

**MINUTES**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, OCTOBER 15, 2008 - 1:30 P.M.**

**ZONING ADMINISTRATOR:** Ricky Ramos

**STAFF MEMBER:** Andrew Gonzales, Jason Kelley, Kimberly De Coite (recording secretary)

**MINUTES:** April 30, 2008  
May 7, 2008  
September 3, 2008  
**APPROVED AS SUBMITTED**

**ORAL COMMUNICATION:** **NONE**

**ITEM 1: CONDITIONAL USE PERMIT NO. 2008-035 (HONDA MOTORS EXPANSION)**

**APPLICANT:** Michael C. Adams  
**PROPERTY OWNER:** The Church of Huntington Beach, P.O. Box 382, Huntington Beach, CA 92648  
**REQUEST:** To permit the (a) expansion of an existing vehicle sales display area onto an approximately 34,500 sq. ft. portion of a contiguous parcel currently utilized by an existing church facility; and (b) reduction in the parking requirement for an existing religious assembly use.  
**LOCATION:** 19231 Beach Boulevard, 92648 (northwest corner of Beach Boulevard and Clay Avenue)  
**PROJECT PLANNER:** Andrew Gonzales

Andrew Gonzales, Associate Planner, displayed project plans and photographs and stated the purpose, location, zoning, and existing uses of the multiple project sites. Staff presented an overview of the proposed project and the suggested findings and conditions for approval as presented in the executive summary.

Mr. Gonzales stated that a parking demand analysis was completed by LSA, during a one week period. The analysis found that the parking needs would be met by the requested reduced 65 spaces. An increase in demand was found to occur only on two hours on Sunday.

Mr. Gonzales stated that staff was recommending two additional conditions not listed in the executive summary: that outside speakers and amplified telephone bells shall be prohibited and that truck loading and unloading of vehicles shall be done completely on-site, not on or from Beach Boulevard.

Mr. Ramos asked if the two additional conditions were ones that had previously been imposed upon other car dealerships. Mr. Gonzales stated that they had, and the conditions were in the original request for this particular dealership and were included for consistency.

#### **THE PUBLIC HEARING WAS OPENED.**

Bill Holman, applicant, stated the parking that was being removed would be partially replaced with a new parking lot to the north side of the church. He stated that the ADA requirements for the driveway, impact the parking lot, reducing the parking to 62 spaces. He stated that the condition requiring additional church parking is problematic. He stated that he was uncertain as to how many spaces would be required and would prefer not to have that be a requirement. He noted that there is additional on street parking nearby.

Mr. Holman also requested relief from the Public Works code requirements, specifically the removal of the existing driveway onto Beach Boulevard. He stated that he would prefer to leave that access there in deference to any potential future usage. He would prefer to barricade the access and use landscaping.

Mr. Ramos indicated that he could not provide relief for any code requirements. Steve Bogart, Senior Civil Engineer, stated that staff would be willing to consider phasing in the improvements and that could be coordinated with Public Works staff.

Mr. Holman stated that he felt the requirements place a heavy burden on the project. He reviewed the other code requirements imposed by Public Works and indicated that the removal of the driveway on Beach Boulevard was one he particularly objected to. He asked for clarification on the requirement regarding storm water. Mr. Bogart confirmed that Public Works had agreed to waive that condition.

Mr. Holman stated that he understood that the water quality management plan could not be revised. Mr. Bogart stated that, upon further review, the applicant would only be subject to a water quality management plan for the new parking lot.

Mr. Ramos indicated that many of Mr. Holman's objections needed to be addressed to the Public Works Department.

Mr. Ramos asked staff if there were any concerns with reducing the parking from 65 spaces to 62 spaces. Mr. Gonzales stated that staff would support the reduction.

Lee Stacy, Norm Reeves Honda, stated that he had no problems with the conditions but was interested in working with Public Works staff regarding the Public Works code requirements. He stated that he had no problems with the additional parking requirement or the no loudspeakers requirement.

Mr. Ramos asked Mr. Holman if additional parking had been discussed in another area of the site. Mr. Holman stated that the church would prefer to keep as much open space as possible.

Gerald Charles, resident, stated that parking is a concern for residents. He stated that two new driveways on Coenson Circle would seriously impact residential parking. He stated that the

there is significant overflow parking from the church on Sundays that negatively impact the residents. He asked if a traffic study has been completed for Coenson Circle. Mr. Ramos indicated that one had not.

Mr. Charles stressed that closing the Beach Boulevard and Clay Avenue entrances and opening two entrances on Coenson Circle would severely impact the area. He stated that the church was not maintaining the property.

Mr. Charles asked if the gates would always be opened. Mr. Ramos stated that the gates were to be open whenever the facility is in use.

Mr. Charles indicated that he was in support of the project but that the parking reduction and the addition of two driveways would negatively affect the area. He stated that the residents might consider instituting permit parking in that area.

Mr. Ramos encouraged Mr. Charles to contact the Public Works Department regarding the process for residential permit parking.

Mr. Ramos asked staff about the red curb requirements for the site. Mr. Bogart stated that he was unsure but could look into it.

