

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

TO: Zoning Administrator
FROM: Ron Santos, Associate Planner
DATE: August 13, 2008

SUBJECT: **CONDITIONAL USE PERMIT NO. 2008-028 (SPRINGDALE STREET COMMERCIAL CENTER)**

LOCATION: 16161 Springdale Street, 92649 (west side of Springdale St., south of Edinger Ave.)



Applicant: Bill Makari, 7515 Oaktree Avenue, Westminster, CA 92683

Property Owner: BCR Stutsman, LLC, 29859 Harvester Road, Malibu, CA 90265

Request: To permit construction of an approximately 8,795 sq. ft. single-story multi-tenant commercial (retail) building and associated site improvements.

Environmental Status: This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

Zone: CG (Commercial General)

General Plan: CG-F1 (Commercial General – 0.35 maximum floor area ratio)

Existing Use: Vacant (formerly restaurant)



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 15303 of the CEQA Guidelines, because the project consists of construction of a commercial structure not exceeding 10,000 sq. ft. in floor area in an urbanized area on a site zoned for such use where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2008-028:

1. Conditional Use Permit No. 2008-028 to permit construction of an approximately 8,795 sq. ft. single-story multi-tenant commercial (retail) building and associated site improvements 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 project site was previously developed for commercial (restaurant) use. The proposed project will re-establish a commercial use on the site and replace an aging building destroyed by fire with a new, code compliant building featuring a contemporary design and added landscaping. Activity areas on the project site will be oriented away from the adjacent residential properties. The project will provide adequate on-site parking in accordance with applicable code requirements, does not present unsafe conditions for pedestrians or vehicular circulation and will improve the appearance and value of the currently vacant site.
2. The conditional use permit will be compatible with surrounding uses because the project consists of a small retail center on property designated for commercial use by the zoning and general plan. Activity areas on the site, including parking areas and building entrances, are oriented away from adjacent residential properties. The proposed building will maintain a maximum height of 18 ft. within 45 ft. of the residential zone boundary, which is compatible with the heights of the existing dwellings in the vicinity.
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, on-site parking and landscaping requirements, and maximum floor area ratio and building height. The proposed project will accommodate retail uses, which are permitted in the CG (Commercial General) zoning district.
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. In addition, it is consistent with the following goals and policies of the General Plan:
LU 10.1.10 Require that development be designed to convey a local neighborhood's character considering the limitation of building heights to those compatible with the surrounding neighborhood.

LU10.1.12. 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 consideration of architectural treatment of buildings to minimize visual bulk and mass, using techniques such as the modulation of building volumes and articulation of all elevations.

The proposed project will be limited to single-story construction and will maintain an 18 ft. height limit within 45 ft. of the residential zone boundary. This design ensures building height compatibility with the surrounding neighborhood. In addition, the proposed project features a variety of roof lines, recesses and projections which minimize the visual bulk and mass of the building and provides a visually appealing design.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 2008-028:

1. The site plan, floor plans, and elevations received and dated July 25, 2008 shall be the conceptually approved design with the following modifications:
 - a. The width of the planting area along the Springdale Street frontage shall be increased from 9'-9" to 12' (including 2' at the head/vehicle overhang of parking spaces # 35-44).
 - b. Plan submitted for building permits shall indicate the height of the perimeter block walls. (A minimum height of 6'-0" is required.) Existing walls to remain shall be painted or plastered to match the proposed building.
 - c. The proposed trash enclosure shall be constructed of split-face block, slump stone or other decorative material, or shall be stucco finished to match the proposed building.
2. Prior to issuance of building permits, an interim parking and building materials storage plan shall be submitted to the Planning Department to assure adequate parking and restroom facilities are available for employees, customers and contractors during the project's construction phase and that adjacent properties will not be impacted. The plan shall also be reviewed and approved by the Fire Department and Public Works Department.
3. 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/index.cfm?fuseaction=guidelines>).

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.