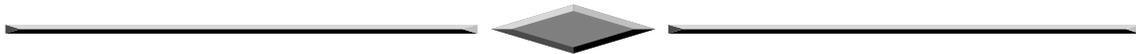


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Jill Arabe, Associate Planner
DATE: September 18, 2013

SUBJECT: SITE PLAN REVIEW NO. 13-003 (HARBOR BEVERAGE DISTRIBUTION)

LOCATION: 5901 Bolsa Avenue, 92647 (northwest corner of Bolsa Avenue and Springdale Street)



Applicant: Mike Vaca, Loan-Oak Huntington Beach LLC, 1625 South Lewis Street, Anaheim, CA 92805

Property Owner: LBA RIV-Company VX LLC, Mike Johnson, 17901 Von Karmen Avenue, Suite 950, Irvine, CA 92614

Request: To permit revisions to CUP 95-63 including a new curb cut adjacent to Able Lane, create an approximately 10,000 sq. ft. fleet maintenance shop within an existing building, adding 15 new delivery dock doors, modifying the parking lot and landscape areas, and modifying the existing conditions of approval to allow 24-hour trucking operations for a wholesale beverage distributor.

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

Zone: SP11 (McDonnell Center Business Park Specific Plan)

General Plan: I - F2A – d – sp (Industrial – 0.75 FAR – Design Overlay – Specific Plan Overlay)

Existing Use: office/warehouse



RECOMMENDATION: Staff recommends approval of the proposed project based upon the following findings:

SUGGESTED FINDINGS FOR APPROVAL – SITE PLAN REVIEW NO. 13-003:

1. Site Plan Review No. 13-003 for revisions to Conditional Use Permit No 95-63 including a new curb cut adjacent to Able Lane, an approximately 10,000 sq. ft. fleet maintenance shop within the existing building, adding 15 new dock doors, modifying the parking lot and landscape area, and modifying existing conditions of approval to allow 24-hour trucking operations for a wholesale beverage distributor 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 site improvements are primarily along the westerly portion of the site, oriented away from residential uses, which are located east of the site across Springdale Street. The site is currently designed so that truck shipping and receiving activities are oriented towards other industrial uses to the north and west of the subject site and away from residential to the east. The new truck dock doors will be installed on the building's west elevation facing Able Lane. Noise impacts generated by truck operations are not anticipated to exceed levels established by the City's Noise Ordinance as demonstrated by the submitted Noise Analysis Report prepared by Veneklasen Associates. Furthermore, the site is approximately 23 acres and noise sensitive uses are buffered from operational noise by arterial streets, parking lots, and the 493,000 sq. ft. building. The nearest residential use is located approximately 100 ft. from the subject property and more than 600 ft. from truck loading operations. No additional impacts related to traffic, safety, and parking demand are anticipated.
2. The project will not adversely affect the Circulation Plan of the McDonnell Centre Business Park Specific Plan. Street improvements are not proposed for this project since existing access is currently provided to the site. Onsite circulation will be modified to include a new driveway approach from Able Lane and new parking spaces to accommodate the new use as a wholesale distribution business. With the installation of new loading doors on the building's west elevation, trucks will enter and exit the site from Able Lane. Existing truck routes will be used which involve traveling westbound on Bolsa Avenue and north on Bolsa Chica Street to the 405 freeway. Approximately 320 employees are anticipated for the business operation with no more than 165 individuals at any given time. The site has been reevaluated for parking based on the proposed wholesale distribution use and additional parking per Conditional Use Permit No. 95-63 is not required. 496 parking spaces will be provided onsite to accommodate the proposed use consisting of approximately 93,800 sq. ft. office and 399,500 sq. ft. of warehouse.
3. The proposed mixed use development will comply with the provisions of the McDonnell Centre Business Park Specific Plan. In addition, the project meets all applicable provisions of Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The proposed project meets code requirements in terms of parking, landscaping, and setbacks.
4. The granting of the site plan review will not adversely affect the General Plan. It is consistent with the Land Use Element designation of I-F2A-d-sp (Industrial – 0.75 Max. Floor Area Ratio – Design Overlay – Specific Plan Overlay) on the subject property. In addition, it is consistent with the following objectives, goal, and policies of the General Plan:

A. Land Use Element

Goal LU 12: Achieve the development of industrial uses that provide job opportunities for existing and future residents, as well as the surrounding subregion, and generate revenue for the City.

