

ATTACHMENT NO. 1

FINDINGS AND CONDITIONS OF APPROVAL

ZONING TEXT AMENDMENT NO. 20-002/ TENTATIVE PARCEL MAP NO. 21-103/ CONDITIONAL USE PERMIT NO. 19-021

FINDINGS FOR APPROVAL – ZONING TEXT AMENDMENT NO. 20-002:

1. Zoning Text Amendment (ZTA) No. 20-002 to amend the existing zoning designation within the Holly-Seacliff Specific Plan (SP9) from Industrial (I) to Commercial (C) on a 1.32 net acre site to allow for development of a service station and drive-thru carwash is consistent with the goals and policies of the General Plan as identified below:

A. 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-1C - Support infill development, consolidation of parcels, and adaptive reuse of existing buildings.

Policy LU-1D - 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-12 (B) - Encourage renovation and revitalization of deteriorating and struggling nonresidential areas and corridors, particularly commercial locations.

Goal LU-13 – The city provides opportunities for new businesses and employees to ensure a high quality of life and thriving industry.

B. Circulation Element

Policy CIRC-7E – Require that development projects adjacent to a designated scenic corridor include open spaces, plazas, gardens, and/or landscaping that enhance the corridor and create a buffer between the building site and the roadway.

The project includes a ZTA to implement the land use designation proposed as part of General Plan Amendment No. 20-001 and will enable the redevelopment of a vacant, industrial site into a compatible commercial corner with a service station and drive-thru carwash. The commercial project supports the City's goals and policies aimed at promoting infill development and revitalizing an existing property at an optimal location and accessibility along a major arterial. Approval of the ZTA will ensure that the project is consistent with the

development standards for C uses as outlined in the Holly-Seacliff Specific Plan and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO).

2. The ZTA will change the land use designation of the subject property and modify text within the Holly-Seacliff Specific Plan to enable the proposed commercial development on the 1.32-acre site. The amendment is reflected within the overall development capacity of the Specific Plan and in accordance with Environmental Assessment No. 21-001, the project would be consistent with the commercial designation, which generates less impacts than industrial. Furthermore, the ZTA will not affect the overall land uses or the development standards prescribed for the C district established in the Holly-Seacliff Specific Plan.
3. A community need is demonstrated for the change proposed because it will allow an undeveloped site to be developed with a commercial use consistent with the character of the area and will serve residents locally and in the surrounding region.
4. Adoption of the ZTA will be in conformity with public convenience, general welfare and good zoning practices because commercial use is a more appropriate land use for the site than industrial given its location at the intersection of two arterials and its small size compared to industrial uses currently being proposed in the city. While the site is adjacent to light industrial uses to the south and east, it would match the commercial zoning to the west and activate the corner property to benefit surrounding commercial, residential, and industrial uses. The development of a commercial use on the subject property would result in less impacts to nearby residences than an industrial use. Therefore, adoption of the ZTA will implement the land use designation proposed with General Plan Amendment No. 20-001 and the overarching goals and policies in the Specific Plan and would result in a land use that is more compatible with and beneficial to the surrounding neighborhood.

FINDINGS FOR APPROVAL – TENTATIVE PARCEL MAP NO. 21-103:

1. Tentative Parcel Map (TPM) No. 21-103 to consolidate eight lots into a 1.32 net acre site comprised of two parcels for commercial purposes is consistent with the proposed General Plan land use designation of Commercial Neighborhood (CN) on the subject property, applicable provisions of the Subdivision Map Act, the Holly-Seacliff Specific Plan, and the Huntington Beach Zoning and Subdivision Ordinance (HBZSO). It will elevate the economic viability of the property and improve the streetscape at a major intersection. The TPM complies with all development standards set forth in the Specific Plan, including minimum lot size and width. Each use will be on their own parcel for leasing purposes and under single ownership. A reciprocal access and maintenance agreement for both parcels have been conditioned. The proposed subdivision is also consistent with the goals and policies of the General Plan Land Use Element that govern new subdivisions and commercial development.
2. Both proposed parcels meet the required minimum lot size and width and are physically suitable for the type and density of development proposed. The site is also located in an urbanized area surrounded by other commercial and industrial uses. It will function as an integrated development compatible with the vicinity. The applicant will physically construct or pay fees for all infrastructure improvements required as part of the project.
3. The design of the subdivision or the proposed improvements will not cause serious health problems or substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the site has previously been disturbed and is void of any wildlife

habitat. Because prior oil drilling operations occurred on the site, the project includes the abandonment of five onsite wells pursuant to City Specifications to avoid any health hazards associated with the oil wells onsite. Project design features, compliance with regulatory requirements, and implementation of modified mitigation measures outlined in Environmental Assessment No. 21-001 (Addendum No. 2 to the Holly-Seacliff Specific Plan Environmental Impact Report (EIR)) will ensure that the subdivision will not cause serious health problems or substantial environmental damage.

4. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision unless alternative easements, for access or for use, will be provided. The only existing easement on the property is a private utility easement for the benefit of Standard Oil or its successors and was originally granted to lay down an oil pipeline on the site. This easement will continue to be in place on the property following project implementation. The subdivision will provide all necessary streets, sidewalk, and utility easements to serve the new development.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 19-021:

1. Conditional Use Permit No. 19-021 to construct a service station consisting of two canopies at an overall height of 19 ft., 14 pumps, a 233 sq. ft. payment kiosk at 13 ft. in height and a 3,588 sq. ft. drive-thru carwash at an overall height of 30 ft. with six vacuum stalls on a vacant site with a grade differential of more than three feet 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 will improve an existing vacant site with commercial development consistent with other uses in the vicinity. It will also result in a visual and economic improvement from existing conditions of an undeveloped dirt lot. The site layout and buildings are designed in similar scale, character, and compatibility with surrounding development. The project, as proposed, conforms to City of Huntington Beach Urban Design Guidelines for general commercial buildings with a functional site layout, contemporary architecture, and abundant landscaping. The designs of the buildings incorporate a combination of façade breaks, color variation, and architectural elements and materials that provide visual interest and cohesiveness. The proposed building setbacks exceed the minimum setbacks from the streets and the landscaped frontages along Goldenwest Street and Garfield Avenue will soften the building massing and presence of vehicles in the queue lane and at vacuum stalls of the carwash.

Sufficient access and onsite circulation as supported in Addendum No. 2 are provided and required by the City's Urban Design Guidelines. The increased setbacks allow for vehicle circulation to occur along the street frontage and minimize conflicts with the carwash drive-thru lanes. Furthermore, the site will be designed to terrace with the natural grade and proposed structures will be consistent and compatible with adjacent development. As demonstrated in Addendum No. 2 to the Holly-Seacliff Specific Plan EIR (EA No. 21-001), the project will not result in any adverse or significant environmental impacts, including traffic, noise, lighting, aesthetics, or hazardous materials, that would be detrimental to the general welfare of people in the vicinity of the site.

2. The granting of the conditional use permit to construct a service station and drive-thru carwash on a vacant site with a grade differential of more than three feet will not adversely affect the General Plan because it is consistent with the proposed Commercial-Neighborhood Land Use Element designation. The proposed project is also consistent with the General Plan goals and

policies listed below.

A. 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-1C - Support infill development, consolidation of parcels, and adaptive reuse of existing buildings.

Policy LU-1D - 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-12 (B): Encourage renovation and revitalization of deteriorating and struggling nonresidential areas and corridors, particularly commercial locations.

Goal LU-13 – The city provides opportunities for new businesses and employees to ensure a high quality of life and thriving industry.

B. Circulation Element

Policy CIRC-7E – Require that development projects adjacent to a designated scenic corridor include open spaces, plazas, gardens, and/or landscaping that enhance the corridor and create a buffer between the building site and the roadway.

The proposed commercial development will continue the land use pattern of neighborhood commercial uses in the surrounding area. It will be compatible in proportion, scale, and character with the neighborhood and similar existing commercial and light industrial uses. The site is located in a specific plan area designated for commercial and industrial uses, and with the proposed GPA and ZTA, would allow for development of commercial uses that serve residents locally and in the surrounding region. The buildings feature quality architecture and exterior finish materials, provides for new business establishments to the community, and the functional site layout integrates landscape improvements with adequate vehicular circulation. Additionally, the buildings and site design are consistent with the natural grade and will not result in significant impacts to the surrounding land uses.

3. The proposed project will comply with the provisions of the C (Commercial) district of the specific plan and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The project complies with all applicable development standards and code requirements, including maximum building height, minimum yard setbacks, maximum FAR and minimum onsite parking. The HBZSO allows development on parcels with a grade differential exceeding three feet between the high and low points of the lot with approval of a conditional use permit and a development plan that terraces with the natural grade as is proposed by the project.

