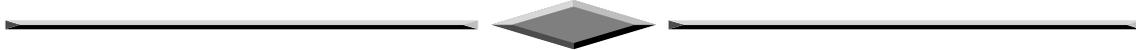


**HUNTINGTON BEACH
OFFICE OF THE ZONING ADMINISTRATOR
EXECUTIVE SUMMARY**

TO: Zoning Administrator
FROM: Joanna Cortez, Associate Planner
DATE: November 7, 2018

SUBJECT: CONDITIONAL USE PERMIT NO. 18-019 (H.C. MEDICAL OFFICE)

LOCATION: 19201 Brookhurst Street, 92646 (west side of Brookhurst St., between
Garfield Ave. and Yorktown Ave.)



Applicant: Samir Hijazi, Archissance, 20261 SW Acacia St., Suite 240, Newport Beach,
CA 92660

**Property
Owner:** Harper Circle LLC, 20932 Brookhurst Street, Suite 102, Huntington Beach,
CA 9264

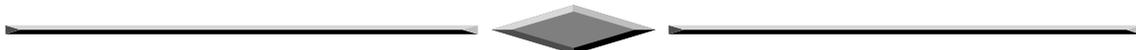
Request: To permit the demolition of a 3,030 sq. drive-through restaurant and
construct a 7,600 sq. ft. single-story medical office building.

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

General Plan: CN (Commercial Neighborhood)

Zone: CG (Commercial General)

Existing Use: Former restaurant



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, Class 3 – *New Construction or Conversion of Small Structures* of the CEQA Guidelines as the project involves the construction of one commercial building that is less than 10,000 sq. ft. in an urbanized 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. 18-019:

1. Conditional Use Permit No. 18-019 to permit the demolition of a 3,030 sq. drive-through restaurant and construct a 7,600 sq. ft. single-story medical office building 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 because the project will revitalize an existing deteriorating area with a development consistent with the General Plan land use and zoning designations. The proposed project will replace a drive-through restaurant building with a new medical office building that is compatible in proportion, scale, and character of the adjoining uses. The project will not result in any adverse or significant environmental impacts including traffic, noise, lighting, aesthetics, and hazardous materials. The proposed medical building will be setback approximately 75 ft. from the nearest residential use to the west. Furthermore, a landscape planter with trees and shrubs will provide a buffer between the proposed building and adjacent residences. Proposed improvements include enhanced landscaping, decorative paving, and quality architectural design throughout the site. The design of the building is a contemporary modern theme that incorporates architectural elements such as flat and roofs, varying roof lines, and large window glazing. In addition, the building volumes are articulated with variation in wall planes to minimize massing and the building facades include a variety of building materials to provide visual interest, including smooth stucco, wood veneer tile, and metal siding.
2. The granting of the conditional use permit request to permit the demolition of a 3,030 sq. drive-through restaurant and construct a 7,600 sq. ft. single-story medical office building will not adversely affect the General Plan because it is consistent with the Land Use Element designation of CN (Commercial Neighborhood) on the subject property and the following goals and policies of the General Plan:

Land Use Element

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(D): Ensure that new development projects are of compatible proportion, scale, and character to complement adjoining uses.

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

Policy LU-11 (B): Encourage renovation and revitalization of deteriorating and struggling nonresidential areas and corridors, particularly commercial locations.

The proposed project will replace a drive-through restaurant building with a new medical office building that is compatible in proportion, scale, and character of the adjoining uses. Proposed improvements include enhanced landscaping, decorative paving, and quality architectural design throughout the site. The design of the building is a contemporary modern theme that incorporates architectural elements such as flat and roofs, varying roof lines, and large window glazing. In addition, the building volumes are articulated with

variation in wall planes to minimize massing and the building facades include a variety of building materials to provide visual interest, including smooth stucco, wood veneer tile, and metal siding. The proposed medical building offers a service that meets the regional and local community needs and revitalizes an existing commercial property with an optimal location and accessibility along a major arterial.

3. The proposed conditional use permit to permit the demolition of a 3,030 sq. drive-through restaurant and construct a 7,600 sq. ft. single-story medical office building 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 (HBZSO) because the project complies with the development standards and land use provisions in the CG (Commercial General) zoning district such as minimum building setbacks, maximum building, maximum floor area, minimum on-site landscape and parking requirements.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 18-019:

1. The site plan, floor plans, and elevations received and dated September 5, 2018 and the photo rendering received and dated October 29, 2018 shall be the conceptually approved design with the following modifications:
 - a. The color of Cladding No. 1 shall be replaced with Sherwin Williams “Rainstorm” or a similar color.
 - b. The tile cladding shall be replaced with Arizona Tile (ceramic/porcelain) “Aequa Cirrus” or a similar material and/or color.
 - c. The tile cladding shall be placed on the building at a 33% offset.
2. The use shall comply with the following: the hours of operation shall be limited to 7AM – 8PM, daily.
3. Prior to submittal for building permits, the following shall be completed:
 - a. One set of project plans, revised pursuant to Condition of Approval No. 1 and Code Requirements, shall be submitted for review, approval, and inclusion in the entitlement file, to the Planning Division.
 - b. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire, Public Works, and Building 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.
4. Prior to issuance of grading permits, the following shall be completed: at least 14 days prior to any grading activity, the applicant/developer shall provide notice in writing to property owners of record and tenants of properties immediately adjacent to and across the street/alley from 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 Planning Division.

5. Prior to issuance of building permits, four sets of landscaping plans complying with HBZSO Chapter 233 shall be submitted to the Planning Division for review and approval.
6. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released until the following have been completed:
 - a. All improvements are completed in accordance with approved plans, except as provided for by conditions of approval.
 - b. The applicant shall obtain the necessary permits from the South Coast Air Quality Management District and submit a copy to the Planning Division.
 - c. Compliance with all conditions of approval specified herein shall be verified by the Planning Division.
 - d. 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.
 - e. A Certificate of Occupancy must be approved and issued by the Community Development Department.
7. Signage shall be reviewed under separate permits and applicable processing.
8. The owner or owner's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
9. CUP No. 18-019 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 Director a minimum 30 days prior to the expiration date.
10. 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.

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.