Objective LU 12.1: Provide for the continuation of existing and the development of additional industrial uses that capitalize upon the existing and emerging types of industries, offer opportunities for the clustering of key economic sectors, and maintain the character and quality of the City.

Policy LU 12.1.1: Accommodate the continuation of existing and development of new manufacturing, research and development, professional offices, supporting retail commercial (including, but not limited to, sales areas for manufacturers and photocopy stores), restaurants, financial institutions, and similar uses in areas designed on the Land Use Plan Map in accordance with Policy LU 7.1.1.

Objective LU 15.5: Ensure that development achieves the visual and physical character intended for the district in which it is located.

B. Noise Element

Objective N 1.2: Prevent and mitigate the adverse impacts of excessive noise exposure on the residents, employees, visitors, and noise sensitive uses of Huntington Beach.

Policy N 1.4.1: Require that automobile and truck access of commercial or industrial land uses abutting residential parcels to be located at the maximum practical distance from the nearest residential parcels.

Policy N 1.4.2: Require that the loading and shipping facilities of commercial and industrial land uses abutting residential parcels to be located and designed to minimize the potential noise impacts upon residential parcels.

The project involves the establishment of a wholesale beverage distribution use within an existing industrial building and installation of parking lot improvements. The proposed use will assist the City in retaining an industrial land use base. Proposed site improvements will provide adequate parking for employees and additional landscaping to visually screen trucks and vehicle parking. The location of truck shipping and receiving activities will continue to occur toward other industrial uses to the north and west of the site and away from residential to the east. Noise impacts are not anticipated to exceed thresholds of the City's Noise Ordinance. Limited truck operations are expected during evening hours and based on a submitted noise report will not exceed existing ambient noise levels.

SUGGESTED CONDITIONS OF APPROVAL – SITE PLAN REVIEW NO. 13-003:

1. The site plan, floor plans and elevation received and dated August 27, 2013 shall be the conceptually approved design.
2. The use shall comply with the following:

- a. Business operations as described in the narrative received and dated August 2, 2013 shall be permitted.
 - b. Business hours of operation may be up to 24 hours per day and shall operate in accordance with the approved Noise Analysis Report prepared by Veneklasen Associates received and dated August 26, 2013.
 - c. Any future changes in the traffic flow and operations shall be reviewed by the Planning Division prior to implementation to assure that the noise levels will remain within the Noise Ordinance standard limits. If the proposed changes are of a substantial nature, an amendment to the entitlement reviewed by the Zoning Administrator may be required pursuant to the provisions of HBZSO Section 241.18.
 - d. All entry and exit traffic to and from the facility must use the driveways on Able Lane between the hours of 8:00 PM and 7:00 AM.
 - e. All trucks shall enter through the northwest driveway on Able Lane.
 - f. Vehicles with defective mufflers need to be repaired immediately.
 - g. Upon start of the operations, the business shall perform a noise monitoring program to assure that the noise levels are within the guidelines and make any adjustments if deemed necessary.
 - h. Operations management shall direct all truck traffic to use the Bolsa Chica/Bolsa Avenue/Able Lane route to get to and from the site.
3. All conditions of approval required under Conditional Use Permit No. 95-63 shall remain valid, with exception of the conditions of approval as modified herein.
 4. Site Plan Review 13-003 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 Planning Division a minimum 30 days prior to the expiration date.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project property owner/developer 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 property owner/developer of any claim, action or proceeding and should cooperate fully in the defense thereof.