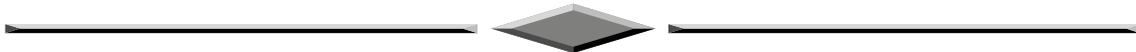


**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Andrew Gonzales, Associate Planner  
**DATE:** October 15, 2008

**SUBJECT: CONDITIONAL USE PERMIT NO. 2008-035 (HONDA MOTORS EXPANSION)**

**LOCATION:** 19231 Beach Boulevard, 92648 (northwest corner of Beach Boulevard and Clay Avenue)



**Applicant:** Michael C. Adams, P.O. Box 382, Huntington Beach, CA 92648

**Property Owner:** The Church of Huntington Beach, 19231 Beach Blvd., Huntington Beach, CA 92648

**Request:** To permit the (a) expansion of an existing vehicle sales display area onto an approximately 34,500 sq. ft. portion of a contiguous parcel currently utilized by an existing church facility; and (b) reduction in the parking requirement for an existing religious assembly use.

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

**Zone:** CG (Commercial General)

**General Plan:** CG-F1 (Commercial General – 0.35 Max. Floor Area Ratio)

**Existing Use:** Existing church facility



**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, because the project is a minor temporary use of land having negligible or no permanent effects on the environment.

## **SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2008-035 :**

1. Conditional Use Permit No. 2008-035 for the expansion of an existing vehicle sales display area onto an approximately 34,500 sq. ft. portion of a contiguous parcel, currently utilized by an existing church facility; and reduction in the parking requirement for a church facility 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 project will not impact the adjoining area because the use will utilize a portion of an existing church parking lot for the display/sale of vehicles. The project will not divide the property or generate additional vehicular trips along surrounding right-of-ways due to internal access provided along the northerly property. Additionally, the project will minimize the impact on traffic flow along Beach Boulevard by the closure of the site's westerly driveway and will be buffered from neighboring residential uses to the west by existing onsite church structures and a local street. Furthermore, a parking demand analysis identifies that a 20 parking space reduction to 65 will be satisfied for the existing church facility because an hourly average of seven parking spaces are utilized resulting in a 10% usage of the church parking lot. A deficiency of four spaces during a peak period within the designated church parking lot is marginal and conditioned to utilize a portion of the vehicle display/sale area as additional overflow parking.
2. The conditional use permit will be compatible with surrounding uses because the project will be a continuation of an existing vehicle display area on a contiguous parcel along the Beach Boulevard street frontage. The location of the display/sale area along Beach Boulevard is consistent with other automobile dealerships in the vicinity. Pursuant to a parking demand analysis the reduction in the parking requirement of the existing church facility will be compatible with the hourly average parking demand of seven parking spaces between the times of 8AM to 8PM, Monday through Friday; and 8AM to 10PM, Saturday and Sunday.
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. The display/sale of vehicles in conjunction with an existing church facility will be provided with sufficient parking in accordance with the provisions of HBZSO Section 231.08 – *Reduced Parking For Certain Uses* by a parking demand survey data prepared by a state-registered traffic engineer and as identified by Condition 4.
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 Max. Floor Area Ratio) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

LU 7.1.5 Accommodate the development of a balance of land uses that maintain the City's fiscal viability and integrity of environmental resources.

LU 13.1.3 Allow for the continuation of existing religious facilities in any land use zone where they are compatible with adjacent uses and subject to the City review and approval.

ED 2.4.1 Encourage and assist existing and potential commercial owners to modernize and expand their commercial properties.

The requested conditional use permit will accommodate existing development by allowing the re-use of the subject site for the display/sale of vehicles and church facility. The proposed use will serve the needs of local residents and visitors to the City by providing for additional retail and service oriented opportunities in conjunction with ensuring the long term prosperity of the existing religious facility use.

**SUGGESTED CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 2008-035 :**

1. The site plan received and dated September 3, 2008 shall be the conceptually approved design with the following modifications:
  - a. An amended site plan indicating the specific location and square footage of vehicle display, vehicle storage, location of required onsite parking in compliance with Chapter 231 in the HBZSO.
  - b. Depict the proposed trash enclosure in a location outside of the 10 ft. setback along Clay Avenue and Coenson Circle. The trash enclosure shall be architecturally compatible with the project design.
  - c. Depict the parking stalls and 5 ft. wrought iron gate surrounding the church facility outside of a visibility triangular area formed by measuring 25 ft. from the intersection of the front and street side property line or their prolongation, and a triangular area formed by measuring a 10 ft. from Clay Avenue and Coenson Circle and the adjacent intersecting driveway.
2. The swing gates shall be omitted and replaced with sliding gates.
3. The security gates along Coenson Circle serving the church facility shall be open during the hours of church operation.
4. Additional church parking shall be provided within the westerly vehicle display/sale area when church parking is at full capacity.
5. Prior to submittal for building permits, one set of project plans, revised pursuant to Condition of Approval No. 1, shall be submitted for review, approval and inclusion in the entitlement file, to the Planning Department.

**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.