

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

TO: Zoning Administrator
FROM: Joanna Cortez, Assistant Planner
DATE: December 21, 2016
SUBJECT: **CONDITIONAL USE PERMIT NO. 16-039 (THUNDER SELF-STORAGE)**
LOCATION: 18796 Stewart Lane, 92648 (West of Stewart Ln., between Ernest Dr. and Garfield Ave.)

Applicant: Chris Alsop, 6831 Brentwood Dr., Huntington Beach, CA 92648

Property Owner: Robert Mandic, 16242 Tisbury Circle, Huntington Beach, CA 92649

Request: To permit the construction of a new 21,747 sq. ft. self-storage facility on an approximately 1.02 acre parcel.

Environmental Status: This request is covered by Categorical Exemption, Section 15332, Class 32, California Environmental Quality Act.

Zone: SP 9 (Holly-Seacliff Specific Plan)

General Plan: I-F2-d-sp (Industrial-0.50 FAR-design overlay-specific plan)

Existing Use: Vacant

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 15332 of the CEQA Guidelines, because the project is an in-fill development consistent with applicable General Plan policies and zoning regulations. The project site is less than five acres, surrounded by urban uses, has no value as habitat for endangered, rare or threatened species, and may be adequately served by all required utilities and public services. Approval of the project would not result in any significant effects related to traffic, noise, air quality or water quality.

SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 16-039:

1. Conditional Use Permit No. 16-039 for the construction of a new 21,747 sq. ft. self-storage facility on an approximately 1.02 acre parcel 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 development will improve an existing vacant lot and provide additional industrial services in the vicinity. The proposed industrial use is similar to surrounding existing uses. The proposed self-storage facility is a low impact use which does not produce a significant amount of traffic, noise, dust or smoke and it is compatible with the development in the area in terms of height, bulk, and materials used. Proposed storage units will be screened from view from the public right-of-way by a decorative wrought iron fence with decorative metal siding. Additionally, the front yard will be fully landscaped to enhance the appearance of the area and screen the vehicles parked along the front.
2. The construction of a new 21,747 sq. ft. self-storage facility on an approximately 1.02 acre parcel will be compatible with surrounding uses because the project consists of an industrial use similar to those found in the vicinity. Self-storage facilities are permitted and will not generate significant impacts to parking, traffic, or noise above existing conditions. The nearest residential uses in the vicinity are located more than 200 feet from the property to the north and are buffered by the arterial streets and an existing storage yard. The proposed single-story facility features a modern architectural style with varying roof lines and materials such as metal standing seam roof, metal canopy, metal horizontal siding, and storefront system.
3. The proposed conditional use permit for the construction of a new 21,747 sq. ft. self-storage facility on an approximately 1.02 acre parcel 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 proposed storage facility is a permitted use in the Holly-Seacliff Specific Plan and Industrial General District and complies with the development standards in terms of minimum onsite parking, building height, setbacks, and landscaping.
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 I-F2-d-sp (Industrial-0.50 FAR - design overlay - specific plan) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:
 - LU 12.1.4: Require that new and recycled industrial projects be designed and developed to achieve a high level of quality, distinctive character, and be compatible with existing uses.
 - LU 12.1.8: Require that industrial uses incorporate landscape setbacks, screening walls, berms, and/or other appropriate elements that mitigate visual and operational impacts on adjacent land uses.

The proposed project will be designed and developed to a high level of quality and is intended to be compatible with surrounding existing uses. Additional landscaping and will enhance the front façade and screen parked vehicles. Storage units will be screened from the public right-of-way by a wrought iron fence with a decorative metal screen. The overall architectural design of the project is anticipated to create a distinctive character by conforming to the Holly-Seacliff Specific Plan and Huntington Beach Design Guidelines.

SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 16-039:

1. The site plan, floor plans, and elevations received and dated December 1, 2016 shall be the conceptually approved design with the following modifications:
 - a. Provide an additional loading space/two parking spaces at the southeast corner of the property;
 - b. Provide a minimum three foot wide landscape planter along the south and east property line;
 - c. Widen the landscape planter adjacent to the front parking spaces an additional two feet to allow for a two foot vehicle overhang;
 - d. Incorporate the horizontal metal panel from the office building along the north and south facades of the main storage building;
 - e. Include varying rooflines, similar to those on the office and south façade, along the north and east façade of the building;
 - f. Provide additional recesses along the north and east façade of the building; and
 - g. Remove flagpole from the front yard setback.
2. 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.
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 building permits, the following shall be completed: Provide a detailed landscaping plans complying with HBZSO Chapter 233 shall be submitted to the Planning Division for review and approval.

5. The structure(s) cannot be occupied, the final building permit(s) cannot be approved, and utilities cannot be released until the following has 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 Planning and Building Department.
6. Signage shall be reviewed under separate permits and applicable processing.
7. 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.
8. CUP No. 16-039 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 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.