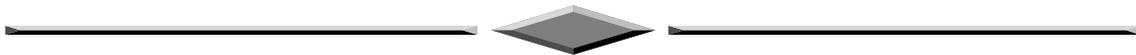


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jill Arabe, Planning Aide
DATE: June 4, 2008

SUBJECT: **CONDITIONAL USE PERMIT NO. 2007-047 (RALPH'S RECYCLING CENTER- CONTINUED FROM THE MAY 28, 2008 MEETING)**

LOCATION: 10081 Adams Avenue, 92646 (northeast corner of Brookhurst St. and Adams Ave.)



Applicant: Enrique Vazquez, Sloan Vazquez, LLC, 1231 East Dyer Road, Suite 225, Santa Ana, CA 92703

Property Owner: Western Realty, 2760 E. Spring St., Suite 200, Long Beach, CA 90806

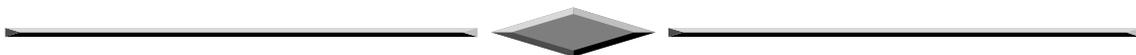
Request: To permit the establishment of a portable recycling center as an accessory use within an existing commercial shopping center parking lot.

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

Zone: CG (Commercial General)

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

Existing Use: Commercial Shopping Center



RECOMMENDATION: Staff recommends denial 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 involves the installation of a portable accessory structure not exceeding 500 square feet.

SUGGESTED FINDINGS FOR DENIAL - CONDITIONAL USE PERMIT NO. 2007-047:

1. Conditional Use Permit No. 2007-047 for the establishment, maintenance and operation of a portable beverage-recycling center as an accessory use within an existing commercial shopping center will 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 portable recycling center is proposed to be located at the northeast corner of the subject site behind the existing commercial buildings. The location of the proposed facility is approximately 100 feet from the adjacent residential district to the north and east of the subject site. The adjacent residential uses are not sufficiently buffered from potential noise impacts resulting from customer drop-off of recyclable materials and normal operation of the facility. The facility may increase operational and traffic-generated noise along the rear of the existing buildings during normal business hours of operation.
2. The conditional use permit will not be compatible with surrounding uses because the proposed use is an outdoor commercial facility within close proximity of residential uses. The recycling operations will occur away from street frontages, which is inconsistent with the existing uses in the shopping center.
3. The granting of the conditional use permit will adversely affect the General Plan. It is not consistent with the Land Use Element designation of CG (Commercial General) on the subject property. In addition, it is not consistent with the following goals and policies of the General Plan:

LU 10.1.6 Require that commercial projects abutting residential properties adequately protect the residential use from the excessive or incompatible impacts of noise, light, vehicular traffic, visual character, and operational hazards.

N 1.3 Minimize the adverse impacts of traffic-generated noise on residential and other "noise sensitive" uses.

N 1.4 Minimize noise spillover or encroachment from commercial and industrial land uses into adjoining residential neighborhoods or "noise-sensitive" uses.

The proposed recycling facility will not protect the abutting residential properties from potential noise impacts. The use will generate more vehicular and pedestrian traffic closer to residential properties. The storage of beverage recyclables and pickup of storage containers intensifies the noise. Other properties with similar recycling facilities provide operations in front of the building and away from residential properties.