CONDITIONS OF APPROVAL – TENTATIVE PARCEL MAP NO. 21-103:

1. The Tentative Parcel Map No. 21-103 received and dated September 30, 2025 shall be the approved layout.
2. Prior to issuance of a grading permit and at least 14 days prior to any grading activity, the following shall be completed:
 - a. The applicant/developer 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.
 - b. 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.
 - c. A copy of the notice and list of recipients shall be submitted to the Community Development Department.
3. Comply with all applicable mitigation measures adopted for the project in conjunction with the Environmental Assessment No. 21-001 (Addendum No. 2 to the certified Final Environmental Impact Report for the Holly-Seacliff Specific Plan).
4. The development services departments (Community Development Department, Fire Department, 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 the map and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Final map review and permits shall not be issued until the development services departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.

CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 19-021:

1. The site plan, floor plans, and elevations received and dated September 30, 2025 shall be the conceptually approved design with the following modifications:
 - a. The color and materials for the carwash building shall be updated to reflect a neutral color scheme and accent materials. Additional treatment shall be added to the west elevation facing Goldenwest Street. **(DRB)**
 - b. Reconfigure the ADA parking space encroaching into the landscape area along the north property line. **(DRB)**
 - c. Provide two additional trees in the landscape planter in front of the carwash tunnel entrance. **(DRB)**
2. The hours of operation for the carwash shall be limited to the following: 7 am-9 pm, daily

3. Alcohol sales shall not be permitted unless a separate CUP is approved for the request.
4. Prior to submittal of building permits, the following shall be completed:
 - a. Zoning entitlement conditions of approval and mitigation measures identified in Addendum No. 2 to the Holly-Seacliff Specific Plan EIR 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.
 - b. Items 1a-c shall be reviewed by the Design Review Board for compliance.
5. Prior to issuance of building permits, the following shall be completed:
 - a. A reciprocal access and maintenance agreement between both lease owners/parcels shall be recorded. The legal instrument shall be submitted to the Community Development Department a minimum of 30 days prior to building permit issuance. A copy of the legal instrument shall be approved by the City Attorney as to form and content and, when approved, shall be recorded in the Office of the County Recorder. A copy of the recorded agreement shall be filed with the Planning Division. The recorded agreement shall remain in effect in perpetuity, except as modified or rescinded pursuant to the expressed written approval of the City of Huntington Beach.
 - b. Provide an on-site circulation management plan that demonstrates how both uses will operate during normal business hours to ensure all queuing and vehicle traveling occurs in their designated area.
 - c. Block wall/fencing plans (including a site plan, section drawings, and elevations depicting the height and material of all retaining walls, walls, and fences) consistent with the grading plan shall be submitted to and approved by the Community Development Department. Double walls shall be avoided to the greatest extent feasible. Prior to the construction of any new walls, a plan must be submitted identifying the removal of any existing walls located on the subject property. The plans shall identify materials, seep holes and drainage.
 - d. An interim parking and building materials storage plan shall be submitted to the Community Development Department to assure adequate parking and restroom facilities are available for employees, customers, and contractors during the project's construction phase and that adjacent properties will not be impacted by their location. The plan shall also be reviewed and approved by the Fire Department and Public Works Department. The applicant shall obtain any necessary encroachment permits from the Department of Public Works.
 - e. The applicant shall obtain any necessary permits from the South Coast Air Quality Management District and submit a copy to Community Development Department (**AQMD Rule 1403**).
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 10 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.
 - g. All Huntington Beach Zoning and Subdivision Ordinance and Municipal Code requirements including the Noise Ordinance. All activities including truck deliveries associated with construction, grading, remodeling, or repair shall be limited to Monday-Saturday 7:00 AM to 7:00 PM. Such activities are prohibited Sundays and Federal holidays **(HBMC 8.40.090)**.
7. The structure cannot be occupied, the final building permit cannot be approved, and utilities cannot be released until the following have been completed:
- a. The applicant shall obtain the necessary permits from the South Coast Air Quality Management District and submit a copy to Community Development Department **(AQMD Rule 1403)**.
 - b. Compliance with all conditions of approval specified herein shall be accomplished and 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.
 - d. All Development Impact Fees shall be paid to the Community Development Department *(City of Huntington Beach Community Development Department Fee Schedule)*.
8. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
9. Tentative Parcel Map No. 21-103 and Conditional Use Permit No. 19-021 shall become null and void unless exercised within two (2) years of the date of final approval. An extension of time may be granted by the Community Development Director pursuant to a written request submitted to the Planning Division a minimum 60 days prior to the expiration date. **(HBZSO Section 251.14 and 251.16)**
10. Tentative Parcel Map No. 21-103 and Conditional Use Permit No. 19-021 shall not become effective until General Plan Amendment No. 20-001 and Zoning Text Amendment No. 20-002 are approved by City Council and in effect.
11. The development services departments (Community Development Department, Fire Department, 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 Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission 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.