**THERE WERE NO OTHER PERSONS PRESENT TO SPEAK FOR OR AGAINST THE REQUEST AND THE PUBLIC HEARING WAS CLOSED.**

Mr. Ramos stated that he would approve the request with minor changes. He accepted the two additional conditions recommended by staff, added a reference to section 15311 for CEQA Exemptions, a minor clarification to Finding 3, a minor change to Condition 1a, and to amend the 65 spaces to 62 as requested. He added Condition 8 which specifies that the parking reduction is only applicable to the current church and a new permit would need to be issued for any new church or use.

**CONDITIONAL USE PERMIT NO. 2008-035 WAS APPROVED BY THE ZONING ADMINISTRATOR WITH THE FOLLOWING MODIFIED FINDINGS AND CONDITIONS OF APPROVAL. STAFF STATED THAT THE ACTION TAKEN BY THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING COMMISSION WITHIN TEN (10) CALENDAR DAYS.**

**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 15304 of the CEQA Guidelines, because the project is a minor temporary use of land having negligible or no permanent effects on the environment and section 15311 which exempts the construction of small parking lots that are accessory to a commercial facility.

**FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 2008-035 :**

1. Conditional Use Permit No. 2008-035 for the expansion of an existing vehicle sales display area onto an approximately 34,500 sq. ft. portion of a contiguous parcel, currently utilized by an existing church facility; and reduction in the parking requirement for a church facility 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 project will not impact the adjoining area because the use will utilize a portion of an existing church parking lot for the display/sale of vehicles. The project will not divide the property or generate additional vehicular trips along surrounding right-of-ways due to internal access provided along the northerly property. Additionally, the project will minimize the impact on traffic flow along Beach Boulevard by the closure of the site's westerly driveway and will be buffered from neighboring residential uses to the west by existing onsite church structures and a local street. Furthermore, a parking demand analysis identifies that a 23 parking space reduction to 62 will be satisfied for the existing church facility because an hourly average of seven parking spaces will be utilized resulting in a 10% usage of the church parking lot. A deficiency of seven spaces during a peak period within the designated church parking lot is marginal and conditioned to utilize a portion of the vehicle display/sale area as additional overflow parking.
2. The conditional use permit will be compatible with surrounding uses because the project will be a continuation of an existing vehicle display area on a contiguous parcel along the Beach Boulevard street frontage. The location of the display/sale area along Beach Boulevard is consistent with other automobile dealerships in the vicinity. Pursuant to a parking demand analysis the reduction in the parking requirement of the existing church facility will be compatible with the hourly average parking demand of seven parking spaces between the times of 8AM to 8PM, Monday through Friday; and 8AM to 10PM, Saturday and Sunday.
3. The proposed conditional use permit 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 display/sale of vehicles in conjunction with an existing church facility will be provided with sufficient parking in accordance with the provisions of HBZSO Chapter 231 including Section 231.08 – *Reduced Parking For Certain Uses* based on a parking demand survey data prepared by a state-registered traffic engineer and as identified by Condition 4.
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 CG-F1 (Commercial General - 0.35 Max. Floor Area Ratio) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:
  - LU 7.1.5 Accommodate the development of a balance of land uses that maintain the City's fiscal viability and integrity of environmental resources.
  - LU 13.1.3 Allow for the continuation of existing religious facilities in any land use zone where they are compatible with adjacent uses and subject to the City review and approval.
  - ED 2.4.1 Encourage and assist existing and potential commercial owners to modernize and expand their commercial properties.

The requested conditional use permit will accommodate existing development by allowing the re-use of the subject site for the display/sale of vehicles and church facility. The proposed use will serve the needs of local residents and visitors to the City by providing for additional retail and service oriented opportunities in conjunction with ensuring the long term prosperity of the existing religious facility use.

**CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 2008-035 :**

1. The site plan received and dated September 3, 2008 shall be the conceptually approved design with the following modifications:
  - a. Indicate the specific location and square footage of vehicle display, vehicle storage, location of required onsite parking in compliance with Chapter 231 in the HBZSO.
  - b. Depict the proposed trash enclosure in a location outside of the 10 ft. setback along Clay Avenue and Coenson Circle. The trash enclosure shall be architecturally compatible with the project design.
  - c. Depict the parking stalls and 5 ft. wrought iron gate surrounding the church facility outside of a visibility triangular area formed by measuring 25 ft. from the intersection of the front and street side property line or their prolongation, and a triangular area formed by measuring a 10 ft. from Clay Avenue and Coenson Circle and the adjacent intersecting driveway.
2. The swing gates shall be omitted and replaced with sliding gates.
3. The security gates along Coenson Circle serving the church facility shall be open during the hours of church operation.
4. Additional church parking shall be provided within the westerly vehicle display/sale area when church parking is at full capacity.
5. Prior to submittal for building permits, one set of project plans, revised pursuant to Condition of Approval No. 1, shall be submitted for review, approval and inclusion in the entitlement file, to the Planning Department.
6. Outside speakers and amplified telephone bells shall be prohibited.
7. Truck loading and unloading of vehicles shall be done completely on-site, not on or from Beach Boulevard.
8. The parking reduction is granted only for the existing church. A proposal to establish a different church or use at this site will require either compliance with the parking ordinance or a new/amended entitlement as determined by the Planning Department.

**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.

**THE MEETING WAS ADJOURNED AT 2:05 PM TO THE NEXT REGULARLY SCHEDULED MEETING ON WEDNESDAY, OCTOBER 22, 2008 AT 1:30 PM.**



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Ricky Ramos  
Zoning Administrator

RR:kdc