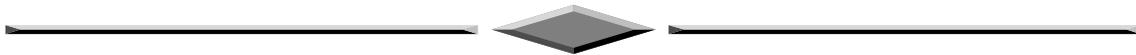


**HUNTINGTON BEACH  
OFFICE OF THE ZONING ADMINISTRATOR  
EXECUTIVE SUMMARY**

**TO:** Zoning Administrator  
**FROM:** Lindsay Ortega, Project Planner  
**DATE:** June 6, 2018

**SUBJECT:        CONDITIONAL USE PERMIT NO. 18-004 (SNEIDER MIXED USE)**

**LOCATION:**       16655 Pacific Coast Highway, 90742 (west side of Pacific Coast Hwy. and north of 19<sup>th</sup> St.)



**Applicant:** Susan Vanderpool, 16231 Annatto Court, Chino Hills, CA 91709

**Property Owner:** Murrey Sneidner, 1949 Auto Center Drive, Glendora, CA 91741

**Request:** To construct an approximately 4,330 sq. ft. mixed use building which includes classic car sales on the first floor and two residential units on the second floor. The project is located in the non-certified Sunset Beach Specific Plan area and the development of the mixed use building with two compact parking spaces (minimum dimensions of 8 ft. by 15 ft. 6 in.) will require coastal development review by the California Coastal Commission.

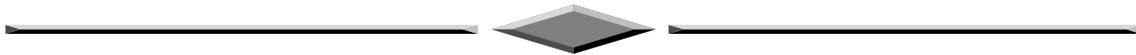
**Environmental Status:** This request is covered by Categorical Exemption, Section 15303, Class 3, California Environmental Quality Act.

**Coastal Status:** Not certified by the Coastal Commission.

**General Plan:** CV – mu – sp (Commercial Visitor - Mixed Use – Specific Plan)

**Zone:** SP 17 – Specific Plan 17 - Sunset Beach Specific Plan

**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 involves construction of a 4,330 sq. ft. mixed use structure within an urbanized area.

**SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 18-004:**

1. Conditional Use Permit No. 18-004 for the development of a 4,330 sq. ft. two-story mixed use building consisting of a 2,015 sq. ft. classic car sales business on the ground floor and two residential units on the second floor 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 is proposed to meet all required development standards and will provide the code required parking on-site. The building footprint of the proposed building is similar to the existing building and the parking and circulation is proposed to function similarly to the previous use. The project, as designed, addresses vehicular, pedestrian and bicycle traffic safety, provides sufficient parking to accommodate the uses on site, and does not impact coastal access in the vicinity.
2. Conditional Use Permit No. 18-004 for the development of a 4,330 sq. ft. two-story mixed use building consisting of a 2,015 sq. ft. classic car sales business on the ground floor and two residential units on the second floor will be compatible with surrounding uses because the proposed mixed-use building will maintain a relatively similar layout as the original structure, the building scale is compatible with the adjacent buildings, the project is consistent with the Sunset Beach Specific Plan development standards, and the project is adjacent to other visitor-serving commercial uses along Pacific Coast Highway. The use is not anticipated to generate additional traffic, noise, or other impacts to surrounding properties. All commercial uses will occur indoors. Therefore, granting a conditional use permit will be compatible with the surrounding land uses.
3. The proposed conditional use permit for the development of a 4,330 sq. ft. two-story mixed use building consisting of a 2,015 sq. ft. classic car sales business on the ground floor and two residential units on the second floor will comply with the development standards and land use provisions in the Sunset Beach Specific Plan, including maximum height, setback requirements, and parking, as well as the requirements of the Coastal Zone (CZ) Overlay District. The project is located within the Sunset Beach Tourist (SBT) District of Sunset Beach, which requires approval of a conditional use permit from the Zoning Administrator for commercial land uses. Adequate vehicular circulation and access are provided for the project.
4. The granting of Conditional Use Permit No. 18-004 will not adversely affect the General Plan. The General Plan Land Use Map designation on the subject property is currently CV-mu (Commercial Visitor – Mixed Use Overlay). Mixed use projects are allowed within the property zoning and land use designation, and the project as designed is consistent the General Plan goals and policies identified below:

Goal LU 1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community.

