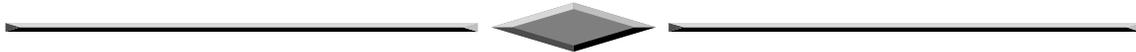


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jessica Bui, Assistant Planner
DATE: April 5, 2017

SUBJECT: **CONDITIONAL USE PERMIT NO. 16-024 (EXPRESS CAR WASH)**

LOCATION: 16502 Bolsa Chica Street, 92649 (southeast corner of Bolsa Chica St. and Heil Ave.)



Applicant: Lance Brown, 2901 W. MacArthur Boulevard, Santa Ana, CA 92704

Property Owner: Irving Chase, S&A Properties, 129 W. Wilson Street, Costa Mesa, CA 92627

Request: To permit an approximately 3,115 sq. ft. automated car wash facility on an existing vacant lot and a request for reduced parking based on a shared parking analysis.

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

Zone: CG (General Commercial District)

General Plan: CG – F1 (Commercial General – 0.35 Max FAR)

Existing Use: Commercial



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 the construction of a commercial building that does not exceed 10,000 sq. ft. in floor area 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. 16-024:

1. Conditional Use Permit No. 16-024 for the construction and operation of an approximately 3,115 sq. ft. automated carwash facility, and a reduction in parking based on a shared parking analysis will not be detrimental to the general welfare or persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The carwash facility will meet required setbacks and will not encroach into required pedestrian access areas or vehicular drive aisles which will ensure adequate safety is provided for motorists and pedestrians. Furthermore, as conditioned, stop signs placed at the terminus of the drive through lane will ensure safe site circulation is maintained. The shared parking analysis prepared by K2 Traffic Engineering demonstrates that the peak parking occurs on Saturday at 12:30pm and requires 162 parking spaces. The site will provide for 180 parking spaces; therefore, the request for reduced parking will not be detrimental to the value of the property as the demand for parking for the proposed use will not impact the site. The nearest residential use is located approximately 135 feet to the north of the subject site and is buffered by Warner Avenue and block walls. The proposed use is subject to compliance with the City's noise ordinance and the hours of operation will be limited to 8:00 AM – 8:00 PM between the months of April to October and 8:00 AM – 5:00 PM between the months of October to March which is characteristic of typical commercial hours in the surrounding area. As such, the proposed use will not be detrimental to the nearby residential use or the uses onsite. Additionally, the use will not be detrimental to the value of the property and neighborhood as the building design will be compatible with the existing property and will provide an additional service to the surrounding community.
2. Conditional Use Permit No. 16-024 for the construction and operation of an approximately 3,115 sq. ft. automated carwash facility, and a reduction in parking based on a shared parking analysis will be compatible with surrounding uses as the proposed carwash facility is entirely surrounded by commercial uses and arterial streets and will not adversely impact the adjacent commercial uses onsite as the hours of operation will be limited to 8:00 AM – 8:00 PM between the months of April to October and 8:00 AM – 5:00 PM between the months of October to March which is consistent with the adjacent commercial uses. Additionally, the parking analysis provides data showing the use will not adversely impact parking to the existing site as there are sufficient spaces to accommodate the proposed use and the commercial uses within the existing shopping center. A reduction in parking with a shared parking analysis also requires a Transportation Demand Management Plan, which as conditioned, shall require a bicycle parking rack and commuter information to be available onsite to provide employees with information regarding alternative transportation methods. Furthermore, the carwash operates entirely within a building and the proposed vacuum stalls are located behind the proposed building that acts as an additional buffer to the nearest residential use located approximately 135 feet to the north of the site.

3. Conditional Use Permit No. 16-024 for the construction and operation of an approximately 3,115 sq. ft. automated carwash facility, and a reduction in parking based on a shared parking analysis will comply with the provisions of the base district and other applicable provisions in Titles 21-25 of the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), with the exception of parking as the request includes for a reduction of parking spaces based on a shared parking analysis, and any specific conditions required for the proposed use in the district in which it would be located. The shared parking analysis demonstrates that the demand for parking at the commercial center will not exceed 162 spaces during peak hours and there will be a total of 180 parking spaces available onsite. The HBZSO allows for carwash facilities, subject to approval of a conditional use permit, within the General Commercial zone. In addition, the proposed use will comply with the applicable development standards in the district in which it will be located such as setbacks, building height, minimum drive aisle widths, and landscaping.
4. The granting of Conditional Use Permit No. 16-024 for the construction and operation of an approximately 3,115 sq. ft. automated carwash facility and a reduction in parking based on a shared parking analysis will not adversely affect the General Plan. It is consistent with the Land Use Element designation of CG-F1 (General Commercial – 0.35 Floor Area Ratio) on the subject property. In addition, it is consistent with the following objectives and policies of the General Plan:

Land Use Element

Goal LU 7: Achieve a diversity of land uses that sustain the City's economic viability, while maintaining the City's environmental resources and scale and character.

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

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 carwash facility will promote the economic viability of the existing retail center by allowing for the construction of a commercial building on a vacant lot and the operation of a carwash facility will provide for a wide range of services to residents and visitors.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 16-024:

1. The site plan, floor plans, elevations, and the shared parking analysis received and dated February 8, 2017 shall be the conceptually approved layout with the following modifications:
 - a. The parallel parking stalls located on the southerly portion of the site shall provide proper 8 ft. maneuvering area. **(HBZSO 231.14)**
 - b. Revise the north elevation (street side) to incorporate additional architectural elements to enhance the design. Revisions shall include varied roof heights and more pronounced breaks in the wall plane with offsets and projections along the street elevation of the building.

- c. Ensure that the parking space count is accurate on the parking matrix on sheet A-2.1 and reflects the information on the plans and parking analysis.
 - d. The commuter information area shall be shown on the site plan and floor plans in accordance with Condition No. 5.
 - e. Identify stop signs at the terminus of the drive through lane which intersects with the access into the carwash facility parking lot.
 - f. All plans showing wheel stops must be accurately depicted and comply with the location and City design standards. **(HBZSO 231.18)**
 - g. Lifestyle banners and signage must be removed from plans. Signs are reviewed under a separate permit and are not part of the conditional use permit request.
 - h. One (1) additional bike rack shall be provided on the carwash facility site and shall not obstruct pedestrian or vehicular access.
2. Prior to submitting for a building permit, the applicant shall submit a revised set of plans complying with Condition No. 1 to the Community Development Department for review.
 3. The hours of operation will be limited to 8:00 AM – 8:00 PM between the months of April to September and 8:00 AM – 5:00 PM between the months of October to March.
 4. Prior to the issuance of a building permit, revised exhibits for Lot Line Adjustment No. 16-002 shall be submitted to the Community Development Department, approved by the Public Works Department, and recorded by the County for the consolidation of the corner parcel to result in one (1) lot.
 5. A commuter information area shall be provided on the carwash facility site to offer employees information on alternative transportation modes and shall be centrally located and accessible to all employees or tenants. The location of the commuter information area must be shown on the site plan or floor plans.
 6. CUP No. 16-024 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 Community Development Department a minimum 30 days prior to the expiration date.
 7. The Development Services Departments and divisions (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Community Development may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Zoning Administrator's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.

8. 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.