Policy LU 1 (A): Ensure that development is consistent with the land use designations presented in the Land Use Map, including density, intensity, and use standards applicable to each land use designation.

Policy LU 1 (C): Support infill development, consolidation of parcels, and adaptive reuse of existing buildings.

Goal LU 4: A range of housing types is available to meet the diverse economic, physical, and social needs of future and existing residents, while neighborhood character and residences are well maintained and protected.

Policy LU 4 (C): Encourage a mix of residential types to accommodate people with diverse housing needs.

Goal LU 11: Commercial land uses provide goods and services to meet regional and local needs.

Goal LU 1 (B): Encourage new businesses to locate on existing vacant or underutilized commercial properties where these properties have good locations and accessibility.

Goal LU 14: Huntington Beach continues to attract visitors and provides a variety of attractions and accommodations during their stay.

Policy LU 14 (B): Encourage both coastal and inland visitor-serving uses to offer a wide spectrum of opportunities for residents and visitors

Policy C 2.4.1: Maintain an adequate supply of parking that supports the present level of demand and allows for the expected increase in private transportation use.

Goal C 3: Provide a variety of recreational and visitor commercial serving uses for a range of cost and market preferences.

Policy C 3.2.4: Encourage the provision of a variety of visitor-serving commercial establishments within the Coastal Zone, including, but not limited to, shops, restaurants, hotels and motels, and day spas.

The proposed project consists of the development of a two-story mixed-use project with a classic car sales business on the ground floor and two residential units on the second floor. The new mixed-use building is located in an area designated for commercial uses that will serve tourists and visitors. The proposed project will provide a visitor-serving commercial use with an adequate supply of parking that meet regional needs. Additionally, the project provides both a visitor serving commercial use and residential units that will meet the need of future and existing residents on an underutilized parcel consistent with the General Plan.

**SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 18-004:**

1. The site plan, floor plans, and elevations received and dated May 3, 2018 shall be the conceptually approved design with the following modification: the commercial parking shall be clearly signed and identified as parking available for the commercial use on-site and shall be also be depicted on the plans.
2. Any conditions of approval, imposed by the California Coastal Commission that are more restrictive than those set forth in this approval shall be adhered to.

3. The operation of the mixed-use building shall remain as described in the project narrative received and dated May 23, 2018.
4. Prior to submittal for building permits, the following shall be completed:
  - a. Evidence of Coastal Development Permit approval by the California Coastal Commission shall be submitted to the Community Development Department.
  - b. Zoning entitlement conditions of approval, California Coastal Commission conditions of approval, and code requirements shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical, and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
5. Prior to issuance of grading permits, the following shall be completed:
  - a. At least 14 days prior to any grading activity, the applicant shall provide notice in writing to property owners of record and tenants of properties within a 500-foot radius of the project site as noticed for the public hearing. The notice shall include a general description of planned grading activities and an estimated timeline for commencement and completion of work and a contact person name with phone number. Prior to issuance of the grading permit, a copy of the notice and list of recipients shall be submitted to the Community Development Department.
6. During demolition, grading, site development, and/or construction, the following shall be adhered to:
  - a. Construction equipment shall be maintained in peak operating condition to reduce emissions.
  - b. Use low sulfur (0.5%) fuel by weight for construction equipment.
  - c. Truck idling shall be prohibited for periods longer than 5 minutes.
  - d. Attempt to phase and schedule activities to avoid high ozone days first stage smog alerts.
  - e. Discontinue operation during second stage smog alerts.
  - f. Ensure clearly visible signs are posted on the perimeter of the site identifying the name and phone number of a field supervisor to contact for information regarding the development and any construction/grading activity.
7. The final building permit(s) cannot be approved until the following have been completed:
  - a. All improvements must be completed in accordance with approved plans.
  - b. Compliance with all conditions of approval specified herein shall be verified by the Community Development Department.

- c. All building spoils, such as unusable lumber, wire, pipe, and other surplus or unusable material, shall be disposed of at an off-site facility equipped to handle them.
8. Conditional Use Permit No. 18-004 shall become null and void unless exercised within two years of the date of final Coastal Commission 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.
9. 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.
10. 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.